

# Langarth Garden Village Statement of Community Involvement

V4 // October 25th October 2020



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On behalf of Cornwall Council



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## Purpose

This statement of community involvement (SCI) is a companion to the hybrid planning application for 245 hectares of land to the west of Truro, submitted for a planning decision in November 2020. The project is known as Langarth Garden Village (LGV). If approved, LGV will become home to 8 - 10,000 new residents over the next 18 years.

This document only describes the process of engagement and involvement between September 2019 and November 2020. For details of onward community involvement linked to Langarth Garden Village please see [www.langarth.co.uk](http://www.langarth.co.uk).

This document outlines how the Langarth Garden Village team have engaged with a diverse array of individuals, stakeholders, landowners, neighbours and special interest groups. It sets out our methodology and principles for engagement and explains how we have talked with and listened to our communities.

Specialist documents accompanying the planning application deal with technical consultations on matters such as energy infrastructure, ecology and drainage. This document provides an insight into the involvement of the public and community leaders primarily.

As the Langarth Garden Village project enters the planning application stage for the masterplan, the team continue to develop communication techniques and engagement tools. This will ensure that the design and development team continue to reach and engage with local communities on the issues that matter to them and respond to feedback to help create a strong and resilient future for both existing and new community members. A new website has been established to help with this process [www.langarth.co.uk](http://www.langarth.co.uk).

The design and development process of making Langarth a reality will be a process spanning many years. As each phase evolves new and successive detailed planning applications will be made. Looking forward, the communities of Truro, Kenwyn and Langarth will continue to be involved in the sharing of information, ideas and views about Langarth to :-

- Build ongoing trust and understanding
- Share clear and accessible information to enable views to be expressed
- Respond to community concerns and opportunities and provide feedback
- Build and strengthen community wellbeing through collaborative working
- Learn from past experiences to improve current and future involvement methods





## Summary statements

### **Why we have consulted publicly with those linked to Langarth Garden Village:-**

- To ensure the design team understand and respond to local concerns from an early stage
- To incorporate ideas and solutions from local people who understand key issues
- To gain advocacy and support from existing communities who have been listened to
- To develop improved proposals reflecting feedback from nearby communities

### **How we have consulted ahead of the Langarth Garden Village planning application via:-**

- Key presentations and updates to Kenwyn Parish Council and Truro City Council
- Regular involvement / dialogue with Cornwall Councillors and portfolio holders
- Public participation events in September 2019-March 2020
- Langarth Stakeholder Panel monthly workshops July 2019-April 2020
- Online website material with email comments link June 2019 to present
- Visioning sessions with local schools and colleges
- Themed working group sessions in November 2019 and March 2020

### **What we have learned from our communities and stakeholders in key issues including:-**

- Need for low cost homes that are affordable for local people are a high priority locally
- Existing communities adjacent to Langarth require improved community infrastructure
- There is a large level of support for improved public transport, cycling and walking
- There is fear about the flooding and drainage at Langarth and its impact on central Truro
- Some people are sceptical about the reality of delivering the 'vision' for Langarth
- Langarth provides a rich ecological habitat and is highly valued for its landscape

### **How we have incorporated the feedback from communities into Langarth Garden Village so that:-**

- 35% of all homes at Langarth will be affordable and controlled by binding legal obligations
- S106 and CIL can be used to invest in existing communities using locally defined priorities
- Langarth can invest in public transport and active travel from the outset
- Detailed flood and drainage design work will mitigate 'down river' flooding risks
- The ecological value of Langarth will be enhanced and new public access routes created

### **Next steps**

- The Langarth website will be further developed with clear and concise information
- Digital working groups on themed areas of community interest will be established
- Meetings with Kenwyn Parish Council and Truro City Council will continue
- Regular updates and feedback sessions for Cornwall Councillors will continue
- Landowners and near neighbours will continue to be engaged





## What was the aim of this statement of community involvement?

The aim of this SCI is to set out how we have engaged with local residents, businesses and the community in shaping the masterplan for Langarth Garden Village. We will show how we have listened to and responded to feedback from local communities including:

- Residents
- Businesses
- Community and Voluntary Sector Organisations
- Key Stakeholders

Throughout the pre planning application we have tried to put the right people at the centre of the engagement process by being clear about how we work together and that we recognise the value and range of local knowledge and expertise that local communities can offer.

## What is the statement of community involvement about specifically?

This SCI specifically documents the feedback received from local communities and sets out how the feedback has been incorporated into the design development process for Langarth Garden Village. We understand that the planning history at Langarth is long and complex and we have tried to make the information about the future of Langarth Garden Village accessible and create a better experience for people around engaging with our planning consultation. By working in this way, we hope that views and feedback have been accurately recorded and shared with the Langarth design and development team. This context has led to the development of 10 Langarth Principles. By agreeing these guiding principles, early in the design process we have enabled a framework for future collaboration around local issues and the preparation of detailed plans for future detailed phases of Langarth Garden Village and its relationship to both near neighbours and the wider context of Kenwyn and Truro.

## What can be influenced by the public and what is fixed?

The Planning and Compulsory Act 2004 (as amended) places a duty upon developers to involve local communities within large scale planning applications. At Langarth we have acknowledged our obligations but have taken an alternative approach. We firmly believe that 'community builds community' and therefore by addressing community views and ideas at the outset of the ambitions for Langarth we can grow together as a community, as Langarth evolves. The fixed elements of the SCI relate to the extent of the site area and the timescale for the development of the planning application and the implementation of the first phases, subject to consent. In addition, there has been a fixed need to deliver a sustainable form of development that provides homes and community infrastructure of suitable density and distribution to satisfaction of the definition of a 'garden village community'. This requirement is linked to central and local government investment. The actual form of development and distribution of settlements etc was not fixed ahead of the design process and has evolved in response to community involvement.





## Our approach to community engagement locally

We have developed a new approach to community engagement which involves a two way dialogue with interested parties at the outset of the design process leading to a co-produced vision and set of principles and provide a future framework. It must be acknowledged that some members of the community do not want to see ANY areas of Cornwall developed for new homes and communities. While these views are acknowledged it is generally accepted that developing a coherent masterplan and delivery approach for Langarth with integrated ecological and open space proposals will be more acceptable than the existing sequence of piecemeal historic consents.

### How have we involved communities in the development of proposals for Langarth Garden Village?

- Specific events and activities for key stakeholders using existing engagement structures and relationships including Parish, City Council and Truro BID
- Localised events within existing community settings at times and locations that are convenient, later moving to digital events, as COVID-19 restrictions took effect in March 2020
- Spreading general key messages about the consultation and opportunities to get involved via online digital news channels, digital feeds on community noticeboard sites, print media and flyer posting
- Digital surveys
- Guided face to face questionnaires linked to public exhibitions
- Themed workshops with targeted invites from special interest groups
- Telephone communication
- Letters and emails





## Communities consulted, key dates and outcomes

The following chapters outline details of the communities we have consulted and worked with, key dates and summary of activities and outcomes resulting from the consultation work.

- Langath Stakeholder Panel
- Threemilestone Village Residents
- Truro & Kenwyn Neighbourhood Plan Steering Group
- Kenwyn Parish Council
- Truro City Council
- Cornwall Council Councillors
- Near neighbours and landowners
- Schools, colleges and young people
- Public participation
- March 2020: Phase 2 community engagement pop up events
- Themed working groups





## Langarth Stakeholder Panel

On 22nd January 2019 Cornwall Council resolved to intervene in design and delivery of homes and communities at Langarth. Linked to this resolution it was resolved, via amendment, to set up a stakeholder panel of community leaders to help guide the development of the masterplan. The panel met monthly from March 2019 to April 2020. The work of the panel and the minutes of each meeting can be viewed at: [www.cornwall.gov.uk/environment-and-planning/planning/langarth-garden-village/langarth-stakeholder-panel/](http://www.cornwall.gov.uk/environment-and-planning/planning/langarth-garden-village/langarth-stakeholder-panel/)

The aim of the panel was to help shape the development of the Langarth Garden Village masterplan, to respond to the fact that the masterplan needs of existing residents as well as the needs of new residents. Chaired by local Cornwall Councillor Dulcie Tudor, the panel includes representatives of:

- Truro City Council and Kenwyn Parish Council
- Threemilestone School
- Threemilestone Community Centre
- Threemilestone business estate
- The stadium partnership, and
- Cycling and environmental groups

At the first panel session in March 2019 each member of the panel recorded their top three priorities and presented their views to the design team. In the following months the panel worked with the team to create a range of design principles to inform the masterplan, leading to the creation of 10 agreed design principles to include:

- Work with and enhance the quality of life for local communities
- Making it easy and possible to get around on foot, bike and public transport. Both within Langarth and into surrounding communities
- Help instil a strong sense of community
- Creating a place that builds upon and celebrates this unique environment
- Creating a hard working landscape that looks beautiful and is functional and productive
- Promote active and healthy lifestyles and a sense of wellbeing
- Designing for climate change resilience

- Offers a mix of homes meeting the varying needs of residents
- Creating jobs and enhancing existing employment opportunities
- A vision that is deliverable

In the later stages of 2019, the panel considered the emerging masterplan options in detail. This included advising on;

- The design and quality of housing,
- Transport links,
- Community facilities, including new schools, health, leisure, play, faith and emergency facilities,
- Green and open spaces,
- Working with the Council to develop community investment projects in Threemilestone and Highertown.

A key decision informed by the work of the stakeholder panel was the principle of creating neighbourhood clusters. Here the panel considered the merits of one centre, three centres or five new centres. Each option acknowledged the role of Threemilestone centre as a significant existing community hub. After debate and consideration, the panel supported the proposal of five centres across the masterplan area.

