



Minutes

Meeting Title: Langarth Stakeholders Panel Meeting

Date: Tuesday 3 December 2019

Time: 15.00 – 17:15

Location: Trelawney, New County Hall, Truro, TR1 3AY

Chaired by: Cllr Dulcie Tudor

Attendees: Councillor John Dyer (Vice Chair)
 Councillor Derek Green (Kenwyn Parish Council)
 Ella Jordan (NHS Kernow)
 Carolyn Cadman (Cornwall Wildlife Trust)
 Dr Alan Stanhope (Truro Churches Together)
 Rev Jeremy Putnam
 Damien Richards (Truro City Council Community Development Officer)
 Councillor Maurice Vella (Truro City Council)
 Suzannah Teagle (Threemilestone School)
 Sarah Wetherill (Sustainable Transport)
 Adam Birchall (Cornwall Council)
 Les Allen (Cornwall Council)
 Mark O-Brien (Cornwall Council)
 Karle Burford (AHR)
 Johnny Moore (Inner Circle)
 Charles Hill (Arcadis)
 Patrick Valvona (Arcadis)
 Rachael Gaunt (PBWC / Cornwall Council)

Apologies :

Mireia de la Nogal (AHR)
 Councillor Ian Holroyd (Kenwyn Parish Council)
 Vicky Garner (G & T)
 James Halse (Arcadis)
 Sandra Perez (AHR)
 Alice Brown (Cornwall Council)

Minutes

Chair Dulcie Tudor welcomed members of the panel to the meeting

Review of Minutes

Stakeholder Panel Members approved the minutes

Masterplanner Update

Karle Burford (AHR) provided an update on the development of the masterplan.

He explained that the team are continuing to develop the five character areas for the site.

These include:

- Rural gateway area at the entrance to the site (lower housing density)
- Sport and wellness area (including the stadium and sports facilities)
- Community area (middle of the site with crossings and links to Threemilestone)
- Research and learning area (links to the college and schools)
- Health area (links to the hospital)

Karle said that the current view of the Masterplanning team was that the size of the site mean that it would be better to have a mix of different character areas rather than just a single character area .

This work has led to the creation of different amenity spaces within each Character Area namely:

- Village Common (rural character)
- The Broadway (sports facilities / activities)
- Village Square
- Village Park
- Market Square

Karle also outlined the work which is taking place to develop the emerging options for the site.

These include

- Option 1 – one major centre built around the park and ride and the stadium
- Option 2 – three centres – a smaller area in the centre with two village centres
- Option 3 : five centres (or more) spread out across the site.

All three options are continuing to be tested against the design principles and the deliverability of the scheme. Specific areas being explored include housing density and potential retail, employment and community uses for the land.

The team are also working on developing “design codes” - these are the guidelines which will need to be met at a later stage in the project when reserved matters were being considered.

Areas which will be covered by these codes include housing density, the NAR and the roads which lead off it to link to different areas (these need to promote flow and connectivity rather than create cul de sacs); street furniture, plot structure, services and drainage, design of the houses (including materials , roof pitches etc).

Alan Stanhope asked when the decision on the preferred option would be made. Karle explained that work would continue on developing the three options up to Christmas. The emerging options will also be subject to consultation and engagement with key stakeholders. The feedback from these activities will then be considered alongside the results of the testing and evaluation to identify a preferred option.

All three options, including the recommendation for the preferred option, will then be considered by the Council's Cabinet. Following the Cabinet meeting the option supported by the Cabinet will be developed as the basis for the outline planning application.

Sarah Wetherill asked what the current proposals were for parking on the site – and how the design principals were being used to reduce the emphasis on car use and promote sustainable transport, including cycling and walking. Karle said that the current proposal was to allocate one space for parking for each plot (this is lower than the usual two spaces). There were a number of other measures which were being considered to reduce, such as on plot parking for bikes, improving public transport, as well as the work relating to healthy streets.

He also suggested that one option might be to charge people if they wanted more than one parking space. This suggestion led to concerns that this could dilute the incentives for people to adopt sustainable transport initiatives, and it could also create an unfair situation where those with more money could buy additional parking while others would not be able to. Sarah Wetherill re emphasised that there should be a limit on overall car parking and this was an opportunity for the Masterplan team and the Council "to be bold".

Councillor Dyer raised concerns over the congestion on the A390, and on the potential costs of the land on the site. He was told that the Council had been in negotiating with landowners and developers, with one deal expected to be confirmed before Christmas.

