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Meeting Title: Langarth Stakeholders Panel Meeting

Date: Tuesday 18th June 2019

Time: 16:00 – 17:30

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

Chaired by: Cllr Dulcie Tudor

Attendees: Councillor John Dyer (Vice Chair)
 Councillor Maurice Vella (Truro City Council)
 Councillor Ian Holyrod (Kenwyn Parish Council)
 Councillor Derek Green (Kenwyn Parish Council)
 Paul Bearham (All Saints Church)
 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)
 Tim Johns (TEP)
 Peter Gram Jorgensen (C.F. MØLLER)
 Ben Bosworth (PBWC)
 Ben Smith – Laing (WSP)
 Les Allen (Cornwall Council)
 Adam Birchall (Cornwall Council)
 Rachael Gaunt (PBWC / Cornwall Council)

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1 Chair Dulcie Tudor welcomed members of the panel to the meeting

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- 2** Les Allen, Langarth Client Programme Manager (Cornwall Council), provided a brief introduction on his background in project and programme management and his role in the Langarth project. He also reiterated the background to the Langarth project – six individual and independent areas of development covering around 2700 houses, with 13 planning decisions made between 2011 – 2017, providing around 90% of Truro’s remaining delivery of new homes - and the Council’s Langarth commitment: Cornwall Council enabled and guided interventions for new infrastructure, facilities and homes supported by the appointment of a master planning team to consider existing and proposed communities.
- 3** James Halse, Arcadis Project Director and a member of the Langarth project team, provided a brief introduction on his background in project management and his role in supporting the Client Programme Manager.
- 4** Karle Burford from AHR, who have been appointed to develop the Langarth Masterplan, provided a brief introduction to the background of AHR, including previous projects delivered by the company, and identified other companies they would be working with on the project. These included C F Moller; Poynton Bradbury Winter Cole (PBWC); The Environment Partnership; Garner and Tonic; Litchfield’s; and WSP Engineering.
- He explained that their mission was to create a vision, masterplan, area plans and design guide and finally an outline planning application for the project. This had to support the development of a strong community at Langarth and meet the Council’s objectives for place making, sustainability and urban design. The masterplan had to:
- Create a sense of place, be people centred and meet the needs of a wider community
 - Provide a clear vision and coherent design informed by research ,which reflects the site context
 - Secure input and buy in from the public and elected members
 - Deliver a realistic balance between design aims and the commerciality faced by the private sector
 - Enhance relationship between Langarth, with Threemilestone and other parts of Truro.
 - Enable trust – building support within the community

Meaningful consultation and engagement needed to identify the needs and potential of the existing community, ensuring they are enhanced and not left behind; ensure that the Truro community recognises the opportunity provided by Langarth; gain councillors support for the scheme and promote innovative and future proof ideas.

He also outlined several key challenges for the project :

- Place – create a distinct, vibrant, forward looking and well-designed place

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- Community – ensure the development of a well-supported strong community at Langarth which is cohesive with the existing communities of Truro and Cornwall
- Growth – caters for growth in housing demand, encourages inward investment and nurtures possibilities that the existing communities can provide
- Balance – create a balance between the creation of a distinctive place and ensuring the development is economically viable for both the public and private sector

5 Each member of the Stakeholder Panel was invited to identify their “three wishes” they would like the development to deliver.

Dulcie Tudor: (Cornwall Councillor and Panel Chair)

- **Affordable quality homes** (which are affordable to live in as well as to buy). They need to be truly affordable for local residents, be insulated and have low energy costs, and be adaptable for longevity to meet the changing needs of residents. They should be well designed, with the site well laid out – i.e. affordable homes should not be crammed into the least attractive corner of the site, with no lease/leaseholder clauses.
- **Parking:** there needs to be adequate parking provision for every household (i.e. two cars), with electric charging points. There should also be secure parking spaces for parking work vehicles.
- **Open spaces** – important to create a healthy environment for all ages, with shared open spaces, well equipped play areas, cycle ways and walks for dog walkers out to the surrounding countryside. The spaces should be well maintained

John Dyer (Cornwall Councillor and Vice Chair)

- **Landscape** – the scheme needs to take account of the topography of the land which is very hilly, understand the passage of the sun as land is north facing and it’s important gardens get sunlight, and understand which plants will thrive
- **Congestion** – the A390 is already congested, with long travel times. The scheme must make other forms of travel more attractive than using the car and create facilities that can be walked to
- **Drainage and flooding** – designers must think about the impact on the River Kenwyn, and the issues of how to manage surface water and foul drainage

Ian Holyroyd / Derek Green (Kenwyn Parish Council)

- **Distinctive settlements within the landscape -the** development must be set within the rural community and now allow the city environment to drift into the rural community; create biodiversity gains within neighbourhoods and green spaces.
- **Build communities – not just homes** – with shops, GP, village hall and village green village centres with open spaces, community centres within walking distances, places for growing food, places to sit and an outdoor lifestyle. Housing should be designed by the people who want to live in them – not by architects

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- **Lead the way in connected transport** – get people out of their cars, go cycling and walking; use park and ride to create a connected hub with electric car sharing club; electric bikes with every home with bike storage, full connections by foot and cycle in all direction and oles