The final session of the panel in April 2020 was conducted virtually, due to Covid restrictions. During the last meeting panel members reviewed the latest masterplan proposals. They also highlighted further proposals to include in the final masterplan. Specific suggestions included :

- Promoting high quality building design. This will help create a “gold standard” for all future development in Cornwall
- Including bike storage in all new homes
- Developing community associations at the start of the project
- The principle of community ownership for maintenance and upkeep of open spaces
- Retaining as much existing natural habitat as possible while creating new wild spaces
- Reviewing the number of car parking spaces per household
- Delivering integrated health facilities at the start of the project
- At least 5% of all homes at Langarth to be custom and self-build homes



The Councils approach for Langarth Garden Village sought to enable an approach that was community led. The work of the stakeholder panel has played a key role in helping to achieve this aim. The benefits to existing and future residents linked to the work of the panel includes:

- Protecting at least 48% of the existing green space within the site. Substantially more than the previous applications.
- Providing a good mix between: detached (15%), semi-detached (25%), terraced houses (55%) and bungalows (5%); with 35% affordable homes (for local people).
- There are also homes which are adaptable for different stages of life. Housing for key workers such as nurses and teachers. Self-build, live-work, and co-living homes. Student accommodation. Communal living. Extra care housing for older people and people with disabilities. Self-build and retirement homes, pathway homes, assisted living and intergenerational housing.
- Building high quality homes. This includes a standard at least 20% higher than current building regulations. A target of achieving net Zero Carbon.
- Using low carbon energy sources. These include district heating heat pumps with photovoltaic panels rather than fossil fuels. Electric charging points for every house and high levels of insulation.
- Providing one new primary school at the start of the project. A second primary school when required to meet demand.
- Integrating health facilities. Meeting the needs of the new residents and seeking to reduce pressure on RCHT.
- Supporting the council in their ambition to improve the existing A390 as part of a wider transport strategy for Truro. Delivering the new Northern Access Road at the start of the development. Walkable and cycle friendly streets. These will link with new cycle routes into and around the city. Improved public transport. Increased bus services and E-Bike and E-car clubs.
- Provide public access to and improve public understanding of the Penventinnie Round Scheduled Monument at 'Governs Farm'
- Improved connectivity. Generous and interconnected green corridors. These will link to existing settlements. They will also link with existing and planned retail developments in the rest of Truro.
- Investment in community projects in Threemilestone and Highertown. This will help reduce pressure on local services. These community projects include: Community Hall at All Saints Church Highertown, new hall at Threemilestone School, upgrading the Community Centre, providing new playing pitches, improving the village centre to reduce congestion and increase parking.
- Sustainable drainage systems. These will provide a natural flood prevention system. Enhance biodiversity.
- Creating a vibrant, co-ordinated development - a place where people want to live, work and visit; green and public spaces; live-work housing solutions; access to superfast broadband; support for start-ups; growth for small and medium sized enterprises; new sports, cultural and play areas; providing areas for young families which are close to schools and surrounded by nature.
- Building on Cornish heritage. Promoting the use of local sourced building materials. Using local tradespeople.
- Variety of different housing sizes and styles. Not a bland "one size fits all" approach.
- Setting the development within the historic fields. Minimise impact on existing hedgerows. Create new hedges. Increase biodiversity on the site by up to 20%.
- Planting at least 50,000 new trees as part of the Forest for Cornwall
- Providing allotments, a community farm, community gardens and community orchards. This will support food production and bring communities together.
- Working with Building Cornwall to support the creation of local jobs. Supporting apprentice schemes in the area.
- Supporting innovation in the building industry. Promoting the use of new technologies and helping to create expertise in the local area.



## Record of Langarth Stakeholder Panel meetings

The Langarth Stakeholder Panel met on:-

19th March 2019,  
18th June 2019,  
16th July 2019,  
13th August 2019,  
17th September 2019,  
8th October 2019,  
7th November 2019,  
3rd December 2019,  
14th January 2020,  
11th February 2020,  
21st April 2020.

Minutes of all stakeholder panel sessions can be found at:

[www.cornwall.gov.uk/environment-and-planning/planning/langarth-garden-village/langarth-stakeholder-panel/](http://www.cornwall.gov.uk/environment-and-planning/planning/langarth-garden-village/langarth-stakeholder-panel/)

## Outcome of Langarth Stakeholder Panel Involvement

The work of the Langarth Stakeholder panel has positively contributed to the design development of Langarth Garden Village. As a direct result of the panel the design proposals and vision and values for Langarth have evolved to become more community focussed, with a stronger emphasis on ecology, connectivity and diversity of home tenure. Themed topic groups will be established to continue the direction set by the panel. The first group is already up and running and this group is focussed on improving connectivity with Threemilestone and the improvement of community facilities within the village for the benefit of existing and new residents. The first group is Threemilestone village working group. The work with residents in the village of Threemilestone is described over.



Pictured above: The Langarth Stakeholder Panel



## Threemilestone Village Residents

As part of the Langarth Garden Village commitment to work with existing communities a working group has been established with community leaders within the adjacent settlement of Threemilestone. In addition, a series of public information events have been delivered within the village and questionnaire feedback has been gathered. The working group is chaired by Arcadis on behalf of Cornwall Council. Members include representatives of:-

- Lander Medical Practice representatives
- Representatives of Kenwyn Parish Council
- Cornwall Council Divisional Ward Member
- Local faith group leaders
- Threemilestone Primary School Teacher and Governor representatives
- Threemilestone Community Centre Chairman
- The Victoria Inn Landlord
- Threemilestone Football Club representatives
- Cormac highways representative



Pictured above: First meeting of TMS Village Working Group – 3rd March 2020

## Key dates and activities within the village of

- 11th October 2019 - Public consultation event at Threemilestone Primary School on the emerging themes for Langarth Garden Village
- 8th November 2019 - Public drop in event at the Community Centre on the emerging themes for Langarth Garden Village
- 12th December 2019 – Langarth design team members meet with representatives of Kenwyn Parish Council, TMS Primary School and the Cornwall Council Divisional Ward Member to investigate options for new school / community hall within existing school grounds and also consider how playing field access within the village could be improved
- 3rd March 2020 - Initial meeting / workshop of the TMS village working group at TMS Community Hall to discuss the initial ideas for the TMS village projects.
- 6th March 2020 – Public consultation on emerging ideas for TMS village projects linked to the public exhibition on the masterplan for Langarth Garden Village.
- 21st April 2020 – Presentation of TMS village projects by the TMS working group rep to all within the Langarth Stakeholder Panel (virtual event)
- 24th April 2020 – Second meeting / workshop of the TMS village working group to confirm project proposals for TMS village projects (virtual event)
- 20th July 2020 – Village projects update meeting with members of Kenwyn Parish Council led by working group chairman (virtual event)
- 21st September 2020 – Update on TMS community projects to Kenwyn Parish Council meeting with presentation from working group chair (virtual meeting)
- 24th September 2020 – Village working group meeting no 3 providing updates on all projects and also providing confirmation of finalised design for proposed extension to TMS community centre (virtual meeting)
- 2nd November 2020 - Village working group meeting no 4 providing updates on all projects and scheduling of onward meetings and communication channels (virtual meeting)



## Outcome of engagement work within Threemilestone Village

A comprehensive series of sketches for improving TMS village life was produced in April 2020 based on work with local stakeholders and the feedback from over 200 paper and digital questionnaires from public consultation events. The main themes within the work captured the following aspects and responded to public and stakeholder feedback from October 2019-April 2020.

Theme 1 - Public realm and Threemilestone village centre

Highest priority via public consultation: Reduce traffic speeds / volumes through village

Theme 2 - Threemilestone community centre

Highest priority via public consultation: Accessible village centre WC facilities and improved lobby space

Theme 3 - Threemilestone school facilities

Highest priority via public consultation for proposed hall within school grounds: Create community hub

Theme 4 - Play and recreation linked to Kenwyn Parish Council Playing Field

Highest priority via public consultation sought: Improved play and recreation opportunities

Theme 5 - Greening and rewilding

Highest priority via public consultation supported: Tree planting throughout village with ecology areas

The TMS village working party is now firmly established and meeting regularly. The community projects within the wider portfolio of aspirations continue to evolve towards funding bids and technical design development. A community wide update will be shared on the Langarth Garden Village website and village wide social media channels will be used to keep local residents informed of ways to get involved as the projects develop further. The priorities of the village working group have been informed by the earlier consultations within the village led by Cormac. These include:-

- 2016 Planning for real event linked to roads, transport and connectivity
- 2019 Play consultation linked to Kenwyn Parish Council playing field and S106 funds



Pictured above: Many generations of TMS residents share passion and interest in their village at public event on 6th March 2020

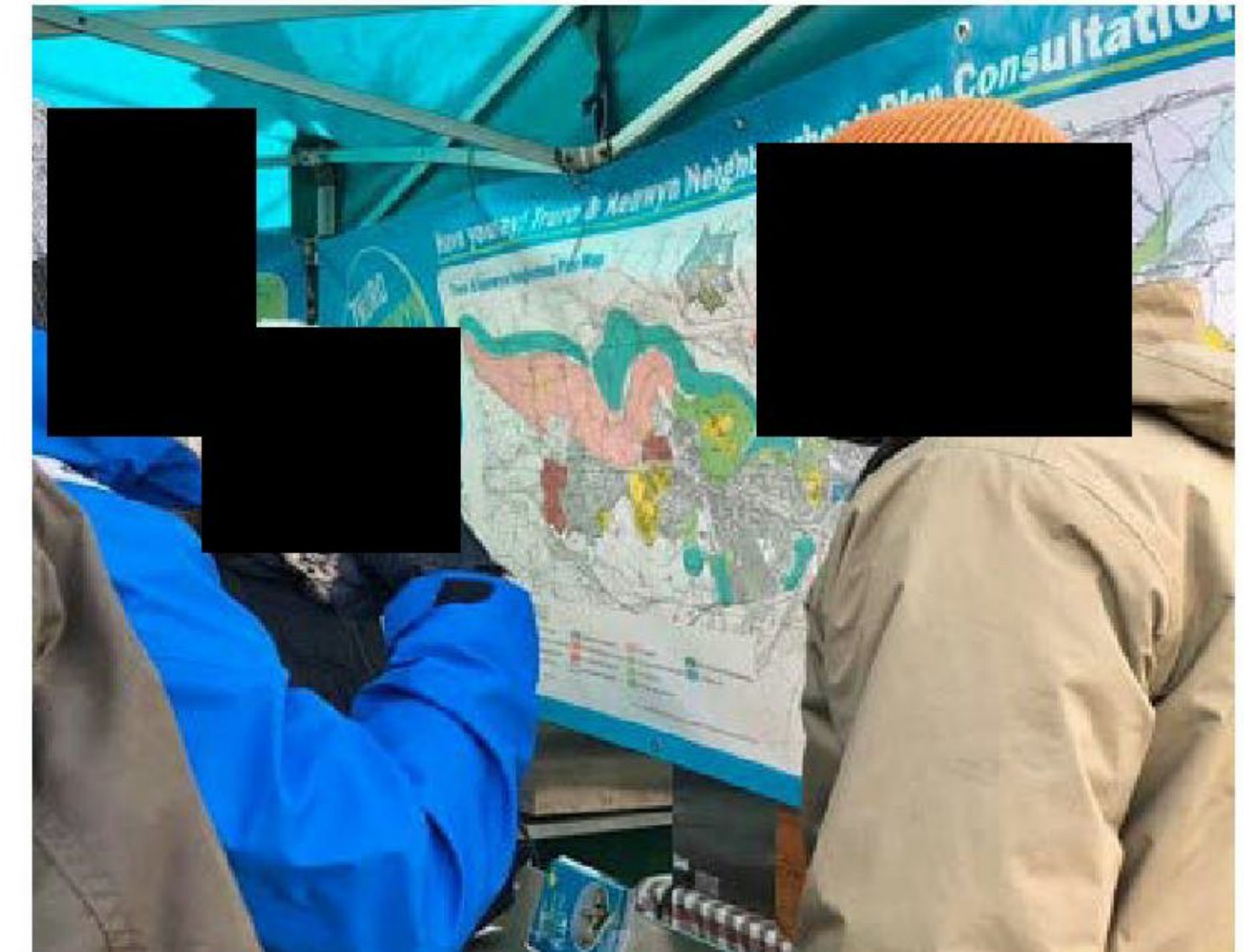


## Involvement with Truro and Kenwyn Neighbourhood Plan Steering Group

Truro and Kenwyn Neighbourhood Plan was adopted in 2016. The steering group for the plan are currently reviewing and updating the plan to ensure that the document remains robust and current. On 18th June 2019 members of the Langarth Garden Village design team met with the neighbourhood plan steering group to discuss the future of Langarth from a planning policy and placemaking point of view. The session built on a previous workshop undertaken by the steering group to consider Langarth. The outcome of the work assisted in the development of policy wording for the land area at Langarth and also included definition of a map boundary linked to the draft policy. The draft wording of the policy was shared via neighbourhood plan public engagement in February-March 2020. As part of this public consultation the Langarth Garden Village team made representations to the neighbourhood plan team. The neighbourhood plan is currently being revised to reflect, where possible, public comments and a revision to the plan is expected in early 2021. This revision will require further public involvement followed by independent examination and a public referendum. The referendum date is expected in May 2021.

