



Minutes

Meeting Title: Langarth Stakeholders Panel Meeting

Date: Tuesday 13 August 2019

Time: 15 00 – 17:30

Location: 2N.03, New County Hall, Truro, TR1 3AY

Chaired by: Cllr Dulcie Tudor

Attendees: Councillor John Dyer (Vice Chair)
 Councillor Bob Egerton (Cornwall Council)
 Councillor Maurice Vella (Truro City Council)
 Jack Richards (Stadium for Cornwall)
 Ella Jordan (NHS Kernow)
 Andrew Abbott (NHS Kernow)
 Damien Richards (Truro City Council Community Development Officer)
 Rev Jeremy Putnam
 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)
 Rachael Gaunt (PBWC / Cornwall Council)
 Cllr Rob Nolan (Cornwall Council)
 Mark O'Brien (Cornwall Council)
 Matt Hocking (LEAP)

Minutes

Apologies:

Councillor Ian Holyrod (Kenwyn Parish Council)
 Les Allen (Cornwall Council)
 Adam Birchall (Cornwall Council)
 Alice Brown (Cornwall Council)

Minutes

Review of minutes

Stakeholder Panel Members approved the minutes

Introduction

KB welcomed people to the meeting and explained that the format would be a workshop focused around the 10 Design Principles identified at the previous meeting of the Panel:

1. Complement local communities
2. Ease of movement and good connectivity
3. Strong sense of community
4. Unique and bespoke
5. Performative Landscape
6. Promote health and active lifestyle
7. Designing for climate change resilience
8. Diversity of housing
9. Enhance employment opportunities in the locality
10. A vision that is deliverable

Who is who?

KB introduced members of the teams from the specialist companies supporting the development of the Masterplan who each gave a short synopsis of their roles within the project.

- AHR (Karle Burford, Mireia de la Nogal)
- Arcadis (James Halse)
- C.F. MØLLER (Peter Gram Jørgensen)
- Inner Circle (Sandra Perez)
- PBWC (Ben Bosworth)
- Garner and Tonic (Vicky Garner)
- WSP (Ben Smith-Laing)

Design Principles discussion

Members of the Panel were divided into three groups to discuss the Design Principles and asked to put forward their ideas on how they could be implemented in the emerging Masterplan.

Following the discussions representatives of the three groups presented their ideas to the meeting:

Complement local communities:

- *Ensure there is a connection between the development and surrounding communities – "make communities intertwine".* This will require a way for people to cross the A390. Adding pedestrian crossings etc. will slow the traffic down which could lead to more traffic diverting to using Shortlanesend. Possible options include an overpass / underpass.

Minutes

Important to create environment where there is less traffic – get traffic off the road to reduce pollution by encouraging greater use of sustainable transport – cycling and park and ride.

- *Integrate the new school with the existing school at Threemilestone (investigate need for new secondary school)*
- *Provide places where people can get together – i.e. pub*
- *Use stadium as community facility*
- *Connect community building with health hub*
- *Provide bus routes which go through whole of the site and connect to existing communities*
- *Avoid duplication with facilities in existing communities*

Ease of movement and good connectivity:

- *Promote walking and cycling as first choice – e.g. segregated pedestrian/cycling/car routes; safe cycle routes / safe cycle parking*
- *Free electric bike to be given with sale of every new house*
- *Ensure infrastructure is present at the start of the scheme*
- *Develop nature trails within the site which link to surrounding areas*
- *Connectivity within site and to surrounding areas*
- *Direct cycle routes into city and surrounding areas and communities*
- *Greater use of park and ride*
- *Co car clubs / car sharing schemes / bike hire*
- *Focus on reducing travel – include shops / school etc. on the site / home working facilities - if people have to travel encourage them to use sustainable transport rather than private cars.*
- *Make it easier to use public transport – increased buses / park and ride*
- *Investigate possibility of developing a mini rail station on the site to utilise rail track*

Strong sense of community:

- *Honour existing communities*
- *Support interaction between different generations – ie intergenerational housing*
- *Community facilities and buildings to be owned by the local community – “doors are always open and everyone is welcome”*
- *Ensure community facilities are sited close to school*
- *School, community and shops mixed -*
- *Increase opportunities for conversations – community spaces /pub*
- *Multi use community hall / medical facilities*
- *Multi faith – can provide a central focus for the community*
- *Provide facilities for horses / bridleways*
- *Look at how food can bring people together – kitchens*