Sarah Wetherill (Truro Cycling Campaign Co-cars TransiBon Truro)

- **Need to design cycling in from the start of the scheme** (i.e. the Northern Access Road needs to include segregated cycling and walking provision to set the tone for the development
- **Traditional street layouts that promote cycling and walking** - this will help encourage social interaction and foster a sense of community
- **Include car and bike club schemes** – this will help reduce the number of private cars and create more space for other things

Maurice Vella (Truro City Council)

- **Eat with friends** – create a fully functioning community where people interact with each other – not a sterile dormitory / suburb where people just go to eat and sleep. Needs easy access to surrounding areas.
- **Respect quiet corners** – create quiet, green spaces with hedges and trees which promote wildlife and nature for people to enjoy
- **Reward enterprise** – support people who are working from home – i.e. create hubs and community areas where they can work together to help prevent isolation.

Rob Nolan (Cornwall Council)

- **Low running costs for new homes** – ensure low fuel and energy costs so people can afford to live there
- **Homes for Truro workers** – this will help reduce the number of people driving to work in the city.
- **Climate change** – the scheme needs to develop an environmental response to the climate emergency –

Damien Richards (Truro City Council)

- **Wellspring Healthy Living Centre Bristol** – the scheme needs to learn from the success of projects like this where all kinds of partners and community groups have come together to use a community space in an amazing and creative way.
- **Site layout** – the scheme needs to follow the example of projects like Trevethow Riel which have made great use of green spaces in a central part of the scheme
- **Open community space for music and arts events** – the scheme needs to have a central space where people can come together to hold events and express themselves.

Dr Alan Stanhope (Truro Churches Together)

- **Learning from Bavaria** – self builds. Church spires and harmony – scheme needs to learn from positive examples in other countries where

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designers combine all the great and good things in new developments – not just build traditional housing estates.

- **Good street frontages** – need to ensure that key elements like recycling facilities are built into the design, no bins and containers on the streets
- **No need for Chelsea tractors** – need to create walking neighbourhoods so it is safe for children to walk and cycle to school rather than having to be driven by car.

Ella Jordan (NHS Kernow)

- **Health led indoor and outdoor facilities** – new ways of collaborating together – i.e. physical hub, with health facilities, co working office space, café, coffee shop close to local shop and outdoor space, with space for young people – climbing wall/skate park/; room to grow with allotments, marked walks, bike trails, park run, X games space, accessibly to nature and countryside
- **Community hub** – needs to include training facility, clinical space, space for mobility scooters and buggies, potential for nursery, doggy day care and be built to the highest environmental sustainability standards
- **Creating spaces and potential for self supporting and nurturing communities** – support social inclusion, celebrations, traditions, caring and volunteering, opportunities to support each other.

Jack Richards (Stadium for Cornwall)

- **Stadium to act as a local community hub** – not just sports – but also providing health and wellbeing support, work hub, gym, cycle routes, community meeting space, area for culture and events
- **Langarth villages as a well connected place** -destination in its own right as well as connected to other villages, walking and cycling facilities, local facilities for daily shopping, A390 crossings need to keep traffic flow.
- **Design of individual homes** – homes should be built to allow for future growth and be inclusive and accessible, create communities not homes, m – should have option for self-build and self-extend projects

Suzannah Teagle (Threemilestone School)

- **Schools must complement each other** – the new school must make the most of its natural setting, be sustainable and provide the best possible facilities for happy creative pupils, so locate with community rooms with pre-school/early school. Close to GP and dentist and make life easier for busier families
- **Provide access to good quality natural space** – must provide different types of outdoor space for sport and activity, with areas for quiet reflection and access to green space for outside learning to help support the mental and physical health and wellbeing of children and families, walking, scooting and cycling options , space for storage of outdoor gear.
- **Must meet the needs of Threemilestone and its existing residents,** including the school. The scheme and new school need to connect with the existing community – not leave it behind. It must also work with the existing Threemilestone school – not compete with it.

Allan Williams (Threemilestone Business Park)

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- **Work/life balance/utopia** – scheme must support working from home which will encourage less travel. Needs to create a sense of community and connectivity among home workers
- **Ensuring infrastructure for 21st century** – need to ensure fibre to premises is provided for every house along with sustainable energy such as solar and heat pumps
- **Good public transport infrastructure** – need to be cycle ways / footpaths/ electric charge points and public services such as health centre, local shops etc. to encourage people to have a healthier lifestyle.

Summary:

- 6** It was agreed that AHR would review the feedback from members of the stakeholder panel and use it to prepare a response setting out their key priorities and parameters for delivering the Masterplan. This will be presented to the Panel at the next meeting for discussion

Dates of Stakeholder Panel meetings

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Date	Time	Location
16 th July	16:00 – 17:30	Chairman's Dining Room, New County Hall
13 th August	16:00 – 17:30	Grenville Room, New County Hall
10 th September	16:00 – 17:30	Grenville Room, New County Hall
8 th October	16:00 – 17:30	Grenville Room, New County Hall
5 th November	16:00 – 17:30	Chairman's Dining Room, New County Hall
3 rd December	16:00 – 17:30	Grenville Room, New County Hall