



# St Erme Parish Neighbourhood Development Plan 2018-2030

Final Document





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## 1 Introduction

- 1.1. This document is the final St Erme Neighbourhood Development Plan (NDP). It presents the Vision and Objectives for the parish of St Erme over the NDP period to 2030 and presents planning policies which seek to enable delivery of this Vision and these Objectives.
- 1.2. Neighbourhood Planning builds on the National Planning Policy Framework (NPPF) and the Cornwall Local Plan: Strategic Policies Development Plan Document (Local Plan), to give an extra level of detail at the local level. The St Erme NDP has been developed to ensure that future growth and development throughout the Parish is guided by the local community.
- 1.3. St Erme NDP runs in tandem with the Local Plan, which runs to 2030. It is appropriate that it should have the same end period and therefore it will be reviewed and updated in 2030. The Parish Council may however deem it necessary to update the NDP at an earlier date if circumstances warrant any earlier review.
- 1.4. This document is supported by a number of other documents and background information which are referred to throughout. These supporting documents can be accessed on the St Erme Parish Council website under the St Erme Neighbourhood Plan at [www.stermeaparishcouncil.org.uk](http://www.stermeaparishcouncil.org.uk). A glossary and abbreviations section is included at the back of this document for reference (Section 11).
- 1.5. St Erme NDP applies to the area that is covered by the St Erme Parish Council and as shown in Figure 1.
- 1.6. St Erme is situated in the centre of Cornwall and is part of the Truro & Roseland Community Network Area (CNA).
- 1.7. The community of St Erme have decided to develop a NDP in order to have a say in the future of the parish to ensure that appropriate development is guided by local need and benefit to the community and does not detract from the rural feel of the village, its local environment , landscape and economy.
- 1.8. Once finalised and adopted by Cornwall Council (CC), the planning policies presented in this NDP seek to positively plan for the future of the parish of St Erme and will be used and acted upon by CC planning officers, landowners and developers through the development process; providing clarity on the community's needs and aspirations.

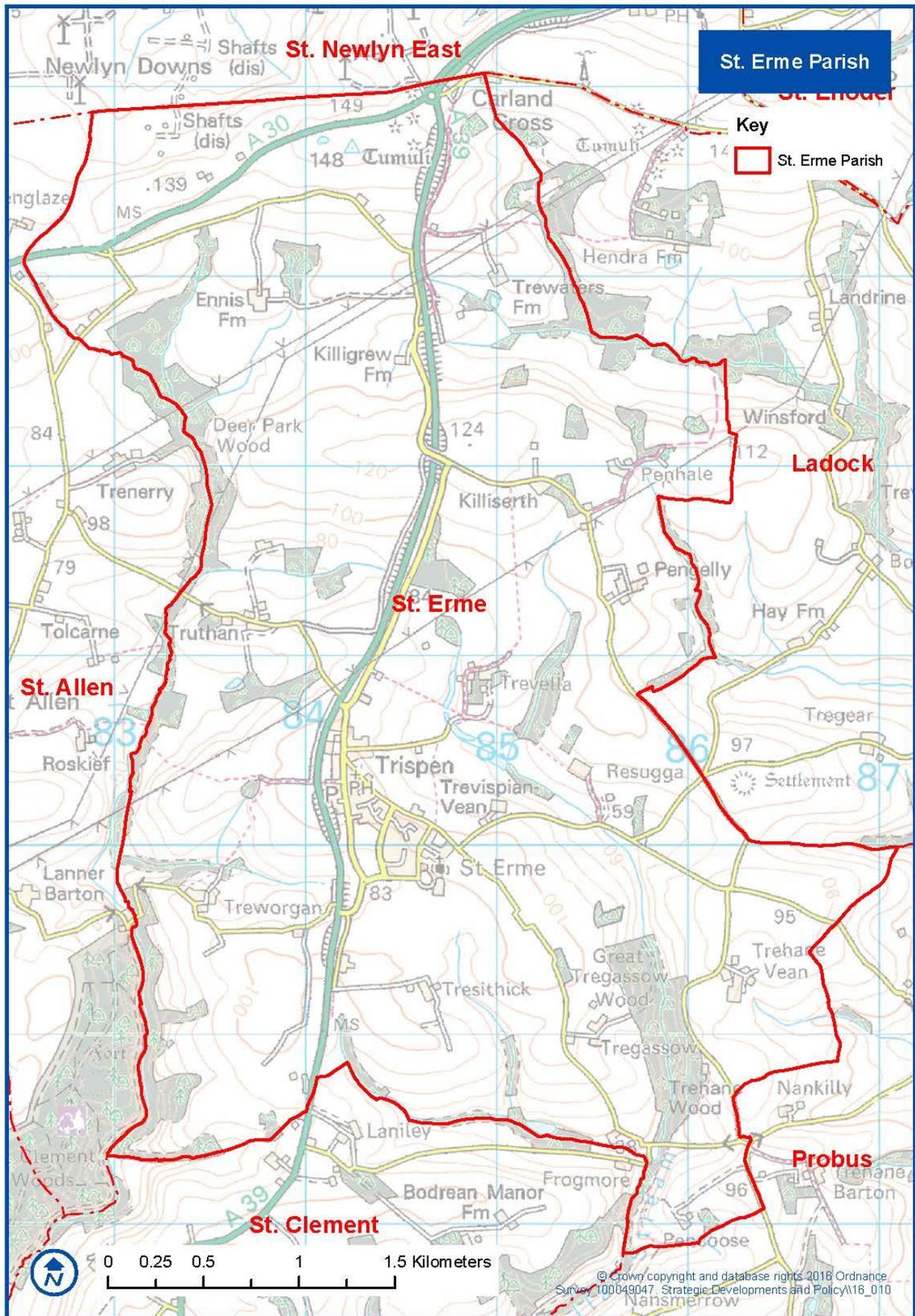


Figure 1: Designated NDP- Area for St Erme NDP.

## 2 St Erme NDP – The Preparation Process

### Getting this far

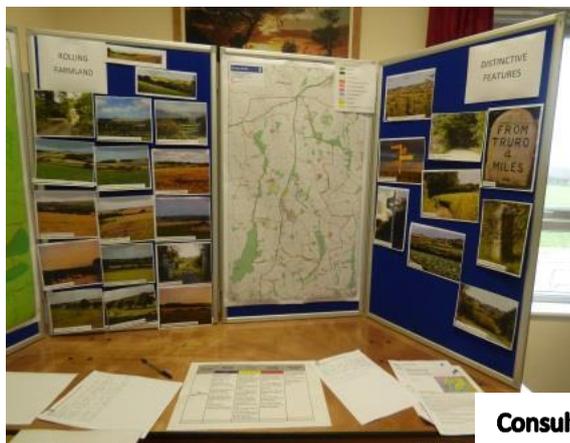
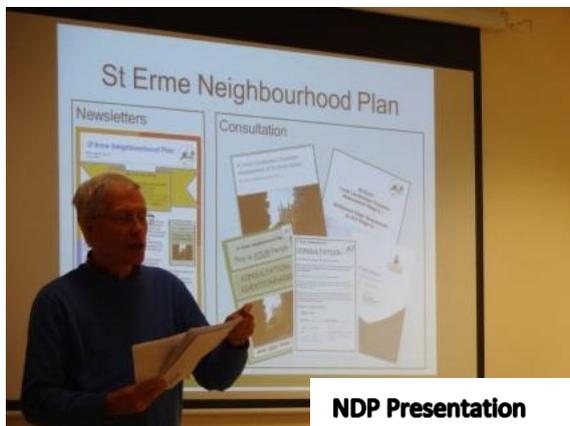
2.1. The preparation of the NDP has been led by the St Erme NDP Steering Group. This group comprises of Parish Council representatives and members of the community.

2.2. The preparation of this NDP has been informed throughout by a comprehensive programme of consultation. Consultations have been taking place over the last three years. These have included:

- Parish meetings, parish wide questionnaires and exhibitions
- The St Erme NDP has a dedicated website in conjunction with the parish council at [www.stermeaparishcouncil.org.uk](http://www.stermeaparishcouncil.org.uk) where the documents and consultations can be viewed
- There is a St Erme Neighbourhood 'Facebook' page set up to help advertise events and keep the community up to date and involved.
- Regular updates through the 'St Erme Neighbourhood Development Plan' [Newsletters](#)

A glossary of the consultation codes are shown in section 11 'Glossary and Abbreviations'

2.3. All the consultations have been summarised in the 'Consultation Statement', as required by the formal NDP legislative requirements; this is available at [www.stermeaparishcouncil.org.uk](http://www.stermeaparishcouncil.org.uk)



2.4. The outcomes of the various consultations has highlighted the key priorities of:

- Local led housing including sufficient affordable housing
- Ensuring that there is adequate infrastructure of all services including broadband and telephone
- The need for adequate highways, transport and pedestrian links including the protection of PROWS
- The need for a safe commuter cycle link to Truro
- To protect open spaces, recreational and community facilities and to promote the development of these local services.
- To protect the ancient field patterns in the parish especially to the north of the village, and the listed and historical assets to the parish
- The landscape is very important to the community to keep its rural distinct feel and make sure that the environment and biodiversity are preserved
- To support small commerce and business that fits into the rural environment for community sustainability
- To encourage renewable energy on the roofs of new builds, community and commercial buildings
- To encourage and support the provision of health, retail, transport and social wellbeing facilities.

