

# Minutes

**Meeting Title:** Langarth Stakeholders Panel Meeting

**Date:** Tuesday 11 February 2020

**Time:** 15.00 – 17:00

**Location:** Grenville Room, New County Hall, Truro, TR1 3AY

**Chaired by:** Cllr Dulcie Tudor

**Attendees:**

Karle Burford	Rachael Gaunt
Sandra Perez	Jack Richards
Charles Hill	Cllr Vella
Cllr Nolan	Cllr Green
Carolyn Cadman	Alan Stanhope
Ella Jordan	Michael Ashcroft
Adam Birchall	Mark O'Brien
Alice Brown	Damien Richards

## Apologies :

Les Allen	James Halse
Allan Williams	Trisha Hewitt
Suzannah Teagle	Richard Branch
Sarah Wetherill	Andrew Abbott
Cllr Dyer	

## Minutes

Chair Dulcie Tudor welcomed members of the panel to the meeting and noted a number of apologies.

### Review of Minutes

January minutes approved.

### Masterplanners Presentation

Karle started the presentation and explained that this is the latest update on the masterplan. A focus being the control and manage on the design codes.

Within the masterplanning programme we are currently in month 9 – which is Specific Uses & Masterplan update.

Community engagement is starting up again, during the first week of March.

## Minutes

Karle briefly recapped on the options that have been presented and chosen by the Strategic Board, the names of each of the centres are currently being discussed.

The site boundaries has had some slight changes, within the red line there are a few tweaks but looks similar to as it did previously, John Dyer's house is noted to be outside of the redline – this caused a conversation around why this had happened, concerns were raised that this may be because of his position on this board and of his position as a Cornwall Councillor and a Parish Councillor. Karle explained that he would have to go away and find more information out on this as he had not produced this latest diagram of the redline. Dulcie explained that she would bring this up in Any other business at the end of the meeting to speak with Adam Birchall when he was able to join the meeting.

It also showed that excluded were; Stadium, Hendra, Hotel & Petrol Filling Station.

Green Infrastructure & Landscape Strategy – General updates in line with constraints

Biodiversity Net Gain – minimum 10% biodiversity net gain, potential for 20% to existing low yield areas

Sustainable Drainage Systems – swales, ponds and NAR infiltration basins

Overhead Powerlines – reductions of 250 units due to visual impact/physical constraints

Residential Mix – 1 bed 10%, 2 bed 32%, 3 bed 39%, 4 bed 19% - Cllr Green asked whether there would be student/key worker accommodation in amongst this as this would help with Gloweth as there are a large number of students/key workers that are based at Treliske and surrounding areas that require local accommodation. There was also a discussion about how this should be spread across the site and for them to be part of a neighbourhood and be able to members of their community.

Commercial Floor Space & Mixed Use – delivery framework identifies the need for A1, A2, A3, A5 & B1 uses. Other B1, B2 & B8 off site. Mike Ashcroft made the point of ensuring that it is not small shops that are put in this area are just to shut in 2/3 years. It would be good to know what shops would be in each local centre. Karle explained that this would not be the case and the suggested shops/retailers would be further down the line.

Quality of Buildings – developer charter, silver quality which is 20% better than building regulations, gold quality which addresses air tightness and platinum which is zero carbon.

Self Build – aspiration for overall self-built strategy. The location for this is currently not identified but there is discussion to be had around this.

The board expressed their interest of self build being increasingly important, as it allows younger people to be able to buy a house and then for this house to be improved if possible. Rachael expressed that she has heard Phil Mason speaking very passionately about this. This is deliverable for a specific bracket of the population, as well as supporting younger people. Karle and Sandra explained that they are currently trying to pull evidence together to show that self builds have worked elsewhere and why they are essential to this programme. Rachael has suggested that conversations should be had with Dulcie also around the evidence as she will be able to provide evidence for this and local evidence.

## Minutes

The presentation went on to proposed land use, the diagram showed different land coloured against a key.

Jack Richards explained that the Stadium in amongst this should be marked as a community area also, it will have a conference facility as well as sport facilities.

Mike Ashcroft mentioned utilities, he explained recently there was a burst water pipe at one of the existing Langarth properties, which flooded into the valley, including flooding a car park, which is having to be repaired. Mike asked, with South West Water putting new pipes in, would they be renewing old pipework also, otherwise there might be a burst later down the line in which new properties would be damaged. Karle explained that there is a utilities team which is working on all of this and they would be best placed, he will pass on the information and ensure that they are aware. There are SUDs in place which are being worked on.

