



# Minutes

- Meeting Title:** Langarth Stakeholders Panel Meeting
- Date:** Tuesday 14 January 2020
- Time:** 15.00 – 17:30
- Location:** 2N.03, New County Hall, Truro, TR1 3AY
- Chaired by:** Cllr Dulcie Tudor
- Attendees:** Councillor Derek Green (Kenwyn Parish Council)  
 Carolyn Cadman (Cornwall Wildlife Trust)  
 Damien Richards (Truro City Council Community Development Officer)  
 Councillor Maurice Vella (Truro City Council)  
 Suzannah Teagle (Threemilestone School)  
 David Hick (Threemilestone School)  
 Sarah Wetherill (Sustainable Transport)  
 Adam Birchall (Cornwall Council)  
 Les Allen (Cornwall Council)  
 Mark O'Brien (Cornwall Council)  
 Karle Burford (AHR)  
 Sandra Perez (Inner Circle)  
 Charles Hill (Arcadis)  
 Richard Branch (Arcadis)  
 Trisha Hewitt  
 Mike Ashcroft  
 Councillor Rob Nolan (Cornwall Council)

## Apologies :

- Mireia de la Nogal (AHR)  
 Councillor Ian Holroyd (Kenwyn Parish Council)  
 James Halse (Arcadis)  
 Councillor John Dyer (Cornwall Council)  
 Alan Stanhope

Minutes

## Minutes

Chair Dulcie Tudor welcomed members of the panel to the meeting

### Review of Minutes

New panel member Mike Ashcroft requested more information on the KPI's provided on Threemilestone in the December meeting, explained to him by panel members. Following this conversation, Stakeholder Panel Members approved the minutes.

### Master Planners Option

All 3 suggested options are incorporated into the presentation, which include the master planners iterations, and panel feedback with the design development in more detail. – which will be made available to members of the panel following this meeting.

The master planners were provided feedback from various stakeholders, including panel members, to ensure Langarth and what we would like to achieve were captured.

There were three options that were presented to decide on how Langarth would be presented:

*Option 1* – one major centre built around the park and ride and the stadium

*Option 2* – three centres – a smaller area in the centre with two village centres

*Option 3* - five centres (or more) spread out across the site.

AHR have reviewed how well each of these options work and meeting the principles set in the best possible ways, which also includes KPIs. Each option was marked against the design principle, marked from 1 (poor) to 3 (high).

Sandra has stated she is happy to show the stakeholder panel what each option was marked against, if members would like to review this.

This marking then produced a subtotal against each option, which allowed AHR to provide a ranking.

*Option 1* – Summarising strengths, weaknesses, opportunities and threats; one centre allows for all the key functions to be in one singular place. This helps with self-sustaining, there would be a critical mass of development. This is also a negative as you would be unable to do this work in phases, everyone would need to be done at the same time. There would also be accessibility issues, as the site is such a long site, this would create issues getting to the centre.

*Option 2* – This is a better option than opt.1, spreading the centres means that movement across the site is easier. There is the option of phasing but again there are some issues around this, the areas of the west don't link clearly with existing communities and Threemilestone facilities.

Derek Green asked, who produced the questions and marking against each option, the traffic light system as shown in the presentation could be seen as a matter of opinion.

Sandra explained that AHR had compiled this, including questions and marking but would be happy to show the thought process, all options had both positive and negative points, which meant there wasn't one option that leapt out.

Cllr Tudor explained that AHR have been hired to do exactly this and evaluate the

## Minutes

possible options.

*Option 3* – Having additional centre means that this option has the biggest amount of flexibility out of all of the options. The main negative is there is a lack of hierarchy, there is no clear main centre.

Schools and green spaces were not varied across the options, they have stayed the same throughout each option. The main difference was the distribution.

Option 3 scored the highest with the scoring system that AHR provided, a perfect option would be between option 2 and option 3.

### **Stakeholder panel feedback**

Three members of the panel responded with their options and views, all three members picked different options. The basis of the master plan is developed from this, the final option will be taking a little bit from each option.

Option 3 will be taken as a base option, allowing amendments to then be made, this means that there is the ability for sites to come forward, which option 1 failed to provide, meaning it is not efficient. The view is that the biggest centre would be nearest Threemilestone showing a clear link, which is allowing for part of option 2 and part of option 3.

The location of affordable housing has been moved ever so slightly as has the green space, but the amount of both of these items will remain the same.

Mike Ashcroft mentioned the "Planning for Real" document that residents of Threemilestone completed a couple of years ago, there is already stress on Threemilestone Primary School and other facilities in the village, such as the doctors surgery, which has had to extend it's opening hours to allow for the increase in patients. Mike personally believes option 3 is the best out of the three presented options and would like to see transport more readily available to Threemilestone residents as the parking has become a real issue. There used to be a "Hopper Bus" which Mike believes something like this would be a valuable addition to Threemilestone again and that this would also be something that could be used in Langarth to link East to West Langarth and to link Langarth to Threemilestone.