### **What next?**

2.5. Following submission of this draft plan to Cornwall Council for their consideration it will be consulted on before being sent to an independent examiner (mutually agreed by Cornwall Council and the St Erme NDP Steering Group) who will check the NDP to ensure it conforms with legislation, policies, designations and any other relevant documents. At such stage, the independent Examiner may recommend that the NDP is amended before continuing to the referendum stage.

2.6. The NDP will be subject to a Referendum, in order to gauge community support. The NDP will only be adopted by Cornwall Council if the majority of those voting in the Referendum support it.

2.7. Once adopted, the policies contained within the St Erme NDP will have to be taken into consideration when Planning Officers determine future Planning Applications.

2.8. The Parish Council recognises the importance of monitoring the success or otherwise of the Plan. As such it will monitor the implementation of the Plan's policies on an annual basis. In doing so it will take account of Cornwall Council's annual health check process for made neighbourhood plans.

2.9. Based on the outcome of this process the Parish Council will consider whether any review of the neighbourhood plan may be required.

### 3 NDP Sustainability Appraisal

3.1. In order to ensure that the plan considers environmental, social and economic issues, the St Erme NDP Steering Group carried out a light touch 'NDP Sustainability Appraisal (SA)'. The NDP SA considered the St Erme NDP Vision, Objectives and Policies against a SA Framework, in order to consider how these aspects perform against 19 key sustainability objectives, these being :

- |                               |                                     |
|-------------------------------|-------------------------------------|
| 1. Climatic Factors           | 11. Design                          |
| 2. Waste                      | 12. Social Inclusion                |
| 3. Minerals and Geo-diversity | 13. Crime and Anti-social behaviour |
| 4. Soil                       | 14. Housing                         |
| 5. Air                        | 15. Health, Sport and Recreation    |
| 6. Water                      | 16. Economic Development            |
| 7. Biodiversity               | 17. Education and Skills            |
| 8. Landscape                  | 18. Transport and Accessibility     |
| 9. Maritime                   | 19. Energy                          |
| 10. Historic Environment      |                                     |

3.2. The Sustainability Appraisal Checklist presented a valuable opportunity to identify chances to mitigate against any potential negative impacts and to enhance positive outcomes for St Erme. The Sustainability Appraisal Checklist document can be found alongside other supporting information at [www.stermeaparishcouncil.org.uk](http://www.stermeaparishcouncil.org.uk) .

### 4 St Erme NDP - Supporting Documentation

4.1. St Erme NDP is supported by a variety of other further documents and information, which is often referred to in this document. The key supporting documents referred throughout this NDP are the 'Consultation Statement', the 'Summary of Evidence' the 'St Erme Village Design Statement', the 'St Erme Parish Plan' and the 'St Erme Local Landscape Character Assessments – Stage 1 & 2' and the 'St Erme Housing Needs Survey'.

4.2. The 'Summary of Evidence' Document presents summary outcomes from studies and the various consultation exercises. It includes different elements of information on the following themes of the Plan:

- Housing
- Infrastructure
- Highways, Transport and Public Rights of Way (PROWS)
- Community, Leisure and Amenities
- Historical
- Landscape
- Business and Commerce
- Renewable Energy
- Health and Social Wellbeing

It also refers the reader to the actual evidence documents.

4.3. All supporting documents and evidence base are made available at [www.stermeaparishcouncil.org.uk](http://www.stermeaparishcouncil.org.uk), alternatively hard copies can be made available by request to Parish Clerk.

## 5 St Erme Background

- 5.1. St Erme is a rural Parish in the centre of Cornwall 4 miles north of the city of Truro and is bounded by Probus, St Clement, St Newlyn East, Ladock and St Allen parishes and is part of the Truro and Roseland Community Network Area (CNA).
- 5.2. Trispen is the main village settlement which now joins the area originally known as Churchtown following a large development of 300 houses in the 1980's. In the 2011 census, the resident population of the parish of St Erme was 1208 and the parish contained approximately 545 dwellings. 58% of residents travel to work by car/van either in their own or as a passenger; 6% travel to work by bus/coach. Over the last few years since the 2011 census we have had two large developments one of 62 dwellings and another of 85 dwellings; plus many individual in fill plots.
- 5.3. Facilities in the parish include St Erme Church, Trispen Methodist Chapel, a primary school, public house, village hall, community centre, convenience store and post office. There are recreational grounds at the St Erme Community Centre which includes a football and cricket pitch and outdoor gym equipment, a park at Tren creek Close and junior play equipment at the school playing field. The village has many active organisations suitable for all age ranges. There are a number of businesses and employment opportunities within the parish.
- 5.4. The parish sits within three Landscape Character Areas designated in the Cornwall and Isles of Scilly Landscape Character Study 2005-2007, which are the 'Newlyn Downs', 'Mid Fal Plateau' and the 'Fal Ria, Truro and Falmouth' landscape areas. In the St Erme Local Landscape Character Assessment the parish was divided by the following 'Landscape Types', Exposed Plateau, Plateau, Rolling Farmland and Steep Sided Valleys. To the south west of the parish the area is registered as an 'Area of Great Landscape Value'. Tregassow woods are classed as Ancient & semi-natural woodland and a County Wildlife site. There are also County Wildlife sites along the parish boundary to the west and north east. To the north west of the parish adjacent to the Newlyn Downs there is a Site of Special Scientific Interest (SSSIs).
- 5.5. St Erme is named after St Hermes who was beheaded in Rome on the 2nd day of August in 1232AD. The parish of St Erme was taxed in the Domesday Roll in 1087AD. The church tower and font are believed to be around 750 years old, but the church itself was rebuilt in the 1500's.
- 5.6. St Erme has been very much an agricultural Parish throughout the centuries and has been home to some very big Landowners. Rob Tren creeke of Tren creeke in Crede owned and lived at Treworgan. He died 24th December 1594. His only daughter 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 percent of the Parish along with most of the houses in the village of Trispen and Church Town. In 1919 the Collins family sold the entire estate which amounted to well over 3,000 acres as well as the cottages throughout the village. Throughout these years nearly every family was dependent on agricultural for their income.
- 5.7. 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.'

**St Erme Church**



**Tregassow Manor**



**Churchtown**



**Treworgan Manor**



**Water Pump - Churchtown**



**Truthan Manor**



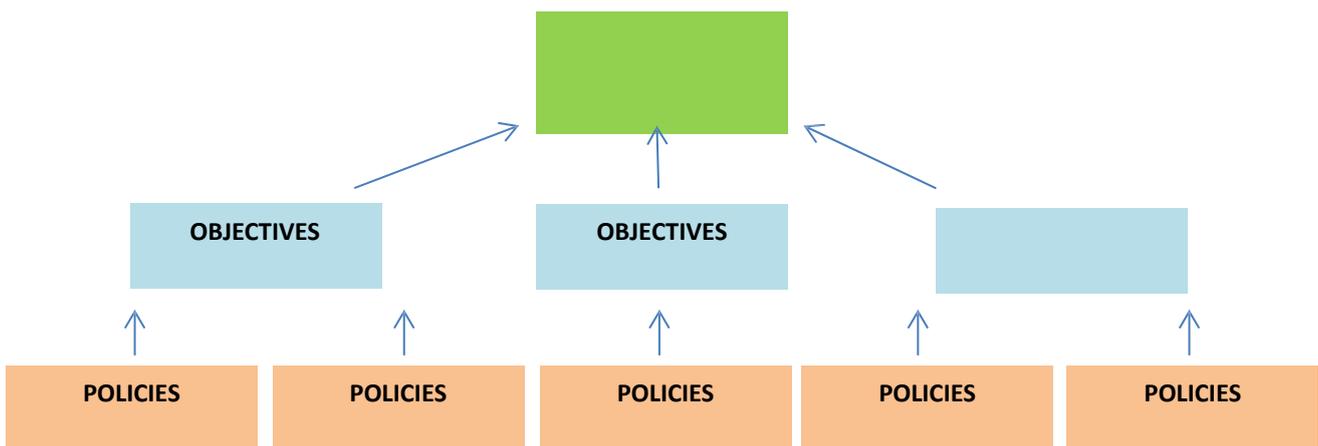
## 6 St Erme NDP: The Vision

6.1. Every plan has an aim and for the St Erme NDP the aim is for the policies of the NDP to help achieve a 'Vision' for St Erme by 2030. The Vision for St Erme is as follows:

**THE VISION FOR ST ERME PARISH**

“To maintain and enhance St Erme’s distinct rural feel, identity and vibrant community; by ensuring that appropriate development is in keeping with and of benefit to the community, its local environment and economy.”

6.2. In order to achieve this Vision a number of 'Objectives' are set and then, in turn, in order to achieve these Objectives, a number of Policies are set out. It is these policies that will have to be taken into consideration when Planning Officers determine future Planning Applications, thereby helping to turn the aspirations of the NDP into a reality. The way the Vision, Objectives and Policies link together is illustrated in Figure 2.



**Figure 2: St Erme NDP: Links between Vision, Objectives and Policies**

## **7 St Erme NDP: Objectives**

7.1. The Objectives of the St Erme NDP are as follows:

### **a) Housing Objective**

7.2. To deliver local need led housing for the parish, including sufficient affordable housing, to promote a sustainable and diverse community whilst maintaining and enhancing the character of the natural and built environment

### **b) Infrastructure Objective**

7.3. To ensure that the utilities infrastructure in the parish is improved and taken into account; with any development.

### **c) Highways, Transport and Public Rights of Way (PROWS) Objective**

7.4. To ensure that the highways, by-ways and PROWS are adequate, with good cycle and pedestrian links. New development will be required to have adequate parking and good vehicle access without causing further congestion in the parish.

