



Minutes

Meeting Title:	Langarth Stakeholders Panel Meeting
Date:	Tuesday 16 th July 2019
Time:	16:00 – 17:30
Location:	2N.03, New County Hall, Truro, TR1 3AY
Chaired by:	Cllr Dulcie Tudor
Attendees:	<p>Councillor John Dyer (Vice Chair) Councillor Maurice Vella (Truro City Council) Councillor Ian Holyrod (Kenwyn Parish Council) Jack Richards (Stadium for Cornwall) Ella Jordan (NHS Kernow) Damien Richards (Truro City Council Community Development Officer) Suzannah Teagle (Threemilestone School) Sarah Wetherill (Truro Cycling / CO Cars) Dr Alan Stanhope (Truro Churches Together) Allan Williams (Threemilestone Business Park) Karle Burford (AHR) Vicky Garner (G & T) Mireia de la Nogal (AHR) James Halse (Arcadis) Peter Gram Jorgensen (C.F. MØLLER) Ben Bosworth (PBWC) Sandra Perez (Inner Circle) Les Allen (Cornwall Council) Adam Birchall (Cornwall Council) Rachael Gaunt (PBWC / Cornwall Council) Alice Brown (Cornwall Council) Cllr Rob Nolan (Cornwall Council) Mark O'Brien (Cornwall Council)</p>

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- 1 Apologises – none
Review of minutes – all Stakeholder Panel Members approved the minutes.

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2 Langarth Updates provided from Les Allen:

Langarth has been presented with the Garden Village Status, the team has also been investigating Healthy Towns and Healthy Streets to align with the work that we are carrying out in the Langarth area. (Document included on Healthy Towns and Streets)

There have been actions around wider Truro, ensuring that others areas are improved where possible and worked with. The team are currently looking at other possible road junctions, cycle routes, catchment areas of schools and what will be impacted in certain areas.

The NAR (Northern Access Road) conditions are through from Homes England which are currently being worked through to include what the impact will be. This will be a long process but is necessary, there is a requirement for the road to be built by March 2024

Communications have improved which is allowing further clarity, Cornwall Council have full access to AHR to ensure that communication is carried out successfully as this is a key area.

Overall since the last Stakeholder Panel it has been a successful period, including positive areas around the neighbourhood plan.

SW – Requested an update on the cycling and walking brief that is being produced.

There will be an integrated transport solution, which will pull together all of these areas. There will be multiple cycle routes that lead to different destinations to encourage cycling. We are currently looking into green bikes, parking solutions for the bikes that will be available to rent and additional bus routes to encourage public transport instead of driving personal vehicles.

Cornwall Council have agreed to deliver the Walking and Cycling Strategy for Truro by November this year and therefore we will include Langarth in this.

3 AHR Presentation:

Copy of the presentation attached.

The 3 wishes that were discussed in the last Stakeholder Panel proved to be very useful and have been included and discussed within the presentation.

Some key wishes that were discussed that Karle touched on: Ensuring that homes are affordable, both to buy and to live in; Allowing there to be enough parking spaces, as even though we are encouraging cycling, walking and public transport home owners will still require cars but an active community is still; allowing for open space, which allows the community to keep its own identity as well as providing a suitable amount of homes.

AHR will not be designing the homes but they will be in a position where they can put 'codes' in place to ensure that low running costs are in place, this can also include items such as not allowing the developers to have AstroTurf for gardens. AHR will also put the infrastructure in across that site which will ensure that this is achievable. Looking at renewable energy is also an option that they would like to look at.

There will be a range of people and a range of dwellings across Langarth, this links in to the importance of the Neighbourhood Plan which will knit it all together.

Healthy towns are in place to connect people and communities, allowing for more natural movement, such as walking or cycling to the shop instead of jumping in the car and driving two minutes down the road.

