



# Minutes

**Meeting Title:** Langarth Stakeholders Panel Meeting

**Date:** Tuesday 17 September 2019

**Time:** 15.30 – 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 Derek Green (Kenwyn Parish Council)

Armored Carleyon (Truro City Council)

Jack Richards (Stadium for Cornwall)

Ella Jordan (NHS Kernow)

Suzannah Teagle (Threemilestone School)

Sarah Wetherill (Truro Cycling / CO Cars)

Carolyn Cadman (Cornwall Wildlife Trust)

Dr Alan Stanhope (Truro Churches Together)

Mark O'Brien (Cornwall Council)

Jonny Moore (Inner Circle)

Karle Burford (AHR)

Charles Hill (Arcadis)

Vicky Garner (G & T)

Mireia de la Nogal (AHR)

## Apologies :

Councillor Ian Holyrod (Kenwyn Parish Council)

Damien Richards (Truro City Council Community Development Officer)

Andrew Abbott (NHS Kernow)

Allan Williams (Threemilestone Business Park)

Adam Birchall (Cornwall Council)

Les Allen (Cornwall Council)

James Halse (Arcadis)

Sandra Perez (AHR)

Alice Brown (Cornwall Council)

Rachael Gaunt (PBWC / Cornwall Council)

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Chair Dulcie Tudor welcomed members of the panel to the meeting

### Review of Minutes

Stakeholder Panel Members approved the minutes.

#### **Truro Day:**

Vicky Garner (Garner & Tonic) who is leading on community engagement for the project, provided feedback from the recent Truro Day event. Representatives from the Langarth GV project joined representatives from the Pydar and Truro and Kenwyn Neighbourhood Plan projects in the Truro Place Shaping stand. After thanking Councillors Green and Dyer for their support during the day, Vicky reported that the stand had been very attended, with lots of people asking questions about all three projects. She said that having the NP as part of the stand had been very useful as it had helped provide a context for Langarth. The children's activities, including designing a future village and the tree tag decoration had provided popular and would be included as part of future consultation events.

61 comment forms were completed by members of the public during the day. Emerging themes included:

- A390 Traffic concerns – this was the area of greatest concern – with concerns over the current traffic congestion and the potential increases with the development. Other issues included the location of crossings across the A390.
- Improvements to public transport and cycleways – people raised concerns over the level of fares, and the accessibility of the park and ride service – ie opening hours and the limited places to buy tickets.
- Truly affordable housing for local people
- Improve public/ green spaces

Karle Burford (AHR) reported that while there was some positive feedback, people said they wanted an aspirational project which was going to be delivered to a high quality. He said that the involvement of the Council and the masterplanning process was a key element in delivering this

Councillor Green said he had seen a generational split in people's attitudes to the project – younger people were more positive about the development, but wanted the homes to be truly affordable, while older people did not want to see any change. He felt that most people could see that it was going to happen and so they wanted to be more involved and to make sure it was a high quality development. He also stressed the importance of providing sports facilities for younger people in the site., and key worker accommodation being available for staff at all levels of organisations such as the hospital, not just those in the more senior roles. He also reported that some of the people said they had not been aware of the Pydar project and **the Chair said that she would report this back to the next meeting of the Pydar MOU Board.**

Jack Richards said it was also important that the development provided employment on the site.

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Councillor Vella said he was concerned about the Hendra scheme which he felt was 20 years out of date and did not take into account issues such as zero carbon.

Councillor Dyer reported that he had spoken to a number of people who were concerned about the traffic on the A390 and the crossing places along the two and a half mile site, particularly with reference to older people who would not want to walk a long distance to a crossing space. **Karle Burford confirmed that the Design Team were looking at the issue of crossings across the A390 as part of the Masterplanning work.** Councillor Dyer also expressed concerns over the potential impact of the Hendra application on current shops in Threemilestone and asked for an engagement event to be held in Shortlanesend as some of his constituents were concerned about the impact of traffic using local roads through the village to travel into Truro to avoid congestion on the A390. **Vicky Garner confirmed that an engagement event was being held in Shortlanesend.**

Councillor Tudor welcomed the production of the map and asked if a visual or 3D model of the site showing the gradient of the land and the location of green spaces could be provided for the consultation events. **Karle Burford confirmed that they would be doing visuals, models and animations as part of their report back process.**

Carolyn Cadman emphasised the importance of the green spaces, and the design working in harmony with the natural processes, including the river, and the wildlife which is already on the site. This was particularly important for the design of the road -she felt the design needed to consider the green areas which needed protection at the start of the process.

