

Stewardship



Once assets have been created by the Master Developer, they will have to be managed effectively and so it is envisaged that the LLP will be responsible for establishing appropriate asset management mechanisms in the form of a Stewardship organisation. The Council's cabinet will make the decision as to how that mechanism runs.

The stewardship organisation at Langarth Garden Village will:

- Make services more easily accessible for new and existing residents
- Encourage the improvement of residents' health
- Enable the Council to understand resident needs better
- Increase economic resilience and social sustainability
- Retain the uniqueness of the Cornish landscape
- Promote local talent and businesses through a variety of programmes
- Create a healthy and biodiverse natural environment
- Create a zero-carbon, sustainable environment
- Enhance employment opportunities in the locality
- Provide the opportunity for people from diverse backgrounds to live at Langarth by providing high quality housing of a mix
- Create stronger local businesses
- Create a stronger local labour market
- Provide links to the wider transport network
- Provide cheaper and more sustainable energy.

Assets likely to be managed by the LGV Stewardship Mechanism

Green and Blue Infrastructure & Public Realm	Facilities & Assets	Unadopted Highways	Services & Community Governance
Public open spaces (parks, play areas, sports pitches, town squares, green infrastructure/landscaping etc.)	Community Hub on plot B6 (phase one), including a cafe, toilets and flexible community space	Recommended that the stewardship organisation initially take on responsibility for at least the tertiary roads. This will enable the stewardship organisation to ensure a holistic approach to placemaking and permeability in terms of drainage etc.	Governance of all the development sites across the area, regardless of ownership
Suitable Alternative Natural Greenspace (SANG)	Aspects of the Mobility Hub that will be situated besides the Community Hub - e.g. Bike hire, EV charging points and car club (phase one)	For the parts of the highway network that Langarth Stewardship Organisation are not responsible for, there should be a requirement that the stewardship organisation is consulted before works are planned, so they can ensure they're consistent with Langarth's principles.	Governance of all homes across the area regardless of tenure
Public realm (footpaths, pavements, verges, spaces between buildings)	Community Farm on plot D8 (phase three)		Ensuring representation from neighbouring communities such as Treowen Estons
Surface drainage (SUDS on land), including swales and ponds	Community Hub (which may include a library) on plot D13 (phase four)		Community Development workers
Street furniture	Allotments (across various phases including phase one)		
Public art, heritage and cultural facilities as well as multi-use spaces.	Agricultural land		
The above are both within and outside of specific development parcels within Langarth		After the initial years of operation, once the stewardship organisation is more experienced and has more income, it may be appropriate for them to also take on the responsibility of the secondary roads at that point.	