### **d) Community, Leisure and Amenities Objective**

7.5. To promote a healthy community by sustaining and improving recreation and open spaces valued by the community, and by promoting the development of local services and community facilities.

### **e) Historical Objective**

7.6. To ensure all historical features within the parish are preserved including those with local significance.

### **f) Landscape Objective**

7.7. To ensure that development does not spoil the visual and distinct rural aspect of the parish and that the biodiversity and environment are preserved.

### **g) Business and Commerce**

7.8. Commerce that fits into the rural environment should be encouraged to help keep business and the community sustainable

### **h) Renewable Energy**

7.9. To encourage renewable energy systems to be incorporated in the build, and not to detract from the landscape character or historic environment.

### **i) Health & Social Wellbeing**

7.9.1 To encourage the appropriate provision of retail, health, transport and social wellbeing facilities for the parish.

## 8 St Erme Parish Housing Statement

### NDP Housing Requirement

8.1. Cornwall's Local Plan apportions 1200 dwellings to be delivered in the 7 parishes that make up the rural area of the Truro and Roseland Community CNA. Figures supplied by Cornwall Council are presented in Table 1, and show that as a minimum St Erme Parish needs to deliver around 7 new dwellings between 2017 and 2030, to be considered in general conformity with the Local Plan.

8.2. In addition, research carried out during the formation of the NDP available within the NDP Evidence Base Report has demonstrated that in order to satisfy local housing demand, that a further 23 dwellings should be delivered. The St Erme NDP therefore seeks to deliver approximately 30 dwellings in the period 2017 - 2030.

	a) Local Plan Housing Target (April 2010 – April 2030)	(b) CNA Commitments (-10%) (April 2017)	(c) CNA Completions (April 2010 – April 2017)	(d) Local Plan Target (April 2017-April 2030) (a- (b+c))
Truro and Roseland CNA (Rural)	1200	496	612	92
	(e) Adjusted Pro Rata rate*	(f) Parish Commitments (-10%) (April 2017)	(g) Parish Completions (April 2010 – April 2017)	(h) Parish 's share of the remaining Local Plan Target (e÷100)xd
St Erme Parish	8%	85	62	7

**Table 1: Minimum NDP housing target to be in conformity with Cornwall's Local Plan**

### Delivering the St Erme Parish Housing Requirement

8.3. The St Erme NDP seeks to facilitate the delivery of approximately 30 dwellings through allowing sufficient space for new housing within development boundaries. This is to ensure that development takes place in the most appropriate areas, to a scale which is in keeping with the settlement and contributes to preserving and enhancing the identity of St Erme Parish. Table 2 sets out an estimation of the number of dwellings that the St Erme NDP policies provide for. The policies facilitate delivery of an estimated 30 dwellings, meeting the NDP housing target.

Policy	Estimated number of dwellings
Policy 1: Village Development Boundary	30 (within development boundary)
<b>Total number of houses planned for:</b>	<b>30</b>

**Table 2: Estimation of the number of dwellings that the St Erme NDP policies provide for**

## 9 St Erme NDP: Policies

St Erme NDP sets out 12 Policies in order to help achieve the Objectives and the Vision for the area. Table 3 illustrates the how each Policy contributes to each Objective.

ST ERME NDP POLICIES	ST ERME'S NDP OBJECTIVES								
	Objective A	Objective B	Objective C	Objective D	Objective E	Objective F	Objective G	Objective H	Objective I
	Housing	Infrastructure	Highways, Transport and PROWS	Community, Leisure and Amenities	Historical	Landscape	Business and Commerce	Renewable Energy	Health and Social Wellbeing
Policy 1	√								
Policy 2	√				√	√			
Policy 3	√				√	√			
Policy 4	√	√					√		√
Policy 5	√	√	√						
Policy 6				√			√		√
Policy 7				√					√
Policy 8				√			√		√
Policy 9	√		√	√	√	√			√
Policy 10		√	√		√	√	√		
Policy 11	√							√	
Policy 12			√						√

Table 3: St Erme NDP: Links between Policies and Objectives

## New Housing

### St Erme NDP: Policy 1 – New Housing – ‘Within the Settlement Boundary’

#### Policy 1 Justification

- 9.1. Following a number of recent housing developments in St Erme there is limited ‘in-fill’ land available within the current boundaries of the village. Any new development of residential properties will require new Greenfield sites.
- 9.2. During the ‘St Erme Local Landscape Character Assessment’ public consultation was carried out on the preferred settlement boundary, the results of which tied into the evidence of the landscape character assessment; and a new village boundary has been defined. The intention was to include areas of land which are appropriate and are capable of delivering around 30 homes, which once developed will fit into the natural landscape of the parish. As shown in Figure 2 ‘Settlement Boundary’ Map. Consideration was given to the Agricultural Land Classification. A map of St Erme’s ‘Classification’ can be viewed in the Evidence Base
- 9.3. Site 1 shown on the ‘Settlement Boundary’ map would round off development to the northern edge of the village in a visually logical and minimally intrusive manner, and would link the existing Community Centre and associated playing fields with the ‘Settlement Edge’.
- 9.4. Site 2 shown on the ‘Settlement Boundary’ map would infill development to the west of the village, but due to the visual prominence only a single storey development should be permitted at this location. The site although adjacent to two storey properties is much higher than the surrounding land and would have detrimental visual prominence from the all viewpoints. The ‘[St Erme Village Design Statement](#)’ (Section 3.5: ‘Landmarks and Views’) highlights St Erme Church as one of the important landmarks that can be seen from the approaches to the village settlement. Two storey buildings at this location would therefore be higher than the historical natural setting and landmark of St Erme Church within the parish.
- 9.5. During the consultations [C1](#) and [C5](#) showed a desire for self-build plots with 93% showing support of this type of development providing, a local need is shown and that they are set within a design brief in keeping with the St Erme Village Design Statement and the St Erme Local Landscape Character Assessment (LLCA).
- 9.6. The results of [C4](#) showed that 100% of the responses received agreed that any future development should provide a good mix of housing suitable for all generations, disabilities and retirement properties to suit local need, especially single storey and accessible dwellings.
- 9.7. This policy takes into consideration evidence of local need for affordable homes during the period of the NDP and additional open market housing that may be required to achieve this. A ‘[Housing Needs Survey](#)’ was carried out for St Erme in 2016 with a response rate of 27% of the 611 households which received notification of the survey in the parish. It was established that there are 44 in housing need locally, but not all of these wished to live in St Erme. There is range of property sizes needed the

highest being 43% which required 3 bedroom houses. Since the St Erme Housing Needs Survey was carried out in 2016 permission for a housing development of 85 homes has been granted at Trispen Hill which included 26 affordable homes. This development currently addresses St Erme's affordable need. However we are aware that the housing need requirements may change over the period of the NDP and this has been taken into consideration and that future need of local led housing may be required during the period of the NDP and additional open market housing for viability.

9.8. The total number of houses proposed for additional development in this Policy takes into consideration NPPF para 54 and Policies 6, 7, 8, and 9 of the Cornwall Local Plan 'Strategic Policies' to meet the anticipated local requirement for local led housing including affordable while minimising the impact of new development on the surrounding rural environment. The ambition of Policy 1 is to deliver approximately 30 additional dwellings over and above existing commitments. This figure arises from the various studies identified in this section of the Plan and in Section 8. The additional dwellings will assist in providing the neighbourhood area's contribution towards the strategic growth required within the Truro and Roseland Community Neighbourhood Area.

9.9. 88% of responders to the consultation [C5](#) supported that any future development should be led by local need and that some open market housing may be required to enable development to bring the local requirement of the affordable element.

### **Policy 1 Intention**

9.10. The intention of Policy 1 is to provide new local led housing to fulfil the housing needs of the local community over the NDP period, whilst recognising that a fair proportion of open market properties may be required to achieve this.

## **St Erme NDP Policy 1: New Housing – 'Within the Settlement Boundary'**

**Proposals for residential development will be supported within the settlement boundary as shown in Figure 2 subject to the following criteria:**