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Design Principles:

1. *Enhance Truro, Threemilestone, Treliske and Gloweth:*

Based around the new Master Plan and the existing qualities in the existing areas, to guarantee that we utilise what we have in place currently. Which includes giving back to the local community and to make sure that what we are doing benefits the whole community. As long as the Master plan is carried out correctly it will enhance the areas that we are working on.

2. *Ease of movement and good connectivity:*

Looking at the healthy street, seeing it as more than just a road, making it important in the community. It is important to get the character correct, the size of the streets and connection of the surrounding areas. There will be cars in the area but we will be encouraging people that it is convenient to use public transport or to cycle/walk to your end destination. This will allow for the streets to be used as public areas where children will be able to play outside, learn to ride their bikes and people can meet.

3. *Strong sense of community which is people centric:*

If we can get a good community in place then others will follow, it will encourage a strong connection and focuses on the public realm.

4. *Unique and bespoke:*

Researching and looking at studies of local and unique areas will help with this principle, including looking at the surrounding areas to get a feel of their character and integrate this within Langarth's character.

5. *Multi-functional green infrastructure connected to the countryside:*

This will help towards making the area bespoke, looking into how local materials and craftsmanship can be used in this area, such that this becomes a healthy place to live. For this to also be connected to the countryside and protect the existing features of the landscape so it's a clean environment and allowing Cornwall to work with nature rather than against it.

6. *Promote healthy and active communities:*

The community should be healthy and active, which becomes an environment for all ages. Which entails allowing children to play with and in nature rather than in the playground.

7. *Designing for climate resilience:*

The Council has signed up to the climate emergency and want to work with and alongside climate not against it. We want to encourage the right environment where we can take the correct control over this and make improvements where possible.

8. *Diversity of housing:*

The housing that we provide needs to be maintainable, which will have the option to create flexibility for people that work or study at home. This could combine with Truro College or Treliske Hospital and can lead to Stadium Engagement for workers there also.

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9. *Provide employment opportunities to match demand:*

It is important to keep local skill sets, especially through the construction phase, which includes bringing in local companies to complete manual labour e.g. builders, plumbers and electricians. We would like to create synergies that come from the community space, to ensure that people have a happy life.

10. *A vision that is deliverable:*

Some of the above will have a cost but a large amount of it will not and will be very deliverable. Making sure that people are aware that the cheapest option is often not the best offer and not the best way to work. The majority of the time people are unhappy with the cheapest offer and therefore it is important to find out what the current community want and not force anything onto them.

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Remaining Panel Members Feedback/Questions:

RG: Thanks to AHR for their presentation, feels like the Stakeholder Group have been heard and feel involved in the design process.

DT: There was a protest last week at New County Hall around “The Concrete Cornwall” it has all been very interesting and Dulcie is now looking forward to the project and believes that it will go well.

Action AHR: Research to connect with a government where this has happened before to organise a visit, question and answer session and to discover how they have done this and what it looks like when it is complete.

ST: It is interesting to see how AHR see the development of Threemilestone and Gloweth. Threemilestone Primary School has out grown the building, the school has doubled in size but the hall is still the same size and therefore it means that full school assemblies aren’t possible nor is Physical Education lessons indoors. There are no quiet rooms in the school, no areas for meeting rooms and no room for families that may need additional private support. Threemilestone has grown in whole and therefore it is causing worries about the vulnerable families and there needs to be something in place to ensure that there is support for the families that are in the location already and for families that are moving into the area.

In Threemilestone there is a village hall but it is very well used and there is a large need for more to be provided to this community.

Response: DT: I attended a meeting on July 5th at Threemilestone school with Phil Mason, Suzannah Teagle, Sarah Douce , Paul Renowden and Helen Peerless. At that meeting Phil Mason made a commitment to work with the school on a new school/community/sports building. I also said that since that meeting Phil Mason has confirmed this to Senior Officers working on the Langarth project.