## Truro and Kenwyn Neighbourhood Plan Consultation Outcomes

Based on the active engagement with the neighbourhood plan group the policies linked to Langarth in the emerging revision of the neighbourhood plan are aligned with the masterplan vision for Langarth Garden Village.



Pictured above: The Langarth Garden Village Team have actively engaged with ideas for new policies for Langarth via the public consultation that ran from 10th February 2020 to 22nd March 2020.



## Consultation with Kenwyn Parish Council

The majority of the land within the Langarth Garden Village masterplan area sits within the boundary of Kenwyn Parish Council. Kenwyn Parish Council are a key stakeholder in the future of Langarth and residents within the Parish are the near neighbours to Langarth. The link between Langarth planning proposals and Kenwyn Parish Council pre dates the current masterplan, as Kenwyn Parish Council have been party to consultation on the majority of the historic consents. At the outset of the garden village design development process connection with the Parish Council was established by inviting the Chairman of the Parish Council and a second Parish Councillor to sit within the Langarth Stakeholder Panel. In addition, two Councillors were nominated, in November 2019, to sit within the Threemilestone village working party. In addition to the regular involvement in these two forums there have been a number of formal presentations to Kenwyn Parish Council by members of the Langarth Garden Village Team.

### Presentation of 13th November 2019

Key members from the Langarth project team gave a detailed presentation on the project, and the development of the masterplan to a meeting of the full Council.

Key points discussed included:

- Too many new homes would overwhelm existing infrastructure
- Negative impact on the village of Threemilestone – concern it would be seen as a ‘poor relation’
- Impact on the local schools and health facilities (including Shortlanesend as well as Threemilestone)
- Concerns over drainage - potential for flooding
- Impact on traffic congestion on A390
- Increasing access problems to village – i.e. access to industrial estate
- Scheme does not fit with changes to the Truro and Kenwyn Neighbourhood Plan
- 4,000 new homes excessive for local area
- Lack of existing sports facilities in village

## Update on masterplan development 12th February 2020

Members of the Langarth team provided an update on the development of the masterplan and the preferred option to councillors at a meeting of the Parish Council.

Key points discussed included :

- Impact of refreshed Truro & Kenwyn Neighbourhood Plan on the proposed development
- How would the team ensure that Threemilestone was included and improved and not seen as a separate community once the Langarth development was built.
- Importance of ensuring key infrastructure, such as schools and health facilities, were provided at the start of the project and concern over impact on RCHT
- Potential impact on existing schools at Threemilestone and Shortlanesend
- Concern over drainage and need to work with key partners such as SWW
- Impact of increased traffic on minor road network including the quiet lanes and threat of increased rat running

### Kenwyn Parish Council Presentation 22 June 2020

Members of the Langarth gave a further presentation to the full Council

Key points discussed included :

- Timescale for construction
- Potential improvements to the A390, including design of future crossing points
- Plans for new cycle routes
- Energy strategy plan for the development
- Plans for increasing biodiversity across the site
- Zero carbon targets for new homes
- Public realm improvements in Threemilestone



## Kenwyn Parish Council 20 July 2020

Members received a presentation on the proposed community investment projects in Threemilestone from the officers leading the project.

Key points discussed included :

- Proposals for design, future uses and funding of new school / community hall at Threemilestone Primary School
- Potential impact of school hall plans on Kenwyn Parish Council paying field
- Need for Parish Council support for proposals
- Plans for Threemilestone Community Centre extension
- Proposals for improvement to public realm in Threemilestone

Whilst discussing option 7 with regards to access across Threemilestone Playing Field, the Chairman, on behalf of the parish council gave “in principle” support for the access and the project provided this was the option that was finally used.

## Kenwyn Parish Council 21 September 2020

Members received a further update on the Threemilestone community investment projects

Key points discussed included :

- Submission of funding application for Community Centre extension to Truro Town's Fund
- Submission of business cases for TMS projects to Cornwall Council Cabinet meeting on 4 November
- Latest plans for the extension, including potential impact on parking provision in the village
- Designs for public realm works
- Crossings on the A390
- Cycle routes on the A390 and at Langarth Garden Village
- Threemilestone School Project & Sports Pitches

## Key dates:

- 19 September 2019 - Technical briefing no 1 for Cornwall Council Strategic Planning Committee, Kenwyn Parish Council and Truro City Council
- 13 November 2019 - Presentation to Kenwyn Parish Council  
[https://www.kenwynparishcouncil.gov.uk/\\_UserFiles/Files/\\_Minutes/83809-pcmins\\_13.11.19.pdf](https://www.kenwynparishcouncil.gov.uk/_UserFiles/Files/_Minutes/83809-pcmins_13.11.19.pdf)
- 12 February 2020 - Update on masterplan to Kenwyn Parish Council  
[https://www.kenwynparishcouncil.gov.uk/\\_UserFiles/Files/\\_Minutes/89355-pcmins\\_12.02.2020.pdf](https://www.kenwynparishcouncil.gov.uk/_UserFiles/Files/_Minutes/89355-pcmins_12.02.2020.pdf)
- 28 May 2020 - Technical Briefing no 2 for Strategic Planning Committee, Truro City Council and Kenwyn Parish Council (virtual event)
- 22nd June 2020 – Presentation to Full Council of Kenwyn Parish Council  
[https://www.kenwynparishcouncil.gov.uk/\\_UserFiles/Files/\\_Minutes/98591-pcmins\\_22.06.2020.pdf](https://www.kenwynparishcouncil.gov.uk/_UserFiles/Files/_Minutes/98591-pcmins_22.06.2020.pdf)
- 20th July 2020 – Presentation to Full Council of Kenwyn Parish Council  
[https://www.kenwynparishcouncil.gov.uk/\\_UserFiles/Files/\\_Minutes/99795-20.07.2020.pdf](https://www.kenwynparishcouncil.gov.uk/_UserFiles/Files/_Minutes/99795-20.07.2020.pdf)
- 10 September 2020 - Technical briefing no 3 to Strategic Planning Committee, Truro City Council and Kenwyn Parish Council
- 21 September 2020 – Communication regarding start of works Interim Link Road sent to Kenwyn Parish Council  
[https://www.kenwynparishcouncil.gov.uk/\\_UserFiles/Files/\\_Minutes/104932-pcmins\\_21.09.2020.pdf](https://www.kenwynparishcouncil.gov.uk/_UserFiles/Files/_Minutes/104932-pcmins_21.09.2020.pdf)



## Consultation with Truro City Council

Truro City Council Councillors have a keen interest in the development of the masterplan for Langarth as the approach taken at Langarth affects all residents, businesses and visitors to Truro. To help with dialogue and communication the chair of the planning committee at Truro City Council was invited to be a member of the Langarth Stakeholder Panel. In addition, there have been a number of briefings and presentations to members of Truro City Council.

### 3rd October 2019 - Report to Truro City Council planning committee

Councillors were asked for their views on the EIA Scoping Opinion Request for the proposed development. Key points discussed included:-

- Number of houses
- Impact on existing retail in Truro
- Concerns over reduction in air quality due to increased traffic congestion
- Conflict with Climate Emergency

### 28 October 2019 - Presentation to Truro City Council

Key members from the Langarth project team gave a detailed presentation on the project, and the development of the masterplan to a meeting of the full Council. Key points discussed included:-

- How Langarth fits with the refresh of the Truro and Kenwyn Neighbourhood Plan
- 4,000 new homes excessive for local area
- Impact on Truro – traffic congestion / existing education, health and retail facilities
- Concerns over drainage and flooding
- Impact on the environment and climate emergency
- How the project fits with the Stadium
- Some councillors said they accepted that there were existing planning consents in place but, if a scheme had to go ahead, it was vital that the City Council had a role in shaping the new development and was kept informed

### 20 January 2020: Informal update on masterplan development to Truro City Council

Members of the Langarth team provided an update on the development of the masterplan and the preferred option to an informal meeting of the City Council. Key points discussed included:-

- Surface water drainage
- Truro is vulnerable to surface water run off
- Can the scheme ensure Truro is not at further risk?
- Foul sewerage - need to understand how sewerage is going to be dealt with, is there sufficient capacity at Newham plant. Also need to ensure any storage tanks do not cause issues /smell etc. as has happened elsewhere in Truro
- Importance of public transport
- Need to ensure the development does not undermine existing Council funded services
- Deliverability – is the project viable?
- Support for bio diversity improvements and tree planting

### 26 October 2020 - Presentation to Truro City Council

Key members of the Langarth project team gave a presentation on progress made with the application since the last meeting, and outlined next steps with the planning application process following submission in early November. Key points discussed included:-

- An update on what has happened during the summer on the application programme
- An explanation of the 'hybrid' nature of the planning application
- A summary of progress made with other projects including the Interim Link Road
- Questions raised included bus connectivity, potential access to rail halt, drainage and mineral rights
- The City Council noted progress made and await consultation in due course



## Key dates

- 19 September 2019 - Technical briefing no 1 for Cornwall Council Strategic Planning Committee, Kenwyn Parish Council and Truro City Council
- 3rd October 2019 – Presentation to Truro City Council Planning Committee  
[http://www.truro.gov.uk/\\_UserFiles/Files/\\_Agendas/61480-Agenda\\_and\\_Appendices.pdf](http://www.truro.gov.uk/_UserFiles/Files/_Agendas/61480-Agenda_and_Appendices.pdf)
- 28 October 2019 - presentation to Truro City Council  
[http://www.truro.gov.uk/\\_UserFiles/Files/\\_Minutes/83484-Binder1.pdf](http://www.truro.gov.uk/_UserFiles/Files/_Minutes/83484-Binder1.pdf)
- 13 November 2019 - Presentation to Kenwyn Parish Council
- 20 January 2020 - Update on masterplan to Truro City Council
- 12 February 2020 - Update on masterplan to Kenwyn Parish Council
- 28 May 2020 - Technical Briefing no 2 or Strategic Planning Committee, Truro City Council and Kenwyn Parish Council (virtual event)
- 10 September 2020 - Technical briefing no 3 to Strategic Planning Committee , Truro City Council and Kenwyn Parish Council
- 21 September 2020 – Communication regarding start of works Interim Link Road sent to Truro City Council
- 26 October 2020 - Update on masterplan to Truro City Council



## Consultation with Cornwall Council Councillors

Information sessions for Cornwall Councillors representing wards in Truro and Kenwyn have taken place throughout recent years. In addition, key investment decisions linked to Langarth have been debated and decided on by Cornwall Councillors. As part of a programme to help guide the development of the Langarth Village masterplan a series of three technical briefings were provided to the strategic planning committee of Cornwall Council <https://democracy.cornwall.gov.uk/mgCommitteeDetails.aspx?ID=618>.

