

C.D 6.6

**TOWN AND COUNTRY PLANNING ACT 1990
ACQUISITION OF LAND ACT 1981
LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) ACT 1976**

Inquiry into:

**THE CORNWALL COUNCIL (LANGARTH GARDEN VILLAGE, THREEMILESTONE) COMPULSORY PURCHASE
ORDER 2022**

**APPENDICES TO THE PROOF OF EVIDENCE
of
TERRY GROVE-WHITE
Director of Atlantic Arc Planning Ltd.**

2 January 2024

- TGW1 HIGH LEVEL SUMMARY OF LANGARTH GARDEN VILLAGE APPROACH TO EIA AND ENVIRONMENTAL STATEMENT (NOVEMBER 2020)**
- TGW2 RCHT AND EA SUPPORT LETTERS**
- TGW3 SECTION 106 OBLIGATIONS TRACKER**
- TGW4A PLANNING CONDITIONS TRACKER (DETAILED ELEMENT – NAR)**
- TGW4B PLANNING CONDITIONS TRACKER (OUTLINE ELEMENT)**
- TGW5 KENWYN PARISH RESOLUTION 29 11 2021**
- TGW6 COMMITTEE REPORT SUMMARY OF KENWYN PARISH AND TRURO CITY COUNCIL CONSULTATION RESPONSE**
- TGW7 DESIGN CODE SUMMARY**
- TGW8 GOVERNS LINK RESPONSE AND PROOFING PLANS**

APPENDIX TGW1

HIGH LEVEL SUMMARY OF LANGARTH GARDEN VILLAGE APPROACH TO EIA AND ENVIRONMENTAL STATEMENT (NOVEMBER 2020)

HIGH LEVEL SUMMARY OF LANGARTH GARDEN VILLAGE APPROACH TO EIA AND ENVIRONMENTAL STATEMENT (NOVEMBER 2020)

EIA DEVELOPMENT

The Scheme is an urban development project for the purposes of Schedule 2 (Category 10(b)) of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (the **EIA Regulations 2017**). It was ‘screened in’ for Environmental Impact Assessment (**EIA**) purposes by the local planning authority (**LPA**), as it exceeds the size parameters in Category 10(b), Column 2, and having regard to the screening criteria in Schedule 3 of the EIA Regulations 2017. Regulation 3 prohibits the LPA from granting planning permission for EIA development unless an EIA has been carried out in respect of that development. An EIA was carried out in connection with the Scheme and this note summarises – in headline terms- the approach to and conclusions of that EIA process.

AIM OF EIA

The aim of the EIA for the Scheme was to:

- Understand how the Scheme may affect the environment and how environmental constraints may affect the design;
- Identify measures to avoid or reduce predicted adverse effects; and
- Enhance the environment where appropriate through environmental design.

STRUCTURE OF ENVIRONMENTAL STATEMENT

The Environmental Statement (**ES**) for the Scheme (November 2020) is split into the following topic chapters:

- Chapter 1 Introduction
- Chapter 2 EIA Methodology
- Chapter 3 Alternatives Considered
- Chapter 4 Description of the Development
- Chapter 5 Transport and Traffic
- Chapter 6 Air Quality
- Chapter 7 Noise and Vibration
- Chapter 8 Ground Conditions and Contaminated Land
- Chapter 9 Agriculture and Soils
- Chapter 10 Water Resources and Flood Risk
- Chapter 11 Ecology and Biodiversity
- Chapter 12 Cultural Heritage
- Chapter 13 LVIA
- Chapter 14 Climate Change
- Chapter 15 Socioeconomics and Communities
- Chapter 16 Health and Wellbeing
- Chapter 17 Material Resource and Waste
- Chapter 18 Intra Project Cumulative Effects
- Chapter 19 Schedule of Environmental Commitments

These topics follow a Scoping Opinion which was provided by the LPA before the Planning Application was submitted, subject to minor adjustments to reflect the final Masterplan.

An addendum report was prepared in October 2021, to account for further adjustments to the Masterplan, following the first round of public consultation on the Scheme. Without limitation, these adjustments resulted in updates to the original parameter plans and additional technical work to support the following ES Chapters:

- Water Resources and Flood Risk – to account, inter alia, for a revised Surface Water Drainage Strategy and Flood Risk Assessment;
- Ecology and Biodiversity – to account, inter alia, for amendments to the original Surface Water Drainage Strategy and comments from the Council’s Ecologist;
- Landscape and Visual Impacts - to account, inter alia, for reductions to building heights and added vegetative screening, as requested by consultees, as well as additional height for the main school buildings and some of the mixed use and employment areas;
- Cultural Heritage – to account, inter alia, for an updated historic environment record responding to the Scheme changes identified above, consultee feedback on approach to Cornish hedges and additional work on cumulative effects, having regard to the Scheme changes.

It is helpful to read the ES alongside the following stand-alone technical submissions:

- Landscape Strategy;
- Design and Access Statement;
- LGV Design Codes;
- Town Centre Impact Assessment;
- Utilities and Drainage Strategy;
- Health Impact Assessment;
- Habitat Regulation Assessment;
- Transport Assessment; and
- Framework Travel Plan.

These do not form part of the ES but provide supplementary technical information in support of its conclusions.

MULTI-STAGE CONSENT AND PARAMETERS

The Scheme comprises a full element (the **NAR**) and an outline element (the **mixed-use development**). Details of layout, scale, appearance etc. under the outline element will be worked up pursuant to reserved matters applications to be submitted in the future.

As is normal for this kind of ‘multi-stage consent’, these reserved matters need to align with the description of development and the parameters assessed at outline stage. These parameters relate to:

- Land Use;
- Building Heights;
- Movement and Access;
- Landscape and Green Infrastructure;
- Sustainable Urban Drainage; and
- Density.

The table below summarises the maximum land use parameters (quantum of development) assessed as part of the EIA for the Scheme:

Table 4.1: Proposed Quantum of Development

Land Use	Floor Area (Gross Internal Area (GIA) m ²)	Number of units	Number of Pupils
Residential			
- Dwellings		3550	-
- Specialist Accommodation/ Extra Care		200	-
- Health Key Worker/Student Accommodation		50	
Employment (E) (offices, business and commercial space)	15,500	-	-
Retail (E) (shops, cafes, restaurants and hot food takeaways-Sui generis)	7,100	-	-
Community (community facilities including health) (E and F1)	7,499	-	-
Education	5,831	-	1,140 (1 x 3 form entry (FE) primary school and 1 x 2 FE primary school)
Leisure	7,000		
Energy Centre	1,524		

LIKELY SIGNIFICANT EFFECTS

EIA seeks to assess the ‘likely significant effects’ on the environment, of development. Such effects can be both positive as well as negative. Generally, significance is determined through combining the value (or sensitivity) of a resource or receptor with the magnitude of the predicted change (or impact).

For the majority of technical assessments in the ES, likely significant effects were assessed on a ‘reasonable worst case’ basis. Where exact details were not known at the outline stage (for example the breakdown of residential unit types or precise construction methodologies), assumptions have been made for assessment purposes, based on industry standard practices and reasonably foreseeable circumstances.

The technical chapters consider environmental effects at the construction and operational stages of the development. This is because the nature of activities at these two stages of delivery are different which has a bearing on the nature and magnitude of environmental effects.

BASELINE

The environmental baseline for EIA purposes was assessed via a variety of surveys carried out between 2018 and 2020.

The planning history for the Application Site informs this baseline as well as the consideration of alternatives to the Scheme and reasons for progressing the Scheme, also required as part of the EIA process.

ASSUMPTIONS AROUND PROJECT DELIVERY

The ES assumes that the Scheme would be constructed between 2021 –2038. The peak year for construction vehicle movements was assumed to be 2022 (Phase 1 2021-2024). These assumptions flowed from reasonable project delivery projections at the time of submission of the Planning Application. They may need to be revisited at later reserved matters stages, given the slight delay to

the original land assembly and construction programme. The LPA is empowered to require additional environmental information in the context of subsequent applications under multi-stage consents, so this does not represent an impediment to delivery.

MITIGATION

Mitigation is an iterative process of controlling significant environmental effects by a hierarchy of measures ranging from avoidance (most desirable) to reduction, amelioration and compensation (least desirable).

These measures fall, broadly, into two categories: (i) embedded mitigation and (ii) additional mitigation.

Embedded mitigation is mitigation which is embedded in the Scheme design – for example, design decisions underpinning the parameter plans to ensure the Scheme avoids sensitive areas (e.g. by changes to layout), or design features aimed at minimising the identified potential impacts on specific receptors (e.g. by incorporating measures to avoid pollution during construction and operation).

Additional mitigation measures are developed later in the EIA process, once specific potential impacts on key environmental receptors have been identified. This includes any proposals for monitoring, where appropriate. Additional mitigation is secured through a combination of planning conditions and section 106 planning obligations, as appropriate.

The term ‘residual effects’ covers any environmental effects which remain after consideration of mitigation measures.

CUMULATIVE EFFECTS

The environmental effects of the Scheme have the potential to interact with one another. In addition, the environmental effects of the Scheme may interact with those arising as a consequence of other development in the area. These kinds of effects are known as intra-project (impact interactions) and inter-project (in combination) cumulative effects, respectively.

A list of other schemes to be included in the inter-project cumulative effects assessment was agreed with the LPA in April 2020. This is appended as **Appendix 1** to this note.

CONSULTATION

EIA is an inherently consultative process. The following stakeholders were consulted during the EIA process for the Scheme (including at the scoping stage):

- Cornwall Council
- Truro City Council
- Kenwyn Parish Council
- Environment Agency
- Natural England
- Council Ecologist
- Cornwall Area of Outstanding Natural Beauty Unit
- Forestry Officer
- Public Space Officer
- Ramblers Association
- NHS Kernow

- Local Mining Authority
- Lead Local Flood Authority
- Southwest Water
- Natural England
- Historic England
- Highways England
- Historic Environmental Planning Service
- Historic Environment Archaeology Service
- World Heritage Site Office
- Ancient Monument Society
- Council for British Archaeology
- Cornwall and West Devon World Heritage Site
- Cornwall Wildlife Trust
- Local residents, landowners, community organisations and local businesses

As noted above, the first round of consultation on the Planning Application and ES, as originally submitted, resulted in revisions to the Masterplan. These which were subject to a further round of consultation.

CONCLUSIONS OF THE TECHNICAL ASSESSMENTS

The table below summarises the conclusions of the technical chapters in the ES:

TOPIC	Construction Period	Operational Period	Key Mitigation Proposed ¹
Transport and Traffic	Not significant	Not significant	Construction Traffic Management Plan (CTMP)
Air Quality	Not significant	Not significant	Construction Environment Management Plan (CEMP)
Noise and Vibration	Not significant	Not significant	Noise measures as embedded mitigation
Ground conditions, contamination and hydrogeology	Not significant	Not significant	- CEMP - Site Waste Management Plan (SWMP) - Ground condition planning conditions - Sustainable Urban Drainage System (SUDS) Scheme
Agriculture and Soils	Significant	Not significant	- Time allowed for agricultural enterprises to relocate and diversify

¹ This is not an exhaustive summary of all mitigation measures secured via planning conditions or section 106 obligations – just a snapshot summary of key measures considered as part of the EIA process; refer to Table 19.1 of the ES and the Monitoring and Evaluation Plan by Aecom dated October 2021

TOPIC	Construction Period	Operational Period	Key Mitigation Proposed ¹
			<ul style="list-style-type: none"> - Land contamination condition - Earthworks condition - Land stability condition
Water Resources and Flood Risk	Not significant	Not significant	<ul style="list-style-type: none"> - SUDS Strategy and other Scheme design features - Detailed utilities strategies as part of future RMAs
Ecology and Biodiversity	Not significant	Not significant	<ul style="list-style-type: none"> - CEMP - LEMP - Badger, bat and other protected species mitigation secured via condition - Biodiversity Net Gain (BNG) condition - Section 106 obligations to secure SANG/SAC/SAMM, woodlark mitigation and BNG management, maintenance and monitoring
Cultural Heritage	Not Significant	Not significant	<ul style="list-style-type: none"> - CEMP - Archaeology condition - LGV Design Code - Separate LBC for Listed Milestone
Landscape and Visual Impact	Significant	Not significant	<ul style="list-style-type: none"> - LEMP - LGV Design Code - Stewardship section 106 obligations
Climate Change	Not significant	Not significant	<ul style="list-style-type: none"> - CTMP - CEMP - Air quality contribution via s106
Socio-Economics and Communities	Not significant	Significant beneficial effects	<ul style="list-style-type: none"> - CTMP - Open Space Strategy - Section 106 obligations around social infrastructure delivery, including schools, park and ride extension and open

TOPIC	Construction Period	Operational Period	Key Mitigation Proposed ¹
			space (including financial contributions towards offsite provision) - Stewardship section 106 obligations
Health And Wellbeing	Significant beneficial effects related to access to work and training	Significant beneficial effects associated with affordable housing and extra care units and active travel etc.	- Section 106 obligation to secure affordable housing and appropriate housing mix
Waste and Resource Management	Not significant	Not significant	- SWMP - Detailed Waste Strategies required by planning condition
Cumulative Effects	Not significant	Not significant	- CTMP - CEMP

In summary, overall, the likely significant adverse effects of the Scheme were assessed to be not significant.