**Alan Stanhope felt much of the congestion on the A390 was caused by people coming into Truro and he suggested work should take place to identify employment opportunities in the site itself and in other areas outside Truro to help reduce this.**

Vicky Garner gave an outline of the community engagement events which are being planned over the coming months. These include:

- Community pop up events in nearby communities, including Threemilestone, Highertown, Gloweth, Shortlanesend, Chacewater and St Agnes. These will be staged at regular intervals throughout the development of the masterplan to ensure that local people have their say. The first event will be held during the week beginning 7th October with further rounds held in November, December and January. Following discussions over the size of the room at the Threemilestone Community Hall it was agreed that the engagement event will be held in the Threemilestone School hall with the agreement of the headteacher. It was also reported that Truro College were keen to be involved and would be happy to provide a room for engagement events.

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- There will also be engagement activities with local schools and colleges, with young people asked for their views about the place they live and what makes it special, and at the bases of major employers, including the College, Cornwall Council and the Hospital.
- Pop up engagement events will also be held at the train and bus station, key car parks and the two park and ride sites, as well at the Truro farmers markets, Cornwall Business Fair.
- Themed working groups are being set up to look at specific areas such as transport, the environment, housing, education and health provision.
- Engagement is also taking place with local businesses and employers. Meetings are being held with the Chamber of Commerce and Truro Bid, and information is being circulated to their members via their newsletters. A commerce themed working group is also being set up. It was suggested that there should be a separate engagement activity with all businesses on the Threemilestone Industrial Estate. **This was agreed**

Mark O'Brien stressed that the existing Threemilestone residents should be at the centre of the engagement activity. **Vicky Garner confirmed there would ongoing activities with Threemilestone residents throughout the project.**

It was also agreed that it would be helpful for some of the Langarth engagement activity to be staged alongside the Neighbourhood Plan and Northern Access Road consultations as they are all linked as part of the Truro Place Shaping work. There will also be events delivered in partnership with the Pydar project as appropriate – ie there will be a Langarth stand at the Pydar pop up event being held in the former Hardy Carpets building at the end of October.

The Chair confirmed that she would be attending as many of the engagement events as possible and encouraged other members of the Panel to take part. She also asked that the events are promoted in the local community magazine, and in the media and via social media channels to maximise public awareness and attendance. **This was agreed.**

### **Northern Access Road**

Some members expressed confusion over the role of the new road – ie was it a relief road? It was confirmed that the road was an access road for the site. Sarah Wetherill suggested the NAR should be renamed to emphasise the importance of sustainability to the project.

### **Langarth Image and brand :**

The Panel were shown the latest version of the Langarth Garden Village logo which is being developed by LEAP as part of a wider Langarth image and brand project. Comments from members included concern over the colours being used, and a suggestion that the use of a darker colour for the word "village" gave the word too great an emphasis. Members were asked if they wanted to be involved in the further development of the logo and the Chair said that she did not think that the Panel should be involved in the decision. **It was agreed that further design work would be led by the officers working on the project.**

## **Delivery Framework ( Masterplan)**

Jonny Moore (Inner Circle) provided the Panel with an overview of the Delivery Framework. This is the masterplan which will outline the vision and design principles through the layout of the various land uses across the site. The masterplan needs to meet the Council's objectives for the development and to fit with the Local Plan and the Truro and Kenwyn Neighbourhood Plan.