The briefings were focused on a range of issues identified by the committee. The key issues raised varied for each meeting as follows:-

### Meeting one – September 2019

- The first presentation was focused upon the structure, ambition and scope of the Langarth Garden village
- There was broad support for the objectives and actions of the Council in seeking to develop a coordinated masterplan with a focus on improving the quality and character of the development
- Issues and concerns were raised about the use of 4000 homes in the scoping report for the environmental impact assessment. It was highlighted that this figure was there to test against environmental and other criteria
- The meeting then set out further subjects for consideration at future meetings

### Meeting two – May 2020

- Presentation covered a range of issues, response to design, climate change, drainage and transport
- Impact of surface water drainage on the wider catchment
- Affordability of housing, what level of discount would be involved for affordable homes and the split of tenure proposed
- Main focus of the discussion revolved around the proposed level of car parking with members asserting that 1 space per unit did not reflect likely pressures and would impact upon adjoining areas or affect deliverability
- Discussion around the catchment for different forms active travel and public transport with questions around electric bikes and deliverability of car clubs
- It was agreed that presentations from key utility providers including South West Water and the Environment Agency would form part of the next briefing

### Meeting Three – September 2020

- Meeting focused upon presentation from the masterplanning team in terms of utilities, SWW and the Environment Agency
- Investment programme of SWW for Truro, Newham treatment plant and the network to provide for Langarth Garden Village
- Description of the drainage and sewage network and its operation
- Environment agency presentation outlined the programme for the EA review of the catchment and wider surface water management. This included description of further investigation and investment being developed by the EA
- Masterplanners outlined the proposals for the delivery of infrastructure on the site to support the ambitions of the scheme
- Key focus of discussions included resilience of Truro to surface water drainage and limitations in the centre and Estuary
- Details of SWW investment programme were tabled

### Key dates

- 19 September 2019 - Technical briefing no 1 for Strategic Planning Committee
- 28 May 2020 - Technical Briefing no 2 to Strategic Planning Committee
- 10 September 2020 - Technical briefing no 3 to Strategic Planning Committee
- 21 September 2020 – Communication regarding start of works Interim Link Road sent to Cornwall Councillors



## Near neighbours and landowners

At the start of the consultation period there were 34 separate land owners within the Langarth Garden Village masterplan area. Since then Cornwall Council have purchased land at Langarth reducing the number of landowners to 28. There is also one tenant under licence for fishing. All the landowners have been kept apprised throughout the masterplanning stage and have mostly granted permission to carry out surveys on their land. One of the key issues raised concerned sewers/drainage from the site – mitigated by the implication of the SUDs features. Another concern raised by landowners related to the change of rural character and its impact on ecology. In response to this concern the design and development team have worked to create a bio-diversity net gain (up to 20%) and the increase in green space from previous planning applications.

In addition to communication with landowners Council officers and design and development team members have communicated via letter, email, phone and in person with nearby neighbours who have sought information and clarification about the master planning proposals.

## Key dates

- 24 July 2019 - Letter send to landowners re carrying out surveys
- 5 September 2019 - Letter to landowners re development of masterplan and surveys
- 21 September 2020 – Communication regarding start of works Interim Link Road
- 1 October 2020 – Update letter for landowners regarding planning application submission



## Schools, colleges and young people

Children and young people will make up a significant proportion of the new residents at Langarth. In addition, children and young people represent about 25% of all existing residents. Children and young people are often the most under-represented portion of society. The Langarth design and development has made a concerted effort to listen to and incorporate the priorities of children and young people. This work has been arranged via the teaching staff at Richard Lander School, Truro and Penwith College, Chacewater Primary School, Threemilestone Primary School and the youth leaders of Truro Methodist Church. Over 1000 children and young people have participated in Langarth design workshops, led by members of the design and development team.

### Key dates

- 5th November 2019 - Richard Lander School workshops with Eco club, year 7&8, 10&11
- 29th November 2019 – Truro Methodist Church, Youth Group
- 6th December 2019 – Chacewater Primary School, workshop with year 6 pupils
- 12th December 2019 – Truro and Penwith College Fair, Fal Building, Truro College
- 8th January 2020 – Threemilestone Primary School, workshops with all year 6 pupils
- 26th February 2020 – Truro College workshop with members of the student eco group

### Richard Lander School

A wide cross section of pupils from Richard Lander School participated in the Langarth design workshops of 5th November 2019, this included pupils from years 7, 8, 10 and 11, as well as the whole schools eco club.

#### Key outcomes from work with pupils at Richard Lander School

##### Year 7&8

- More biodiverse green space for animals and plants
- Must make efficient use of materials and use low carbon materials
- Lots of play space in the trees, cycle tracks, go-a-pe

##### Year 10&11

- Increase woodland areas to allow unstructured play and help combat greenhouse effect
- Put the homes of elders near day nursery and primary school to help connect the generations
- Make private gardens smaller to allow more public sports pitches and shared green space

##### Eco-Club

- Must use sustainable energy and photovoltaics
- Grow your own food areas
- No cars, just bicycles and electric buses
- Energy efficient houses and schools
- Reduce water use and insist on rainwater harvesting
- Zero-Carbon building materials



### Truro Methodist Church, Youth Group

On 29th November 2019 members of the Langarth design team ran a workshop with attendees of the Truro Methodist Church Youth Group.

#### Key outcomes from work with young people at Truro Methodist Church Youth Group

- Covered outside meeting spaces for youth
- Mountain Bike track in the woods
- Farm animals in landscape
- Allotments / Growing space for vegetables
- Free buses to Truro
- Village hall space with recording studios
- Carbon Zero



## Chacewater Primary School

The session on 6th December 2019 involved all year 6 pupils. Each cohort worked with architects from the Langarth team across a 90 minute long session. Pupils, working in small guided groups, began by noting down their favourite places. Later the session focus moved to consider new places and the types of activity and land use that would be required to make a village. Pupils used visual tools and maps to set out their ideal land uses, linked to new and existing homes. The final part of the session involved creating a cool wall of inspiring images.

### Key outcomes from work with pupils at Chacewater Primary School

- Must encourage wild animals and biodiversity
- Everyone can access outdoor (green) space easily from their house
- Schools next to green space, like a forest school
- Lots of sports pitches
- Safe cycling routes to school
- Energy efficient houses and efficient use of materials to build houses
- Houses that look over play areas to help everybody feel safe

## Truro and Penwith College Fair

On 12th December 2019 the Langarth Team staffed a day long stall at a student careers and futures fair at Fal Building, Truro College. The bustling and busy day saw many students show a keen interest in Langarth and the future of Truro and Cornwall. Students who wanted to record thoughts wrote postcards. Key comments are recorded below.

### Key outcomes from drop in stall at Truro and Penwith College Fair

- Make low cost homes that encourage young people to stay and return to Cornwall
- Make public transport free and have one ticketing system for buses and trains
- Create green spaces that are easy to enjoy and support nature
- The busy road outside the college is a big pollution problem
- College buses take ages to leave as A390 always congested
- Need to plant trees and create ecology areas elsewhere to offset the impact of Langarth

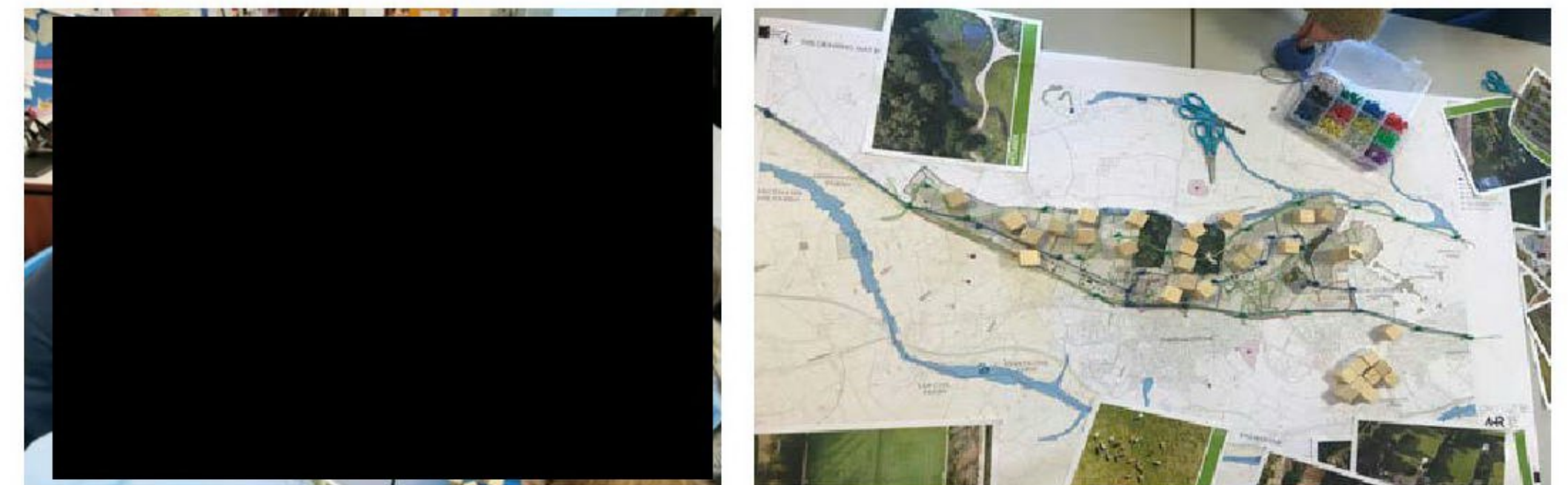
## Threemilestone Primary School

The session on 8th January 2020 involved all year 6 pupils. Each cohort worked with architects from the Langarth team across a 90 minute long session. Pupils, working in small guided groups, began by noting down their favourite places. Later the session focus moved to consider new places and the types of activity and land use that would be required to make a village. Pupils used visual tools and maps to set out their ideal land uses, linked to new and existing homes. The final part of the session involved creating a cool wall of inspiring images.

"Year 6 had an exciting opportunity to work with a team of developers from Cornwall Council. We spent the morning looking at plans for the new Langarth Garden Village, examining their current plans and letting them know what's important to us! It was fantastic to see all of the year 6s speaking with such confidence and offering up considered and thoughtful ideas – the Cornwall Council Staff were exceptionally impressed with the plans pupils created of possible areas for the development and how well these ideas were presented to classmates and staff. Well done Team 6!" Quote from school website: <https://www.threemilestone.cornwall.sch.uk/y6-architects-at-work/>

### Key outcomes from work with pupils at Threemilestone Primary School

- Make it easier to walk and cycle safely in Threemilestone and Langarth
- Add more play places in Langarth and Threemilestone that are 'not for babies'
- It is important to live in balance with the environment without too much concrete
- Make schools and homes link to green spaces where you can grow food and see friends
- Let children have a say in the how Langarth is made so we can walk to see friends
- Threemilestone is very busy with fast cars and narrow pavements which does not feel safe





## Truro and Penwith College Eco Group

On 26th February 2020 a focus group of students met with design team members to look deeply at key issues linked to Langarth. The design team set out the aims of the Langarth masterplan, site constraints and opportunities and anticipated timescales.

Discussion about sustainability issues facing developers including:-

- Flooding
- Water Use
- Transport and Traffic
- Material use and Carbon footprint
- Ecology and Environment
- Number of houses

The first part of the session focussed on the desire to retain and create green space within developments. Green spaces covered included, allotments; livestock fields; formal gardens; playgrounds; BMX pump / mountain bike tracks ;produce fields; private gardens; ponds; carparks; forest / woodlands; sports pitches; climbing and abseiling; wetlands, rivers and lakes. The session then moved on to consider how developers could integrate green spaces within new and existing communities. Students rearranged potential green spaces and new homes using scaled maps. The final part of the session considered a transport strategy for Langarth and surrounding communities including links to Truro. Coloured string was used by students to indicate the routes that they considered to be important.