JR: There is a need for a sports provision within Threemilestone for the schools, there is a possibility that the primary school will be able to use Truro Football Club and this is something that is currently being looked into.

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DR: Workshops would be a good way to work, this shows that we are eager to listen and speak with people that currently live in Threemilestone. It would be positive to hear the needs of the people that are currently living in Threemilestone and then in the next couple of years ensure that the people are heard. This to be run by the community for the community.

VG: Once Langarth is up and running and starting to proceed, community events should be organised, allowing members of the community to have one to ones so everyone that wants to talk about the project have the chance. Vicky and Damien to meet to discuss possible options.

JH: Arcadis have started to speak with Truro College and Falmouth University to meet with students to hear what they want in this location as these will be the people that are looking to buy in this area, or to buy their first home and what their requirements may be.

AW: The change is important that we get this across but it is important to not forget about Threemilestone and not to only focus on the new Langarth Development. The traffic at Threemilestone is causing lots of issues so when the NAR is put in place traffic relief needs to be covered. The industrial space is a key bit of land as this is where new jobs will be, three new units have just been put in place in this area.

DT: Regarding the traffic issue with Threemilestone Business Park. I attended a meeting with Allan Williams, Nigel Blackler and Andrew Archer. We were shown early draft designs for a second egress for the Business estate and told an approximate cost. We cannot give any details because of any possible land purchases the Council may want to carry out. Nigel Blackler confirmed the present situation for transport and getting in and out of the Business Park is unsustainable and that he is committed to working with us to find a solution. Nigel has updated Councils Strategic Director of Economic Growth & Development, Phil Mason and has text me to tell me that Phil Mason is supportive of extending the business park to facilitate a good second access and for this to be incorporated into the master planning work for the wider area.

AS: We need to explore the balance between life, work and play. There is a steady demand on units where people can work where they are living, as Cornwall generates a lot of home working. There should be a community space for a play area, where children will be able to play and cycle and not worry about cars. It would be good to be able to separate where the cars are moving and where people are playing/walking/cycling.

Cllr Vella: Feeling very positive about the Langarth Development, it is good to see the community being consulted on decisions and not just being told what is happening, it is a very positive change.

AHR: Langarth won't be just one with a centre in the middle, there will likely be a series of centres in open spaces, so things like the Christmas Tree there may be a couple/few in Langarth. It has been really good to hear positive comments coming through, nothing has been designed yet as we are setting wanting to listen to ensure we know more about it. Each area will have their own character.

Cllr Nolan: Have there been surveys done, ensuring that all Cornish Hedges, trees etc have been picked up by the environment team as the Cornish landscape is something that is very important.

Response: Surveys have been done and full EIA's are due to be carried out shortly, hedges and trees are being counted in full.

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Have there been discussions with the blue light services that are already on Threemilestone in parts?

Response: Conversations are being put in place currently, discussions are being had around the response times. Potential blue light centre near the hospital.

SW: There have been reserve matters applications put in, how does this fit in for the overall Master Planning? There is no cycling parking, has this plan gone too far without us catching it?

Response: This doesn't fully express what we are about in Langarth, this application is parked pending Langarth before any delivery is carried out.

Going forward there may still be things that developers may do which will be put on the planning system to grant permissions but these will be looked for.

Action: Adam to let us know when possible if there is something that is put in the planning portal which is around Langarth but is nothing for us to worry about. This way if anything is heard or seen it can be cross referenced with Council Members in the panel.

Clr Dyer: It is important to remember that Langarth runs from the hospital onwards, a new school is an essential thing to review as Threemilestone is too small and therefore with new homes and family members there would not be capacity at this school. It is important to think about what Threemilestone School will be like in 5/10/15 years' time.

It was agreed that at the next Stakeholder Panel that AHR will provide a workshop for the panel members which will be held on Tuesday 13th August from 15:00 – 17:30 in New County Hall, 2N.03. This meeting has been extended by one hour to allow for additional time for the workshop.