The masterplan sets out the details of the design, including the mix and types of new homes, and the amount and type of employment and retail space. It also includes an Evaluation Framework and an infrastructure study which identifies the community facilities and services needed to meet the requirements of both the new community and existing residents – ie open spaces, accessibility, library spaces, community space, leisure and play areas, health and education provision. It also includes a financial model which is designed to ensure that the proposals are financially affordable, commercially viable, and deliverable by the Council or other partners.

## **Evaluation Framework**

This sets out the criteria which will be used to evaluate the Masterplan options to ensure they can be directly related back to the 10 Design Principles. It also includes a set of monitoring indicators to track the success of the project as it is delivered.

These are:

### **1. Complement local communities:**

- Does the Design Framework create flexible and accessible spaces that are suitable and complement with the existing ones?
- Does the Design Framework integrate and connect Threemilestone, Truro, Treliste and Gloweth?
- Are services and facilities such as shops, health & community facilities or schools being provided at Langarth which may compete with rather than complement existing facilities elsewhere.

### **2. Ease of movement and good connectivity**

- Will the design framework create a walkable, human scale neighbourhood?
- Does the Design Framework meet the principles as set out in the Council's parking guidelines?
- Does the Design Framework encourage the use of public transport?

### **3. Strong sense of community**

- Does the Design Framework provide sufficient and timely social infrastructure?
- Does the design framework provide social infrastructure that is accessible?
- Does the Design Framework provide spaces to encourage a sense of community?
- Does the design framework provide a mix of uses to attract people to live, works and play in the same area?

### **4. Unique and Bespoke**

- Does the design framework promote local character?
- Does the design framework respond to the land form of the site and the surrounding area?

### **5. Performative Landscape**

- Does the design framework deliver new and maintain existing green infrastructure?
- Does the design framework take full advantage of its natural countryside location?

### **6. Promote healthy and active lifestyle**

- Does the design framework encourage active travel?
- Does the design framework create a healthy environment?
- Does the design framework create healthy and vibrant neighbourhoods?

## **Diversity of Housing**

- Does the Design Framework Deliver a range of dwellings to meet wide range of needs?
- Does the design framework provide housing that is affordable to the local community?
- Does the design framework provide housing that meets other needs?

## **9. Enhance employment opportunities in the locality**

- Does the design framework provide an adequate amount of employment space?
- Does the design framework provide opportunities for new and existing businesses to grow?
- Does the employment space provided allow people to live near where they work?

## **10. A vision that is deliverable**

- Does the Design Framework foster the elaboration of a vision that is clear, participatory, holistic, deliverable and sustainable over the time?

## **Housing numbers**

The Chair raised concerns over the increase in the number of homes proposed for the site from the original figure of 2,700 to 4,000. She said councillors had not been aware of the increase which appeared to be as a result of the Council submitting a bid for funding for the NAR. She felt the increase would make it much more challenging to engage with local residents about the scheme. She queried when and why the original red line around the site had been changed and asked to see a map with the amended red line shown. She expressed concerns that the project was now being forced to deliver 4,000 homes in order to access the funding for the road.

Councillor Vella said there was a significant difference between the two figures and he was very concerned at the impact of the change on the Truro and Kenwyn Neighbourhood Plan which was in the process of being refreshed. He said the new red line was in conflict with the Plan and he shared the concerns over the lack of democratic accountability. His concern was shared by Councillor Green who said he felt that the NP had "been blown out of the water".

Alan Stanhope said people wanted to know where and what Langarth was and he was confused over the number of residents which would now be on the site. He had been telling people there would be around 8,000 people – similar to the size of Liskeard – and the figure now appeared to be much higher.

Ella Jordan said she had been working with health colleagues on considering health provision for 8,000 residents – did this now mean they needed to plan for 10,000 people?

Carolyn Cadman asked if adhering to 'nature standards' was part of the brief and was told that it would be.

Councillor Dyer said he was very concerned at the impact of the expansion of the red line to West Langarth farm. The original planning application for the site had included a retail park on this land – if this went ahead it would be a "death knell" for retail in Truro.

The Panel was told that the figure in the brief provided by the Council was up to 4,000 homes which was based on an expansion of the red line to include additional land. The

amended red line is in keeping with the red line being considered as part of the refreshed Neighbourhood Plan.