Key outcomes from work with students within the Truro and Penwith College eco group

- Create outdoor environments to promote active lifestyles
- Forested / wooded areas can be used for carbon sequestration
- Existing wooded areas should integrate into playgrounds
- Enable outdoor activities including and mountain bike track types
- Wetlands and pond structures to create ecological benefits
- Preference for large areas of public space with community growing areas instead of large private gardens
- Preserve as much natural green space as possible
- Understanding that increased housing density will help protect green space
- Treliske end of Langarth capable of greater density but not more than 4 storeys
- Try to protect natural feel of the valley and use green roofs where possible
- Student buses are not good advert for using buses as they are slow, expensive and congested
- Good cycling route and ebike hire needed to connect with central Truro
- Cycling connectivity between communities needed from day one.



## Public participation in the development of the masterplan ahead of planning application

Extensive public consultation and engagement has been carried out during the development of the masterplan, with findings and concerns taken on board wherever possible.

These have included:-

- Early listening phase community events
- Presenting emerging options public consultation events
- Newsletters
- Press articles
- Langarth web pages and downloads on Cornwall Council website
- Creation of dedicated Langarth information website

In addition to conversations at events, feedback on the project has been gathered via questionnaire, both at events and online.

A monthly e-newsletter update has been sent to several hundred recipients, including Kenwyn Parish and Truro City Councillors, Cornwall Councillors, plus stakeholders and members of the public who have registered to receive it.

### Truro Day: 8 September 2019

Around 200 people visited the stand during the day, with 61 comment forms completed by members of the public. There were also a range of children's activities, including designing a future village and the tree tag decoration.

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.
- Location of crossings across the A390.
- Improvements to public transport and cycleways – concerns over the level of fares, and the accessibility of the park and ride service – i.e. opening hours and the limited places to buy tickets. Need for more frequent and cheaper bus services and safe cycling and pedestrian routes
- Truly affordable housing which met the needs of local people
- Improvements to public/ green spaces and calls for design to work in harmony with the natural processes, including the river and the wildlife which is already on the site
- Sports facilities for younger people in the site.
- Key worker accommodation for staff at all levels of organisations such as the hospital, not just those in the more senior roles
- Scheme design to work in harmony with the natural processes, including the river, and the wildlife which is already on the site.
- Identifying employment opportunities in the site itself and in other areas outside Truro to help reduce this.
- Increased education and health services with high quality sports, culture and leisure provision for all ages.
- Green spaces and community hubs for everyone to use and enjoy







Pictured above: Truro Day Event



## October 2019: Phase 1 “listening” community engagement events

The first stage of the consultation and engagement programme focused on setting out the broad objectives of Cornwall Council’s decision to take on a proactive role in developing a masterplan and key infrastructure for the whole site and listening to the views and concerns of local communities.

In the first phase, specific pop up events were held in existing local communities which were most likely to be affected by the development:

- St Agnes
- Highertown
- Threemilestone
- Chacewater
- Shortlanesend

A number of respondents expressed their support for elements of the masterplan as they were aware of the existing planning permissions and were happy to see a more holistic response to developing the site. Others, felt that the site should be left untouched and were concerned about the impact on local infrastructure and services.

### Key findings included :

- 85% of attendees had already heard about Langarth but most of them (66%) knew very little
- 19% of people felt the vision was good with lots of potential.
- 15% had concerns about the size and scale of the project. 14% had concerns about pressure on infrastructure and services. 11% raised concerns about congestion on the A390
- 13% of people sited affordable housing as the main benefit Langarth can bring, 9% mentioned new and improved community resources. 7% mentioned accessible and diverse green space and 5% sited potential for improved services and infrastructure
- 21% of those who answered could see no benefits coming from Langarth at all
- 18% of respondents listed infrastructure and provision of services as the biggest challenge
- 12% sited the need to make significant improvements to public transport networks including foot and cycle paths
- 10% of respondents mentioned environmental concerns such as disruption of wildlife, noise and light pollution

- 6% respondents saw the biggest challenge being how Truro City centre continues to thrive as Langarth develops
- 5% questioned how homes would be kept for local people (not second homes or buy to lets)
- Just under 5% mentioned the challenge of providing genuinely affordable homes
- Making it as easy as possible for people to get around on foot, bike and public transport was the most popular of the 10 key principles
- Offering a mix of homes to meet the needs of all pockets came a close second. ‘Working with existing communities’ came a close third

## There were also specific pop up events held in Truro and at the Royal Cornwall Hospital Treliske.

Key findings from the Truro event reiterated the findings of previous questionnaires, including:

- Concerns over the size and scale of the project (25%), but with 15% of respondents seeing a vision with potential.
- Importance of providing affordable housing, community infrastructure and services and job and employment opportunities
- Key challenges are existing traffic congestion and impact on pressure on infrastructure and services
- Importance of early implementation of key infrastructure ( 10% of respondents )
- Making it as easy as possible to get around on cycle, foot and public transport

At the RCHT pop up there was general support for the fact that the team were talking to health partners about how to mitigate additional pressures on services at Treliske. All those spoken to emphasised the importance of working closely with health and care providers to develop the plans, rather than just imposing thousands of new homes on the area.

### Other feedback included;-

- Importance of the new homes being truly affordable for people working at the hospital, particularly those on low incomes,
- Need for improvement to transport links, including extension to the park and ride, improvements to public transport, including more regular, reliable and cheaper bus services which run when people need them.





Pictured above: St Agnes Community Involvement Event

### Stall at Cornwall Business Fair – 31st October 2019

On 31st October, the Langarth Team joined over 100 other stalls at a busy and energising day of business to business conversations. The expo style event was hosted at the Ben Ainsley centre at Truro School. The event introduced the Langarth design principles to a wide cross section of the business community of Cornwall. Feedback received included a desire to see design and construction tendering opportunities that favoured local suppliers and SMES and a need to provide affordable homes to match local wages. Over 2000 people attended the business fair organised by the Cornwall Chamber of Commerce. [www.cornwallbusinessfair.co.uk/gallery/](http://www.cornwallbusinessfair.co.uk/gallery/)



Pictured above: Cornwall Business Fair



## March 2020 : Phase 2 community engagement pop up events to provide details of the emerging masterplan and seek views on the preferred option

Almost 500 people attended the seven events held at Highertown, Threemilestone, St Agnes, Chacewater, Shortlanesend, Truro and County Hall.

Analysis of the views of those attending suggested a clear shift in the views of some people since the previous engagement events.

While many would still rather not have any development, most now seemed to better understand the background to the scheme and said they felt that the Council plans were a real improvement on the previous permissions. There were ongoing concerns over key issues such as transport and health and education services, but most people seemed to accept that the Council and the design team were doing their best to address them. There was still some cynicism about the Council's ability to deliver what it is promising, but there were more people saying they supported the plans, with a few saying they found them exciting.

### Highertown Event

While some of the people praised the work which had been done to address the concerns outlined at the previous engagement events, there was still concern over issues such as traffic congestion and impact on health facilities.

**Key findings included;-**

- A390 is already congested during the day – this will make it worse
- How will people living at Highertown be able to get onto the road
- Concern over hospital and health facilities being even more overloaded than now
- Concern over air pollution and impact on the environment
- Will the homes be affordable for local people – how can you stop them being used as second homes and bought as buy to let properties
- Concern over drainage and flooding caused by the development
- Criticism as to why the development was granted permission in the first place
- Some of it sounds great – but lack of confidence the Council will deliver on its promises.

### Shortlanesend Event

Most attendees were open minded - they knew about the project and, while not happy, had come to see what was planned about housing, the environment and transport. There was general support for the principle of the Garden Village and the emerging proposals. **Key findings included;-**

- Concerns about the transport and traffic issues - including specific questions about rat running through the quiet lanes and bridleways, the stadium and the impact on traffic congestion specific.
- Concerns over sewage and drainage
- Negative impact on the environment
- Opposition to any development – no need for more homes in Cornwall – just need to tackle empty homes and second homes
- Council won't be able to deliver what it has promised as it will not be financially viable
- Questions re land acquisition - i.e. was the Council planning to acquire all the land and, if not, how would it ensure that other developers would abide by the Langarth Garden Village principles. Did the Council have the power to force other developers to follow the design codes or could they just do what they wanted in the long run.

### St Agnes Event

While there was still some significant opposition to the scheme, many felt the Council involvement would provide a better scheme than the original. Welcome for the min 48% green and open space figure. Also praise for the quality of the display and the fact that the Council had thought carefully about creating an integrated community. **Key issues included;-**

- Traffic on the A390 – people avoided A390 now by driving up the A30 and going into Truro through Shortlanesend – this will make it worse.
- Scheme will lead to destruction of “the beautiful valley” – Council should go to court to overturn previous planning consents
- Will housing be affordable and can it be targeted for local people rather than people coming from other parts of the country.
- Welcome for new primary schools – but concern over need for new secondary school to be in place as well before too many houses were built.
- Need for more health facilities - particularly a GP surgery on the site.
- Concerns about housing density and the height of the buildings - four or five storey buildings too high
- The stadium is in the wrong place – traffic concerns





Pictured above: St Agnes Pop Up Event



Pictured above: Shortlanesend Pop Up Event



## Chacewater Event

While there were a number of people who did not want any development at all, and thought the stadium was in the wrong place, most people accepted the fact that there would be development. A small number praised what the Council was doing - they thought the plans were well thought out and it looked as if the team had listened to what people had said and were developing solutions to potential issues. They still would prefer no development on the site, but if there had to be development, they preferred the Garden Village proposals to the idea of piecemeal development. **Key issues included;-**

- Housing – how much affordable housing, and what is meant by "affordable", the amount of social housing, and will there would be restrictions on second homes.
- Potential negative impact of the industrial estate at Threemilestone
- Transport – congestion on the A390, pressure on the Treliske roundabout and the potential for increased rat running to the north of the site.
- Sustainability – welcome for focus on renewable energy, insulation and electric cars and bikes.
- Infrastructure – concerns over impact on schools and health facilities
- Threemilestone – welcome for investment in community projects

## Threemilestone Event

This was the most well attended event with more than 200 people visiting the display. As well as the Langarth exhibition, there was also a separate display about the Threemilestone community investment projects. Similar to Chacewater the majority of people accepted that the Council plans were preferable to the previous consents. They generally welcomed the high proportion of affordable homes, and the focus on sustainability. **Key issues raised included;-**

- Traffic congestion, increased pressure on the A390, and rat running on the quiet lanes.
- Design of crossings over the A390 - with some people raising concerns about additional surface crossings / traffic lights on the A390 and suggesting we should instead consider erecting footbridges.
- Welcome for improvements to public transport, and the creation of new cycle paths.
- Housing – new homes need to be higher quality than recent developments, affordable for local people, with calls for a guarantee they will go to local people; to prevent buy to lets on the site, and for as much social housing as possible for local families / young people
- Welcome for focus on green space and nature,
- Queries re drainage, concerns over possible run off / flooding, as well as over how sewage would be managed.

