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Meeting Title: Langarath Stakeholders Panel Meeting

Date: 21 April 2020

Time: 14:00 – 18:00

Location: Microsoft Teams

Chaired by: Cllr Dulcie Tudor

Attendees:

Karle Burford	Rachael Gaunt
Sandra Perez	Jack Richards
Charles Hill	Cllr Vella
Cllr R Nolan	Cllr Green
Suzannah Teagle	Alan Stanhope (beginning)
Ella Jordan	Michael Ashcroft
Adam Birchall	Mark O'Brien
Alice Brown	Damien Richards
Les Allen	Allan Williams
Cllr Holroyd	Karl Simpkins
Roberta Fuller	Sarah Wetherill
Jessica Wood	Mireia de la Nogal
Richard Branch	Trisha Hewitt
Dr Matt Bull	Cllr John Dyer

Apologies :

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

Sandra Perez explained that the meeting would be recorded and passed to board members.

Update from Cornwall Council (Les Allen)

Cornwall Council have completed the transaction with INOX and now own the land – this was completed on 27th March 2020. We obtained more land than we originally set out to purchase, this means that we now have in essence 50% of the length and width of the Northern Access Road (NAR) available to the programme and we have all of the land on the west of Langarath up to and including the land for the Stadium for Cornwall and what was noted as the

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Section 106 for the Primary School.

All land that we set out to get, we have achieved.

We have secured an agreement with INOX for the foul drain, in which they have to deliver that in line with what South West Water are designing. We have also gained control over the power supply and planning has been approved for the bus access gate.

We will also be looking at the final stages of the design delivery frameworks so that we can get the entire programme wrapped up for a submission through to planning in late spring.

The community engagement events that were held a few weeks ago were successful, we got a very good grasp of what people were expecting. A clearer indication that we are on the right path.

I'm looking at everyone in the discussion and saying that we have an opportunity here as well to come forward with view, anecdotes, expressions, to try and get across to us how you think the future way of living and working will come through to fruition. We would be very interested in your thoughts around this.

Comment from the Chair (Dulcie Tudor)

I wanted to say I see that Cllr Dyer is here at the meeting, and so I do need to say as Chair... that the legal advice you were given, John, is not to attend as you do have interests, but it's up to you, of course whether you take on that advice. But the other panel members should know that the legal advice is that you should not be part of the panel.

(then Cllr Dyer is given a chance to respond, to which he did not respond.)

Masterplanners Update (Karle Burford – AHR)

Karle explains how the beginning of the presentation looks mostly unchanged but explains how all of the drawings have been changed. Running through the presentation Karle explains the illustrations shown to the panel members. Karle shows and explains that the illustrations of a pedestrian/cycle route run separately to the NAR but are still connected to it, key pointed covered include; NAR, greening, crossing and networks, connection to Threemilestone, pedestrian and cycle routes, public spaces, Stadium for Cornwall and a mix of larger buildings situated next to the A390 which lead to smaller homes as you progress into Langarth.

Karle explains the changes to the application boundary and goes on to explain the alterations made to the phasing plan. Explaining that comes of the green infrastructure has now been moved into Phase 1.

It is then explained how the overhead powerlines will be underground.

We then move onto the green infrastructure and bio-diversity net gains. Karle shows a slide detailing utilities, covering anew Energy Centre next to the Park and Ride which focuses on renewable energy, water supply, telecoms, foul drainage and SuDS. Followed by a full SuDS strategy slide.

Residential and House mix, Karle explains how we are now looking at 3,303 homes and how we can build in and around where the power lines were.

Commercial space has increased slightly to circa 25,000m² a A and B1 uses. This would predict a higher level of employment opportunity.

Karle explains that 2% will be self-build and 3% will be custom build homes,

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which is around 80 across the site.

There will be significant changes to transport for Langarth to work effectively, including one parking space per household with additional parking located at arrival spaces and extension to the Park and Ride.

The design codes are explained, including the character areas and how each arrival space will have a different character, we also recap the design principles. It was confirmed that the scheme has committed to 35% affordable housing, it was also confirmed that within the application it will state the need for local tradespersons to work on this site.