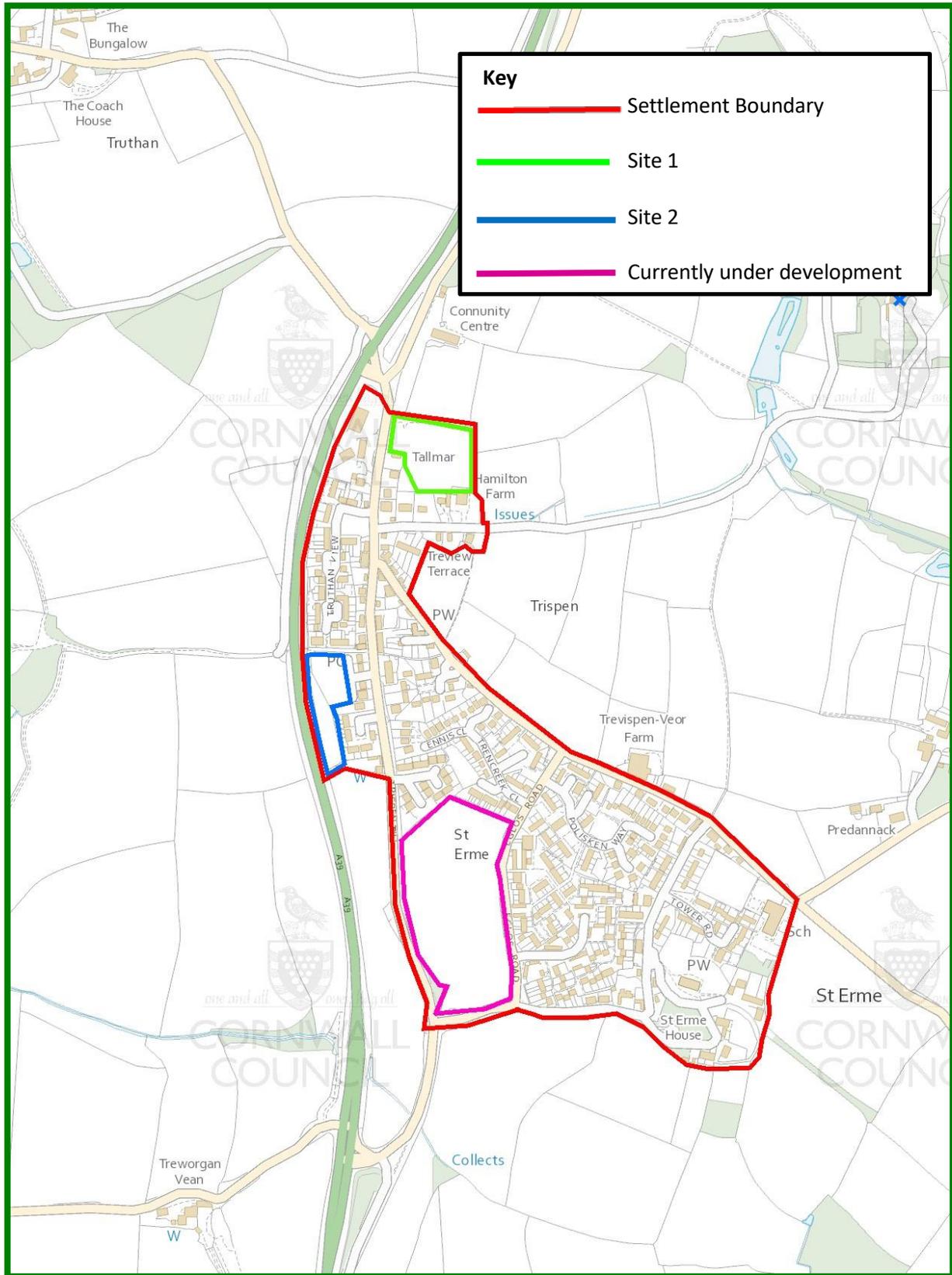
- they are of a scale appropriate to the size and role of Trispen;
- they meet the housing needs of local people;
- they do not have unacceptable impact on the surrounding environment; and
- the height, scale and mass of the new dwellings are appropriate for their immediate locality.

**Proposals for single storey and accessible dwellings within the settlement boundary to meet the identified needs of older people and people with disabilities will be particularly supported.**

**Site 1 (Land to the south of the Playing Field) and Site 2 (West of Trispen Hill) are allocated for residential use. In both cases their respective developments should be designed to respect the residential amenities of existing dwellings within their immediate vicinity. Public open space within Site 1 should be located along its eastern boundary. Site 2 should be designed in a way which ensures that it safeguards existing public vistas from the village to St Erme's Church.**

**Self – build developments within the settlement boundary will be supported where local need is shown and where the design is in keeping with the St Erme Village Design Statement and the St Erme Local Landscape Character Assessment.**

**Figure 2: St Erme 'Settlement Boundary'**



## St Erme NDP: Policy 2 – New Housing – ‘Outside the Settlement Boundary’ – ‘Exception Sites’

### Policy 2 Justification

- 9.11. Local people showed they value the landscape of St Erme in 2015 as part of a community survey (C1) where over 90% of respondents felt that the landscape was important to them and was one of the top priorities.
- 9.12. Following the results of this survey it was agreed that we should carry out a ‘Local Landscape Character Assessment’ (LLCA) for St Erme.  
During the process of completing LLCA it showed that there are areas within the parish that have significant sensitive landscape values. The land to the north of the Village Settlement had the greatest landscape value. This was also highlighted in the ‘St Erme Village Design Statement’
- 9.13. The community backed up these findings in their comments during a consultation held on 25<sup>th</sup> February 2017 (C3), where they were asked what they valued about their landscape. The fields to the north looking over Trevella Valley were shown to be valued highly for, views and natural and historical features as well as recreational use of the Public Rights of Way.
- 9.14. The north of the village along Chapel Road has a natural ridge edge, the LLCA Settlement Edge Assessment states that *‘Views in and out of the parcel to the north and east are of considerable significance in the context of the overall village setting’* and the *‘defining feature of the village setting is the current relationship between the settlement edge and countryside where the edge is at present almost totally screened’*.
- 9.15. Trevella Valley is also mentioned in the St Erme LLCA for its distinctive clusters of ancient small rectangular field patterns unique to the area.
- 9.16. The LLCA states that the *‘land to the north of the village settlement along Chapel Road has the highest sensitivity of all of those surrounding the village’*.
- 9.17. Whilst Policy 1 identifies the settlement boundary and the criteria of where development would be permitted and supported. This policy has been created to ensure that if the allocated housing requirement is met and if there is strong evidence of the need of additional housing for local people outside of the ‘Settlement Boundary’; it should be located to the south of the village settlement.
- 9.18. The St Erme LLCA showed that the land to the south of the village is less sensitive than that to the north; this was backed up with the evidence and results of the LLCA consultation.
- 9.19. Development to the south the village already rolls down into the countryside
- 9.20. Any ‘Exception Sites’ must follow the criteria of the St Erme NDP, the Cornwall Local Plan ( Policy 9: Rural Exception Sites)

## Policy 2 Intention

9.21. The intention of Policy 2 seeks to ensure that exception sites outside of the 'Settlement Boundary' are appropriate for the benefit of the communities needs and aspirations and in keeping with the 'St Erme Local Landscape Character Assessment', the 'St Erme Village Design Statement' and Policy 9 of the Cornwall Council Local Plan.

### St Erme NDP Policy 2: New Housing – 'Outside the Settlement Boundary' – 'Exception' sites

Proposed developments outside of the 'Settlement Boundary' will only be supported where there is clear evidence that a local need exists for the development concerned and that it is one of the developments anticipated by Policy 9 of the Cornwall Local Plan.

Proposed developments will not be supported where they would have:

- an unacceptable adverse impact on landscape features identified in the St Erme LLCA; or
- an unacceptable adverse impact on the character and the setting of the cluster of historic assets at the south –eastern edge of the village.



Trevella Valley – Field Patterns



View from the south



Trevella Valley



View from the south east

## St Erme NDP: Policy 3 – New Housing – ‘Design’

### Policy 3 Justification

- 9.22. St Erme Parish has a diverse range of architectural styles from traditional cob cottages to modern developments. The main historical areas of St Erme are known as Trispen, which is the main village and Churchtown which is the area around St Erme Church; both are old settlements of the parish. These areas have historical aspects with cob cottages and the Grade II listed dwellings such as St Erme Church, Egloserme Farmhouse and Lanhadron a thatched cottage. Trispen also has an 18th century public house built mainly of cob, which is an important feature of the village setting. In between these areas are modern developments with the largest built in the 1980’s.
- 9.23. The village contains a mix of houses, cottages with a few bungalows; the development at Truthan View built in 2016 has some three storey properties. Any new development to the existing village boundary should be of a high quality of design and be of a height that blends with the existing properties and does not obscure or detract from the natural rural village character.
- 9.24. In the ‘[St Erme Village Design Statement](#)’ (VDS) it states that:
- *‘The area around St Erme Church and St Erme House is recognised for its character, with old style cottages, water pump and Church Green’(VDS20)*
  - *‘The historical aspects of Chapel Road, including the old buildings and cast iron railings help to preserve the character of the historic settlement’(VDS19)*
  - *‘Trispen Hill contains many locally important buildings in key locations, which are important to reflect the past history of the parish’.(VDS13)*
- 9.25. Any new development should contribute to this variety, but still be sympathetic to the existing character of the area. This policy does not restrict development but ensures that any development enhances and not detracts from the historical elements and is appropriate for the area.
- 9.26. The vistas and setting of the village set out in the ‘St Erme Local Landscape Character Assessment’ and the ‘St Erme Village Design Statement’ are important as there is continued support for retaining the rural character and features of the parish. These documents state the importance of the natural ridgeline of the rural setting of the village and development should not therefore alter the rural setting of the village being in the countryside.

### Policy 3 Intention

- 9.27. To encourage new developments to recognise where the existing village settlement is situated on the ridge/plateau to ensure that design and style fits with the area, landscape and historical features within the community.
- 9.28. Due to the rural nature of the village and the style of the old historical areas and increased population; there is very limited public parking which causes neighbourly disputes and safety issues due to the nature of the small rural roads. Chapel Road is particularly bad as it lacks pedestrian pavements as its too narrow and also on a bus route. This policy is intended to ensure

that additional pressures are not placed on the existing roads by providing adequate parking for a rural community.