## Truro Farmers Market

This was an event which was attended by the wider public, rather than a specific community, those attending had more varied opinions about the scheme, as well as different levels of knowledge. There was general approval for the focus on sustainability, improved public transport, cycle and pedestrian links, the provision of affordable and key worker housing, and the increase in biodiversity. There was also a welcome for the investment in Threemilestone.

There was specific support from a number of young people – impressed by the "greenness" of the scheme and the fact that there were plans for key worker housing which they hoped they might be eligible for in the future. Also support from a woman who worked at RCHT - she was very happy at the plans to expand the hours of the park and ride, and also at the proposals for there to be facilities at the edge of the site close to the hospital. **Key issues raised included;-**

- Traffic congestion
- Pressure on health facilities ( particularly the hospital) drainage, impact of five storey buildings ( too high);
- The affordability of the homes i.e. will the housing be truly affordable for local people, the potential for second homes and buy to lets on the site,
- Lighting design
- Potential impact on ecology.
- Is there a need for more housing in Cornwall – if so need to provide rented and owner occupier housing for retired people, with supported living and adaptable housing.
- Need to provide free or cheap public transport.

## County Hall, Truro

As most people who visited the stand were Councillors and Council staff, most already had a basic knowledge about the scheme. There were some specific questions from people living in and around Truro. **These included;-**

- Improvements to transport links, including extension to the park and ride
- Range and quality of the housing, particularly need for more affordable housing
- Increased health provision, including primary and acute care facilities
- Potential impact on the viability of Truro as a retail centre
- Measures to mitigate impact of development on climate change / air pollution
- Impact of delays in the Council acquiring land
- Potential for sustainable energy solutions – i.e. geothermal energy





Pictured above: 6th March 2020 – Public consultation on emerging ideas for TMS village projects linked to the public exhibition on the masterplan for Langarth Garden Village.



## Key dates

- 8 September 2019 - Langarth Garden Village stall at Truro Day 2019
- 9 – 25 October 2019 - First round of community consultation and engagement “listening events” in Threemilestone, Highertown, St Agnes, Chacewater, Shortlanesend
- 31st October 2019 – Cornwall Business Fair, Truro School Hall
- 15 November 2019 - Truro community drop in event at Pydar Pop Up
- 4 February 2020 - Engagement event at Royal Cornwall Hospital Treliske
- 2- 6 March 2020 - second round of community consultation and engagement events: Highertown, Chacewater, Shortlanesend, St Agnes, Threemilestone
- 3 March 2020 - online questionnaire published on Council website
- 7 March 2020 - Engagement event at Truro Farmers Market
- 9/10 March 2020 - Engagement event at County Hall, Truro



## Themed working groups

A series of facilitated workshops were hosted at the Pydar Pop Up space in central Truro on 7th November 2019, this format was due to be repeated in March 2020, but the second event was transferred to a digital event, based on Covid-19 restrictions.

### 7 November 2019 - themed working group session

The first working group session was attended by 65 people, representing a range of different sectors, including community, business, tourism and the environment.

The groups explored 4 themes:

- What makes a Community?
- Movement (travel and transport)
- Climate crisis (what should be Langarths' response)
- Opportunities (complementing not duplicating)

Key findings from the themed working group

#### Community

- To create a community you need welcoming indoor and outdoor spaces and facilities where people of all generations and backgrounds can mix. Can be anything from a café to a community centre to a launderette to a park
- You can encourage neighbourliness through design, and this then sparks community by encouraging people to meet as they drop bins, pick up parcels etc. Neighbourliness is key first step in community forming
- Without ownership and a sense of belonging, community will struggle to form. This also helps with ongoing care of community assets e.g. Trusts/ Community ownership
- Ease of access and movement both within Langarth and from and to existing communities is key
- Need to start community building early and involve existing groups and individuals. Think carefully about catalysts to spark community! Can often be around young families, nurseries and schools
- Need to think about the demographic of the residents as well as the visitors early on – this impacts on community engagement and volunteer engagement
- Need a clear economic model for sustaining and maintaining the community infrastructure. How will the funds be generated? Energy generation? Renting out community space?

#### Key findings - Movement (travel and transport, activity and exercise):

- Need clear incentives to use the car less from day one. Cheap public transport, provision of season tickets for residents, safe and pleasant cycling and walking routes. Joined up public transport infrastructure
- Feelings around car parking spaces, restricting parking in certain areas, drop off points, car use generally were mixed – need to be realistic for residents but also encourage foot/bike/public transport first
- Sports pitches, wild spaces, play-culture that supports children and young people, gym, swimming pool. Multi- functional spaces so that stuff is all under one roof to reduce travel.
- Strategic, long term, accessible green area is vital for Truro
- Good connectivity with existing communities essential. Think about how cycle-paths connect with Saints Trail and on into city
- How can we protect/enhance existing lanes and tracks?
- Trend is for active, free play, away from formal sports, more informal 'play when I like, do as I like'
- Natural adventure type play, water, boulders, trees, trails – kids will be able to adapt and do something different each time (rather than swings and slides). Bring water and woodland into footpaths and trails
- Enhance what we already have in the landscape, slopes, water, fishing lakes, trees – all part of healthy, active life

#### Key findings - Responding to climate crisis

- Energy efficient homes, carbon friendly building materials, resource efficiency, heat pumps, renewable energy, waste minimisation, reuse and recycling, grey water recycling. Smart metering from start. Understanding consumption and waste
- On site growing of food, community café, orchards, mix of public and private garden spaces. Shared spaces to be 'given' to community early on. Health and wellbeing benefits too.
- Retain trees and hedges – a tree for every home.
- Electric charging points in homes and public spaces. Energy storage for renewable energy generated on site. AD for food waste
- An exemplary public transport network that puts public transport, cycle and foot ahead of car. All city buses to be electric
- Talk to young people about what they want and need!
- Pay heed to site topography, wind direction, aspect – listen to the land





Pictured above: Themed Working Group session



### Key findings - Opportunities

- Must complement not duplicate what already exists.
- Encourage and provide for home working. Ensure there is also a place for home workers to meet up and interact with others!
- Create flexible employment and storage space for trades as well as for offices.
- Improve access to Threemilestone and Threemilestone industrial estate
- Need great connectivity with Truro city centre and key employers – much employment and retail will be outside Langarth and this should be embraced through accessibility and links
- Think about the Stadium and Hospital and how sports, leisure, health and wellbeing can all come together at Langarth
- What facilities will visitors want when coming to the Stadium? What might Langarth offer that would attract tourists? Key to enhancing this offer are connections and linkages back to Truro and wider communities
- On site day care for children, older people and pets too. Consider how to encourage interaction between different ages. Students nurses living with older people for example

### 27th March 2020 – 16th April 2020

The second themed working group session was originally planned as a ½ day workshop to match the style and invitee list of the session that was conducted in November 2019. In mid-March 2020 it was decided to move to a digital event, due to Covid-19 restrictions. As the event in November 2019, the invitee list included representatives from a wide cross section of sectors, including community, business, tourism and the environment. All themed working group invitees were provided with a full set of details for all aspects of the emerging masterplan. They were then invited to provide structured responses to questions grouped around the following themes:-

- Climate change
- Travel and movement
- Thriving Communities
- Maximising wider Truro benefits

27 full responses to the digital workshop were received. The responses being rich with detail and depth of understanding.

### Key climate change findings

Respondents urged the design and development team to plan for a meaningful landscape over a 100-200 year horizon where a significant number of new trees are integrated into each village setting. Building and landscape integration was stated as a high priority. When considering the climate impacts of new homes 75% of all respondents stated that providing integrated transport was the most significant way of reducing carbon impacts linked to Langarth. Respondents felt very strongly that public transport and active travel were vital to the success of Langarth with sentiments including 'Langarth is an opportunity to put the right infrastructure in so that walking and cycling are the first choice for residents' trips' requiring 'a bold approach .... with availability of e-bike hire and car clubs'.

When considering options linked to energy use and resources, 50% of respondents stated that reducing energy demand was the highest priority with 23% stating that clean energy was the highest priority. Many used the topic to draw attention to public fears about surface run off creating increased flooding risk within central Truro.

When asked how to uphold a strong low carbon vision for Langarth, the majority of respondents felt that firm and enforceable planning permission conditions and on site monitoring would be the most powerful tools to ensure that the vision is upheld. In considering the main motivation for moving to Langarth most respondents felt that the quality of the landscape and the sense of community would be the largest attractors.

When asked what mode of transport the respondent would most regularly used to travel to central Truro if they lived at Langarth 38% said 'own bike / e bike' and 35% stated 'public transport'. Only 8% would use a private car or taxi. The main reason for private car use was stated as carrying shopping on the return journey.

In summary 96% of respondents were positive about the emerging approach to climate and environment at Langarth with only 4% expressing reservations.



### Key travel and movement findings

When considering options to encourage bus use, the top three stated priorities were lower fares, increased frequency and improved weekend and evening services. Cost and ease of ticketing was by far the most stated request with the difficulties of purchasing single directional park and ride tickets from central Truro being a repeatedly observed issue. Almost 70% of respondents felt that if a safe route was provided that they would feel able to cycle as far as Truro town centre regularly.

Over 70% of respondents supported the idea of creating a priority bus lane between Treliske and central Truro. Over 70% of respondents also supported restricting car use and speeds within the quiet lanes network to promote safe walking and cycling. 78% of respondents stated that if there was access to a car club / e-car club in Langarth they would consider reducing the number of cars in their household.

Respondents made very positive suggestions about Langarth being an opportunity to change the behaviours and attitudes for all in the community by promoting an active lifestyle where walking and cycling was the natural first choice. Here providing cycling and walking connectivity to both the new schools at Langarth and also for the existing community of Threemilestone was stated as a high priority.

### Key thriving communities findings

In this section of the digital workshop the focus was on discussing the scale of proposed neighbourhood clusters at Langarth and the type of community facilities that would be appropriate and how community buildings, new green spaces and public realm should be managed and sustained. Many constructive thoughts and suggestions were given in this section. Some people identified that the proposed neighbourhood clusters were each more closely scaled to that of a large hamlet while others observed that the total number of residents at Langarth would evolve over the course of generation. The majority of respondents felt that a community code or stated set of resident commitments would be useful to help set out the ambition for Langarth. It was also strongly believed that community spaces and buildings should be locally managed by none profit organisations or civic bodies. All agreed that good quality green spaces were vital for community health but some concern was expressed about how such spaces could be funded for ongoing upkeep.

The next discussion topic considered what steps should be taken to great good quality homes. Here good space standards and healthy construction materials were mentioned together with need to create good levels of natural daylight and the importance of quiet sleeping environment. A call for innovation in home design was requested by one respondent as a way to help reduce construction and running costs.

All agreed that good primary care facilities would be needed for Langarth residents to avoid none emergency trips to nearby Treliske. Opportunities to use green gyms, social prescribing and nearby active sport and leisure opportunities were all stated as ways to improve community health outcomes.

Within a question regarding long term sustainability one respondent suggested that one of the new communities should be a world class exemplar of zero carbon sustainability, stating that a true zero carbon community does not exist in the market, so people aspiring to live a low impact live have few choices.