However the masterplanning team has been told by the Council that this figure is not a "sacrosanct" target. There are a number of factors which could affect the final number of homes. These include the topography of the site and the impact of the environment, increases in density, and local services, as well as the overall financial viability. One of the reasons for including some areas of additional land within the amended red line is to protect it from future development. There are a number of potential constraints on the site and the team are still working on the design as part of the masterplan process. It may not be possible to deliver that number of homes on the site.

It was also explained that the development of the site would be phased over a long period – with potentially between 200 and 300 homes built each year over a 25 year period.

### **Meanwhile uses**

Councillor Dyer raised concerns over what would be done with agricultural land which is not included in the first phases of the development. If it is left unused for 20 plus years it would be a serious issue. He stated that the project must ensure that all agricultural land is taken care of in the interim period. Jonny Moore confirmed that work is taking place to look at potential "meanwhile uses" for land which is not used in the early stages of the project. This is a more complex issue than finding meanwhile uses for land in an urban area and will require some detailed work to be carried out as part of the development of the overall project.

### **Utilities**

Panel members asked for details of what is happening in relation to providing water, sewerage, and energy services for the site. It was agreed that this was a key issue for the development and needed to be developed as part of the masterplan. **This work is being led by Arcadis and it was agreed that they would give a presentation on this at the next meeting of the Stakeholder Panel.**

### **Cornish hedges :**

Carolyn Cadman raised the importance of protecting Cornish hedges as part of the development. The Wildlife Trust have mapped Cornish hedges throughout Cornwall out and will be holding a hedge summit in partnership with the Council in 2020 . Councillor Green reported that protecting Cornish hedges was one of the policies in the Truro and Kenwyn Neighbourhood plan.

### **Transport**

Sarah Wetherill suggested that the wording relating to public transport in the masterplan should be changed from "encouraging" the use of public transport to "prioritising" to emphasise the importance of sustainable transport.

### **Project priorities**

Alan Stanhope said that while the project included a lot of "nice to haves" , the project had to be financially viable. How would people find out what has been deemed to be unaffordable. Who would make the decision on priorities for what should be included, and what has been left out or changed within the project – ie decisions on the density of the housing

He was supported by the Chair who said the Panel needed clarity on what was going to be possible to provide, and who would be making the decisions. She was concerned that councillors were not being provided with the information they needed. They needed to know which parts of the project they could influence.

Members were told that the decisions on priorities and what is included in the project will be made by the Council which is leading the project. All the elements of the scheme need to be costed and tested against the design principles and the financial model. It is inevitably going to be a balancing act as the project has to be affordable and commercially viable if it is to go ahead. This is also important for the evaluation process – there needs to be clarity over which indicators are the most important to deliver.

It was agreed to re send a copy of the Strategic Brief to all members of the Panel.

### **Dates of Stakeholder Panel meetings**

It was agreed that the following items will be included on the agenda of the next Stakeholder Panel meeting:

- Highways and transport
- Infrastructure
- Emerging designs

It was also agreed to ask Rob Lacey, from the Council's Planning Department to attend the meeting to provide a briefing about the Truro and Kenwyn Neighbourhood Plan.

<b>Date</b>	<b>Time</b>	<b>Location</b>
8 <sup>th</sup> October – tbc	15.30 – 17:30	Grenville Room, New County Hall
5 <sup>th</sup> November	15.30 – 17:30	Chairman's Dining Room, New County Hall
3 <sup>rd</sup> December	15.30 – 17:30	Grenville Room, New County Hall

Following the Strategic Planning Committee Langarth Briefing work will be done around how we build the SPC and potentially the PACE approach into the consultation timetable.

This timetable will be circulated in due course once dates have been added.

Current dates are:

<b>Date</b>	<b>Time</b>	<b>Location</b>
10 <sup>th</sup> October	14:00 – 19:00	Hightertown Church Hall
11 <sup>th</sup> October	14:00 – 19:00	Threemilestone School
18 <sup>th</sup> November	14:00 – 19:00	Chacewater Village Hall