Karle shows an animation showing a rotating aerial view of the proposed plans:

<https://youtu.be/9QQcTKRWBPI>

Dulcie notes that the animation is useful to show the scale of the development in relation to the existing Gloweth and Threemilestone.

Threemilestone Project Update (Rachael Gaunt, PBWC)

Rachael explains that the proposals we are showing are a work in progress, and how the next steps are to put business cases to all of the projects, seek further involvement of the stakeholders within the village and then put our best collective case forward for capital funding to Cornwall Council later in the year and to also look at other potential revenue pots or capital pots that we might be able to access for the projects.

Rachael goes through the presentation slides, explaining the illustrations throughout, focusing on the connection to Langarth.

Village Centre:

The improvements for the village centres are explained including traffic calming, improved cycle/pedestrian routes and crossings, use of derelict sites, shared surfaces and additional parking bays.

Community Centre:

Rachael show initial plans but explains that there is a lot more work to do due to delays in surveys because of the Covid-19 outbreak. But highlights the principals being that we work closely with Mike Ashcroft and the management committee of the community centre to look to provide 24/7 accessible WC facilities, extend the facilities to provide additional storage, improved WC's, additional bookable space and improved entrance/waiting area.

Corner Site/Active Travel Hub:

Rachael explains how we are hoping to create a corner hub inclusive of a café, pocket park, signboards for community events, direct link across to supercrossing, bike hire and repair workshop, electric car sharing club and e-bike HQ with apartments over the top.

Victoria Mills Site:

Rachael explains how it is not included in the brief but how we have looked at its potential to include short stay street parking bays, tree planting, commercial space and apartments. A hybrid of parking and new uses. Main point is to

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improve the derelict site, which could come forward through another developer who could bring the site forward but with stronger guidance from the community.

Playing Fields:

Rachael explains the illustrated proposals for the playing fields and how we would like to make it as accessible as possible for users.

Rachael discussed the proposed tree planting scheme for Hugus Road to create a green corridor, connecting the playing fields to the village centre, to Langarth. Rachael mentions that Alan Rowe is very keen to work on this with Cornwall Council. The potential 6 options for the playing fields are then run through. The hall shown is a small hall funded by a financial grant that could potentially go to the school. This is the schools decision as to where they want to go with this, similarly to the KPC field.

Rachael highlights the opportunities at the playing fields for ecological enhancements to be made with tree planting and explains how the proposals we have presented and our ideas are back by approx. 200 responses provided by the community.

Feedback from panel members:

Chair, Councillor Dulcie Tudor:

Dulcie firstly wants to note how happy she is, especially with the Threemilestone project. She mentions that if the plans are achieved, her mailbox will be empty, because they address all of the problems that people contact her about. She can also see all of the aspirations mentioned reflected in the Langarth masterplan which makes her very happy.

Dulcie's expresses she was very pleased when the masterplan was going to be designed using the Garden City Principles, but is unsure if all principles are being met through the proposed plans so far.

She makes a point of how the plans need to be 'community first', she notes the argument that the community needs to be there before we build the governance structures. Dulcie disagrees and believes that the governance structures need to be put there from day one in order for the community to evolve and to have its own leadership, ownership and stewardship. Dulcie plans on raising this question with Karle because she believes this is so important in the masterplan.

Dulcie explains her second slide with emphasis on how important it is to her to enhance and protect the existing communities in Gloweth and Threemilestone. The third slide has an emphasis on how she wants to see affordable housing reflected in the masterplan in regards to tenure blindness. Dulcie makes a point of how we should not be able to notice which homes are affordable, private, rent, social rent. Dulcie highlights how this makes it fair, democratic and it doesn't mean that the affordable housing is pushed into the corners and looks different. Dulcie would also like to see in the masterplanners presentation a point of key worker provision.

Parking provision is the final slide and her biggest concern, she explains how she thinks that a reality check is needed regarding the provision for one parking space per household. She cannot see this working on the Langarth site, she refers to what already happens in major parts of Truro where cars park either

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side of the road on the estates where they already have more than one space per home. The information in the presentation regarding the parking provision is a bit 'woolly'. So many families have work vehicles and they need a secure space where it won't be broken into.