9.29. Responses to our [C4](#) questionnaire showed that 98% of respondents agreed that ‘Any future developments is to include a least two car parking spaces per household, plus additional visitor car parking suitable to a rural village’

### St Erme NDP Policy 3: New Housing – ‘Design’

Proposal for residential development will be supported where the design:

1. Clearly demonstrates how it responds positively to local identity and distinctiveness, using the ‘St Erme Village Design Statement’ and the ‘St Erme Local Landscape Character Assessment ‘ so as not to detract from the character and style of the area and to protect the historical aspects and surrounding landscape.
2. Includes garages and/or adequate off road parking within the curtilage of each property for vehicles with a minimum provision of two parking spaces per household
3. Includes provision for visitor car parking suitable for the size of development in keeping with a rural community.
4. Incorporates a layout and other design features to reduce crime, disorder and anti-social behaviour to ensure ongoing community safety and cohesion



School Lane



Churchtown



Killigrew Gardens



Trispen Hill



Old School House



Treworgan View



Truthan View

## Infrastructure

### St Erme NDP: Policy 4 – Infrastructure

#### Policy 4 Justification

- 9.30. It has been shown through the consultation that local people are concerned about the effect that development would have on the infrastructure of the parish. Our initial survey [C1](#) 90% of respondents highlighted these concerns, which were in the top four priorities.
- 9.31. Concerns highlighted were the lack of telephone lines, internet connection and sewage capacity. The provision of mains gas to the village was also an aspiration for many.
- 9.32. There have been issues in the past of limited telephone lines to the parish especially during new development with many having to wait months for a connection. Broadband to the village is extremely slow with less than 0.5Mb; this is due to the exchange being 4 miles away in Truro. The village received Super-Fast Broadband in 2012, but the capacity of connections did not meet demand with many having to go on a waiting list.
- 9.33. The sewage network at St Erme is nearing capacity and any future development may need to contribute to an upgrade of the current system.
- 9.34. During consultation some residents expressed a desire for mains gas to the village. After contacting Wales & West Utilities we were informed that the cost would be in excess of £1,250,000.00 (2016) to bring a gas connection to St Erme. A minimum of 151 properties would be required to sign up and contribute to the cost.
- 9.35. The provision of medical facilities was highlighted along with the importance of local retail and Post Office which is key to many.
- 9.36. St Erme with Trispen CP School is important with 99% of respondents in the questionnaire [C4](#) stating that the school should be able to expand during the natural growth of the community which is key to the sustainability of the village

#### Policy 4 Intention

- 9.37. During the growth of the community it is essential that appropriate infrastructure is taken into account prior to any development, to continue to provide adequate services for a sustainable community.
- 9.38. To ensure that there are adequate phone lines and internet connections/speeds for everyone which are now essential, for business, commerce and everyday living.
- 9.39. That facilities such as medical and retail/post office are supported and accessible to all with good transport links.

## **St Erme NDP Policy 4: Infrastructure**

**Future development should ensure that sufficient infrastructure is in place and will only be supported:**

- 1. Where it can prove that there is adequate sewage capacity or will be contributing to any required upgrades as stipulated by the relevant authority; and**
- 2. Ensures that sufficient telephone lines and fibre internet connections will be available prior to completion and will be required to contribute to these infrastructure costs if necessary.**

**Applications to retain or provide retail and medical facilities which would be for the benefit for the community will be supported.**

**Proposals for the extension of the Primary School will be supported.**

## Highways, Transport and Public Rights of Way (PROWS)

### St Erme NDP: Policy 5 – Highways, Transport and Public Rights of Way (PROWS)

#### Policy 5 Justification

- 9.40. The results of [C1](#) highlighted that 94% of respondents stated that the provision of adequate Highways, Transport and PROW's are important to them.
- 9.41. The A39 splits the parish with the main village of Trispen and built up areas being to the east of the road and the hamlet of Truthan to the west. The A39 gives good links into the City of Truro to the south and to the A30 to the north.
- 9.42. Many of the roads are narrow due the parish being predominately rural. This has some effect on the village. As the community has grown over the years it has caused additional traffic along the lanes including pressures of limited car parking. Some of the oldest cottages in the village of Trispen do not have off road parking which causes a lack of suitable safe parking in the area. It is therefore important that adequate car parking is provided during any future development as to not to put further pressure on the existing road networks.
- 9.43. The perceived speed of vehicles along the narrow roads in the village, especially along the school routes is a concern and during a 'Traffic Calming' survey ([C5](#)) carried out in July 2017 preference was shown for having a 20mph speed limit within the main built up village. An automated 'Flashing Speed' sign was also a preference along School Lane (as locally known).
- 9.44. Adequate footpath and cycle links around the parish are important to ensure safety and the integration of the built up areas.
- 9.45. During consultation it was evident that the community values the widely used 'Gold and Silver' rating PROWS around the village with many stating that they use these for recreation and that a two minute walk takes them straight into the open countryside. This has been highlighted through all consultations including the LLCA and it is important that these are protected.
- 9.46. The transport and bus services into Truro are important for the community to access medical facilities and other services not available within the parish. A more frequent bus service would be supported.
- 9.47. The A39 is a very busy link road however there is no convenient and safe commuter cycle link into Truro. The importance of a safe cycle link has been highlighted throughout the consultation stages and even in our St Erme Parish Plan carried out in 2005. This has been a parish aspiration for many years and is very important to the community. Any cycle link along the A39 to Truro would need to be in conjunction with St Clement as the majority of the route is in St Clement Parish. We have been in contact with St Clement Parish Council who supports us with this. A safe direct cycle link to Truro would connect the neighbouring villages of St Newlyn East, Mitchell and Summercourt

### Policy 5 Intention

- 9.48. The policy has been produced to ensure that any future development has adequate parking provision to prevent further pressure on the roads with good access especially for emergency vehicles. The provision of appropriate safe footpath and cycle links around the village and the preservation of PROWs is essential to encourage cycling and pedestrian use around the parish which will also help with the health and wellbeing of the community.
- 9.49. To contribute to a safe commuter cycle link to Truro, with the support of St Clement Parish Council. Future Community Infrastructure Levy contributions for St Erme could be used to help deliver this identified project.

## St Erme NDP Policy 5: Highways, Transport and Public Rights of Way (PROWS)

Development proposals will be supported when:

1. They can demonstrate that adequate off road parking provision has been provided so not to put further stress on the road networks of the parish, and
2. Appropriate safe pedestrian and cycle links are provided and
3. PROWs are protected and not detracted from to encourage further use for leisure and recreation with good village links and
4. Good transport links are maintained with easy access to the bus network

**A39 – Trispen By-Pass**



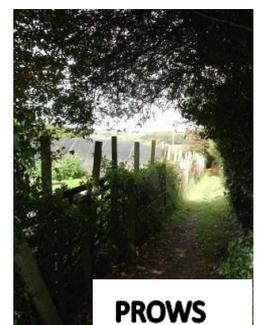
**Chapel Road**



**PROWS**



**Public Right of Way – Trevella Ponds**



**PROWS**

## Community, Leisure and Amenities Objective

### St Erme NDP: Policy 6 – Community & Recreation Facilities

#### Policy 6 Justification

- 9.50. The initial consultation held in March 2015 (C1) stated that 83% of respondents felt that adequate community and recreation facilities were important for a sustainable community.
- 9.51. St Erme Village Hall is based to the east of the village in the area originally known as Churchtown. This hall was built in the 1920's and is regularly used by the Silver Circle, WI and Short Mat Bowls. Various other groups and private hirers also regularly use the facilities which consist of a hall and kitchen. There is limited parking on site and the building is land locked, with houses to the west and south and roads to the north and east; making further expansion impossible.
- 9.52. Trispen Methodist Chapel has a small church room and kitchen which can be hired for meetings and small gatherings.
- 9.53. The St Erme Community Centre is a new modern building built in 2011 and is situated to the north of the village between the Cricket and Football fields (Castle Field). The building consists of a large hall 18m x 11m, a bar and lounge area, kitchen and sports changing facilities. The centre is well used by the sports clubs, village organisations, private hire and corporate events. The trust that runs the facility also puts on recreational and entertainment events for all ages of the community.
- The fields are widely used for recreational purposes by local people with a PROW which goes through the site with a lovely walk into the countryside. The grounds are also used to host the annual fun fest in July. On site there is outside gym equipment and a small toddler area.
- The facility is currently home to a football club and a cricket club that has three adult teams and four youth teams. Youth cricket coaching is held onsite with over 60 children attending.
- The consultation questionnaire carried out in June 2017 (C4) showed support that 97% of respondents supported the desire for the *'expansion of the Community Centre to include an indoor sports hall and associated facilities'*, to further enhance recreational use for all ages.
- Further evidence is shown in the ['St Erme Village Design Statement'](#) VDS 3. 'Outdoor Sports and leisure facilities are important assets for the parish'.
- 9.54. It was evident in the consultation process that all the community facilities in the parish were important to the community and the consultation questionnaire carried out in June 2017 (C4) showed that 100% of respondents agreed that *'The loss of any existing community/recreation facilities will not be supported unless appropriate replacement facilities and services can be provided in a location suitable/appropriate for the community'*
- 9.55. The village has two additional parks one at the School Playing field situated to the east of the village which has junior play equipment and football goals, although used by the school the facility is open to the public. Trencreek Park is situated nearer the west of the village and has a

range of play equipment suitable for a range of ages. Both parks are well used by the young people and the families in the village.

9.56. During the consultation held regarding open spaces in May 2016 (C2) with the community there was a strong response for the need of a skate park for the parish this was the highest with 49% of respondents highlighting this within their top three priorities.

9.57. The policy is supported and in line with Policy 16 (3)&(6) of the Cornwall Local Plan and the NPPF s(8) – Promoting Healthy Communities

### Policy 6 Intention

9.58. This policy intends to ensure that the community and recreational facilities within the parish are recognised as an important asset and the provision safeguarded and expanded on.