Les explained that the master plan has looked at this as an option and that the Integrated Transport Strategy has been linked across the site. It is also being looked at how we link Truro to Langarth (North, East, South, West), this will develop along side and with the Langarth Programme and is a project within the programme.

Planning for Real recommendations from Threemilestone will come back into the public, which Vicky Fraser has confirmed. The master planning team and project office have been made aware of and are reviewing this.

In the previous planning application there was 3x primary schools requested, in the new outline application (which doesn't state where buildings will be) there are 2x primary schools (1x 2FE and 1x 3FE)

Suzanne Teagle explained that 1x 3FE and 1x 2FE does not equate to the same

## Minutes

amount as 3x 1FE. Sandra Perez explained that this is allowing for flexibility for future expansion.

Cornwall Council are currently working with Helen Peerless to look at the demographic of students that are likely to come out of the structure of housing. Helen has looked at the figures, which establishes how many FE schools at what level are likely required.

The 2FE school will have the potential to expand to a 3FE school, 3x 1FE schools wouldn't be suitable for incoming revenue.

Cllr Green asked what order would we be building different buildings, such as the school and extra care units, as it would be essential to ensure that the extra care wasn't built last.

Les explained this is something that we are currently working through, we are creating a phasing delivery, for instance understanding that the primary school needs to come first and the school needs to be up and running in time of the first houses being completed. Ensuring that there is a school ready for children that may be moving into the first properties. The school building will likely start at the same time as the first lot of house building. The extra care does need to be built and up and running at a suitable time but will need other facilities around it to ensure its success.

Dulcie has stated that it is essential that Threemilestone know when things are happenings and are aware of the phasing plan, so they will be able to support their community.

Les, following questions regarding if the Langarth team are having discussions with the blue light services, confirms that he is meeting with them regularly and presents to their meetings, the ambulance service would prefer to stay where they are currently based.

AHR have made a massive difference to this programme and the master plan, the outline planning application finishes in May, at this time the decision will be made as to the progression route of this programme, following this, a programme team will be sat behind the delivery. This is likely 5/10/15+ years' worth of work, including full communication pieces, stakeholder engagement and the KPIs run right through to completion, this is then a stewardship piece.

The programme office will review any stresses in the Langarth area, which will then be reviewed, such as road usage. The existing masterplan will then be able to be moulded to suit and provide a relief to Langarth, for example, stakeholders will be made aware when the second school on Langarth will be built, ensuring there are no unnecessary pressures on the primary school already in Langarth or in Threemilestone.

Stakeholders will also be made aware of the business park expansion, being made aware what parts are being expanded and when they are due to be expanded.

There are only 2 future meetings, February and March, the last 9 months of stakeholder panel meetings have meant that the Langarth team know who to talk to about different areas and different subject. We are keen to maintain interest and have engagement at the correct time.

## Minutes

Design quality will be in place to ensure that the design code that are put in place by the masterplanning team are followed, the details of these codes haven't been agreed yet, but this will ensure that there are specific rules in place for what a building will look like etc, e.g. a community building – the quality of the design will need to match the design code which will then link to the master plan. The site is 7 miles long, meaning there may be slightly different design codes in different areas.

Dulcie put forward the question regarding the governance and the ward for Langarth, will Langarth have its own parish? Which Dulcie believes would be the best route as it would not be good for the community for Langarth, Gloweth and Threemilestone to be combined.

Mark O'Brian said this is a very interesting point and would be something to keep an eye on, it will be hard to predict what the out come would be, but it would be the boundary commission that makes the decision. There will be a natural moment where this is brought into and organised within the governance.

Previously, before this Langarth team was developed, it was looking as if very standard and basic houses were looking to be built in this area, the application wasn't very thought through. The design code will enforce, materials that will last and materials that can be sourced locally, which will be unique, for the unique location.

Cllr Vella brought to the attention of the room that he does not believe that this is doing anything to help with the climate emergency and that this programme will still be destroying the habitat.

Karle Burford explains that plans will be put in place and they will enhance the site in its entirety by 10 – 20% with better quality green space.

Carolyn Cadman explained that we know where the different species are and explained if there is more space for nature which is actually better space for nature it will make the land more resilient and habitable for different species.

Charles Hill explained that Sustainable Drainage Systems (SuDS) doesn't allow us to worsen any flooding down stream and therefore will likely lead us to be in a better position than we are in currently.

There are 12,000 trees on site currently, 70% of these trees are of the lower grade, therefore planting more trees will allow for this area to be more habitable and therefore then has the potential for trees that have something that will give back to the environment such as fruit trees.

Dulcie asked how we would be able to hold developers to the design codes that we have in place?