Dulcie requested further information around the 500 less homes, there are now 3,500 houses being built into the emerging masterplan, Dulcie asked, whether these 500 less needed to be put elsewhere on the Langarth site. It was explained that this was not the case, we have just put planning in for 4,000 in the infrastructure for this, which is why it is better to over plan, which allows for resilience.

This is still being fed into the viability plan which is constantly being updated.

Cllr Nolan requested an estimate number of trees that are planted, Charles explained that there at currently 50,000 trees planted. The panel believe that it is also important for residential areas to have green areas as well, not just the forest area and on the verge of the road. It was also asked who would be looking after the area – the community will likely pull together or there be a volunteer group that would be willing to help and keep this area in good condition. There are organisations that have Country Side Rangers and take on volunteers, it would be a group along the lines of this who would be able to provide support.

### **Langarth Design Codes:**

Design codes definition; *"A set of illustrated design rules and requirements which instruct on the physical development of a site or area.*

*The graphic and written components of the code are detailed and precise; and build upon a design vision such as a masterplan or other design and development framework for a site or area."*

Karle explained that these are specific codes for the area that they are being applied to. The design codes will also be benefiting the community.

### Design Code Guide:

- *Design Codes cannot address every eventuality. It is important to prioritise and avoid controlling too much detail.*
- *Key design considerations – scale, massing, materials, height, layout and landscaping*
- *What is mandatory and what is optional?*
- *Include a menu of alternative design solutions for specific elements – materials, colours, roof tiles and brick colours.*

## Minutes

- *Avoid aspirational non-deliverable statements*
- *Codes should allow for variety, creativity and innovation*

Modular houses were mentioned and how they are normally built and stacked in a location – this wouldn't work on this site due to the slope, but modular houses are a route that lots of other developments are taking and can be done well and be catered as required. Would this be a possibility on this site, without stacking to ensure that the slope is not a problem. Karle explained that modular housing does work well and if it is possible it would be good to look at for this site at a later date.

The garden village status itself comes with its own principles. Design codes cannot address every eventuality, it is important to prioritise and avoid controlling too much detail in all aspects.

The panel also believe that there should not be too much restriction on the materials that are used and alternatives are available to use, otherwise there would be the fear that materials could run out, especially if we are using Cornish only materials.

There are site wide level design codes; density, heights and landscape legibility.

The panel asked regarding affordable housing and affordable rentals and where the location of these will be, ensuring again that they are not all in the same location. There are currently viability assessments being done around this, but it is expected that they will be spread across the site. 35% of affordable housing will defiantly happen, if it is possible more will be provided, but 35% is a solid baseline.

Within the current masterplan model, it is showing that the tallest buildings are nearest to the road, which will cause this to block the view into the valley and also be all people will be able to see from surrounding areas. Karle explained that this currently is only modelling – this will be put into software and the village to be built up and then will be able to see in photos, the software and also virtual reality headsets.

Dulcie requested that this modelling would be ready in time for the Themed Working Group on the 27<sup>th</sup> March at Pydar Pop-up – [Action Karle Burford](#)

Jack Richards asked if the informal sport areas – is this sport pitches or for activities? Karle explained that it will be a mixture of both, they will be sport pitches but be able to be used as a mixture of both sports and activities.

It is believed that this will only succeed if there is a stewardship in place. The governance also needs to be established at the beginning of the programme and building and not at the end or during the programme.

The sitewide transportation will be wrapped into design codes also, especially the priority routes – encouraging loops in convenient areas rather than traffic through the whole site. This will also dictate the specific cycle routes and pedestrian routes.

Character areas – for the development to have natural valleys and natural ownerships, we are keen to ensure that each area has its own characteristics

## Minutes

and within each area there is then a finer neighbourhood to include; rural, sports, community, learning, cultural and health.

Within each of these there is an arrival space – the masterplanning team will be looking at views, movement, focal points/activities and hard perimeters around this.

There are currently Cornish Hedges throughout the site and keeping these intact and in good condition is also something that the masterplanning team are trying to ensure remain protected.

The panel suggested that it would be helpful to be able to see the site as well as seeing the modelling that the masterplanners are providing to get a real feel for what the area would look like. Carolyn Cadman suggested that it would be good to get a mini bus or another mode of transport around the site to see this.

Adam explained that there is a good route to do around the site, which would take approx. 2 hours. There was the suggestion of organising this visit the morning of the themed workshop work groups on 27<sup>th</sup> March – when the modelling will be complete. Conversations will be had outside of the stakeholder panel agreeing on the date of this visit and fed back to the panel.