Looking at the topic of access to healthy food it was agreed generally that opportunities for local food growing and ease of collection of locally sourced food box deliveries would both be useful additions to the communities of Langarth. Many respondents wanted to see community cafes within the neighbourhoods offering affordable and healthy eating and socialising opportunities in accessible and inclusive locations.

Economic wellbeing was a key theme discussed within the digital workshop. Improved access and egress to existing employment areas at Threemilestone Industrial estate was mentioned within the responses. Other points included a desire to see smaller affordable workspaces integrated within communities to provide for businesses employing 1-4 people. Other respondents suggested that flexible living accommodation with space for home working would be more appropriate that created dedicated workspaces, noting increased vacancy rates within the town centre as more suitable for workspace.

When considering how to 'build' community, comments included 'new developments usually fail to achieve a sense of community .... A clear ethos of sustainability in the design, layout and marketing of Langarth could create a sense of joint purpose' and 'Village type amenities can achieve a sense of community'. A recurring theme was linked to creating opportunities for new residents to meet and form bonds. 'Thriving communities are dependent on neighbours meeting each other and sharing when they might naturally not meet each other. Support needs to be given to create opportunities for neighbours to connect from different cultural backgrounds, faith backgrounds etc'.



### Key wider Truro benefits findings

In this section participants commented on things that should and should not be included at Langarth to compliment the town centre. Suggestions included a cycle hub, linear park and city farm. Utilising the potential of the existing bus network and the park and ride many thought that Langarth should provide visitor attractions linked to an active outdoor lifestyle including a treetop climbing park and BMX and mountain bike tracks. Respondents asked that the facilities at Langarth complement the centre of Truro without detracting from it.

Providing homes aimed at workers, especially key workers, in Truro was stated as a high priority to help reduce car travel and commuting. Achieving truly affordable homes was also stated as a high priority with space for community led housing and accessible homes and apartments suitable for elders within the community.

Finally, respondents considered any other points that would benefit a thriving future for Truro, Langarth and surrounding communities. Here suggestions focussed on having a positive shared vision for Truro that included an ambitious commitment to city wide cycling and walking, harbour regeneration and future opportunities that encourage younger people to return to Truro.

Based on the feedback from the themed working group sessions and the input of the Langarth Stakeholder Panel, it has been agreed that a series of longer term themed working groups will be established, covering the following theme areas:-

- Building communities
- Environment and sustainability
- Culture, heritage and the arts
- Sport, leisure and play

### Key dates

- 7 November 2019 - First themed working group session
- 27 March-16 April 2020 - Virtual themed working group session



## Press and promotion and social media

There has been much public interest in the development of the Langarth Garden Village masterplan via press, promotion and social media. This interest was historically linked to reporting on a number of significant outline planning applications and plans for sporting facilities at Langarth. New media interest began with the first Langarth linked debate by Councillors of Cornwall Council in July 2017.

A mix of press releases, media interviews, newsletters, blog posts, mini films, social media posts, briefings and articles in community magazines has been used to inform and engage stakeholders, local communities and the wider public.

At the beginning of the project, information was published on the Cornwall Council website. In September 2020, the project launched its own standalone website which is now used as a two way communication channel to provide information as well as seek the views of local communities. At the same time as the website was launched the project also set up its own Instagram, Facebook, Twitter and LinkedIn channels to support direct communication with the public.

The launch of the website and social media channels has led to the delivery of more proactive communications with local residents and the wider public. While traditional media relations channels are still available for use when required, more use is now being made of blog posts, mini films and direct responses to comments on social media. This has resulted in greater engagement with the public.

Public commentary within online press coverage, letters pages and social media linked to the resultant press articles is varied in opinion but typically cites six key issues:-

- A390 congestion
- Loss of agricultural land
- Utilities capacity, including drainage
- Community infrastructure including schools and health
- Town centre impacts, including competing retail centres
- Affordability of new homes

### Key dates subject to press coverage

- 14 July 2017 - Economic Growth and Development Overview and Scrutiny Committee discusses proposals for new approach for Council in delivering homes and jobs as part of the proposed Programme for Cornwall
- 27 July 2017 - Cabinet approves principle of taking proactive role in delivering houses and jobs as part of the Local Plan and Strategic Economic Plan and the Programme for Cornwall
- 6 September 2017 - Cabinet approves proposal to acquire land at Langarth Farm
- 15 November 2017 - Cabinet endorses vision and objectives for proposed Investment Programme for Cornwall and approves £70 million increase to the capital programme to support the development of a number of schemes, including the Threemilestone programme, linked to Langarth
- 2 May 2018 - Cabinet approves strategy to take on a proactive role in planning and delivering the new integrated community at Langarth
- 20 June 2018 - Cabinet approves the acquisition of 154 plots at Langarth, together with further land for public infrastructure at Langarth Farm
- 10 July 2018 - Full Cornwall Council formally ratifies Cabinet decision to acquire land
- 28 August 2018 - Truro Day release  
[www.langarth.co.uk/wp-content/uploads/Come-and-have-your-say-at-Truro-Day.pdf](http://www.langarth.co.uk/wp-content/uploads/Come-and-have-your-say-at-Truro-Day.pdf)
- 18 December 2018 - Cabinet approves recommendation to full Council to increase capital programme to support the development of Langarth scheme
- 22 January 2019 - Cornwall Council takes formal decision to take on proactive role in the Langarth project and allocates £159m to the scheme to support development of masterplan and key infrastructure
- 22 June 2019 - Government includes Langarth in its Garden Communities programme and awards the Council £47.5m to build the Northern Access Road  
[www.langarth.co.uk/wp-content/uploads/Major-boost-for-housing-public-transport-and-economy-as-47m-Truro-transport-infrastructure-is-announced.pdf](http://www.langarth.co.uk/wp-content/uploads/Major-boost-for-housing-public-transport-and-economy-as-47m-Truro-transport-infrastructure-is-announced.pdf)
- 27 June 2019 - press release re Garden Village announcement  
[www.langarth.co.uk/wp-content/uploads/Government-confirms-Langarth-is-to-be-part-of-its-Garden-Communities-programme.pdf](http://www.langarth.co.uk/wp-content/uploads/Government-confirms-Langarth-is-to-be-part-of-its-Garden-Communities-programme.pdf)
- 12 September 2019 - Langarth GV newsletter issued
- 29 September 2019 - Briefing note about project sent to stakeholders
- 1 October 2019 - Press release about consultation events issued to media  
[www.langarth.co.uk/wp-content/uploads/Community-invited-to-shape-Langarth-Garden-Village-plans.pdf](http://www.langarth.co.uk/wp-content/uploads/Community-invited-to-shape-Langarth-Garden-Village-plans.pdf)



- October 2019 Langarth Garden Village newsletter issued  
[www.langarth.co.uk/wp-content/uploads/langarth-garden-village-newsletter-Octboer-2019.pdf](http://www.langarth.co.uk/wp-content/uploads/langarth-garden-village-newsletter-Octboer-2019.pdf)
- 22 October 2019 - press release re consultation events  
[www.langarth.co.uk/wp-content/uploads/Local-community-will-shape-Langarth-Garden-Village-plans.pdf](http://www.langarth.co.uk/wp-content/uploads/Local-community-will-shape-Langarth-Garden-Village-plans.pdf)
- December 2019 - Langarth Garden Village newsletter issued  
[www.langarth.co.uk/wp-content/uploads/Welcome-to-the-second-edition-of-Langarth-Garden-Village-News.pdf](http://www.langarth.co.uk/wp-content/uploads/Welcome-to-the-second-edition-of-Langarth-Garden-Village-News.pdf)
- February 2020 - Langarth Garden Village newsletter issued  
[www.langarth.co.uk/wp-content/uploads/Welcome-to-the-third-edition-of-Langarth-Garden-Village-News.pdf](http://www.langarth.co.uk/wp-content/uploads/Welcome-to-the-third-edition-of-Langarth-Garden-Village-News.pdf)
- 30 March 2020 - press release re completion of Langarth land transfer deal  
[www.langarth.co.uk/wp-content/uploads/Major-milestone-met-as-Langarth-land-transfer-deal-is-completed.pdf](http://www.langarth.co.uk/wp-content/uploads/Major-milestone-met-as-Langarth-land-transfer-deal-is-completed.pdf)
- June 2020 - Langarth Garden Village newsletter  
[www.langarth.co.uk/wp-content/uploads/Welcome-to-the-fourth-edition-of-Langarth-Garden-Village-News.pdf](http://www.langarth.co.uk/wp-content/uploads/Welcome-to-the-fourth-edition-of-Langarth-Garden-Village-News.pdf)
- 14 August 2020 - formal signing of £47.45m funding contract for the design and construction of the new Northern Access Road between Homes England and Cornwall Council
- 26 August 2020 - Place making with local communities blog post  
[www.langarth.co.uk/place-making-with-local-communities-at-langarth/](http://www.langarth.co.uk/place-making-with-local-communities-at-langarth/)
- 1 September 2020 – Launch of [www.langarth.co.uk](http://www.langarth.co.uk)
- 1 September 2020 - 1 September : investing in local communities blog post  
[www.langarth.co.uk/investing-in-local-communities/](http://www.langarth.co.uk/investing-in-local-communities/)
- 5 September 2020 - Masterplanning a green village blog post  
[www.langarth.co.uk/masterplanning-a-green-village](http://www.langarth.co.uk/masterplanning-a-green-village)
- 21 September 2020 - mini film and blog post on Threemilestone Community Centre project published on Langarth GV website
- 23 September 2020 - mini film and blog post on Threemilestone School project published on Langarth GV website
- 25 September 2020 - Website blog / film re Threemilestone Primary school project [www.langarth.co.uk/new-hall-for-threemilestone-primary-school/](http://www.langarth.co.uk/new-hall-for-threemilestone-primary-school/)
- 25 September 2020 Langarth GV newsletter published on Langarth GV website [www.langarth.co.uk/wp-content/uploads/Newsletter-5th-edition.pdf](http://www.langarth.co.uk/wp-content/uploads/Newsletter-5th-edition.pdf)
- 28 September 2020 - start of work on construction of interim link road press release / blog  
<https://www.langarth.co.uk/cutting-the-first-turf-for-new-interim-link-road/>
- 30 September 2020 - blog post and film re Threemilestone Community Centre extension
- 30 September 2020 - blog post and film re Threemilestone Community Centre extension  
[www.langarth.co.uk/supporting-threemilestone-community-centre/](http://www.langarth.co.uk/supporting-threemilestone-community-centre/)
- 2 October 2020 - Article in Contact magazine (Threemilestone) published
- 5 October 2020 - update on Langarth GV project published in Threemilestone Contact magazine
- 9 October 2020 - mini film and blog post on Lifehouse project published on Langarth GV website
- October 16 2020 - press release re new energy centre  
[www.langarth.co.uk/wp-content/uploads/Langarth-Garden-Village-energy-centre-press-release.pdf](http://www.langarth.co.uk/wp-content/uploads/Langarth-Garden-Village-energy-centre-press-release.pdf)
- 16 October 2020 - blog post re new energy centre published on Langarth GV website
- 22 October 2020 - blog post seeking views on transport mobility hubs published on Langarth GV website



## Outcome of press and promotion comments and feedback

The Langarth design and development team have sought to respond directly to the issues raised by the press and linked public comments as follows:-

- A390 congestion – Additional focus on sharing of plans for acceleration of active and public transport links made at March 2020 public engagement events
- Loss of agricultural land – Amplification of plans for tree planting, habitat and open space creation and retention and improvement of ecology corridors made at March 2020 public engagement events
- Utilities capacity, including drainage – Specific focus in March 2020 consultation material on sustainable drainage and low carbon energy production and presentation to Kenwyn Parish Council, Truro City Council and Cornwall Council strategic planning committee focussing on utilities made in on 10th September 2020, leading to planning application for energy centre in October 2020
- Community infrastructure including schools and health – Commitment provided to provide new school early within development of Langarth and provide investment into new and existing community infrastructure
- Town centre impacts, including impact of potential competing retail centres – Leading to public and stakeholder consideration of multi centre Langarth options verses single centre option. Decision taken to have five small village type nodal centres at Langarth with improved connectivity to Threemilestone where community facilities will be improved
- Affordability of new homes – Clear statements regarding level and type of affordable homes provided within March 2020 public engagement activity and commitment to provide plots for community led housing, self-build and custom finish homes provided.