## St Erme NDP Policy 6: Community Recreational Facilities

To promote, safeguard and improve social interaction and wellbeing in the parish, development will be supported where it contributes to any of the following:

1. The extension of existing recreational facilities or
2. The provision of additional green spaces for public access and recreation

Proposals that would result in the loss of any of the community and recreational facilities as shown on figure 3 will not be supported unless appropriate replacement facilities and services are provided in a location which is both suitable and appropriate for the local community.



St Erme Village Hall



St Erme Community Centre



School Playing Field



St Erme Cricket Club

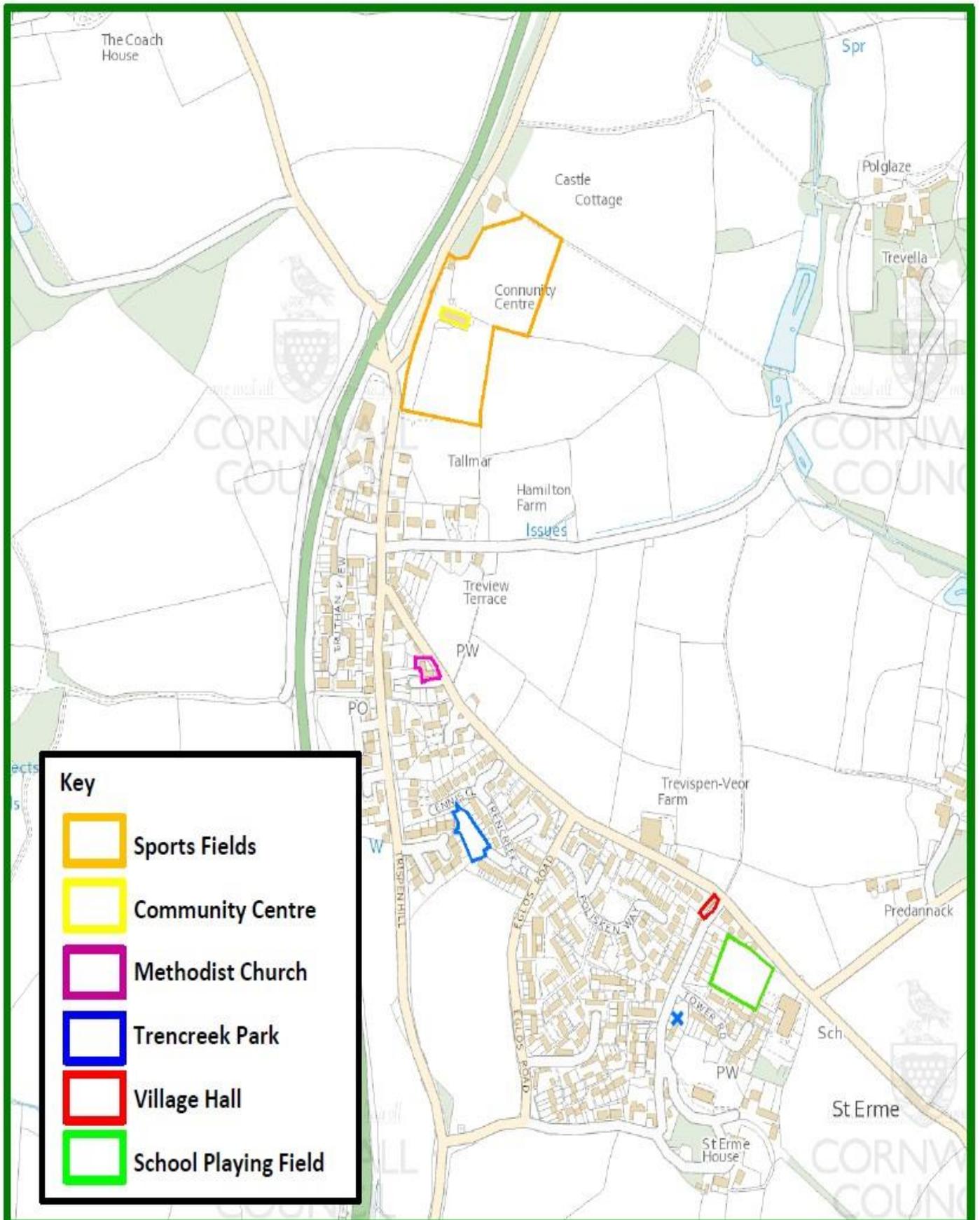


Trencreek Park



Trispen Methodist Church

Figure 3 – Community and Recreational Facilities



## St Erme NDP: Policy 7 – Open Spaces

### Policy 7 Justification

9.59. The open spaces within the village are an important asset to the community with 94% of respondents highlighted this during the initial consultation in March 2015 (C1). These could be small pockets of land of larger designated areas. This was backed up in consultation C5 where 99% of the community stated that they value the open spaces they have. Policy 7 identifies six local green spaces.

**Killigrew Gardens**



9.60. During the late 1970's and 1980's over 200 properties were built in an area then known as Trevispian Parc. These are now known as Killigrew Gardens, Polglase Walk and Trevella Vean. The majority of this area is of very high density housing, with small open plan front gardens with only pedestrian access and garage blocks for parking. Built at the same time is Polisken Way which is of a lower density, but forms part of this built up area. There was very little open space provided within this development with only tiny pockets of land dotted about with no clear boundaries. Polisken Way has a larger open space area in the centre which is well used.



**Polisken Green**

The open spaces within Trevispian Parc are addressed separately within Policy 7. Whilst they do not meet the exacting standards to be designated as local green spaces, they are nevertheless important to the local community and within the wider context of the environment of the neighbourhood area.

During the consultation held in July 2017 (C5) 99% of respondents stated that *'All the communal open spaces for community use within the Trevispen Parc should be protected irrelevant of size or ownership'*

Further evidence is shown in the St Erme Village Design Statement 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'*

See Figure 5 – Map of the area to be protected under this policy.

### Policy 7 Intention

9.61. This policy seeks to protect all the open space land within the area shown in 'Figure 5', and the designated open spaces of Truthan View, Trencreek Park, School Playing Field and the recreational grounds at Castle Field (football and cricket pitch's) for the health and social wellbeing of the residents.

## **St Erme NDP Policy 7: Open Space Facilities**

The following open spaces (as shown on Figure 4) are designated as local green space

- a) **Trencreek Park**
- b) **School Playing Field**
- c) **Truthan View**
- d) **Castle Field (football and cricket grounds)**
- e) **Church Green**
- f) **Polisken Green**

**Development will not be supported on local green spaces except in very special circumstances**

**Development proposals should respect the open spaces within Trevispian Parc as shown on Figure 5. Development proposals which would encroach into the open spaces or have an unacceptable or overbearing impact on their amenity or character will not be supported.**