APPENDIX TGW2
RCHT AND EA SUPPORT LETTERS

14 December 2021

Chief Executive
Royal Cornwall Hospital
Truro
Cornwall
TR1 3LJ
Tel: 01872 250000

Direct line: 01872 252902

www.rcht.nhs.uk

Matt Doble
Principal Development Officer
Cornwall Council
Council Offices
Camborne
Cornwall
TR18SX

Dear Matt

Langarth Garden Village: Planning Application ref PA20/09631

Further to our letter dated 19th November 2020 from Kate Shields, and subsequent letters regarding your proposals for a new energy centre and provision of safeguards for the Search and Rescue helipad at Treliske, I wanted to highlight our continued support for the emerging plans for Langarth Garden Village (LGV) and for working in partnership with Cornwall Council in support of the project.

RCHT, and the wider local health system, have appreciated the dialogue which has developed over the past year with the LGV project team, and the early, and ongoing, consultation on the proposed LGV plans. The opportunity to contribute to the scope of the development, particularly from a healthcare perspective, has helped us in the review and refresh of our own Strategic Estates Master Plan and the re-configuration of clinical services on the Treliske site.

The process of developing the LGV Master Plan, and planning application, has allowed the Trust to understand the detail of the proposals, and the joint ambitions, opportunities, and benefits of the scheme.

On this basis it is timely to confirm the following points with regard to the LGV development from an RCHT perspective:



Chairwoman: Dr Mairi McLean

Chief Executive: Mr Tony Chambers

Care + Compassion | Inspiration + Innovation | Working Together | Pride + Achievement | Trust + Respect

- The Trust welcomes the opportunity to continue to work in partnership with Cornwall Council on the future infrastructure developments at Langarth, and specifically in relation to any impact on access to the Royal Cornwall Hospital, and the services we provide from the Treliske site. The Trust understands that LGV will provide significant opportunities and benefits for both the Trust and the wider community.
- RCHT supports the improvements proposed and identified with the development of the Northern Access Road (NAR), as it will ensure better vehicular access to the Treliske site for staff, visitors and patients.
- RCHT has worked with Cornwall Council to find a satisfactory, and safe, solution to helicopter access to the Treliske site both during, and after, the LGV development period. This has centred on providing additional safety measures around the Search and Rescue helipad, which has one of the highest volumes of air traffic on a medical site in England. We have written to you separately in support of the proposed site upgrades
- The Trust welcomes the opportunities provided by the LGV scheme to support healthcare staff and students in finding homes close to the hospital. The commitment to provide additional accommodation in the area, which students/key healthcare workers can access, is a current and critical issue for the Trust. Any support in this area is beneficial to the long-term delivery of high-quality healthcare in Cornwall.
- RCHT is very supportive of the expansion of the Langarth Park and Ride facility and recognises the important role the Park and Ride provides in helping to support improved and more sustainable access to Truro and the Royal Cornwall Hospital. In addition, the Trust supports the focus the LGV development offers in promoting active travel and improving facilities for walking, cycling and public transport. This approach supports the Trust's objectives to help mitigate climate change and the long-term health plans for Cornwall.
- The Trust supports the delivery of the Langarth energy centre to provide the required additional power capacity for both LGV and the reconfiguration of the Royal Cornwall Hospital site.
- Finally, RCHT also welcomes the provision of access to high quality areas of open space and other recreational facilities for staff and other future users of the hospital site.

I hope this letter will assist, at this stage, in supporting the planning application for Langarth Garden Village; and I look forward to future discussions with you, and your team, as the project moves forward.

Yours sincerely,

A large black rectangular redaction box covering the signature area.

Tony Chambers
Chief Executive

Mr Matthew Doble
Cornwall Council
Planning and Enterprise Service
Council Offices Dolcoath Avenue
Camborne
Cornwall
TR14 8SX

Our ref: DC/2020/121850/02-L01
Your ref: PA20/09631
Date: 26 November 2021

Dear Mr Doble

**HYBRID PLANNING APPLICATION FOR LANGARTH GARDEN VILLAGE
LANGARTH GARDEN VILLAGE, LAND NORTH OF A390 TREEMILESTONE
THREEMILESTONE CORNWALL**

Thank you for the opportunity to consult on the proposed Langarth Garden Village scheme. We expect that the partnership fostered over the last few months and the agreed approach will help the council realise the Langarth Garden Village vision for a “vibrant, connected, sustainable and well-planned community”. We welcome the constructive approach taken by the applicant team and appreciate the extensive additional modelling. Together, these have combined to provide an improved understanding and approach to the management of surface water within the Langarth Garden Village proposals and management of the offsite flood risks. We recognise that the Council’s planning application is an improved position on the previous planning consents.

We also support a masterplanned approach to the whole site to achieve an integrated delivery of measures to ensure a resilient response to surface water management as we move forward. The following letter provides an updated response to the application in the light of the additional information now submitted to support the application.

Environment Agency position

Further to our letter dated 5 February 2021, detailed assessment work has been undertaken by the applicant’s consultant, Arcadis, on the impact of the development on hydrology and the Environment Agency’s New Mills Flood Impoundment Reservoir. We have also discussed the impact of nutrients from the development on the Fal and Helford SAC with Natural England. On the basis of the further assessment work and discussions, we now consider that the development is supported subject to the following conditions and financial contribution:

- Biodiversity Net Gain and production of a detailed Landscape Environmental Management Plan.

Environment Agency
Sir John Moore House, Victoria Square, Cornwall, Bodmin, PL31 1EB.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

Cont/d..

- Appropriate management of any unsuspected contamination found to be present on the site; and
- The production of a detailed CEMP for each phase of the site construction phase.
- Protection, management and enhancement of onsite watercourses and the watercourse corridors
- Ownership, management and maintenance of the proposed SUDs scheme
- Contribution to on-going monitoring of the operation of New Mills dam and strengthening of the spillway when required.

We can provide suggested wording for these conditions in due course should this be necessary.

In parallel with this planning application, we are developing a Truro flood risk management strategy. This strategy will look strategically across Truro and the surrounding area on how flood resilience can be managed going forward. This strategy will look forward over a 20 year period and will need to have the support and engagement with Cornwall and Local Councils. The strategy will include a review of the operation of the New Mills dam and changes that may need to be made to ensure it is able to continue to provide the current level of protection to Truro. On that basis, we are keen to work in partnership with Cornwall Council with this review and will seek a financial contribution from CIL funding that would be provided from the Langarth development towards works required to the New Mills dam.

The reasons for this position are set out below together with further advice with regard to the planning contribution, impact of nutrients, watercourses and environmental permitting.

Surface Water Management, Flood Risk and Flood Risk Infrastructure

Extensive work has been undertaken on the assessment of the downstream flood risks associated with the Langarth Garden Village development and the impact on our New Mills Flood Impoundment Reservoir. We now consider that we have sufficient information for an informed decision to be made on the interrelationship between Langarth Garden Village and flood risks at New Mills.

The SUDS scheme should ensure that there is a reduction in surface water runoff in a 1 in 100 year rainfall event (plus a 40% allowance for climate change). However, dams are expected to function safely above a 1 in 10,000 year flood, which is well in excess of the SUDS design standard.

Our position is one in which reasonable caution must be applied when considering the ability of the SUDs to function effectively over the lifetime of development, and conditions where the SUDS are impacted by successive storms filling the onsite storage system reducing the available water retention. To ensure risk is managed over the lifetime of the development, the precautionary approach will require the strengthening of the dam spillway at some point in the future. This view has been supported by the All Reservoirs Panel Engineer who inspects New Mills Dam, and suggests that the large and significant alteration in the catchment upstream of the dam associated with Langarth Garden Village is sufficient to require these measures.

As a statutory consultee in the planning process, we have highlighted our concerns about the issue of flood risk and flood risk infrastructure and the applicant has responded positively. The flood risk associated with the development is primarily from surface water runoff, as such it is a matter for the LPA, advised by the LLFA, to be

Cont/d..

satisfied that the proposal will not create an unacceptable risk to homes and properties in Truro. While any failure to ensure the adequate mitigation of this risk is a matter of concern for us, surface water management remains a matter outside of our statutory remit and control.

While the EA is willing for the flood storage reservoir at New Mills Dam to be considered as part of the solution for surface water management to support that precautionary approach, it would require substantial capital works to adapt the reservoir, and we do not have the funding to bear these capital costs alone.

Contributions, Section 106 and Community Infrastructure Levy

We recognise that the pace and scale of development evidenced in the phasing drawings submitted with the application means that the scheme will emerge over at least two decades, and that the proposed attenuation will address runoff proportionately to each phase. The cumulative effects of the development, such as they are, will (by definition) only be realised towards the end of that period.

After extensive consultation concerning the sum and the mechanisms for securing contributions for the strengthening of New Mills Dam, we are satisfied with the approach of utilising both a Section 106 agreement and Community Infrastructure Levy (CIL) in order to provide funding for the works to the spillway and measures to increase the dam's storage. The package put forward on behalf of the Council has the potential to enable the required flood risk mitigation works and provide a platform for future work around the emerging Truro Flood Risk Management Strategy to the overall benefit of the city and area.

In order for this approach to deliver the required improvements it is imperative that certain issues and obstacles are addressed. Our agreement to move forward with the above approach will be dependent on the following.

- That the Council's Cabinet resolves to focus the CIL income generated from Langarth to Kenwyn/Truro and adjoining parishes.
- The flood resilience measures (strengthening of New Mills Dam spillway and measures to increase the dam storage) will be prioritised for CIL contributions (not less than £2m minus the sum required by the s106 £100K).
- The commitment of CIL contributions for the purpose of flood resilience will be set out in a Letter of Intent and placed on the public register alongside the planning application.

Given that the s106 contribution of £100K is modest in the scheme of the development, we would recommend a trigger with a defined period for payment along the following lines:

1. DAM CONTRIBUTION

1.1 The Owner covenants with the Council:

1.1.1 to pay the Dam Contribution to the Council not later than the substantial completion of phase 1 of the development of 500 homes]

2. The Council covenants with the Owner:

2.1 On receipt of the Dam Contribution to arrange for onward transmission of the Dam Contribution to the Environment Agency within 60 days, for expenditure on the Dam Design Monitoring

... the Dam Contribution ... shall be considered fully expended for the purposes of this Deed once transmitted by the Council to the Environment Agency

Cont/d..

Advice – Impact of nutrients from the development

Further to the points we raised in our letter dated 5 February 2021 regarding this matter, we entered into further dialogue with Natural England, who have not raised an objection to the proposal on grounds of nutrient impact on the SAC. Given that Natural England are the lead authority for this matter, we have resolved not to pursue this matter further at this stage.

Advice – Watercourses and Natural Flood Management

The current watercourses within the site boundary require adequate protection from the proposed development and there are opportunities to enhance these features as part of this development. We advise that the watercourses should be improved as much as is possible through the removal of obsolete structures/modifications and re-naturalised. This will improve the quality of the watercourses for a breadth of aquatic wildlife, including fish and eel passage. We consider that a planning condition is required to secure these works together with a strategy for delivering improvements to the quality of the watercourses. We would like to be involved with the watercourse proposals.

To maintain a viable nature corridor associated with the watercourses and leave space for water, there should be a minimum of a 5m buffer from each bank of the watercourses on site. The current masterplan appears to achieve a much greater buffer than this in most places, which is welcomed.

The above measures will ensure that the watercourses within the site are a more enhanced environment, whilst recognising that new crossings will be required.

The urbanisation of this area has the potential to impact the flows in these watercourses during prolonged dry periods and we expect that the SUDS design maximises opportunities for infiltration as has been recommended. During the future planning stages we need to ensure that the drainage proposals are mindful of how they replenish the ground water in these small catchments and a condition will be required to manage this aspect. In parallel with this we expect that opportunities to manage surface water runoff in the site's green spaces are also considered using natural flood risk management techniques. This will link with the conditions already recommended by the LLFA for manage surface water from the development site.

Informative – Environmental Permitting

The Environmental Permitting (England and Wales) Regulations 2016 require a Flood Risk Activity Permit to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culvert (16 metres if tidal)

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact psocornwall@environment-agency.gov.uk

A permit is separate to and in addition to any planning permission granted. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted.

Again, we would like to thank Cornwall Council for the partnership approach taken during this period of consultation. Should you have any queries with regards to the above please do not hesitate to contact me.