Rachael Gaunt asked about the timescale for commenting on the options. She also suggested that the five centres being proposed as part of Option 3 should be increased to six options to include the existing community of Threemilestone as it would be most directly affected by the development at Langarth.

Rev Puttnam queried whether the Key Performance Indicators which were being used to monitor the delivery of the plan included looking at "social wellbeing".

Councillor Green asked if the Masterplan was reflecting the Truro and Kenwyn Neighbourhood Plan. He was told that the work on refreshing the NP had informed the development of the Masterplan and so the two were aligned. Both would be going out to public consultation early in 2020 and so would have the opportunity to respond to feedback.

He also suggested that plans being developed now might not be appropriate in 20 years time. Karle explained that the team were working to "future proof" the design as much as possible. This included options for parking and sustainable transport.

Adam Birchall explained that the development of the Neighbourhood Plan was very important in ensuring the quality of the Langath development.

Communications Update:

Karle gave an update on the work which has been taking place to engage with partners and local communities during the past month.

These included stand at Cornwall Business Fair, a workshop with pupils at Richard Lander School, the first meetings of the five themed working groups will take place on 7 November, a community engagement event in Threemilestone to outline the emerging options and a drop in event in Truro City Centre. There were also presentations to Kenwyn Parish Council and the Strategic Planning Committee and continuing one to one meetings with key stakeholders.

There will be a pause in engagement activities during December and January, with a further round of events and activities in February and March to outline the preferred option. These will include further themed working group sessions; school and youth group workshops, community engagement activities, pop ups in the Park and Ride sites and train and bus stations, presentations to Kenwyn and Truro City Council and a stand at the farmers market in Lemon Quay.

There will also be a large scale "community happening" over the weekend of 29 February and 1 March. Plans for this are currently being developed and will be reported to a future meeting of the Stakeholder Panel.

Utilities Strategy

Patrick Valvona gave a presentation on the work which is taking place to develop a Utilities Strategy for the development. This is being developed in parallel with the Masterplan.

The Strategy covers a range of different utilities, including waste, water, sewerage, SUDS and telecoms and is being developed in accordance with the current regulations and policies and in line with feedback from stakeholders and the local community.

Surface water drainage: the aim of the strategy is to ensure that the new system is the same or better than the current level of green field run-off, and is easy to maintain. The proposals being developed are looking make good use of the infiltration capacity for disposal to the ground; working with the existing topography and landscape, and channel any new water courses through valley features and existing water courses. There are also opportunities to develop innovative approaches to SUDS, such as green roofs, delivering increased biodiversity, reduced site run off and enhancing amenity assets.

Councillor Vella and Councillor Dyer both raised concerns over the potential for increased flooding in Truro if the scheme is not right. They suggested that the team needed to try and prevent the flow of water into the main river courses, not simply restrict it. Patrick said they will be working closely with the Environment Agency to make sure they put the right strategy in place.

Foul sewerage and water : SWW are developing plans for a new public trunk sewer, new pumping station and rising main. The water strategy will look at promoting water saving devices, including rainwater harvesting, integration of SUDS storage, and grey water use, as well as the opportunity to use the route for cycleways and pedestrian access along the sewer and trunk mains route.

Energy and power : The strategy is proposing a focus on zero carbon buildings and no fossil fuels. Instead the project team are looking at innovative energy generation and storage options, including deep geothermal energy, and local biomass generation. There will also be photo voltaic and other renewable energy sources, and air source heat pumps.

Rachael Gaunt said the team needed to be ambitious around energy. This included supporting local community energy generation schemes. She was told that this would be considered and the team were actively looking at setting new standards for energy efficiency of homes, and piloting new technologies on the site.

Les Allen said the Council were looking at planning ahead to meet the new regulations which would be introduced in 2030 as part of the climate emergency and they were committed to making buildings on the site carbon neutral.

Alan Stanhope asked about plans to increase the capacity of the grid. He was told that the team were also looking at this but resolving it would require a number of different partners to come together at a national level

Telecoms and digital networks: this will require robust architecture to carry the highest speeds available and incorporate the latest technologies. Potential opportunities include providing free community wi fi networks, providing 5G for autonomous vehicles, supporting health monitoring linked to emergency services, and reliable high speed connections supporting small businesses and people working from home.

Delivery framework :

Johnny More provided a short presentation on the work which is taking place to develop the acceptance criteria and monitoring indicators (Key Performance Indicators) against which the Masterplan options are being tested. These KPIs will measure the impact and success of the various elements of the project.