**Figure 4 – Open Space Facilities**

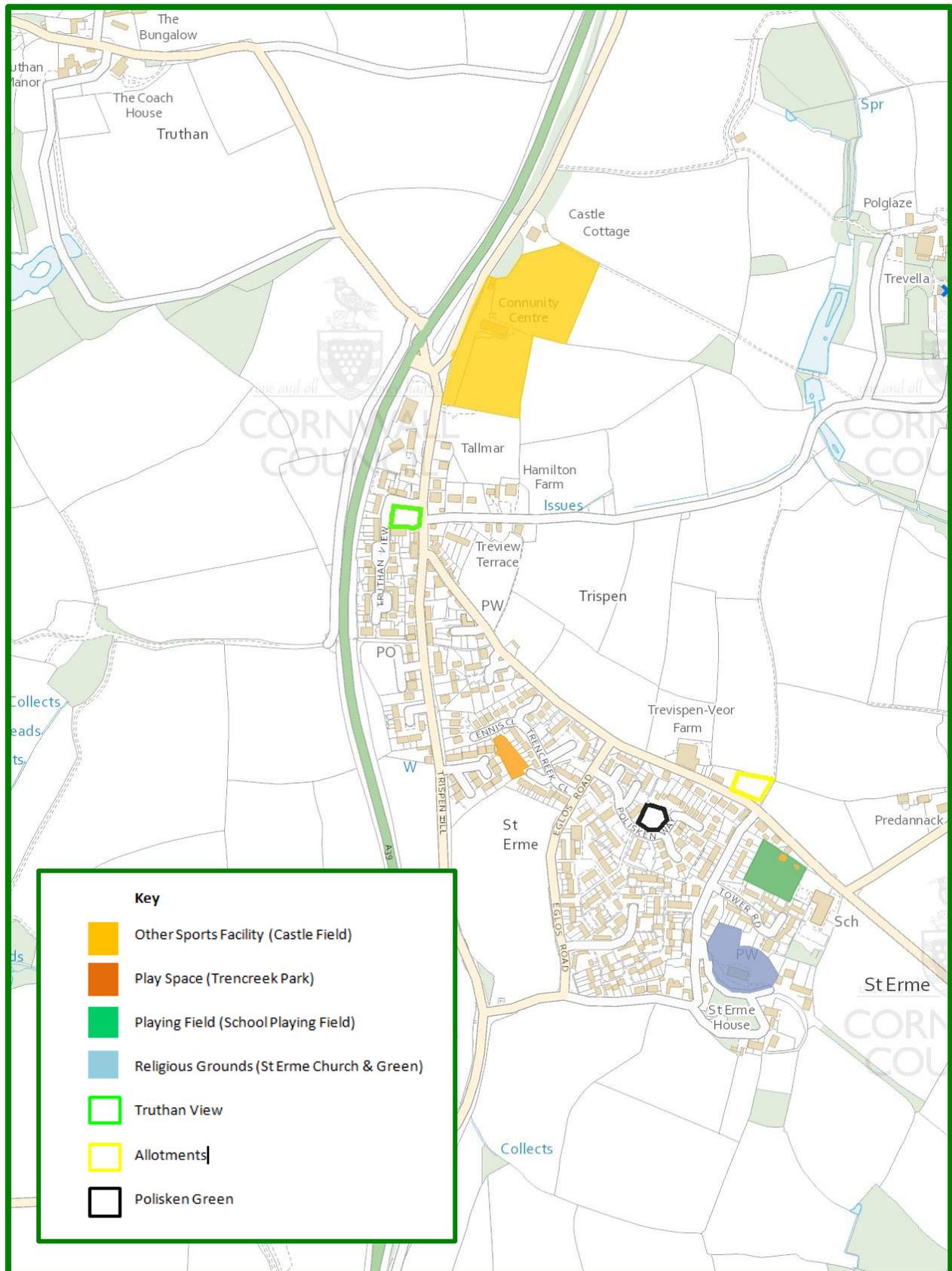
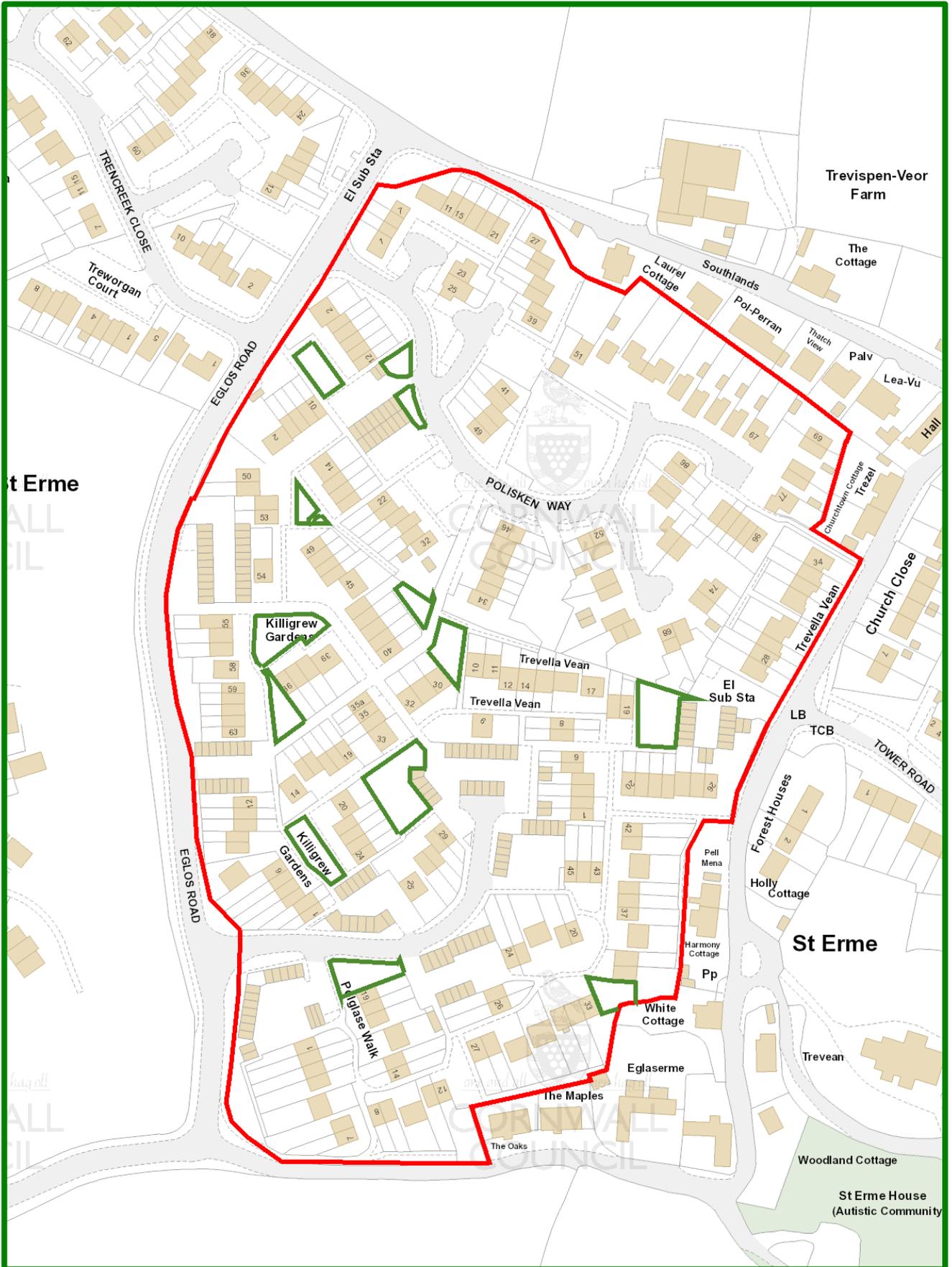


Figure 5 – Trevispian Parc



## St Erme NDP: Policy 8 – Community Services and Facilities

### Policy 8 Justification

9.62. It was very apparent during consultation that amenities such as the Post Office and Stores and Public House and access to health services are very important to the community. The retention of such facilities is key to village life.

9.63. The local village post office and stores are situated along Trispen Hill in the main village and are currently landlocked and unable to expand at their current location. This is an important amenity and focal point for the community. It is therefore important that any new facilities should be supported in the right location for the sustainability of the village.



**Trispen Post Office & Stores**

9.64. The public house is also situated along Trispen Hill and its setting and frontage sets a local historical scene that needs to be preserved or enhanced. A public house or similar business use is important to a rural community as it is a focal point and meeting place for the community to socialise.



**Public House**

9.65. In the questionnaire [C5](#) 99% of respondents stated that *'The provision of the local shop & Post Office, and public house are important in helping to retain a sustainable rural village'*

9.66. Local health services are currently provided in the neighbouring city of Truro, it is important that suitable transport links are protected and or enhanced for easy access to these services for all ages and abilities. The provision of health services or pharmacy in the parish would be supported.

9.67. The results of the March 2015 [\(C1\)](#) highlighted that 94% of respondents felt that it was important to consider the health facilities during the Neighbourhood Plan process.

9.68. This fits in with the Cornwall Local Plan Policy 4 (4): Shopping Services and Community Facilities.

### Policy 8 Intention

9.69. This policy is intended to run parallel with other NDP policies in other sections of the plan, and is intended to support and improve existing facilities that focus on community based activities for the sustainability of a rural village and also to preserve the historical character of the village.

## **St Erme NDP Policy 8: Community Amenities**

To promote and improve amenity services and social interaction in the parish, alteration and redevelopment of the shop, post office, public house, Methodist Chapel and Church will only be supported providing proposals

- a) retain the existing commercial/community use and/or
- b) provides an alternative in a suitable location.

Where it can be demonstrated that an existing community use is no longer viable and no other community use can be identified, alternative uses of the building concerned will be supported which provide a service to the local community.

In all cases development proposals should maintain the contribution that the identified community amenity building makes to the street scene.



**St Erme Church**

## Landscape, Heritage and Local Environment

### St Erme NDP: Policy 9 – Landscape, Heritage and Local Environment

#### Policy 9 Justification

- 9.70. The rural environment of the parish is extremely important to the community with 94% of respondents highlighting the landscape being in their top five priorities for the NDP shown in the survey carried out in March 2015 (C1).
- 9.71. It was decided that an important process of the NDP would be to carry out a LLCA for St Erme. Members of the Steering Committee therefore arranged a LLCA training event with support from Kath Statham of Cornwall Council in July 2016. The volunteers then worked together to form four landscape types and in the following weeks walked the parish to record the character of the landscape using field assessment sheets to record their findings.
- 9.72. Members of the local community were given the opportunity in February 2017 (C3) to view and comment on the results and to put forward what they valued about their local landscape.
- 9.73. It became clear that many people used the landscape beyond the village for recreation, on both the PROWS, minor roads and designated recreation areas within the village.
- 9.74. Many areas of historical importance were highlighted on the map provided and were concentrated in a number of places where there are currently no historic designations (Listed Buildings or Scheduled Monument), such as the ancient field patterns to the north of the settlement boundary. This shows valuable information to the importance of the historic development of the village by the community.
- 9.75. Nature and wildlife not currently designated but valued by local people were highlighted. These were mainly along the PROWS, but in particular the local nature reserves and ponds at Trevella, as well as hedge rows and field patterns further afield.
- 9.76. To the south west of the parish the area is registered as an 'Area of Great Landscape Value'. Tregassow woods are classed as Ancient & semi-natural woodland and a County Wildlife site. There are also County Wildlife sites along the parish boundary to the west and north east. To the north west of the parish adjacent to the Newlyn Downs there is a Site of Special Scientific Interest (SSSIs).
- 9.77. The vista and views highlighted were mainly from the fields to the north of the village settlement looking towards Trevella and further afield. Also highlighted were the views from the recreational fields at the St Erme Cricket Fields and the PROWs to the north of the village. On the edge of the parish to the north there are 360° panoramic views across to the north coast and similar views from Trehane to the North East where the china clay mines are clearly visible.
- 9.78. The key Visions and Objectives of the LLCA which were backed by the communities comments showed the following