Yours sincerely

Shaun Pritchard
Sustainable Places Technical Specialist

Direct dial 02084746317

Direct e-mail SPDC@environment-agency.gov.uk

cc Arcadis Consulting (UK) Ltd

End

APPENDIX TGW3
SECTION 106 OBLIGATIONS TRACKER

Schedule	Topic	Sub-topic	Payment or compliance trigger	Obligation description	Quantum of obligations	Relevant index	Responsible party	Planning Impediment?
5	Community Facilities	Community Facility Scheme	Prior to Commencement of Development	Submit to the Council and obtain the Council's written approval of the Community Facility Scheme	N/A	N/A	Master Developer	No, Master Developer supervises coordination of facilities across the Site
5	Community Facilities	West Langarth Gateway / Rural Village	Prior to Commencement of Development	Submit to the Council for written approval the Community Hub Use Agreement for the Phase 1 Community Hub	N/A	N/A	Master Developer	No, Master Developer supervises coordination of facilities across the Site
5	Ecology	SANG & SAC Contributions	Prior to Commencement of Development	Submit to the Council for written approval the SANG Plan	N/A	N/A	Master Developer	No, Master Developer responsible for delivery of SANG
5	Community Facilities	West Langarth Gateway / Rural Village	Prior to Substantial Implementation of the Development	Obtain Council written approval of the Community Hub Use Agreement for the Phase 1 Community Hub	N/A	N/A	Master Developer	No, Master Developer supervises coordination of facilities across the Site
9	Stewardship	Stewardship Vehicle Governance Structure	Prior to Substantial Implementation of the Development	Confirm the Stewardship Vehicle Governance Structure to the Council	N/A	N/A	Master Developer	No, Master Developer responsible for setting up Stewardship Vehicle
17	Stewardship	Stewardship Vehicle Business Plan	Prior to Substantial Implementation of the Development	Submit to the Council for written approval the Stewardship Vehicle Business Plan	N/A	N/A	Master Developer	No, Master Developer responsible for setting up Stewardship Vehicle
6	Education	Safeguarding the Second School Land	From Commencement of Development	Safeguard the Second School Land until the earlier of the date on which the Second School Land is transferred to the Council /the Council's nominee at the expiry of the Second School Notice Period (Occupation of 1700 - 2300 Dwellings)	N/A	N/A	Master Developer	No, land is in Council's control so safeguarding can be protected under contract
13	Design Code	Design Code Review Contribution	On submission of a Reserved Matters Application	Notify the Council of the Design Code Review Contribution attributable to the Reserved Matters Application	£70 per Dwelling	All Items of Retail Prices	Owner	No, liability is limited to individual development parcel
13	Design Code	Design Code Review Contribution	Within 20 Working Days of the validation of a Reserved Matters Application by the Council	Pay the Design Code Review Contribution attributable to the Reserved Matters Application	£70 per Dwelling	All Items of Retail Prices	Owner	No, liability is limited to individual development parcel
13	Design Code	Neighbourhood Design Code Review Contribution	Within 20 Working Days of the validation of the application to discharge Planning Condition 9 (Application B, outline element of the Planning Permission) and in any event before submission of Reserved Matters in respect of an area which includes Neighbourhood or part thereof	Pay the Neighbourhood Design Code Review Contribution to the Council (in the event that this Application to Discharge does not relate to an entire Neighbourhood or all of the Neighbourhoods identified pursuant to Planning Condition 8, the Neighbourhood Design Code Review Contribution shall be apportioned in accordance with the proportion of the Neighbourhood covered by the Application to Discharge)	£15,000 per Neighbourhood (subject to apportionment)	All Items of Retail Prices	Owner	No, liability is limited to individual development parcel
12	District Heating	District Heating Network	In the event that the District Heating Network serving the Development is available for connection in the Reserved Matters Area at the point of validation of any Reserved Matters Application	Use reasonable endeavours to connect the Dwellings and Commercial Units constructed in that Reserved Matters Area to that District Heating Network (however if the Owner obtains the Council's approval of reasonable documentary evidence submitted by the Owner establishing that such a District Heating Network connection would not be viable or feasible or would unreasonably delay construction, this obligation will cease to apply).	N/A	N/A	Owner	No, reasonable endeavours obligation means compliance can flex to accommodate changing circumstances
3	Northern Access Road	NAR Contribution	Prior to Commencement of Development in a Reserved Matters Area	Notify the Council of the NAR Contribution attributable to that Reserved Matters Approval	N/A	N/A	Owner	No, liability is limited to individual development parcel
4	Transport	Transport Contribution	Prior to Commencement of Development in a Reserved Matters Area	Notify the Council of the Transport Contribution attributable to that Reserved Matters Approval	N/A	N/A	Owner	No, liability is limited to individual development parcel
4	Transport	Park & Ride Contribution	Prior to Commencement of Development in a Reserved Matters Area	Notify the Council of the Park & Ride Contribution attributable to that Reserved Matters Approval	N/A	N/A	Owner	No, liability is limited to individual development parcel
12	District Heating	Heating Plan	Prior to Commencement of Development in a Reserved Matters Area	Submit to and obtain the written approval of the Council for the Heating Plan (showing how Dwellings in that Reserved Matters Area are heated) for that Reserved Matters Approval	N/A	N/A	Owner	No, liability is limited to individual development parcel
14	Clerk of Works and Local Labour and Materials	Clerk of Works	Prior to Commencement of Development in a Reserved Matters Area	Nominate to the Council and obtain Council approval to a Clerk of Works to oversee the Implementation of that Reserved Matters Approval. Thereafter procure that the approved Clerk of Works complies with the obligations in paragraph 1.3 of Schedule 14 (broadly, supervising compliance with obligations across the Reserved Matters Area and wider development site)	N/A	N/A	Owner	No, liability is limited to individual development parcel
14	Clerk of Works and Local Labour and Materials	Local Labour and Materials Strategy	Prior to Commencement of Development in a Reserved Matters Area	Submit to the Council and obtain its written approval of a Local Labour and Materials Strategy for that Reserved Matters Approval	N/A	N/A	Owner	No, liability is limited to individual development parcel
4	Transport	Travel Plans - Residential and Commercial	Prior to Commencement of Development in a Residential Reserved Matters Area	Notify the Council of the Travel Plan Monitoring Fee attributable to that Reserved Matters Approval	N/A	N/A	Owner	No, liability is limited to individual development parcel
4	Transport	Travel Plans - Residential and Commercial	Prior to Commencement of Development in a Residential Reserved Matters Area	Submit to the Council for written approval the Residential Travel Plan in connection with that Reserved Matters Area	N/A	N/A	Owner	No, liability is limited to individual development parcel
4	Transport	Sustainable Transport Bond	Prior to Commencement of Development in a Residential Reserved Matters Area	Submit to the Council and obtain the Council's approval of the Sustainable Transport Bond attributable to that Reserved Matters Approval	N/A	N/A	Owner	No, liability is limited to individual development parcel
5	Community Facilities	CCG Contribution	Prior to Commencement of Development in a Residential Reserved Matters Area	Notify the Council of the CCG Contribution attributable to that Reserved Matters Approval	£447 per Open Market Dwelling	BCIS	Owner	No, liability is limited to individual development parcel
5	Community Facilities	Police Contribution	Prior to Commencement of Development in a Residential Reserved Matters Area	Notify the Council of the Police Contribution attributable to that Reserved Matters Approval	£58 per Open Market Dwelling	BCIS	Owner	No, liability is limited to individual development parcel

6	Education	Education Contribution	Prior to Commencement of Development in a Residential Reserved Matters Area	Notify the Council of the Education Contribution attributable to that Reserved Matters Approval	£2,736 per Qualifying Dwelling	BCIS	Owner	No, liability is limited to individual development parcel
7	Open Space	Offsite Sports Pitch Contribution	Prior to Commencement of Development in a Residential Reserved Matters Area	Notify the Council of the Offsite Sports Pitch Contribution attributable to that Reserved Matters Approval	£333 per Dwelling	BCIS	Owner	No, liability is limited to individual development parcel
15	Air Quality	Air Quality Contribution	Prior to Commencement of Development in a Residential Reserved Matters Area	Notify the Council of the Air Quality Contribution attributable to that Reserved Matters Approval	£60 per Dwelling	All Items of Retail Prices	Owner	No, liability is limited to individual development parcel
15	Air Quality	Air Quality Contribution	Prior to Commencement of Development in a Residential Reserved Matters Area (in the event the Owner elects to apply for Onsite Air Quality Mitigation Offset in lieu of payment of the Air Quality Contribution)	Submit to and obtain Council approval of Onsite Air Quality Mitigation Offset details set out in Schedule 15, paragraph 1.2.1 and thereafter implement the Onsite Air Quality Mitigation Offset works and measures in accordance with the approved details	N/A	N/A	Owner	No, voluntary obligation if individual developer does not wish to pay contribution
4	Transport	Travel Plans - Residential and Commercial	Prior to Commencement of Development in a Reserved Matters Area containing Commercial Units	Notify the Council of the Travel Plan Monitoring Fee attributable to that Reserved Matters Approval	N/A	N/A	Owner	No, liability is limited to individual development parcel
4	Transport	Travel Plans - Residential and Commercial	Prior to Commencement of Development in a Reserved Matters Area containing Commercial Units	Submit to the Council for written approval the Commercial Travel Plan in connection with that Reserved Matters Area	N/A	N/A	Owner	No, liability is limited to individual development parcel
4	Transport	Highways Agreements	Prior to Commencement of Site Specific Highway Works in connection with a Reserved Matters Application necessitating Site Specific Highway Works	Enter into a Site Specific Highways Agreement	N/A	N/A	Owner	No, liability is limited to individual development parcel
4	Transport	Transport Contribution	Prior to Substantial Implementation of the first Reserved Matters Approval	Pay the Transport Contribution	£622 per Open Market Dwelling	BCIS	Owner	No, liability is limited to individual development parcel
4	Transport	Primary Transport Contribution	Prior to Substantial Implementation of the first Residential Reserved Matters Approval	Pay the Primary Transport Contribution	£1,000,000	BCIS	Owner	No, Master Developer has budgeted for contribution
7	Open Space	Onsite Open Space	Prior to Substantial Implementation of each Reserved Matters Area	Submit to and obtain Council approval to the Open Space Scheme and Open Space Management Plan in connection with the Reserved Matters Approval for that Reserved Matters Area	N/A	N/A	Owner	No, liability is limited to individual development parcel
7	Open Space	Onsite Open Space	Prior to Substantial Implementation of a Reserved Matters Approval for enabling infrastructure only (with no Dwellings or Commercial Units)	Submit to and obtain Council approval to the Open Space Delivery Programme in connection with the Reserved Matters Approval for that Reserved Matters Area and thereafter Practically Complete, Finally Complete and transfer (if applicable) the relevant Open Space in accordance with that approved Delivery Programme	N/A	N/A	Owner	No, liability is limited to individual development parcel
16	Biodiversity Net Gain	Biodiversity Net Gain	From the date on which the Biodiversity Areas are Practically Completed	Maintain and manage the Biodiversity Areas in accordance with the Biodiversity Strategy approved in connection with the Planning Permission (as may be amended from time to time) for a period of 30 years	N/A	N/A	Owner	No, liability is limited to individual development parcel
5	Community Facilities	Langarth Square / Community Village	Prior to Commencement of Development in Phase 3 (and prior to Commencement of Development in any subsequent Phase until Council approval has been obtained)	Submit to the Council and obtain the Council's written approval of the final shell and core specification for the Phase 3 Community Hub	N/A	N/A	Owner	No, liability is limited to individual development parcel (but coordination with Master Developer and approved Community Facility Scheme is required)
10	Ecology	SAC Contributions	Prior to Commencement of Development in Phases 3 and/or 4 and/or 5, in the event the Owner wishes to provide additional SANG in connection with Reserved Matters Applications for Land in Phases 3 and/or 4 and/or 5 in lieu of paying a SAC Contribution	Submit to the Council the Additional SANG Plan and thereafter provide the Additional SANG in accordance with delivery triggers agreed with the Council in connection with their approval of the Additional SANG Plan. In the event the Additional SANG is in the Council's reasonable opinion insufficient to offset the Terrestrial Habitats Impacts of the relevant Reserved Matters Area, the Owner will remain liable to payment of such part of the Terrestrial SAC Contribution as agreed by the Council under the approved additional SANG Plan (such payment to be in addition to provision of the Additional SANG in accordance with the Additional SANG Plan). In the event the Council does not approve the Additional SANG Plan, the Owner will not be released from the requirement to pay the Terrestrial SAC Contribution.	Sum to be agreed	BCIS	Owner	No, liability is limited to individual development parcel - allows for additional SANG to be delivered if third party landowners prefer this to paying a financial contribution
9	Stewardship	Stewardship Vehicle Business Plan	Prior to Occupation of any Development	Receive Council approval of the Stewardship Vehicle Business Plan	N/A	N/A	Master Developer	No, Master Developer assumes responsibility for Stewardship Vehicle
4	Transport	Bus Service Contribution	Prior to Occupation of any Dwellings	Pay the first instalment of the Bus Service Contribution	£150,000	BCIS	Owner	No, liability is limited to individual development parcel
10	Ecology	SANG & SAC Contributions	Prior to Occupation of any Dwellings	Receive Council approval of the SANG Plan	N/A	N/A	Master Developer	No, Master Developer assumes responsibility for SANG at Governors
3	Northern Access Road	NAR Contribution	Prior to Occupation of a Reserved Matters Area	Pay the NAR Contribution attributable to that Reserved Matters Approval (subject to para 1.2 of Schedule 3)	£1,974 per Dwelling	BCIS	Owner	No, liability is limited to individual development parcel
4	Transport	Park & Ride Contribution	Prior to Occupation of a Reserved Matters Area	Pay the Park & Ride Contribution attributable to that Reserved Matters Approval	£1,973 per Dwelling	BCIS	Owner	No, liability is limited to individual development parcel
9	Stewardship	Stewardship Vehicle Occupier Information	Prior to Occupation of the Development in a Reserved Matters Area (except in relation to a Reserved Matters Approval for enabling infrastructure only, which contains no Dwellings or Commercial Units)	Submit to and obtain the written approval of the Council of the Stewardship Vehicle Welcome Pack	N/A	N/A	Owner	No, liability is limited to individual development parcel but coordination with Master Developer is required