KPIs are being developed for each of the Design Principles and include :

- Compliment local communities : accessibility of local services such as schools etc by public transport / walking / cycling
- Ease of movement / connectivity : public transport / number of electric vehicle charging points
- Strong sense of community : life satisfaction levels, views of community facilities
- Unique and bespoke : measures of biodiversity levels (ie 20% increase)
- Performative landscape : biodiversity gains / number of energy efficient homes/ area of open and natural spaces / amount of renewable energy generated/ number of trees planted/ retention of all high quality Cornish hedges
- Promote active and healthy lifestyle : zero carbon emission buildings/ improved life expectancy ; increase in levels of activity and reduction in levels of deprivation.

- Developing for climate change and resilience: zero carbon buildings / open and natural spaces / energy efficient buildings / retaining Cornish hedges and number of Ev charging points
- Diversity of housing: number of different home types etc
- Enhance employment opportunities : increased productivity / creating apprenticeships . increased levels of economic activity / reduced levels of deprivation

Les Allen explained that the team had considered a large number of potential KPIs to ensure that they matched the ambition of the project. The ones selected had to be measurable and able to be monitored.

Mark O'Brien asked if the KPIS would also be applied to Threemilestone and was told that this was being considered.

It was agreed that further work would be carried out to ensure that there were effective KPIs in place to measure education and the potential impact of the location of schools.

Sarah Wetherill asked about the potential for KPIs (including targets) to be set for walking and cycling levels. It was agreed that this would be a positive development but they needed to be measurable over the longer term. It was agreed that work will take place to look at developing a series of KPIs as part of the ongoing work.

Community Infrastructure Programme

Adam Birchall gave an update on the decision of the Council's Cabinet on the community investment proposals.

The Cabinet agreed to provide grant funding for two specific projects:

- TMS School hall and related facilities – by way of early funding for design development, and to use as match funding against other sources.
Potential schemes include a larger hall space, an outdoor learning space, improved access and parking and links to outdoor space.
- Truro Lifehouse Project – to match other funders

They also agreed to support the project development of four other schemes to get them to RIBA 3 status

- Community centre improvements – to include a potential first floor space / disabled C/ public realm/ parking and access/ signage and presence and secondary revenue potential
- Village centre : improved walking and cycling routes/ trees and greening of the area / more short stay parking / link to Langarth / improved public realm / response to 2016 ideas
- Business park access : addressing morning and evening queries/ lack of public transport links / pedestrian access / lack of corporate travel plans
- Playing pitches : spaces for local sports clubs / tree planting / outdoor wellbeing for all / potential for pavilion/ parking and access / potential for café kiosk.

Architects PBWC have been appointed to provide support for three of the four schemes, with the fourth (the business park access) being led by consultants AHR. Richard Branch from Arcadis has been appointed to lead the work to provide a coordinated response. He will be attending the next meeting of the Stakeholder Panel

The programme for the four additional projects will be :

- January 2020 : brief preparation (RIBA 1)
- March 2020 Concept proposals (RIBA 2)
- July 2020 Developed designs (RIBA 3)

The Chair raised concerns over the problems of parking in Threemilestone and said this needed to be considered as part of the Masterplan.

Councillor Dyer raised concerns over the future of the Young Farmers Club Hall on the edge of the A390 and was told that the Cabinet decision had included a facility to identify other projects. The Young Farmers were not currently in a position to take this forward but it would be something which could be discussed in the future.

Jeremy Puttnam asked if there were any plans to develop the areas to the south of the A390 in the future and, if so, whether there could be a suggestion to develop a community centre in a different location. He was told that there were no plans to do this and the team had to work with the current position.

Members of the Panel raised concerns that they had not had an opportunity to provide their views on the different options for the site as part of their work before the decision on the preferred option was made in January . They were concerned that they did not currently have enough information on the pros and cons of individual options to provide informed feedback to the team and were worried that it was being left to the last minute.

After further discussion it was agreed that the Masterplan team will provide all members of the Panel with a document setting out the details of the specific options, together with the strengths and weaknesses of each option by December 13th. The Panel Members will then have until December 18th to provide their written feedback to Alice Brown.

This can then be taken into account by the Masterplanning team, together with the feedback from the community engagement events and activities and the comments by key stakeholders.

Members also asked that the Masterplanning team provide an indication of which option they are currently favouring with an explanation as to why they were coming to that decision. It was explained that the detailed work on the costings of each option was being done over the next six weeks and so it would be difficult for the team to identify a preferred option at this stage.

Dates of future Stakeholder Panel meetings

<i>Date</i>	<i>Time</i>	<i>Location</i>