- That the rural nature of the parish is important and needs to be protected.
  - Land to the north of the settlement edge towards Trevella is important from the settlement – looking out from and into. This area needs to be safeguarded.
  - Screening of the landscape is key during any development to keep the rural feel
  - It's important to keep the agricultural nature of the settlement/setting of the village
  - The rolling farmland and 'Parklands' are an important feature to the west of the parish and should be protected and not detracted from.
  - It's important to keep the Cornish hedgerows and small field patterns; that are close to the village settlement. This gives the rural feel of the village and is an important recreational use of PROWS and fauna and flora.
  - The far reaching views to the north and east are very distinctive to the area and must not be detracted from.
  - The importance to the community of being able to walk straight into the countryside using the PROWS close to the village settlement for recreation and rural feel.
  - The wildlife and fauna especially at the Trevella Nature Reserves and ponds, the Medieval Tregassow Woods, and the tunnel effects of the trees along the lanes in the area. The deer and hares on the exposed plateaus at Trehane. These are all important features to the area and should be protected from change.
- 9.79. There is an understanding for the need for some future development but a keen sense of the need to preserve an agricultural environment and the landscape with appropriate siting for development. Consideration would need to be sought for heritage features such as Cornish walls, hedgerows, and fauna and flora as there is a desire to maintain distinctive features of a wildlife habitat.
- 9.80. The areas to the north of the settlement should not be considered for development because they would ruin the natural vistas surrounding the existing settlement and natural ridgeline of the village setting. The visual impact to this area would be significant if it was to be developed.
- 9.81. The evidence above was supported by the 'LLCA- Settlement Edge Assessment (LLCA Stage 2)' document. This document provides a local evidence base on the sensitivity of the landscape, its value and capacity for change.
- 9.82. Both the St Erme LLCA Stage 1 and 2, was supported by the comments received during the consultation event by the community for landscape, heritage and local environment. Further evidence on the community's views on future developments also supported the St Erme LLCA Stage 2 'Settlement Edge', with preference to the south of the village boundary for future development and a strong opinion that the settlement edge to the north of the village must be preserved and protected as a natural ridge line.
- 9.83. '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.'

There are a number of listed buildings with in the parish which are part of the rural historic feel of the village many of these are in the wider countryside of the parish like Treworgan Manor, Truthan Manor and the Coach House which are set in a Medieval parkland setting, Trevella Manor and Tregassow Manor and its Medieval woodlands; which are all sat within the agricultural setting. It is important that any alterations do not detract from the historical nature of the setting of these buildings.

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.

- 9.84. Within the rural lanes sits milestones and original finger posts some of which are listed and are important assets and should be protected to keep the rural feel.
- 9.85. The main village of Trispen still retains historical elements with the old style telephone box, cob cottages and the listed thatch dwelling at Lanhadron. The public house although not listed is an important frontage to the street scene of this area.
- 9.86. The other side of the parish around the area of Churchtown is the historical setting of St Erme Church which is grade II listed. The church tower and font are believed to be 750 years old but the church itself was built in 1500's. The Church Green sits in front of the main gates, with a water pump opposite and cob cottages. This area has its own natural setting that shows the original features of the area.
- 9.87. There are areas within the village that have important features and landmarks to the community that are not listed but have significant local historical value such a Trispen Methodist Chapel, the Old School House and railings, public house and the phone box at Trispen Hill. During the June 2017 questionnaire (C4) 97% of respondents stated that these assets *'should be protected as important historical features'*
- 9.88. Further information on the historical nature of the parish can be view in the ['St Erme Village Design Statement'](#) sections 2, 3 and 4.

### Policy 9 Intention

- 9.89. This policy is intended to protect and enhance the natural rural setting of the village, the landscape, environmental and heritage assets in the parish; including those with local significance



**Trevella Valley – Ancient Field Patterns**



**Truthan Manor – Medieval Parkland**

## St Erme NDP Policy 9: Landscape, Heritage and Local Environment

To protect the landscape, heritage and local environment of the village, new development of any size or scale in the parish including change of use, will be supported where

- a) It does not adversely impact on the natural ridgeline and rural setting of the village, existing PROW's, public green spaces, listed buildings, scheduled monuments and locally valued historical assets as identified in the LLCA and the VDS and
- b) It does not impact unacceptably on the visual landscape, Cornish hedgerows, and environment as set out in the 'St Erme Local Landscape Character Assessment – Stage 1 and the Settlement Edge Stage 2' and
- c) It has demonstrated that it responds to local character and reflects the identity of the local surroundings, based on the St Erme Local Landscape Character Assessment.
- d) It has demonstrated that the proposals will not detract from or have an unacceptable adverse impact on characteristics that have been identified by the community and in the St Erme Local Landscape Character Assessment and St Erme Village Design Statement.
- e) It has demonstrated that it does not have an unacceptable adverse impact on the Plan area's natural resources, including its agricultural businesses.



**Trevella Ponds**



**Old Finger Post**



**Wild Flowers**



**Road leading to Stairfoot**



**Stairfoot Bridge**

## **Business and Commerce**

### **St Erme NDP: Policy 10 – Business and Commerce**

#### **Policy 10 Justification**

- 9.90. The parish is content to support small business enterprises although some feel that few jobs would be created locally. Further employment in the parish would help the community be more sustainable. However any new sites should be in keeping with the landscape, rural character and infrastructure.
- 9.91. The consultation survey carried out in July 2017 ([C5](#)) showed 97% of respondents being in favour of small business being encouraged, including small ‘cottage industries’ on farms making for sustainability and diversification.
- 9.92. There was strong concern regarding the care of the landscape, rural views and amenities with no wish for creeping ribbon development and intrusion
- 9.93. It was felt that it was important that the existing business premises to the north of the village at the junction to the A39, should remain as the existing elevations as not to dominate the village approach and neighbouring properties.
- 9.94. Many felt that it is important to support further small retail outlets for the sustainability of the community if viability can be proven.

#### **Policy 10 Intention**

- 9.95. To make sure that any business and commerce enterprises fit into the rural environment to help keep existing businesses sustainable and to encourage new small business for community sustainability.

### **St Erme NDP Policy 10: Business and Commerce**

**Development proposals for the conversion of redundant agricultural buildings to business uses of an appropriate scale to the rural nature of the neighbourhood area will be supported where the proposed use can be incorporated.**

## Renewable Energy

### St Erme NDP: Policy 11 – Renewable Energy

#### Policy 11 Justification

- 9.96. The parish has a well-established Solar Farm east of the village which is well screened and can only be seen from parts of the north of the parish. Just outside the parish boundary to the north in the neighbouring parish of St Newlyn East there is a large scale windfarm.
- 9.97. Many properties within the parish have some form of solar panels on the roof and the St Erme Community Centre is heated through a ground source heat pump. There are few commercial buildings with renewable energy.
- 9.98. Opinion is divided on large scale renewable energy with the majority that feel further large scale renewable energy would not be acceptable and consultation showed that 97% of respondents from the March 2015 Questionnaire ([C1](#)) was in favour of an integrated approach, involving domestic and commercial buildings.
- 9.99. Residents felt that renewable energy is important, but feel that it should not detract from the landscape character or historical environment.

#### Policy 11 Intention

- 9.100. To encourage renewable energy systems to be incorporated in the build, where possible using energy efficient design and not to detract from the landscape character or historic environment of the parish.

### St Erme NDP Policy 11: Renewable Energy

**Renewable Energy and thermal efficiencies features will be supported for existing and new domestic and commercial buildings providing that they do not detract from the historical and landscape setting.**

## Health and Social Wellbeing

### St Erme NDP: Policy 12 – Health and Social Wellbeing

#### Policy 12 Justification

9.101. Health and Social Wellbeing was important to many with 79% of respondents of the March 2015 (C1) survey stating that this was important to them. The majority of respondents would like to see health care facilities in the parish. Current facilities are accessed through a modern health care facility in the city of Truro.

9.102. Some members of the community felt that better transport with direct links to the health centre in Truro was important.

#### Policy 12 Intention

9.103. To encourage the appropriate access to health care provision in the parish.

### St Erme NDP Policy 12: Health and Social Wellbeing

**Development proposals for the provision of sustainable health care facilities in the parish will be supported, providing that the location and application does not conflict with other policies within the NDP**

## 10 Priority Projects

10.1 During the development and consultation of our Neighbourhood Plan a number of items were highlighted that are not a 'Planning Policy' issue. We have therefore listed these actions / points below under 'Priority Projects' some of these points were also highlighted in the 'St Erme Village Design Statement'.

### Key Priority Projects for the Parish

- **Additional transport links to health services to Truro would be supported and encouraged**
- **Support towards providing an extension to the Community Centre of sports hall facilities by direct provision or from CIL's contributions**
- **Support towards providing a safe commute cycle link to Truro by way of direct provision or from CIL's contributions.**
- **Support towards a skate park by way of direct provision or from S106 or CIL's contributions**
- **Support towards providing Allotments would be encouraged if the need is shown**

## 11 Glossary & Abbreviations

NDP	Neighbourhood Development Plan
NPPF	National Planning Policy Framework
Local Plan	Cornwall Local Plan: Strategic Policies Development Plan Document
LLCA	St Erme Local Landscape Character Assessment
VDS	St Erme Village Design Statement

### Consultation:

C1	March 2015 Survey and Exhibition
C2	Open Spaces Consultation Events October 2015/ May 2016
C3	LLCA Consultation Event
C4	June 2017 Questionnaire
C5	July 2017 – Consultation Event July 2017
C6	Housing Needs Survey

## 12 Acknowledgements

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### **The Steering Group:**

Michael Edwards  
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Joe Pridmore (resigned 09/02/16)  
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Jane Lewarne (Photographer)

### **Volunteers**

All the volunteers that have helped deliver newsletters/publicity leaflets and helping at exhibition/consultation events

## Thank you