9	Stewardship	Stewardship Vehicle Occupier Information	Prior to Occupation of any Dwelling and/or Commercial Unit in a Reserved Matters Area	Provide the Stewardship Vehicle Welcome Pack to: any Registered Provider or Approved Provider assuming responsibility for the management of Affordable Dwellings in that Reserved Matters Area, and the first purchaser, tenant or other occupier of the Dwellings and/or Commercial Units in that Reserved Matters Area. All transfers, leases and other relevant disposals of a legal interest in a Reserved Matters Area shall contain a covenant to pay services charges, estate charges or similar charges to the Stewardship Vehicle in accordance with the approved Stewardship Vehicle Business Plan	N/A	N/A	Owner	No, liability is limited to individual development parcel but coordination with Master Developer is required
4	Transport	Travel Plans - Residential and Commercial	Prior to Occupation of a Residential Reserved Matters Area	Receive approval of the Residential Travel Plan for that Reserved Matters Area	N/A	N/A	Owner	No, liability is limited to individual development parcel
4	Transport	Travel Plans - Residential and Commercial	Prior to Occupation of a Residential Reserved Matters Area	Appoint a Travel Plan Coordinator and implement the approved Residential Travel Plan	N/A	N/A	Owner	No, liability is limited to individual development parcel
4	Transport	Travel Plans - Residential and Commercial	Prior to Occupation of a Residential Reserved Matters Area	Pay the Travel Plan Monitoring Fee attributable to that Reserved Matters Approval	£6,500 per Travel Plan	All Items Index of Retail Prices	Owner	No, liability is limited to individual development parcel
4	Transport	Sustainable Transport Bond	Prior to Occupation of a Residential Reserved Matters Area	Put in place the approved Sustainable Transport Bond attributable to that Reserved Matters Approval	Calculated based on Open Market Dwellings as per the Sustainable Transport Bond Sum	N/A	Owner	No, liability is limited to individual development parcel
5	Community Facilities	CCG Contribution	Prior to Occupation of a Residential Reserved Matters Area	Pay the CCG Contribution attributable to that Reserved Matters Approval (subject to paragraph 1.2 of Part 2 of Schedule 5 - which allows for an onsite health facility to be provided as works in kind in lieu of a payment)	£447 per Open Market Dwelling	BCIS	Owner	No, liability is limited to individual development parcel
5	Community Facilities	Police Contribution	Prior to Occupation of a Residential Reserved Matters Area	Pay the Police Contribution attributable to that Reserved Matters Approval	£58 per Open Market Dwelling	BCIS	Owner	No, liability is limited to individual development parcel
6	Education	Education Contribution	Prior to Occupation of a Residential Reserved Matters Area	Pay the Education Contribution attributable to that Reserved Matters Approval	£2,736 per Qualifying Dwelling	BCIS	Owner	No, liability is limited to individual development parcel
7	Open Space	Offsite Sports Pitch Contribution	Prior to Occupation of a Residential Reserved Matters Area	Pay the Offsite Sports Pitch Contribution attributable to that Reserved Matters Approval	£333 per Dwelling	BCIS	Owner	No, liability is limited to individual development parcel
10	Ecology	SAC Contributions	Prior to Occupation of a Residential Reserved Matters Area	Notify the Council of the Marine SAC Contribution attributable to the Residential Reserved Matters Approval and pay the Marine SAC Contribution attributable to the Residential Reserved Matters Approval to the Council	£335 per Dwelling, and £148 per Student Accommodation Unit	BCIS	Owner	No, liability is limited to individual development parcel
10	Ecology	SAMM Contributions	Prior to Occupation of a Residential Reserved Matters Area	Notify the Council of the SAMM Contribution attributable to the Residential Reserved Matters Approval and pay the SAMM Contribution attributable to the Residential Reserved Matters Approval to the Council	£30 per Dwelling	BCIS	Owner	No, liability is limited to individual development parcel
15	Air Quality	Air Quality Contribution	Prior to Occupation of a Reserved Matters Area	Pay the Air Quality Contribution attributable to that Reserved Matters Approval	£60 per Dwelling	All Items of Retail Prices	Owner	No, liability is limited to individual development parcel
4	Transport	Travel Plans - Residential and Commercial	Prior to Occupation of a Reserved Matters Area containing Commercial Units	Appoint a Travel Plan Coordinator and implement the approved Commercial Travel Plan	N/A	N/A	Owner	No, liability is limited to individual development parcel
4	Transport	Travel Plans - Residential and Commercial	Prior to Occupation of a Reserved Matters Area containing Commercial Units	Pay the Travel Plan Monitoring Fee attributable to that Reserved Matters Approval	£6,500 per Travel Plan	All Items Index of Retail Prices	Owner	No, liability is limited to individual development parcel
4	Transport	Highways Agreements	Prior to Occupation of a Reserved Matters Area necessitating Site Specific Highway Works	Practically Complete the Site Specific Highway Works	N/A	N/A	Owner	No, liability is limited to individual development parcel
10	Ecology	SAC Contributions	Prior to Occupation of each Reserved Matters Approval for Development in Land comprised in Phases 3 to 5 (inclusive), In the event that the Owner does not wish to provide Additional SANG in connection with Phases 3 to 5 (inclusive)	Notify the Council of the Terrestrial SAC Contribution attributable to the Reserved Matters Application and pay the Terrestrial SAC Contribution attributable to the Reserved Matters Application to the Council	£180 per Dwelling, £75 per Student Accommodation Unit	BCIS	Owner	No, liability is limited to individual development parcel
7	Open Space	Onsite Open Space	Prior to Occupation of 50% of the Dwellings in a Reserved Matters Area	Lay out and equip the Open Space for the Reserved Matters Area in accordance with the approved Open Space Scheme and thereafter maintain and manage the Open Space in accordance with the approved Open Space Management Plan	N/A	N/A	Owner	No, liability is limited to individual development parcel
8	SUDS	SUDS	Prior to Occupation of 50% of the Dwellings in a Reserved Matters Area (unless details approved pursuant to the Planning Permission specify otherwise)	Practically Complete the SUDS for that Reserved Matters Area	N/A	N/A	Owner	No, liability is limited to individual development parcel
7	Open Space	Onsite Open Space	Prior to Occupation of 75% of the Dwellings in a Reserved Matters Area	Finally Complete the Open Space for that Reserved Matter Area and complete the Open Space Transfer to either a Management Company, the Stewardship Vehicle, the Council or a Parish Council.	N/A	N/A	Owner	No, liability is limited to individual development parcel
8	SUDS	SUDS	Prior to Occupation of 75% of the Dwellings in a Reserved Matters Area (unless details approved pursuant to the Planning Permission specify otherwise)	Finally Complete the SUDS for that Reserved Matters Area and complete the SUDS Transfer to either a Management Company, the Stewardship Vehicle, the Council, or Parish Council or the Water Body	N/A	N/A	Owner	No, liability is limited to individual development parcel
8	SUDS	SUDS	On the completion of any Transfer of SUDS Land in any Reserved Matters Area to the Council, Stewardship Vehicle or Parish Council	Pay the SUDS Commuted Sum for that SUDS Land to the relevant entity (i.e. the transferee)	A sum representing the Council's reasonable cost of managing and maintaining the SUDS Land for a period of 20 years from Practical Completion	N/A	Owner	

8	SUDS	SUDS	On the Completion of any Transfer of SUDS Land in any Reserved Matters Area to the Water Body	Complete the relevant SUDS Transfer in accordance with the Water Body's terms and conditions	N/A	N/A	Owner	No, liability is limited to individual development parcel
8	SUDS	SUDS	On the Completion of any Transfer of SUDS Land in any Reserved Matters Area to a Management Company	Complete the relevant SUDS Transfer on terms which ensure the Management Company has sufficient financial resources to manage and maintain the SUDS in accordance with details approved pursuant to the Planning Permission for the lifetime of the Development.	N/A	N/A	Owner	No, liability is limited to individual development parcel
4	Transport	Sustainable Transport Bond	On 50% Occupation in a Reserved Matters Area	Notify the Council that development in the Reserved Matters Area has reached 50% Occupation	N/A	N/A	Owner	No, liability is limited to individual development parcel
4	Transport	Sustainable Transport Bond	On Substantial Occupation in a Reserved Matters Area	Notify the Council that development in the Reserved Matters Area has reached Substantial Occupation	N/A	N/A	Owner	No, liability is limited to individual development parcel
4	Transport	Personalised Travel Planning Contribution	Prior to Occupation of the 50th Dwelling	Pay the first instalment of the Personalised Travel Planning Contribution	£77,496	BCIS	Owner	Coordination with Master Developer Required
4	Transport	Bus Service Contribution	Prior to Occupation of the 100th Dwelling	Pay the second instalment of the Bus Service Contribution	£150,000	BCIS	Owner	Coordination with Master Developer Required
4	Transport	Personalised Travel Planning Contribution	Prior to Occupation of the 150th Dwelling	Pay the second instalment of the Personalised Travel Planning Contribution	£77,496	BCIS	Owner	Coordination with Master Developer Required
10	Ecology	SANG & SAC Contributions	When 200 Dwellings are nearing Occupation	Give the Council reasonable prior notice that 200 Dwellings are nearing Occupation	N/A	N/A	Owner	Coordination with Master Developer Required
4	Transport	Bus Service Contribution	Prior to Occupation of the 200th Dwelling	Pay the third instalment of the Bus Service Contribution	£150,000	BCIS	Owner	Coordination with Master Developer Required
10	Ecology	SANG & SAC Contributions	Prior to Occupation of the 200th Dwelling	Practically Complete the SANG in accordance with the approved SANG Plan	N/A	N/A	Owner	Coordination with Master Developer Required
17	Education	First School	Prior to Occupation of the 200th Dwelling	Practically Complete or secure the Practical Completion of the First School	N/A	N/A	Master Developer	No, Master Developer is assuming responsibility for First School
10	Ecology	SANG & SAC Contributions	When Practical Completion of the SANG has taken place	Notify the Council of Practical Completion and invite the Council and Natural England to inspect the SANG and allow the Council and Natural England all reasonably necessary rights of access to the SANG in order to inspect the SANG and thereafter implement any remedial or corrective measures identified by the Council pursuant to its post Practical Completion inspection	N/A	N/A	Master Developer	No, Master Developer is assuming responsibility for delivery of SANG
5	Community Facilities	West Langarth Gateway / Rural Village	Prior to Occupation of more than 200 Dwellings	Practically Complete the Phase 1 Community Hub	N/A	N/A	Master Developer	No, Master Developer is assuming responsibility for first Community Hub
10	Ecology	SANG & SAC Contributions	Prior to Occupation of more than 200 Dwellings	Only in the event that the Owner is unable to provide SANG in connection with the Development of Land comprised in Phases 1 and 2 - Submit to the Council for its approval a calculation of the Terrestrial SAC Contributions which would otherwise fall due in connection with Residential Development on Land in Phases 1 and 2, receive approval to that calculation and pay the agreed Terrestrial SAC Contribution to the Council in full	£180 per Dwelling, £75 per Student Accommodation Unit		Owner	No, liability is limited to individual development parcel
10	Ecology	SANG & SAC Contributions	In the event the provided SANG is in the Council's reasonable opinion insufficient to fully mitigate the Terrestrial Habitat Impacts of Phases 1 and 2 of the Development, prior to Occupation of more than 200 Dwellings	Agree with the Council the residual SAC Contributions due to fully mitigate the Terrestrial Habitat Impacts of Phases 1 and 2 of the Development and pay the residual SAC Contributions agreed with the Council (or determined by Expert determination) (in addition to providing the SANG)	To be agreed	BCIS	Owner	No, liability is limited to individual development parcel
10	Ecology	SANG & SAC Contributions	When 250 Dwellings are nearing Occupation	Give the Council reasonable prior notice that 250 Dwellings are nearing Occupation	N/A	N/A	Owner	Coordination with Master Developer Required
4	Transport	TRO Contribution	Prior to Occupation of the 250th Dwelling	Pay the second instalment of the TRO Contribution	£7,500	All Items Index of Retail Prices	Owner	Coordination with Master Developer Required
10	Ecology	SANG & SAC Contributions	Prior to Occupation of the 250th Dwelling	Finally Complete the SANG in accordance with the approved SANG Plan and notify the Council and Stewardship Vehicle upon Final Completion of the SANG	N/A	N/A	Master Developer	No, Master Developer responsible for delivery of SANG
17	Ecology	SANG	In accordance with the approved SANG Plan	Finally Complete or secure Final Completion of the SANG in accordance with the approved SANG Plan	N/A	N/A	Master Developer	No, Master Developer responsible for delivery of SANG
11	Flood Mitigation	DAM Contribution	Prior to Occupation of the 250th Dwelling	Pay the Dam Contribution in full to the Council	£100,000	BCIS	Owner	Coordination with Master Developer Required
5	Community Facilities	West Langarth Gateway / Rural Village	Prior to Occupation of more than 250 Dwellings	Finally Complete the Phase 1 Community Hub and thereafter maintain and manage the Phase 1 Community Hub in accordance with the approved Community Facility Scheme until lease / sale to its end user in accordance with the approved Community Use Agreement	N/A	N/A	Master Developer	No, Master Developer is assuming responsibility for first Community Hub
4	Transport	Bus Service Contribution	Prior to Occupation of the 300th Dwelling	Pay the fourth instalment of the Bus Service Contribution	£150,000	BCIS	Owner	Coordination with Master Developer Required
4	Transport	Personalised Travel Planning Contribution	Prior to Occupation of the 300th Dwelling	Pay the third instalment of the Personalised Travel Planning Contribution	£77,496	BCIS	Owner	Coordination with Master Developer Required
4	Transport	Bus Service Contribution	Prior to Occupation of the 400th Dwelling	Pay the fifth instalment of the Bus Service Contribution	£300,000	BCIS	Owner	Coordination with Master Developer Required
4	Transport	Personalised Travel Planning Contribution	Prior to Occupation of the 450th Dwelling	Pay the fourth instalment of the Personalised Travel Planning Contribution	£77,496	BCIS	Owner	Coordination with Master Developer Required
4	Transport	Bus Service Contribution	Prior to Occupation of the 500th Dwelling	Pay the sixth instalment of the Bus Service Contribution	£300,000	BCIS	Owner	Coordination with Master Developer Required