## Conclusion

Community participation in the design and delivery of Langarth is vital both now and as Langarth evolves over the years ahead. This statement of community involvement (SCI) accompanies the Langarth Garden Village masterplan documents the outward facing stakeholder and public between July 2019 and October 2020 only. Further community involvement is planned, via a series of themed working groups. The focus of the themed working groups responds to key issues raised within the community consultation work undertaken to date. The working groups will be themed around the following topics;

- Building communities
- Environment and sustainability
- Culture, heritage and the arts

Community involvement linked to Langarth Garden Village began in March 2019 with the formation of the Langarth Stakeholder Panel. The panel, comprising of civic, community and business leaders, chaired by Cllr Dulcie Tudor met monthly throughout the design development process, until April 2020 to help guide the development of the masterplan. In addition, the design and development team undertook a wide variety of public 'listening' events in late 2019 and public 'feedback' events in early 2020. From the outcome of the engagement process a set of 10 design principles for Langarth emerged, as further documented within the design and access statement (DAS) that accompanies the planning application. The 10 Langarth Garden Village design principles are:-

1. Work with and enhance the quality of life for existing communities
2. Making it easy and possible to get around on foot, bike and public transport, both within Langarth and into surrounding communities
3. Help instil a strong sense of community
4. Creating a place that builds upon and celebrates this unique environment
5. Create a hard working landscape that not just looks beautiful, but is productive and functional
6. Promote healthy and active lifestyles and a sense of wellbeing
7. Designing for climate change resilience
8. Offer a mix of homes meeting the varying needs of residents
9. Creating jobs and enhancing existing employment opportunities
10. A vision that is deliverable

The engagement process, ahead of the technical preparation of the masterplan, naturally concluded in March 2020. The final events in the planned sequence were a themed working group on 27th March 2020 and the final Langarth Stakeholder Panel meeting on 21st April 2020. Both events were conducted digitally, due to Covid-19 restrictions. During the summer of 2020, updates were provided via printed and digital newsletters and syndicated press articles. In September 2020 the Langarth Garden Village website was launched at [www.langarth.co.uk](http://www.langarth.co.uk).

Moving forward, the website will be used as the main community information sharing portal. Themed working groups and briefings for stakeholders and community leaders will also be shared digitally in 2021. Once the Covid-19 pandemic impacts have reduced, the Langarth team are committed to returning to opportunities for face to face engagement, building on the positive connections formed in early 2020.



## Principle of Development

Many members of the public have expressed concerns connected to the principle of development at Langarth. Many of the locals consulted agreed with the Langarth design principles, yet felt that the existing agricultural land of the Langarth site had a value that needed to be considered in balance with the impacts.

The draft revision to the Truro and Kenwyn Neighbourhood Plan identifies land at Langarth for the delivery of new homes, public open space, community facilities and leisure. The involvement of Cornwall Council and local and central government funds means that there is now an opportunity for the new communities of Langarth to be delivered as an integrated whole, while also investing in existing communities.

New schools, new access roads, active travel routes for walking and cycling, an extension to the park and ride scheme, health, leisure, faith, emergency facilities, new community facilities and services needed to enable the development, will now be delivered in the early phases of the project when the community needs them. Rather than having to wait until a significant proportion of the new houses have been built.

Work has already started on constructing the interim link road, which was granted consent earlier this year. The new interim road will provide access for up to 300 homes and enable the construction of the new Northern Access Road (NAR), subject to consent. If outline planning permission is granted for the scheme, work on constructing the NAR will begin in 2021, with the first of the two new schools – a forest school – constructed by Summer 2023, to coincide with the first residents moving into their new homes.

### Affordable homes

Many consultees emphasised the need for a range of different housing types, and for affordable homes to be provided. 35% of homes on the site will be affordable for local people. These homes will be distributed throughout Langarth and phased in line with the rest of the development. This proportion of affordable homes will be binding on all phases within Langarth. There will be a mix of housing sizes, types and tenures to meet local needs, including detached, semi-detached, terraced houses, apartments and bungalows. These will also be extra care and other forms of accessible and inclusive homes, as well as accommodation for student health workers and other key workers. All homes on the site will be low carbon, using renewable energy for heat and power, with higher levels of insulation helping to reduce running costs. There will also be electric charging points that are accessible to all residents.

### Traffic Management

Many members of the public felt that the site's proximity to the A390 would increase the levels of traffic on what is already a busy route. Work is taking place to create an effective transport strategy which will provide better cycle, bus and walking connections and alternatives to car use for accessing the city centre and other services. The new boulevard style Northern Access Road (NAR) will connect all the developments on the Langarth site and provide a route through the Garden Village to the Royal Cornwall Hospital at Treliske, avoiding the A390. By removing up to 30% of existing traffic from the A390, the NAR will alleviate some of the pressure on this key route. It will also reduce conflict and safety concerns associated with rat running on quiet lanes. Cycleways and paths will provide easy access to everywhere people want to go, with the Saints Trails route from St Agnes connecting to the Langarth development at the proposed West Langarth junction, providing onward connections into the city centre. The opening hours of the Park and Ride sites have been extended, with buses now running up to 10 pm. Work is also taking place to extend the park and ride site at Langarth and provide an extra 600 spaces. Improved bus services with bus stops in each local centre, and links to Langarth Park and Ride, RCHT and Truro will provide a fully integrated public transport service. Work is continuing to ensure that frequency is as high as possible and fares set at a level that will encourage use.

### Impact on Local Infrastructure

The masterplan has identified the need for two new primary schools to be provided to meet the needs of families living at Langarth. If outline planning permission is granted for the scheme, the first of these two schools – a three form entry forest school – will be constructed by Summer 2023 to coincide with the first residents moving into their new homes. As well as providing a second primary school at a later stage in the project, there are also plans being considered for the provision of pre-school education and childcare. The Council are also developing proposals for a new secondary school in the north coast to support longer term provision.

The design and development team are working with all health parties positively and are including opportunities for Blue light facility /local health improvements on site and/or in adjoining facilities plus the potential of further facilities linked to the stadium.

This includes providing new facilities which will provide high quality care. The Truro primary care practices are engaging with partners and exploring options for increasing provision, such as a new Sport and Wellness quarter, as well as developing alternative methods for delivering primary and community-based services, including a pharmacy and dental provision.



### **Impact on Existing Communities**

With public engagement taking place in communities in close proximity to the site, many residents showed concern regarding the impact development would have on their already established community. The Council recognise the concerns which have been expressed by people living in existing communities close to the proposed Garden Village site and the potential impact of the new development on their local facilities and services. While funding for new community facilities would normally come from land sales and be delivered towards the end of the development, Cornwall Council is providing early investment for a number of existing community projects.

Work is already underway on building the new Community Hall at All Saints Church Highertown following a £612,000 investment from the Council, with £888,000 of funding provided to support the development of the new sports hall at Threemilestone Primary School. The Langarth team have also been working with local communities to develop detailed business cases to support the project to upgrade the Community Centre at Threemilestone and provide new playing pitches in the village. Further Threemilestone village improvements also include improved pedestrian and cycle links to Langarth and public realm improvements within the centre of the village. Detailed business cases for all these projects will be considered at the meeting of the Council's Cabinet in November 2020.

The masterplan will improve local transport systems and access to the site from neighbouring communities, giving residents greater access to open space, employment, community facilities, leisure uses and retail. The A390 will also introduce safe crossing points along the busy dual carriageway to ensure access for all.

### **Impact on the environment**

People told us they were concerned about the impact on the environment and the loss of green space. By working with environmental experts and the local community, our masterplan protects at least 48% of the existing green space within the site (compared with just a third in the previous planning applications). We will be working with the landscape to make the most of the natural environment; retaining as much of the existing field pattern as possible by retaining the majority of hedgerows, preserving green spaces and creating new community hubs. As well as preserving green space and protecting existing Cornish hedges, we will be creating new hedges, swales and wetland areas to provide habitats for insects, songbirds, badgers and otters; using sustainable drainage as a natural flood prevention system; planting over 5 hectares (12 acres) of new woodland as part of the Forest for Cornwall and other trees throughout the site to support cleaner air and help capture carbon. We will also be creating our own tree nursery for native species on the site.

Together these measures will increase biodiversity by up to 20% across the whole site compared with the current farmland. The new housing will be located completely in the landscape and connected with the existing settlements through a green buffer along the A390, with allotments, community gardens and community orchards to support food production and bring communities together.

### **Risk of flooding**

People told us they were concerned about the risk of increased flooding and surface water drainage. As part of the masterplan we have developed an enhanced surface water drainage system, consisting of new ponds, wetlands and swales. This will use the natural characteristics of the environment to slow, store and clean water. These surface water drainage features will help increase biodiversity and protect and enhance species. They will also allow rainwater from the site to be controlled and restricted in a more efficient and effective way than the current green field runoff.

The Council involvement means drainage improvements and flood prevention measures can take place in a single co-ordinated way at the start of the scheme rather than having to wait for a significant number of houses to be built to access funding from developers through section 106 agreements.

Discussions with South West Water (SWW) have already taken place over the treatment of foul water arising from the new developments. The works at the main Newham sewage treatment centre are currently being updated to provide additional capacity and SWW have produced draft proposals for the sewage system required to link the development to Newham. Sewage from the development will be pumped from the development to Newham pumping station via a rising main and gravity sewer. There are two pumping stations currently being proposed by South West Water which will be located within the development land. We are working with SWW to ensure that these infrastructure improvements are put in place prior to the start of the development.

### **Onward community Involvement**

It is clear from the engagement work to date that perspectives within the community have moved from 'That is Langarth' to 'How can we positively influence Langarth'. It is understood that creating a holistic, landscape led, masterplan for Langarth will protect additional areas of countryside and create improved community settings for future residents. The delivery of Langarth Garden Village will evolve over the next 2 decades, subject to consent. Many partners will unite to help make Langarth a reality and the voices of existing and future communities will be central to this evolution. The first step in achieving a deliverable vision for Langarth is to seek approval to the masterplan. Once a planning outcome has been reached communities can unite around the issues that are important to them to work with the developers of Langarth over the years ahead.



## Appendices

- Flyer for November 2019 public engagement events
- November 2019 public engagement boards
- Flyer for March 2020 public engagement events
- March 2020 public engagement boards





Project Name: Langarth Garden Village Masterplan  
Project Number: 3677  
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