Karle explains that outline elements will need to be approved, and this will be raising the bar above the normal standard, we can also ensure that this is all within the masterplan and the neighbourhood plan to ensure that it is always the best that is built in this area. At the moment, the developers that are known for being at the lower end of the market are moving away from this development and developers that are known for high quality houses are showing interest in this development.

## Minutes

Carolyn explains the Environmental Growth Strategy that is in place, only 20 – 40% of commitments are currently being made, she believes that this can be a good example and that commitments can be made here.

This is a hard working landscape, the whole concept of the masterplan is around the principles, the site is currently not used as a facility, this will encourage the use of the site.

The green space that was on previous applications was 30 hectares, we are now proposing 90 hectares for green space, three times the amount that was previously going to be used. Considerably more than was originally proposed and therefore is a great success on the masterplan.

There is currently the hope for 50,000 – 60,000 trees to be planted within the 'Forest' area – which is promoting healthy and active sense of wellbeing, with the potential to look further afield and link into Truro City Centre.

There will be a mix of homes across the application built in Langarth, both affordable homes (35% at the very minimum) and other new build properties.

Conversation changed to Threemilestone Industrial Estate, which would be enhanced and expanded, Allan Williams, explained that infrastructure being there to support any expansion is very important as it is already difficult to leave the industrial estate. Sarah stated that it is important to be able to cycle to work and for routes and crossings to be provided to encourage people to cycle from the Langarth development to work.

The cycle links are currently being worked on, the funding and lining up with or currently being developed by the team.

Carolyn explained that ever with the cycle routes we need to ensure that we do also think about the animals, such as otters and birds and the amount of open space we will be creating as large open space isn't the best thing for all animals, shrubs being planted along side this would be the best thing for the animals.

Karle showed the panel the current design development proposals, following the creation of the garden village, the land stewardship will be managed by the PMO. Cllr Vella posed the question – are allotments going to be planned into the garden village?

Karle explained that they will be incorporated but the location has yet to be decided. He followed on to explain that Governs, which has a Historic Landscape characterisation has been included within the red line boundary, which ensures that this area is protected and therefore no developers will be able to build on this location – this is also within the neighbourhood plan.

### **Communications Update:**

Consultation will be happening soon for the updated Neighbourhood Plan, leading forward to application at the end of April.

## Minutes

There are upcoming community engagement events – dates provided in the presentation (*if dates and locations are required in an email please let Alice Brown know who can provide these*).

### **Arcadis Community Infrastructure Programme:**

Richard Branch from Arcadis attended this meeting to provide an update. As previously agreed:

The programme for the four additional projects will be:

- January 2020 : brief preparation (RIBA 1)
- March 2020 Concept proposals (RIBA 2)
- July 2020 Developed designs (RIBA 3)

RIBA 1 will now be pushed back to February 2020, but other programme dates will remain the same.

Currently Arcadis are pulling together the teams and deliverables, the outline programme will link into the master programme.

Over the next 6 weeks, the RIBA stage comments and concerns that have previously been mentioned and comments that have been provided to Rachael Gaunt will be fed into a report. Meeting schedules will be sent out.

Dulcie has requested that she is kept in the loop and ensured that she is copied into all emails regarding this as she is the member for Threemilestone and needs to be aware of the progress of this work.

Les has included that Trisha Hewitt is a very good person for all parties to remain in contact with also to be kept up to date.

Les has requested that there is a clear understanding of the potential cost of these works, currently there is no budget allocated at this point and therefore need to get this into the Council system to confirm that it is actually within the bounds of reality. This is to bring benefits across the whole of the programme and therefore needs to be worked up to secure funding.

### **AOB:**

Dulcie concluded that she is happy with how this meeting has progressed, going forward there are only 2 further Stakeholder Panel meetings (dates provided below). How will this go forward and how will panel members remain in the loop?

Les explained that this group will slide to an end but new groups have been forward and will continue to run throughout the planning application. Work is currently happening on many projects within the programme and this group will take a part in the data that is coming forward on this new work.

Karle has explained in 4 weeks time they will have more detail that they will be able to provide to the panel, there will be more flesh on the plots and idea on the content of the centres and possible design codes to discuss, which would include the design perimeters.

**Minutes**

Mike Ashcroft discussed the work that realistically he believes needs to be completed in Threemilestone:

- There are no public toilets or disabled toilets in Threemilestone, possibility of creating a toilet block?
- Community Centre Area – grass is still there from the area, but this was going to be used for bus gate.
- Possibility of post office being moved into spar shop to create more parking in Threemilestone if the post office building is removed.

Sarah included that designing the link of cycling in Threemilestone would also save the need for car parking, but cycle parking would then need to be thought out and included.

**Dates of future Stakeholder Panel meetings**

<b><i>Date</i></b>	<b><i>Time</i></b>	<b><i>Location</i></b>
11 February	15:00 – 17:00	Grenville Room, New County Hall
10 March	15:00 – 17:00	2N.03, New County Hall