4	Transport	TRO Contribution	Prior to Occupation of the 500th Dwelling	Pay the third instalment of the TRO Contribution	£7,500	All Items Index of Retail Prices	Owner	Coordination with Master Developer Required
4	Transport	Bus Service Contribution	Prior to Occupation of the 600th Dwelling	Pay the seventh instalment of the Bus Service Contribution	£300,000	BCIS	Owner	Coordination with Master Developer Required
4	Transport	Personalised Travel Planning Contribution	Prior to Occupation of the 600th Dwelling	Pay the fifth instalment of the Personalised Travel Planning Contribution	£77,496	BCIS	Owner	Coordination with Master Developer Required
4	Transport	Bus Service Contribution	Prior to Occupation of the 700th Dwelling	Pay the eighth instalment of the Bus Service Contribution	£300,000	BCIS	Owner	Coordination with Master Developer Required
4	Transport	Personalised Travel Planning Contribution	Prior to Occupation of the 750th Dwelling	Pay the sixth instalment of the Personalised Travel Planning Contribution	£77,496	BCIS	Owner	Coordination with Master Developer Required
4	Transport	TRO Contribution	Prior to Occupation of the 750th Dwelling	Pay the fourth instalment of the TRO Contribution	£7,500	All Items Index of Retail Prices	Owner	Coordination with Master Developer Required
10	Ecology	Permanent Woodlark Habitat Mitigation	Prior to Occupation of the 750th Dwelling	Submit to the Council for its approval the Permanent Woodlark Mitigation Plan	N/A	N/A	Master Developer	No, Master Developer assuming responsibility for Woodlark Mitigation
17	Master Developer Covenants	Park & Ride Extension	Prior to Occupation of the 750th Dwelling	In the event that the Park & Ride Extension Notice is Served in the period between Occupation of 200 and 500 Dwellings Practically Complete or secure the Practical Completion of the Park and Ride Extension	N/A	N/A	Master Developer	No, Master Developer assuming responsibility for Park & Ride Extension
4	Transport	Bus Service Contribution	Prior to Occupation of the 900th Dwelling	Pay the ninth instalment of the Bus Service Contribution	£300,000	BCIS	Owner	Coordination with Master Developer Required
4	Transport	Bus Service Contribution	Prior to Occupation of the 1,000th Dwelling	Pay the tenth instalment of the Bus Service Contribution	£200,000	BCIS	Owner	Coordination with Master Developer Required
4	Transport	TRO Contribution	Prior to Occupation of the 1,000th Dwelling	Pay the fifth instalment of the TRO Contribution	£7,500	All Items Index of Retail Prices	Owner	Coordination with Master Developer Required
10	Ecology	Permanent Woodlark Habitat Mitigation	Prior to Occupation of the 1,000th Dwelling (unless otherwise agreed in writing with the Council)	Receive Council approval of the Permanent Woodlark Habitat Plan	N/A	N/A	Master Developer	No, Master Developer assuming responsibility for Woodlark Mitigation
4	Transport	Bus Service Contribution	Prior to Occupation of the 1,150th Dwelling	Pay the eleventh instalment of the Bus Service Contribution	£200,000	BCIS	Owner	Coordination with Master Developer Required
4	Transport	TRO Contribution	Prior to Occupation of the 1,250th Dwelling	Pay the sixth instalment of the TRO Contribution	£7,500	All Items Index of Retail Prices	Owner	Coordination with Master Developer Required
4	Transport	TRO Contribution	Prior to Occupation of the 1,500th Dwelling	Pay the seventh instalment of the TRO Contribution	£7,500	All Items Index of Retail Prices	Owner	Coordination with Master Developer Required
10	Ecology	Permanent Woodlark Habitat Mitigation	Prior to Occupation of the 1,500th Dwelling	Provide the Permanent Woodlark Mitigation in accordance with the approved Permanent Woodlark Mitigation Plan	N/A	N/A	Master Developer	No, Master Developer assuming responsibility for Woodlark Mitigation
17	Ecology	Permanent Woodlark Habitat Mitigation	In accordance with the approved Permanent Woodlark Habitat Scheme	Implement or secure the implementation of the Permanent Woodlark Habitat	N/A	N/A	Master Developer	m
6	Education	Safeguarding the Second School Land	On the Occupation of the 1,700th Dwelling	Notify the Council of Occupation of the 1,700th Dwelling	N/A	N/A	Owner	Coordination with Master Developer Required
4	Transport	TRO Contribution	Prior to Occupation of the 1,750th Dwelling	Pay the eighth instalment of the TRO Contribution	£7,500	All Items Index of Retail Prices	Owner	Coordination with Master Developer Required
5	Community Facilities	Langarth Square / Community Village	Prior to Occupation of more than 1750 Dwellings	Practically Complete the Phase 3 Community Hub	N/A	N/A	Owner	No, liability limited to Phase 3 landowner although coordination with Master Developer is Required
4	Transport	TRO Contribution	Prior to Occupation of the 2,000th Dwelling	Pay the ninth instalment of the TRO Contribution	£7,500	All Items Index of Retail Prices	Owner	Coordination with Master Developer Required
5	Community Facilities	Langarth Square / Community Village	Prior to Occupation of more than 2,000 Dwellings	Finally Complete the Phase 3 Community Hub and thereafter maintain and manage the Phase 3 Community Hub in accordance with the approved Community Facility Scheme until lease / sale to its end user in accordance with the approved Community Use Agreement	N/A	N/A	Owner	No, liability limited to Phase 3 landowner although coordination with Master Developer is Required
5	Community Facilities	Langarth Square / Community Village	Not to Occupy more than 2,250 Dwellings	Until the Phase 3 Community Hub has been Finally Completed	N/A	N/A	Owner	No, liability limited to Phase 3 landowner although coordination with Master Developer is Required
4	Transport	TRO Contribution	Prior to Occupation of the 2,250th Dwelling	Pay the tenth instalment of the TRO Contribution	£7,500	All Items Index of Retail Prices	Owner	Coordination with Master Developer Required
6	Education	Safeguarding the Second School Land	Following receipt of a Second School Notice	Transfer the Second School Land to the Council on terms set out in paragraph 2.2 of Schedule 6	N/A	N/A	Owner	No, land is in Council's control so safeguarding and transfer can be protected under contract
4	Transport	TRO Contribution	Prior to Occupation of the 2,500th Dwelling	Pay the eleventh instalment of the TRO Contribution	£7,500	All Items Index of Retail Prices	Owner	Coordination with Master Developer Required
4	Transport	TRO Contribution	Prior to Occupation of the 2,750th Dwelling	Pay the twelfth instalment of the TRO Contribution	£7,500	All Items Index of Retail Prices	Owner	Coordination with Master Developer Required
4	Transport	TRO Contribution	Prior to Occupation of the 3,000th Dwelling	Pay the thirteenth instalment of the TRO Contribution	£7,500	All Items Index of Retail Prices	Owner	Coordination with Master Developer Required

4	Transport	TRO Contribution	Prior to Occupation of the 3,250th Dwelling	Pay the fourteenth instalment of the TRO Contribution	£7,500	All Items Index of Retail Prices	Owner	Coordination with Master Developer Required
4	Transport	Threemilestone Contribution	On NAR Start Date	Notify the Council of the date of Implementation of the NAR	N/A		Owner	No, NAR delivery is in Council control
4	Transport	Threemilestone Contribution	On 12 month anniversary of NAR Start Date	Notify the Council of the 12 month anniversary of the NAR Start Date	N/A		Owner	No, NAR delivery is in Council control
4	Transport	Threemilestone Contribution	On 36 month anniversary of NAR Start Date	Notify the Council of the 36 month anniversary of the NAR Start Date	N/A		Owner	No, NAR delivery is in Council control
4	Transport	Threemilestone Contribution	On 48 month anniversary of NAR Start Date	Notify the Council of the 48 month anniversary of the NAR Start Date	N/A		Owner	No, NAR delivery is in Council control
4	Transport	Threemilestone Contribution	On 12 month anniversary of the NAR Start Date	Pay the first instalment of the Threemilestone Contribution	£100,000	BCIS	Owner	No, Master Developer underwriting TMS Contribution
4	Transport	Threemilestone Contribution	On 36 month anniversary of the NAR Start Date	Pay the second instalment of the Threemilestone Contribution	£1,800,000	BCIS	Owner	No, Master Developer underwriting TMS Contribution
4	Transport	Threemilestone Contribution	On 48 month anniversary of the NAR Start Date	Pay the third instalment of the Threemilestone Contribution	£880,000	BCIS	Owner	No, Master Developer underwriting TMS Contribution
4	Transport	TRO Contribution	Prior to Practical Completion of the NAR	Pay the first instalment of the TRO Contribution	£7,500	All Items Index of Retail Prices	Owner	No, Master Developer underwriting TMS Contribution
4	Transport	Travel Plan - Residential and Commercial	Ongoing during Travel Plan Monitoring Period	Monitor compliance with approved Residential Travel Plan	N/A	N/A	Owner	No, liability is limited to individual development parcel
4	Transport	Travel Plan - Residential and Commercial	Ongoing during Travel Plan Monitoring Period	If targets in the approved Residential Travel Plan are not achieved, set out to the Council proposed remedial measures with a timetable for implementation and then implement those measures	N/A	N/A	Owner	No, liability is limited to individual development parcel
4	Transport	Travel Plan - Residential and Commercial	Annually during Travel Plan Monitoring Period	Report to the Council on the findings of the performance monitoring carried out in relation to the Residential Travel Plan	N/A	N/A	Owner	No, liability is limited to individual development parcel
4	Transport	Travel Plan - Residential and Commercial	Ongoing during Travel Plan Monitoring Period	Monitor compliance with approved Commercial Travel Plan	N/A	N/A	Owner	No, liability is limited to individual development parcel
4	Transport	Travel Plan - Residential and Commercial	Ongoing during Travel Plan Monitoring Period	If targets in the approved Commercial Travel Plan are not achieved, set out to the Council proposed remedial measures with a timetable for implementation and then implement those measures	N/A	N/A	Owner	No, liability is limited to individual development parcel
4	Transport	Travel Plan - Residential and Commercial	Annually during Travel Plan Monitoring Period	Report to the Council on the findings of the performance monitoring carried out in relation to the Commercial Travel Plan	N/A	N/A	Owner	No, liability is limited to individual development parcel
4	Transport	Highways Agreements	In accordance with the terms of the Site Specific Highways Agreement	Dedicate the Site Specific Highway Works as highway maintainable at the public expense	N/A	N/A	Owner	No, liability is limited to individual development parcel
10	Ecology	Interim Woodlark Habitat Mitigation	In accordance with the approved Interim Woodlark Habitat Scheme	Provide the Interim Woodlark Habitat in respect of Land comprised in Phases 1 and 2 in strict accordance with the approved Interim Woodlark Habitat Scheme	N/A	N/A	Master Developer	No, Master Developer assuming responsibility for Woodlark Mitigation
17	Master Developer Covenants	Interim Woodlark Habitat Mitigation	In accordance with the approved Interim Woodlark Habitat Scheme	Implement or secure the implementation of Interim Woodlark Habitat	N/A	N/A	Master Developer	No, Master Developer assuming responsibility for Woodlark Mitigation
16	Biodiversity Net Gain	Biodiversity Net Gain	On the two year anniversary of the date on which the Biodiversity Areas are Practically Completed	Monitor the effectiveness of the Biodiversity Net Gain measures implemented pursuant to the Biodiversity Conformity Statement and report to the Council and Stewardship Vehicle (in the event that monitoring the performance of the Biodiversity Strategy forms part of the approved Stewardship Functions) with findings and implement any resulting remedial and corrective measures	N/A	N/A	Owner	No, liability is limited to individual development parcel
16	Biodiversity Net Gain	Biodiversity Net Gain	On the five year anniversary of the date on which the Biodiversity Areas are Practically Completed	Monitor the effectiveness of the Biodiversity Net Gain measures implemented pursuant to the Biodiversity Conformity Statement and report to the Council and Stewardship Vehicle (in the event that monitoring the performance of the Biodiversity Strategy forms part of the approved Stewardship Functions) with findings and implement any resulting remedial and corrective measures	N/A	N/A	Owner	No, liability is limited to individual development parcel
16	Biodiversity Net Gain	Biodiversity Net Gain	At five year intervals following the fifth anniversary of the date on which the Biodiversity Areas are Practically Completed	Monitor the effectiveness of the Biodiversity Net Gain measures implemented pursuant to the Biodiversity Conformity Statement and report to the Council and Stewardship Vehicle (in the event that monitoring the performance of the Biodiversity Strategy forms part of the approved Stewardship Functions) with findings and implement any resulting remedial and corrective measures.	N/A	N/A	Owner	No, liability is limited to individual development parcel
17	Community Facilities	Community Facility	In accordance with the approved Community Facility Scheme	Implement or secure the implementation of the approved Community Facility Scheme for the benefit of the Development as a whole	N/A	N/A	Master Developer	No, Master Developer is assuming responsibility for coordinating sitewide Community Facilities