Unique and bespoke:

- *Reflect the unique history of the site - identify and celebrate memories and special places within the site*

Minutes

- *Beacon for the future*
- *Create new sense of place*
- *Celebrate existing landscape – ‘hamlets on the hill’*
- *Utilise “Cornish” style and materials of the landscape – granite and slate in houses and public spaces.*
- *Use architecture which reflects the special history of the site and also celebrates 21st century Cornishness*
- *Reflect local crafts in architecture and construction*
- *Minimise the footprint of the construction to allow space for the landscape and the view*
- *Put self-build at the centre and encourage the community to grow around it*
- *Create hard working landscape – leisure activities / food production / workshops*

Performative Landscape:

- *Make the most of natural assets of the site – landscape and views – and existing features*
- *Increase access to public rights of way / bridleways etc.*
- *Develop green infrastructure landscape and integrate it with existing infrastructure*
- *Look at functionality of the landscape – i.e. create Cornwall forest on steep slopes*
- *Investigate options for fishing / village ponds*
- *Create nature trails to connect open spaces*
- *Develop food production, orchards and fruit growing, allotments.*
- *Develop recreational facilities – cycle trails / walking routes / wildlife corridors / walking in trees*
- *Create safe outdoor spaces and safe streets so people can walk where they want safely*

Promote health and active lifestyle:

- *Create safe green route to the city and surrounding areas so people can walk / cycle to school (look at possibility of bridges / pedestrian routes on A390) – will help reduce pollution and provide healthier lifestyle than using the car*
- *Protect value of the landscape – retain as much landscape as possible around homes - i.e. hamlets with growing spaces / allotments*
- *Reduce noise pollution – help provide a “good night’s sleep”.*
- *Landscape needs to add real value – green spaces / play areas and be accessible to all*
- *Consider if community spaces should be community owned (rather than by developers / management companies) – will help protect security of green spaces for the future.*

Minutes

Designing for climate change resilience:

- *Project needs to be bold and pioneering* – find new innovative ways of doing things
- *Need to reduce emissions from the site* – fewer journeys and promote sustainable transport
- *Future proofing houses* – loft space / space for extensions etc. so they are flexible and can grow to meet the changing needs of residents
- *New homes need to be low carbon and provide low cost living* (well insulated / low energy design)
- *Pre fab houses / low rise apartments*
- *Recycling water from the site / renewable energy / energy generation*

Diversity of housing:

- *Houses need to be adaptable to meet changing needs* – helps strengthen communities if people do not need to move when their circumstances change
- *Live / work designs*
- *Custom built homes / homes with workshops*
- *Age friendly homes / shared housing*
- *Site needs mix of house styles and tenures which address needs of area* – i.e. starter homes / one or two bedroom homes / key workers housing / affordable homes / extra care homes
- *Design should encourage interaction between individuals* – community focused
- *Houses should be "tenure blind"* rather than a specific style of housing (i.e. affordable housing / social housing etc. being in one place on the sit)

Enhance employment opportunities in the area:

- *Support start-ups and small businesses* – i.e. workshops which can be rented by the hour / day month
- *Create choice for flexible working* – home working facilities / workshops with shared facilities / co working spaces where people can have their own desks etc.
- *No new industrial estates*
- *Promote interaction between hospital and college and new businesses* – i.e. learning and teaching
- *Integrate with community hub*
- *Promote sports and nature related businesses*
- *Investigate links to stadium* – i.e. community friendly facilities including conference rooms / office facilities / coffee shops

A vision that is deliverable:

This principle includes looking at the financial viability of different options. As research is currently being carried out this will be discussed at the next meeting of the Stakeholders Panel.

Minutes

Summary:

Following the presentations KB said that the teams would analyse the ideas and comments put forward during the workshop and would bring a report to the next Stakeholder Panel. The meeting will also look at the draft evaluation framework currently being developed to assess the emerging options against the design principles.

Next steps

Representatives from the Langarth project will be taking part in Truro Day on Saturday, 8 September. They will be sharing a stand with the Pydar Project and the team leading the development of the refreshed Truro and Kenwyn Neighbourhood Plan.

The next meeting of the Stakeholder Panel will be held on September 17th at 15:30 – 17:30, Grenville Room New County Hall