Councillor Dyer – no comment.

Damien Richards:

Damien's first point is how the community needs to be involved from the very beginning, suggesting that we should be providing something to residents before they move into the Garden Village.

Damien refers to Malabar, Rosedale, Hendra, Pen an Dray and Tregerra, each of these have fully constituted community associations and vision/passion to bring the community together.

Damien also refers to Wellspring Healthy Living Centre in Bristol and how this is a great example of how the community facilities can be connected to GP practices. Damien mentions that he has more information on this if anyone is interested. In Damien's final slide he suggests that the Langarth Stakeholder Panel continues meeting but less often, including inviting new people and rename the group to encourage community engagement.

Dulcie is happy with Damien's slides and input and states he has said a lot of the things she wanted to say.

Mark O'Brien

Mark starts his slides by discussing the importance of bridges and connectivity, both metaphorically and physically. It is important to connect the existing community at Threemilestone. How do we get the communities to work together and not see the A390 as a physical barrier?

He believes that a garden bridge style crossing would work best for Threemilestone where people don't physically have to interact with the traffic on the A390.

Mark believes the quote "without people you're nothing" – Joe Strummer and how he feels that we need to invest in future planning for people now. We need to have the facilities and infrastructure in place on first occupation to help set the ethos of the new community.

Mark makes the point of the importance of stewardship, ownership and local leadership which needs to be planned and considered now for the community to work. Who is going to look after the public areas in terms of maintenance, people need to have a sense of ownership and responsibility.

Jack Richards:

Jack's slide show the plans for the Stadium for Cornwall, he explains that the facilities the stadium will offer to the community, including a coffee shop, work/office space etc. Jack explains that these will create employment opportunities for the community in the future.

There is mentions the inclusion of small sports fields and areas in the masterplan of which there are not enough. Jack mentions that there needs to be some real

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thought given, not only for designs like we have seen from PBWC in Threemilestone but more of a sport hub so that it can also be for the community to get together, like a sports club. Jack mentions that he sees no real facilities for a football club/netball club etc.

He thinks that the masterplan needs to consider the adjacent land to the stadium, for consideration of how this area could become a health/sports hub in connection to the stadium.

Les Allen mentions that the area that Jack is discussing has already been considered in the masterplan which has been reviewed by Vickery Holman and Tim Wood. Jack's points have been taken into account which is why it has not been replicated in other areas.

Suzannah Teagle – not present

As Suzannah had to drop off the call Rachael reads out main points provided by Suzannah including;

The positive aspect of the school being involved in Langarth and the importance of the KPC space, school and hall all being together where the whole community can benefit.

Parking, the practical needs of parking in and around the school.

The points mainly relate to Threemilestone and opportunities to involve in and around the school, the school would like to seize the opportunity to work more collaboratively and are keen to have input from the wider team for ideas on how to generate additional funds to be able to provide a facility that exceeds their needs and embraces the wider community aspiration which would be for a slightly bigger hall.

Rachael makes the point that this links to Jack's point about linking community sports facilities.

Suzannah joins

Suzannah makes an emphasis on passing over to the stakeholders how exciting the prospect is. A lot of the school staff live in the community and they are very excited about the plans for Threemilestone. Suzannah also makes the point of how important it is to link the proposed new school hall with the existing KPC field, with parking and play equipment.

Councillor Vella:

Cllr Vella's main concern is how we can preserve the sense of place in the Garden Village and how the landscaped places are maintained and are not just left to deteriorate. He believes that the residential areas should have started at Maiden Willow Green nearer to Treliske and then moved out westwards.

Another concern is the building quality and the standards for low maintenance, it is vital that it doesn't take a lot of energy to run the homes, as well as build them and that they remain good quality with little maintenance for decades.

The transport plan for match days at the Stadium is also a worry, Langarth is the car park for Treliske hospital, the Duchy hospital and Truro College. We need to ensure that staff working at the hospital and visitors are able to park and use the

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park and ride facility.