****Notes****

1. Defined terms as per the section 106 agreement
2. Indexation is applied from the date of the planning permission to the date that the relevant sum is paid

APPENDIX TGW4A
PLANNING CONDITIONS TRACKER (DETAILED ELEMENT – NAR)

No.	Heading	Condition	Compliance condition Development has commenced
1	Time Limit	The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.	
2	Approved Plans	The development hereby permitted shall be carried out in accordance with the plans and documents listed	Compliance condition
3	Environmental Mitigation	The development hereby permitted shall be carried out in accordance with the mitigation measures set out at Table 19.1 of the accompanying Environmental Statement dated November 2020 as amended by the Monitoring Evaluation Plan by Aecom dated October 2021.	Compliance condition
4	Staging	No development shall take place until a construction stages plan for the development which sets out the sequence of the construction of the NAR has been submitted to and approved by the Local Planning Authority in writing.	PCC discharged PA22/06193 dated 31.8.22
		The development shall be carried out in accordance with the approved construction stages plan.	Compliance condition
5	Archaeology	A) Prior to the commencement of Construction Works within any stage as agreed under condition 4 (save for Enabling Works) a Written Scheme of Investigation ("WSI"), shall have been submitted to and approved by the Local Planning Authority in writing. The WSI shall include: <ol style="list-style-type: none"> 1. An assessment of significance including research questions; 2. The programme and methodology of site investigation and recording; 3. The programme for post investigation assessment; 4. Provision for analysis of the site investigation and recording; 5. Provision for publication and dissemination of the analysis and records of the site investigation; 6. Provision for archive deposition of the analysis and records of the site investigation; 7. Nomination of a competent person or persons/organisation to undertake the works set out within the WSI 	PCC discharged PA22/06193 dated 31.8.22 and/or PA22/09620 dated 13.1.23
		B) No development shall take place other than in accordance with the WSI approved under Part (A).	Compliance condition
		C) Any stage as agreed under condition 4 shall not be used by the public until the site investigation and recording and post investigation assessment for that stage has been completed in accordance with the programmes set out in the WSI approved under Part (A) and the analysis, publication and dissemination of results and archive deposition has also been secured in accordance with details set out in the WSI approved under Part (A).	Pre-use of NAR

6 Groundwater Monitoring

Prior to the commencement of Construction Works within any stage as agreed under condition 4 (save for Enabling Works) the results of groundwater monitoring undertaken at the position of each attenuation and infiltration basin along the route of the NAR for that stage shall have been submitted to and approved by the Local Planning Authority in writing. Such results shall include and/or comply with the following details (as applicable):

1. A plan with the location of the monitoring boreholes shown, each borehole applicable to the relevant stage individually referenced, the below ground depth of the borehole marked, and the position and base depth of the proposed surface water drainage features shown (and reference to "each borehole" in parts 2 to 9 below shall mean each borehole as identified on the plan or plan(s) approved under this part 1);
2. The results of a full 12 months' continuous monitoring of groundwater levels, the borehole depth, and the depth recorded from the ground surface of each borehole to the surface of the groundwater for each borehole;
3. The positions of drainage features R1-C, R1-A, R1-B, SR-A, M1-A, M1-B, SR-B, SR-C M1-C, M1-D, SR-D, M1-E, M1-F and M1-G identified on Drawing Ref 1665-CSL-HDG-00MZ-DE-D-0044 Rev P03 must be monitored unless otherwise agreed in writing by the Local Planning Authority;
4. The results must demonstrate that the seasonal groundwater peak has been reached and that there has been a continuous fall in the level following the peak for a minimum of 2 months;
5. A record of the weather conditions must be maintained throughout the monitoring period and submitted with the groundwater monitoring results;
6. The monitoring results for each borehole shall be tabulated and presented in both a table and line graph format;
7. All results must be provided including the results for those boreholes which fail;
8. Details of the ground investigation result shall be provided for each borehole; and
9. Details of any proposed "cut and fill" operations proposed by the development.

PCC discharged PA22/05939 dated 30.8.22 and PA22/06568 dated 2.11.22

- 7 NAR Detailed Surface Water Design** Prior to the commencement of Construction Works within any stage as agreed under Condition 4 (save for Enabling Works) a detailed surface water scheme for that stage satisfying the requirements in both Parts A and B below shall have been submitted to and approved by the Local Planning Authority in writing.
The scheme shall include and/or comply with the following details (as applicable):
A) Details of ground investigations relevant to the stage. Such investigations should:
1. Identify any areas of instability which shall subsequently inform remedial design and construction techniques;
2. Include infiltration test and groundwater monitoring results; and
3. Inform the surface water drainage design and construction techniques
B) The following technical details:
1. A detailed description of the surface water drainage system, how it is proposed to operate and how it relates to the drainage strategy for the wider site;
2. Greenfield runoff calculations, which must be based on the proposed impermeable area and exclude open space, gardens, greenspace etc.;
3. Details of the surface water drainage design, including calculations, layout and bespoke surface water drainage solutions (based on the findings of the site investigations). The surface water drainage solutions incorporated into this drainage design must fully manage the 1 in 100 year peak rainfall event plus a minimum allowance of 40% for the impact of climate change;
4. Drainage systems which are designed to ensure that (unless an area is designed to hold/convey surface water) flooding does not occur to any building or part of a building, utility or plant, pumping station, electricity substation during the 1 in 100 year peak rainfall event;
5. Under the 1 in 100 year peak rainfall event conveyance systems (including pipework and swales) must aim to hold and convey flows without flooding. Flooding of any part of the site must not occur within any part of the site during the 1 in 30 year rainfall event;
6. Infiltration should be used as the preferred method of surface water disposal and only where this method is not viable should an attenuated flow controlled discharge from the site be used;
7. Flow rates discharged from the site should aim to achieve the 1 in 1 year greenfield runoff rate but must be no greater than the 1 in 10 year greenfield runoff rate;
8. Flow control system designs and profiles;
9. Factors of safety must be applied based on the consequence of failure; a minimum factor of 10 is required for surface water drainage systems offered for adoption by Cornwall Council;
10. Plan indicating the provisions for exceedance pathways and overland flow routes and mitigation measures;
11. Timetable for construction, including a drainage phasing plan (where applicable).
The approved surface water drainage scheme shall be implemented in accordance with the approved construction timetable and details and shall be managed and maintained in accordance with the approved details for the lifetime of the scheme.
Prior to the commencement of Construction Works within any stage as agreed under condition 4 (save for Enabling Works) a Construction Period Surface Water Management Plan for that stage shall have been submitted to and approved by the Local Planning Authority in writing.
This must include and/or comply with the following details (as applicable):
1. Areas proposed for infiltration systems e.g. basins, soakaways, infiltration trenches must be fenced and protected from compaction during the construction phase. A plan clearly indicating the extent of the fenced areas must be provided.
2. Clearly identify how surface water runoff from the site and the effects of silt and surface water on land, property, watercourses and the highway will be mitigated and managed throughout the construction period.
3. Details of pollution water quality and emergency control measures, including temporary sediment basins, sediment traps, silt fences, bunds and trenches.
4. Construction site plan showing compounds, material storage areas, temporary vehicle parking areas for the relevant stage.
- 8 NAR Construction Period Surface Water Management Plan**

PCC discharged PA22/06568 dated 2.11.22

PCC discharged PA22/06568 dated 2.11.22

9	NAR Construction Quality Control Plan	<p>Prior to the commencement of Construction Works within any stage as agreed under condition 4 (save for Enabling Works) a Construction Quality Control Plan shall have been submitted to and approved by the Local Planning Authority in writing. This must include and/or comply with the following details (as applicable):</p> <ol style="list-style-type: none"> 1. Procedures used to ensure that the quality of contractors and subcontractors' workmanship is in accordance with the approved design; 2. The proposed storage and use of materials which must be in accordance with the manufacturer's recommendations and specifications; 3. Procedures implemented to ensure that all materials used, including any materials which are substituted, are compliant with the approved design; 4. How inspections, non-compliances and corrective actions will be recorded. 	<p>PCC discharged PA22/06568 dated 2.11.22</p>
10	NAR Surface Water Drainage Systems Operations and Maintenance Manual	<p>The development in each stage shall be carried out in accordance with the details hereby approved</p> <p>Prior to the commencement of Construction Works within any stage as agreed under condition 4 (save for Enabling Works) details of the NAR Surface Water Drainage Systems Operation and Maintenance Manual for that stage shall have been submitted to and approved by the Local Planning Authority in writing. This must include and/or comply with the following details (as applicable):</p> <ol style="list-style-type: none"> 1. A brief summary of the SuDS design, how the SuDS components work, their purpose and potential performance risks; 2. A plan showing the location of all SuDS components within and serving the relevant stage including inlets and outlets. Each component must have a unique reference 3. Confirmation of who will adopt, operate, manage and maintain each SuDS component and the method of adoption; 4. Maintenance and remedial measures triggers, including visual indicators for silt removal, vegetation removal etc.; 5. A description of the proposed maintenance activities and measures for maintaining a log of such activities; 6. A Maintenance Schedule identifying regular and occasional maintenance and remedial actions and responsible persons; 7. Confirmation of maintenance buffer areas; 8. Details of maintenance access routes and easements; 9. Details of the contributing drainage catchment(s); 10. The landscaping and planting scheme(s) for the relevant stage; 11. Details how habitats and amenity areas created as part of the approved drainage scheme shall be managed and maintained. 	<p>Compliance condition</p> <p>PCC discharged PA22/06568 dated 2.11.22</p>
11	NAR Construction Traffic Management Plan	<p>The development in each stage shall be carried out in accordance with the details hereby approved. Details of the Maintenance Schedule shall be kept up to date and be made available to the Local Planning Authority within 28 days of receipt of a written request.</p> <p>Prior to the commencement of Construction Works within any stage as agreed under condition 4 (save for Enabling Works) a Construction Traffic Management Plan ("CTMP") and programme of works for that stage shall have been submitted to and approved by the Local Planning Authority in writing.</p> <p>The CTMP shall include the following details:</p> <ol style="list-style-type: none"> 1. Construction vehicle details (number, size and type); 2. Vehicular routes and delivery hours; 3. The parking of vehicles of site operatives and visitors; 4. Loading and unloading of plant and materials; 5. Storage of plant and materials used in constructing of the development; 6. Wheel washing facilities; and 7. Measures to control the emission of dust and dirt during construction. 	<p>Compliance conditions</p> <p>PCC discharged PA22/06568 dated 2.11.22</p>

12	NAR Construction Environmental Management Plan	<p>The approved CTMP and programme of works shall be adhered to throughout the construction period of the relevant stage.</p> <ol style="list-style-type: none"> 1. Prior to the commencement of Construction Works within any stage as agreed under condition 4 (save for Enabling Works) a Construction Environmental Management Plan ("CEMP") for that stage shall have been submitted to and approved by the Local Planning Authority in writing. 2. The CEMP shall include and/or comply with the following details (as applicable): 3. Risk assessment of potentially damaging construction activities; 4. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (this may be provided as a set of method statements); 5. Air quality management measures, including an anti-idling policy and details of construction traffic management; 6. Dust management plan; 7. Protocols for community and stakeholder relations and workforce training; 8. The location and timing of sensitive works, with a view to avoiding harm to and mitigating construction period effects on biodiversity features; 9. The details of and roles and responsibilities of an onsite ecological clerk of works or similarly competent person; 10. The times during construction when specialist ecologists need to be present on site to oversee works; 11. Responsible persons and lines of communication between contractors and responsible persons; 12. Monitoring, reporting and emergency response mechanisms; 13. Use of protective fences, exclusion barriers and warning signs; 14. Measures to mitigate the effects of and to control lighting during construction; 15. Measures to mitigate construction effects on features of archaeological and cultural heritage significance; 16. Measures for the protection of any European and/or nationally protected species from construction period activities. 	<p>Compliance condition</p> <p>PCC discharged PA22/06568 dated 2.11.22</p>
13	NAR Landscape Ecology Management Plan	<p>The development in each stage shall be carried out in strictly accordance with the details hereby approved.</p> <p>Prior to the commencement of Construction Works within any stage as agreed under condition 4 (save for Enabling Works) a Landscape and Ecology Management Plan ("LEMP") for that stage shall have been submitted to and approved by the Local Planning Authority in writing. The LEMP shall be prepared in accordance with the Environmental Statement by Arcadis dated November 2020 (including its addendums and appendices), and the Design and Access Statement by AHR dated November 2020, as updated in October 2021. The LEMP shall include and/or comply with the following details (as applicable):</p> <ol style="list-style-type: none"> 1. Physical protection of retained hedgerows and trees through tree protection measures approved under this Application A, throughout the construction period; 1. Avoidance of artificial light spill onto boundary hedges, during the construction period; 2. Detailed lighting strategy for the operational phase of the development, to prevent harm to light-sensitive bat species (such strategy to utilise directional lighting, careful positioning of lighting and appropriate light levels); 3. Incorporation of native species in planting schemes, hedgerow enhancement measures and landscaping; 4. Management of existing and proposed trees and hedges and associated ecological mitigation measures for the lifetime of the development; 5. Details of habitat linkages and routes of passage for wildlife and mitigation measures for loss of habitat; 6. Appointment of an ecological clerk of works; 7. Timetable for implementation; 8. Details of all other the landscape and ecological mitigation, enhancement and/or compensation measures to be undertaken pursuant to the LEMP; 9. Details for the management, maintenance and monitoring of all landscape and ecological mitigation, and/or compensation measures to be undertaken pursuant to the LEMP. 	<p>Compliance condition</p> <p>PCC discharged PA22/06568 dated 2.11.22</p>