Once the date has been agreed **Alice to organise the site visit (action).**

It was then asked if contact had been made with local suppliers for materials for building these properties, looking to source all of these materials locally would be preferable therefore making contact early would be the best thing to do to ensure that this is achievable.

Cornwall Council have recently agreed a new contract for recycling and bin collection – the houses will be designed to have a specific space for any wheelie bins to ensure that bins are not just left on pavements or left in a communal area that may make the neighbourhood look messy. Communal areas would also likely be a problem if the restriction on the amount of bin bags each household is allowed.

Dulcie has requested, in advance of our next Stakeholder Panel meeting – which Dulcie has expressed might be postponed to a later date to be able to provide a full update on the community engagement events and themed working groups – it would be helpful for the panel to have sight on what Karle will be presenting before the panel and for this also to me more photos and less wordy. **Action – Karle to send presentation to group week before next panel.**

Dulcie also asked what would be presented at the Public community engagement events – what would likely be on the boards. Karle explained that there would be a series of new boards, showing the masterplan and will be as specific as it can be. He also explained that it would be avoiding typical marketing 'happy couple holding hands, walking down the street' and would be more to do with what is currently in place. Dulcie expressed that it would also be good to explain to the public that this is an outline application and explaining what an outline application is where required.

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

Charles carried out this update, explaining that Richard unfortunately had to send his apologies due to multiple road accidents and therefore being unable to travel

## Minutes

down to Cornwall for this meeting.

The 4x RIBA applications have kicked off in the last month, the brief has only recently been agreed. Community Hall and the remodelling is being lead through Rachael at PBWC, sport pitches are being reviewed as to where and how many, the village centre is being looked at to link back up into the Langarth Scheme. PBWC will be commencing on the work this month – Rachael explained that here is a meeting on Wednesday 12<sup>th</sup> February with the highways team which is around a report that was produced by the residents of Threemilestone.

Mike Ashcroft expressed concern and disappointment around this, the report was produced in September 2016 and provided as a complete draft in December 2016 to the Council, the only item that was dealt with was the realignment of parking which parking is still an issue in Threemilestone. This was provided to Cornwall Council and then 'disappeared'. Which is why Threemilestone think that they are "the forgotten village". The new Co-op that has been built would have been a natural car park for residents of Threemilestone but this was given planning permission and 6 houses were built.

The report that was produced would have had major influence as Cormac had reported that the parking was a major issue. Bus gate didn't happen, the roundabout in the village gridlocks regularly.

Dulcie explained that she tried to receive a copy of this report but had no luck getting this from the Council, she received it confidentially and now the information is being worked on with Arcadis. The projects were approved in November, we are already behind on this and she would have liked for images to have been available today, which she would like to ensure there is a presentation and images at the next meeting.

Mike explained that he hopes that Langarth does not fall into the same bracket where no public conversations are had for 3.5 years.

Charles went on to explain that all RIBA application dates have remained the same, there will be different stakeholder panels set up for each different area – which Dulcie and Rachael will discuss and organise outside of this meeting.

### **Any other business:**

Dulcie has said that she believes that there should be more than one community engagement in Threemilestone with it being a major link just across the road. Karle explained that there is just the one event in all surrounding areas, there is only a set amount of time to complete these, if we were to do more than one it would be the same information provided.

Dulcie mentioned recapped on the conversation around John Dyer's house being brought outside of the redline diagram to Adam as he has arrived late, the panel would like to know how the decision was made, was it because he is a Cornwall/Parish Councillor? Is this a conflict of interest?

Adam explained that the redline is changing very regularly and there are multiple buildings/areas that have been removed from the redline, they have been working to tidy up the redlines that are not relevant to the application.

The panel asked if other land owners have received the opportunity to come out of the red line – which all landowners have now been visited and conversations

**Minutes**

have been had with them and they are aware and understand that this includes surveys on their land.

Adam has explained that he will need to go away and get more information regarding John Dyer's property as with the multiple changes he cannot remember all changes – he will go away and provide full information and a note to Dulcie.

Dulcie has been informed that she has been told she will not be able to comment on Langarth matters at Strategic Planning Committee or Cabinet because of her work on the Langarth Stakeholder Panel. Cllr Vella and Cllr Green asked if this means that they are in the same position with their Parish Council.

Dulcie is organising a meeting around this and will let Cllr Vella and Cllr Green know the outcome. Adam will also go away and speak with Simon Mansell to update the board.

Finally, Dulcie requested that the members of the board let Dulcie know what they would like to get out of the next and last Stakeholder panel meeting – which can then be passed on to Karle before he provides the next update.