The scale of the roundabout and amount of traffic lights worries us. We liked the idea of a boulevard. People need to be able to walk from Langarth across to Threemilestone, but Cllr Vella makes the point that in his experience people don't like using bridges. He suggests that the better option would be to drop the road down, but it would be so costly that it is unfeasible.

Councillor Green:

Cllr Green begins by making the point that he thinks that Langarth should be the Gold standard so that people not just in Cornwall, but across the UK can see it as an exemplar example.

He believes that the A390 is always going to be a barrier between the communities.

Cllr Green says that we need to make sure that the masterplan ensures that there are good quality environments for the residents and wildlife. He refers to Dulcie's previous point about parking provision and backs up her comments on how their needs to be more parking per household provided, it is essential to have 2 parking spaces per household.

It is important that the affordable housing needs to be affordable for Cornish workers on Cornish wages, with inclusion of key workers.

Cllr Green asks for further clarification on the key infrastructure at Langarth and where it site within the phasing. If the Langarth doctor's surgery is in the late phases then we have to provide additional support to the Lander surgery at Threemilestone. This also applies to the school and other infrastructure.

He explains that the following concerns he will mention are informed by feedback that he has received at recent community consultation events, he has spoken to some of the clinicians that work at Treiske and relays their concerns about the pressure on RCHT from Langarth, also the population of Gloweth, Threemilestone and Langarth combined. He asks that Cornwall Council need to address the governance as such.

Finally, he would like to see the stakeholder panel morph into a community/residents panel.

Councillor Holroyd:

Cllr Holroyd states he is happy to provide no further comments and is happy with what has been said so far.

Mike Ashcroft:

Mike begins by commenting on how he feels it is inappropriate that Councillor John Dyer attended this meeting.

He follows on by commenting on the plans for Threemilestone and how he is happy with what has been produced and states he has no issues with the masterplan for Langarth Garden Village. He continues by complimenting Richard Branch (Arcadis) and Rachael Gaunt (PBWC) on their continued work on Threemilestone and their vision.

He agrees with Mark's suggestion of how a bridge over the A390 would be preferable for Threemilestone and raises concerns about the traffic lights at the supercrossing and implications on traffic.

Finally, Mike mentions previous funding that was provided for a footbridge at Richard Lander School which never came to fruition.

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Rachael follows up by noting that not everyone would have been able to hear what Mike was saying due to poor microphone quality – but assures everyone that Mike’s notes are provided in his slides which will be circulated.

Karl Simpkins:

Karl starts by mentioning previous comments made about concerns of the impact on RCHT and confirms that he believes that there could be some significant impacts on health services with the Langarth development.

He mentions concerns about the growth in population and impact upon Treliske as well as the impact upon traffic with the NAR route coming through the back of Treliske. In particular Karl mentions concerns about the impact this could have on the helipad.

Karl discusses how we need to be looking at primary and secondary care provision in its broader context including community services and mental health services as well as some of the wider services surrounding pharmacies and dentistry. Some of the benchmarking work has begun to look at what is on offer currently in the Truro area. Some of the work so far has suggested that there will not need to be an expansion on facilities but there would certainly need to be an expansion of GP services over time, but also on the ground, the feel is that with the Truro Health Park in the centre, a primary care facility needs consideration. In regard to secondary care and Treliske in particular we are looking at around a 4.2% per annum increase on emergency care on top of an already challenged healthcare system. Karl mentions his concerns of how putting such a population onto the ‘doorstep’ of Treliske would result in a natural inclination of those residents to come to ED. Karl says that their certainly needs to be consideration of perhaps a minor injuries unit or urgent treatment centre as part of a wider community hub as part of this development. As well as how outpatient services are supported and social care facilities.

He mentions that they now have a Section 106 framework in place with Cornwall Council regarding primary care facilities, this should have been going live now but may be constrained by the current climate.

Karl mentions how he believes that the way that care is provided will most definitely have to change in response to the Covid crisis and this will in turn shape the way primary and secondary care is conducted (the rise of remote consultations). This will in turn impact the model for these services in time. Overall Karl believes that there will still need to be some sort of hub in relation to health as part of the development even if these changes are made.