<p>14 NAR Landscaping</p>	<p>The development in each stage shall be carried out strictly in accordance with the details hereby approved.</p> <p>Prior to the commencement of Construction Works within any stage as agreed under condition 4 (save for Enabling Works), a soft and hard landscaping scheme for the relevant stage shall have been submitted to and approved by the Local Planning Authority in writing. The soft and hard landscaping scheme shall include and/or comply with the following details (as applicable):</p> <ol style="list-style-type: none"> 1. A scaled plan showing all existing trees and vegetation, Cornish hedges and landscape features to be retained, as well as proposals for new trees, hedges and planting; 2. A schedule detailing size, number and density of all proposed trees/plants; 3. Identification of the root protection areas of retained trees; 4. Tree pit design, to include (where appropriate) root barriers and underground modular systems; 5. Specifications for operations associated with plant establishment and maintenance that are compliant with best practice at the time; 6. Means of enclosure, including types and dimensions of all boundary treatments; 7. Location, type and materials to be used for hard landscaping including specifications, where applicable for: <ol style="list-style-type: none"> a) car parking (including details of layout); b) hard surfacing materials, to include permeable paving; c) street furniture and structures (including play equipment, bus stops, refuse and other storage units, street and road signs and lighting); d) proposed and existing functional services above and below ground (including drainage, power, communications and cables and to serve any district heating infrastructure or similar infrastructure); e) retained and relocated historic features and proposals for restoration or alternative use elsewhere, where relevant; 8. Integration of both soft and hard landscaping features with the sustainable urban drainage system serving the NAR 	<p>Compliance condition</p> <p>PCC discharged PA22/07897 dated 3 March NB: further details to be submitted in relation to trees and street furniture in accordance with approved details</p>
	<p>The development in each stage shall be carried out strictly in accordance with the details hereby approved.</p> <p>Planting is to take place in the first planting season after completion of the relevant stage of the NAR, or the relevant stage of the NAR being open to the public, whichever is the sooner.</p> <p>During the implementation of the landscaping hereby approved there shall be no excavation or raising or lowering of levels within the prescribed root protection area of retained trees.</p> <p>Unless expressly required by a separate landscaping or other similar condition to this permission (or the conditions attached to Application B), all soft landscaping shall have a ten year maintenance period following planting. This means that any new trees or plants (other than trees) that die, are removed, become severely damaged or diseased within a period of ten years from planting will be replaced.</p> <p>Unless further specific permission has been given by the Local Planning Authority, replacement planting shall be in accordance with the details hereby approved.</p>	<p>Compliance conditions</p>
<p>15 Arboricultural supervision</p>	<p>Prior to the commencement of Construction Works within any stage as agreed under condition 4 (including any facilitative vegetation clearance or tree works), details of a suitably qualified tree specialist e.g. arboricultural professional with the minimum of a level 4 qualification as recognised by the Qualifications and Credit Framework (or similar framework which may amend or replace this from time to time), to supervise the implementation of the tree protection measures for the relevant stage, shall have been submitted to and approved in writing by the Local Planning Authority.</p> <p>The tree works in each stage shall be supervised strictly in accordance with the details hereby approved.</p>	<p>PCC discharged PA22/06193 dated 31.8.22</p> <p>Compliance condition</p>

16	Tree Protection Plans	<p>Prior to the commencement of any Construction Works within any stage as agreed under condition 4 (including any facilitative vegetation clearance or tree works), a scheme for the protection of retained trees, in accordance with BS 5837, including a tree protection plan(s) and an arboricultural method statement for that stage, shall have been submitted to and approved in writing by the Local Planning Authority.</p> <p>The development in each stage shall be carried out strictly in accordance with the details hereby approved.</p>	<p>PCC discharged PA22/06193 dated 31.8.22</p> <p>Compliance condition</p>
17	Cornish Hedges	<p>A. Prior to the commencement of Construction Works within any stage as agreed under condition 4 (including any facilitative vegetation clearance or tree works), a Conservation Statement for Cornish hedge and boundary repairs shall have been submitted to and approved by the Local Planning Authority in writing. The Statement should be informed by an assessment of the character and build of each existing boundary/Cornish hedge to be breached by the NAR (including hedging stone, field gate posts or hedge furniture (e.g. stiles).</p> <p>(as amended by NMA ref PA22/07415) B. Prior to the reinstatement or repair of any Cornish hedge or boundary/hedge furniture identified within the Conservation Statement approved under part (A), the findings of the Conservation Statement together with the proposed bank material, facing style and stone type to be used to make good each breach (informed by the plan/elevation/section drawings), shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the details hereby approved prior to the relevant stage of the NAR being brought into public use.</p>	<p>PCC discharged PA22/06193 dated 31.8.22</p> <p>Compliance condition (requiring action before reinstatement)</p>
18	Local forum	<p>Prior to the commencement of any Construction Works (save for Enabling Works), details of local forum including membership, terms of reference, frequency of meetings and duration of existence (which shall be at least for the construction period of the entire length of the NAR) for that forum shall have been submitted to and approved by the Local Planning Authority in writing. The terms of reference for the local forum shall reflect the following objectives:</p> <ol style="list-style-type: none"> 1. To exchange relevant information for the purposes of assisting with condition discharges under this Application A (in particular, but without limitation, details required in connection with the CEMP and CTMP); 2. To facilitate community consultation on any proposed amendments to plans (without prejudice to the normal statutory procedures for securing non-material and/or material amendments to plans approved under this Application A); 3. To provide a defined route to responding to local comments and taking corrective action where required; and 4. To help maintain good community relations. <p>The local forum shall be set up, meet and operate in accordance with the approved details.</p>	<p>PCC discharged PA22/05939 dated 30.8.22</p> <p>Compliance condition</p>
19	Badger crossings	<p>Prior to the commencement of Construction Works within any stage as agreed under condition 4 (save for Enabling Works) details of the proposed badger crossings shall have been submitted to and approved by the Local Planning Authority in writing.</p> <p>The badger crossings shall be completed in accordance with the details hereby approved prior to the relevant stage of the NAR being used by the public.</p>	<p>PCC discharged PA22/06193 31.8.22</p> <p>Compliance condition</p>
20	Earthworks strategy	<p>Prior to the commencement of Construction Works within any stage as agreed under condition 4 (save for Enabling Works) details of the proposed earthworks strategy, (including method of soil stripping and details of storage and site levelling) shall have been submitted to and approved by the Local Planning Authority in writing.</p> <p>The earthworks in each stage shall be carried out in accordance with the details hereby approved.</p>	<p>PCC discharged PA22/06568 dated 2.11.22</p> <p>Compliance condition</p>
21	NAR as Constructed Drawings	<p>Prior to any stage as agreed under condition 4 being used by the public and prior to each sustainable drainage feature or series of features serving a defined catchment area being brought into use, "As Constructed" drawings and supporting information of the road and drainage for that stage must have been submitted to and agreed in writing by the Local Planning Authority.</p>	<p>Pre-use of NAR</p>

22	Reporting previously unidentified contamination	Any contamination that is found during the course of construction of any stage as agreed under condition 4 that was not previously identified shall be reported in writing immediately to the Local Planning Authority. Development on the part of the site affected by such contamination shall be suspended and a risk assessment carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found, remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority.	Construction period compliance condition NB: further details to be submitted if contamination identified
		The approved remediation shall be carried out and verified before the development in that stage is resumed or continued.	Compliance condition
23	Hours of construction	Any Construction Works (save for Enabling Works) within any stage as agreed under condition 4 shall only take place between the following hours: <ul style="list-style-type: none"> • Monday to Friday 08:00 to 18:00 • Saturdays 08:00 to 13:00 • No working on Sundays or Public/Bank/National Holidays 	Compliance condition
24	Helipad wall	Prior to the Penventinnie Lane stage of the NAR being accessed by the public as shown on approved plan 1665_CSL_GEN_06MZ_DE_CH_0095 P08, the helipad wall as shown on plan 60571547-ACM-GEN-01-DR- CH-0001 P05 shall be constructed in accordance with details which shall have first been submitted to and approved by the Local Planning Authority in writing. The submission shall include details of the natural stone to be used in the construction of the external surfaces of the helipad wall.	Discharged PA23/02797 dated 19.05.2023
25	Ecology mitigation	The development hereby permitted shall be carried out in accordance with the mitigation measures identified within section 4.1 of the report titled 'Badger walkover survey along the route of the NAR, Threemilestone, Truro, Cornwall' by Wheal Grey Ecology Ltd dated May 2021	Compliance condition

Note: *All pre-commencement conditions discharged; construction is under way. No impediments to delivery identified.*

APPENDIX TGW4B
PLANNING CONDITIONS TRACKER (OUTLINE ELEMENT)

No.	Heading	Condition	Status	Discharge Status (per phase/sub-phase/development parcel)	Impediment to delivery?
1	Requirement for RMA	Prior to commencement of development on any phase, sub-phase, or development parcel details of access, appearance, landscaping, layout and scale for that phase, sub-phase, or development parcel (hereinafter called "the reserved matters") shall have been submitted to and approved in writing by the Local Planning Authority.	Compliance condition		No, submission of reserved matters is a standard requirement for outline permissions
2	Time limit for first RMA	A) Application for approval of all of the reserved matters for the first phase, the first sub-phase, or the first development parcel of the development shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. Development within the first phase, the first sub-phase or the first development parcel shall be begun no later than the expiration of five years from the date of this permission or, if later, the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved for the first phase, the first sub-phase or the first development parcel.	A) discharged via Governs park reserved matters approval # PA22/07093		The timeframe for submission of reserved matters is generous and appropriate for a development of this size and scale
	Time limit for subsequent RMAs	B) Application for approval of all of the reserved matters for the subsequent phases, sub-phases, or development parcels of the development shall be made to the Local Planning Authority before the expiration of 17 years from the date of this permission. Development within those subsequent phases, sub-phases or development parcels shall be begun before the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved, for such phase, sub-phase or development parcel.	B) 4 April 2039 is the longstop for reserved matters applications		
3	Approved plans	The development hereby permitted shall be carried out in accordance with the plans and documents listed below: <ul style="list-style-type: none"> • Application Boundary LAN_02.1-AHR-MP-ZZ-DR-A-93-004 P11 received 03 November 2020 • SUDS Strategy Parameter Plan LAN_02.1-AHR-MP-ZZ-DR-A-93-008 P18 received 12 October 2021 • Landscape and GI Parameter Plan LAN_02.1-AHR-MP-ZZ-DR-A-92-009 P14 received 12 October 2021 • Density Parameter Plan LAN_02.1-AHR-MP-ZZ-DR-A-93-010 P14 received 12 October 2021 • Land Use Parameter Plan LAN_02.1-AHR-MP-ZZ-DR-A-92-002 P15 received 12 October 2021 • Building Heights Parameter Plan LAN_02.1-AHR-MP-ZZ-DR-A-93-011 P17 received 12 October 2021 • Movement and Access Parameter Plan LAN_02.1-AHR-MP-ZZ-DR-A-93-012 P14 received 12 October 2021 • Phasing Parameter Plan LAN_02.1-AHR-MP-ZZ-DR-A-93-005 REV P13 received 12 October 2021 • Wider Movement Strategy Parameter Plan LAN_02.1-AHR-MP-ZZ-DR-A-93-026 REV P05 received 12 October 2021 • Buildings of Heritage Value to be Retained LAN_02.1-AHR-MP-ZZ-DR-A-93-027 P04 received 02 November 2020 • Environmental Statement dated November 2020 and its associated addendums and appendices (the "Environmental Statement") • Langarth Garden Village Design Code received 12 October 2021 (the "Design Code") 	Compliance condition [monitor potential amendments accompanying phase 1 NMA]		No, compliance condition and parameters provide a flexible framework for implementation
4	Land Uses	The development shall comprise no more than: <ul style="list-style-type: none"> • 3550 dwellings • 200 extra care units • 50 student/health worker bedspaces • 38,530sqm of non-residential floor space including local retail (E), offices (E), restaurants and cafes (E), drinking establishments (sui generis), hot food takeaway (sui generis), health and community facilities (F1 and E), a local care health centre (E), a blue light centre for emergency services (sui generis), up to two primary schools (F1), business and commercial floorspace (E), brewery / public house (sui generis) • Park and ride extension (600 spaces or 2.73 ha) • Energy centre incorporating electricity substation, battery storage and associated renewable energy generation 	Compliance condition		No, compliance condition setting out permitted uses for the Scheme
5	ES Mitigation	The development shall be carried out in accordance with the mitigation measures as set out at Table 19.1 of the accompanying Environmental Statement dated November 2020 as amended by the Monitoring Evaluation Plan by Aecom dated October 2021.	Compliance condition		No, mitigation measures are capable of being discharged on a parcel-by-parcel basis