He mentions previous comments made about the addition pressure on the park and ride facility and how this is on RCHT’s radar of concerns, including the previously mentioned helipad.

He describes the need to keep the ‘gravel car park’/overflow at RCHT in the development plan. He believes the potential need to use that space for future use needs to be part of the planning discussions. The land should not be available at the moment for housing.

Les Allen responds to Karl by noting that the land at the back of the hospital that has been brought inside of the red line boundary for survey purposes has no intent of anything being developed on it, unless RCHT want it.

Les also thanks Karl for providing the best review received to date on the

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position of the combined health services.

Alan Stanhope:

Alan begins by stating that most of his suggestions are based upon how the built environment can encourage community. He believes Langarth will need a church, but not as a single purpose building but quite the opposite. A community centre is very important with the importance of connecting the building with the outside and surrounding facilities to create a cohesive community hub.

Alan mentions his concerns about the topography of the site and how realistic the plans are. He discusses Graven Hill and how he believes this kind of development would work well if there were more self-build opportunities where the Council provide serviced plots. He would like to plea that the self-build strategy is taken more seriously and the amount of plots at least doubled.

Alan raises concerns about a lack of mention for housing for elders with sheltered living and the live-work units and where are we going to mention that the 35% of affordable housing needs to include a high percentage of social housing? Alan refers back to Dulcie and Derek's points about how affordable housing isn't usually affordable, and also backs up Dulcie's point about the need for tenure blindness. Finally, Alan raises his concerns about how the parking spaces need to reflect the amount of beds in homes, for instance, a three bed house, will need more than one parking space.

Allan Williams (Not present)

Due to Allan having to leave the meeting early, Rachael explains Allan's points, he thinks it is really important that green spaces and infrastructure are balanced so that the village does not feel too built up.

Allan thinks that the green ethics and opportunities are there to be readily exploited, what will set Langarth apart? It is important to create good living environments which link a good home/work balance. Working from home/near home is achievable and should be given high priority, especially given current Covid-19 events. Future proofing from an energy and infrastructure point of view.

Allan raises a point of a passed approach with infrastructure improvements planned first to ease strain elsewhere.

The powerlines being underground is a positive point, it is important to make sure that the Openreach infrastructure is there. If this masterplan is done right it will create a really great place to live, work and to be part of a community

Sarah Wetherill:

Sarah begins by discussing how positive she feels about the masterplan so far from a sustainable point of view. The five local centres are important in the masterplan, reducing the need for residents to travel into town.

It is important to have a segregated cycle path and is pleased this is being achieved on the NAR.

She mentions the importance of connectivity and suggests cycle parking at bus stops to create seamless sustainable transport.

Sarah mentions her concerns regarding her concerns regarding lack of parking and her worries about how the plans may develop to result in a loss of green and communal space in favour of "parking creep".

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Sarah believes that concerns raised previously by Dulcie about cars parking on both sides of the road are a result of lack of sustainable travel at present. She is also concerned about lack of cycle storage and shows examples of Dutch homes which incorporate secure storage for E-bikes into their layouts.

Sarah refers to Vauban, Freiburg, Germany. A car free village which charged cars to enter the village and had peripheral parking. All cars are limited to walking speed. Sarah would like a strategic diagram of all the active travel connections to all surrounding areas. Sarah refers to Highertown and the need for sustainable transport provision and segregated cycle routes beyond Langarth.

Sarah then mentions the importance of encouraging sustainable living as soon as residents move in. Everything needs to be in place in order for people to change their behaviour.

Sarah suggests welcome packs for new residents, vouchers towards bike purchases, temporary free membership for car clubs, etc. In order to encourage sustainable living.

Sarah refers to Marmalade Lane, Cambridge and asks if Cornwall Council could look at this and learn from it.

Sarah concludes with a key message of how positive she is about the plans but highlights how we cannot afford to fail.

Dulcie thanks all members for their input, due to the meeting over running and many members having to leave the meeting due to prior commitments, it is suggested that a follow up Question and Answer session is organised for the following week. All members are requested to provide their questions to Rachael Gaunt within 24 hours, which will be passed on to Karle, to provide an answer session at the next meeting.