6	Local Forum	<p>Prior to the commencement of any Construction Works (save for Enabling Works), details of a local forum including membership, terms of reference, frequency of meetings and duration of existence (which shall be at least for the construction period of the development) for that forum shall have been submitted to and approved by the Local Planning Authority in writing. The terms of reference for the local forum shall reflect the following objectives:</p> <ol style="list-style-type: none"> 1. To exchange relevant information for the purposes of assisting with condition discharges under this Application A (in particular, but without limitation, details required in connection with the CEMP and CTMP); 2. To facilitate community consultation on any proposed amendments to plans (without prejudice to the normal statutory procedures for securing non-material and/or material amendments to plans approved under this Application A); 3. To provide a defined route to responding to local comments and taking corrective action where required; and 4. To help maintain good community relations. <p>The local forum shall be set up, meet and operate in accordance with the approved details</p>	<p>Pre-commencement</p> <p>Compliance condition</p>	<p>Discharged in connection with NAR – same details likely to prevail</p>	<p>No, local forum has in fact already been set up</p>
7	Demolition of Retained Buildings	<p>The buildings identified for retention on approved plan LAN_02.1-AHR-MP-ZZ-DR-A-93-027 P04 (the "Retained Buildings") shall not be demolished unless prior approval for demolition is first provided in writing by the Local Planning Authority.</p> <p>Prior to commencing development affecting any Retained Building (including demolition works), a programme for the recording and analysis of such building(s), known as a Historic Recording Report, shall have been submitted to and approved by the Local Planning Authority in writing.</p> <p>No development affecting a Retained Building (including demolition works) shall take place until the submitted Historic Recording Report has been approved in writing by the Local Planning Authority.</p>	<p>Control of demolition/heritage harm for Retained Buildings</p>		<p>No, this is a standard heritage control that relates to specific heritage assets</p>
8	Neighbourhoods	<p>The development shall be carried out in accordance with the details hereby approved.</p> <p>Prior to commencement of any development (save for Enabling Works) a plan detailing the Neighbourhoods and associated green infrastructure in respect of which Neighbourhood Design Codes will be prepared in accordance with conditions 9 and 10, shall have been submitted to and approved by the Local Planning Authority in writing.</p>	<p>Compliance condition</p> <p>Pre-commencement</p>		<p>No, design codes can be prepared on a Neighbourhood-by-Neighbourhood basis and details are already being progressed in respect of phase 1 areas identified in the LGV scheme as the Brake and West Langarth.</p>
9	Neighbourhood Design Codes - timing for approval	<p>No development shall take place in any Neighbourhood until a Neighbourhood Design Code for that Neighbourhood has been prepared in accordance with condition 10 and submitted to approved by the Local Planning Authority in writing.</p> <p>In addition, all applications for the approval of reserved matters within a Neighbourhood shall be accompanied by the Neighbourhood Design Code for that Neighbourhood.</p>	<p>Pre-commencement</p> <p>Requirement for a Neighbourhood Design Code for reserved matters applications relating to Neighbourhoods</p>		<p>No, design codes can be prepared on a Neighbourhood-by-Neighbourhood basis</p>

10	Neighbourhood Design Codes	<p>The Neighbourhood Design Code shall accord with the principles and parameters described and illustrated in the approved Design Code and Parameter Plans and shall include the following details:</p> <ul style="list-style-type: none"> o development block types o building form o building height o materials strategy o architectural language (construction details and articulation e.g. of windows, porches/canopies, bike storage, rainwater goods etc.) o private and public space (including public open space and community gardens) o green infrastructure o landscape/public realm treatment o street typology showing their role and purpose in the Neighbourhood o local centres in that Neighbourhood - including associated land uses o community buildings/uses o interaction with the NAR o hard surfacing materials o street furniture and structures (including play equipment, bus stops, refuse and other storage units, street and road signs and lighting)functional services above and below ground (including drainage, power, communications, and cables and to serve any district heating infrastructure or similar infrastructure) o retained historic features and proposals for restoration or alternative use elsewhere, where relevant o lighting schemes where used on all road and routes in the Neighbourhood including technical information o access and circulation o car and cycle parking (including any transport hubs and electric car/cycle charging) o waste storage and recycling facilities o boundary treatments o siting of services and utilities (including meter boxes and vents) o a scheme to show how the Neighbourhood Design Code achieves cultural distinctiveness o public art strategy o specialist advice on mining features 	Compliance condition		No, design codes can be prepared on a Neighbourhood-by-Neighbourhood basis
11	Crossings	<p>Application for approval of reserved matters for any land parcel within phases 1, 2 and 3 as shown on approved plan LAN_02.1-AHR-MP-ZZ-DR-A-93-005 P13 (save for applications for approval of reserved matters for Infrastructure Development only) shall include details relating to the line, level and layout of the A390 and details for the at grade crossing points relevant to such land parcel together their means of construction, surface finishes, surface water drainage and tree planting.</p> <p>The details hereby approved shall be laid out and completed prior to the first occupation of any part of the development within the relevant land parcel, or with respect to tree planting, shall be carried out in the first planting and seeding seasons following the first occupation of any part of the development within such land parcel, and retained as such thereafter.</p>	<p>Requirement for inclusion of A390 crossing details for reserved matters applications relating to land comprised in phases 1, 2 and 3 in originally approved phasing plan</p> <p>Pre-use</p>		No, phase 1 crossing points are part of NAR package of works Other crossing details to be approved as development comes forward on later phases - so is capable of being discharged on a phase by phase basis
12	BNG	<p>A. Applications for the approval of reserved matters shall be accompanied by a Biodiversity Conformity Statement and Implementation Timetable demonstrating compliance with the Strategic Landscape Ecology Management Plan and Framework Biodiversity Net Gain Strategy for Langarth Garden Village dated 07 December 2021</p> <p>B. There shall be no commencement of development in any area to which an application for the approval of reserved matters relates (a Reserved Matters Area) until the Local Planning Authority has approved in writing the Biodiversity Conformity Statement and Implementation Timetable in connection with that Reserved Matters Area. The Biodiversity Conformity Statement shall explain how the development in the Reserved Matters Area conforms with the approved Strategic Landscape Ecology Management Plan and Framework Biodiversity Net Gain Strategy and achieves biodiversity net gain in respect of that Reserved Matters Area (and in the event it does not conform what measures are proposed to achieve biodiversity net gain in accordance with the objectives of the Strategic Landscape Ecology Management Plan and Framework Biodiversity Net Gain Strategy). The Implementation Timetable shall set out the programme for delivering the biodiversity net gain measures set out in the Biodiversity Conformity Statement.</p> <p>C. The biodiversity net gain measures in the approved Biodiversity Conformity Statement shall (subject to Part D below) be implemented in full prior to the first use or occupation of the development in the relevant Reserved Matters Area.</p>	<p>Requirement for inclusion of BNG details with reserved matters applications</p> <p>Pre-commencement</p> <p>Pre-use</p>		No, BNG details can be submitted on a development parcel-by-parcel basis

		D. In the event the Reserved Matters Area relates to Infrastructure Development only, the biodiversity net gain measures in the approved Biodiversity Conformity Statement shall be implemented in accordance with the approved Implementation Timetable.	Compliance trigger for Infrastructure Development	
13	Energy Statement	<p>Applications for the approval of reserved matters for layout, scale and/or appearance for a phase, sub-phase, or development parcel (including in respect of commercial and employment uses but excluding applications exclusively for Infrastructure Development) shall be accompanied by an Energy Statement for that phase, sub-phase or development parcel for the Local Planning Authority's written approval, containing, at a minimum, the following information:</p> <ol style="list-style-type: none"> 1. A review of the design and technology energy efficiency measures prevailing at the time; 2. Details of how the design of each building proposed in that phase, sub-phase or development parcel provides opportunities to include design and technology energy efficiency measures; 3. Details of the sustainable design measures incorporated into the development, proposed that phase, sub-phase or development parcel, including but not limited to sustainable building orientation, passive solar gain, sustainable landscape design and water conservation and efficiency measures; 4. Details which demonstrate that the development in that phase, sub-phase or development parcel will achieve net zero carbon including (where applicable) how its energy needs would be met through the use of decentralised, renewable or low carbon technologies <p>The details and measures contained in each approved Energy Statement shall be implemented and operational in accordance with the Energy Statement before the first use or occupation of the development to which the Energy Statement relates and shall thereafter be retained in the approved form.</p>	<p>Requirement for Energy Statement with reserved matters</p> <p>Pre-use</p>	No, energy statements relate to individual development parcels
14	Water Efficiency	<p>Applications for the approval of reserved matters for a phase, sub-phase or development parcel (except for applications exclusively for Infrastructure Development) shall include a scheme for the provision and implementation of water efficiency measures for the buildings proposed on that phase, sub-phase or development parcel, for the Local Planning Authority's written approval. Such scheme must include plans and specifications for the proposed water efficiency measures.</p> <p>The details and measures contained in each approved water efficiency scheme shall be implemented and operational in accordance with the plans/specifications in the approved water efficiency scheme before the first use or occupation of the development to which the water efficiency scheme relates and shall thereafter be retained in the approved form.</p>	<p>Requirement for water efficiency details with reserved matters applications</p> <p>Compliance condition</p>	No, water efficiency details relate to individual development parcels
15	Waste and Storage	<p>Applications for the approval of reserved matters for the layout of a phase, sub-phase, or development parcel (including for commercial, employment and community uses but excluding applications exclusively for Infrastructure Development) shall be accompanied by a refuse strategy for that phase, sub-phase, or development parcel for the Local Planning Authority's written approval which shall contain and/or comply with the following details (as applicable):</p> <ol style="list-style-type: none"> 1. The storage and disposal arrangements for refuse and waste associated with that phase, sub-phase, or development parcel, including vehicular access thereto; 2. The storage and disposal arrangements for refuse and waste associated with proposed public realm areas (if any within the phase, sub-phase or development parcel), including vehicular access thereto; 3. A full waste management strategy with details of the location, size and design of the residual waste and recycling container storage areas for each residential, commercial, employment or community unit within that phase, sub-phase or development parcel. <p>The details and measures contained in each approved refuse strategy shall be implemented and operational in accordance with the approved refuse strategy before the first use or occupation of the development to which the refuse strategy relates and shall thereafter be retained in the approved form.</p>	<p>Requirement for waste and recycling strategy for reserved matters applications</p> <p>Pre-use</p>	No, refuse strategies relate to individual development parcels
16	EV Strategy	<p>Applications for approval of reserved matters for the layout of a phase, sub-phase, or development parcel (except for applications exclusively for Infrastructure Development) shall provide details of the electric vehicle and cycle charging infrastructure proposed to be installed in connection with that phase, sub-phase and development parcel and an implementation plan setting out when such charging infrastructure shall be installed (the "EV Strategy"), for the Local Planning Authority's written approval. The EV Strategy shall include details of the number, location, technical installation and proposed maintenance and management of the electric vehicle and cycle charging points, including associated cabling infrastructure.</p> <p>The electric vehicle and cycle charging infrastructure shall be implemented and operational in accordance with the approved EV Strategy before the first use or occupation of the development to which the EV Strategy relates and shall thereafter be retained and maintained in the approved form.</p>	<p>Requirement for EV details for reserved matters applications</p> <p>Pre-use</p>	No, EV details relate to individual development parcels

17	Cycle Parking	<p>Applications for approval of reserved matters for access and/or layout in respect of a phase, sub-phase, or development parcel shall include details of cycle and vehicle parking (including any cycle parking that is publicly available) to be provided on that phase, sub-phase, or development parcel, for the Local Planning Authority's written approval. The details submitted under this condition also need to explain how the cycle and vehicle parking shall be retained and maintained as such.</p> <p>The cycle and vehicle parking shall be implemented in accordance with the approved details before the first use or occupation of the development to which the details relate and shall thereafter be retained and maintained in the approved form and shall not be obstructed or used for any other purpose.</p>	<p>Cycle parking details to accompany application for reserved matters</p> <p>Compliance condition</p>		<p>No, cycle parking details relate to individual development parcels</p>
18	Daylight and Sunlight	<p>Applications for the approval of reserved matters for layout and/or scale in each phase, sub-phase, or development parcel (excluding applications for Infrastructure Development) shall be accompanied by a daylight, sunlight and overshadowing assessment for that phase, sub-phase or development parcel and development in that phase, sub-phase or development parcel for the Local Planning Authority's written approval.</p> <p>The development shall be implemented in accordance with the approved daylight, sunlight and overshadowing assessment for that phase, sub-phase, or development parcel.</p>	<p>Daylight, sunlight and overshadowing details to accompany reserved matters</p> <p>Compliance condition</p>		<p>No, daylight, sunlight and overshadowing details relate to individual development parcels</p>
19	Accessible Housing	<p>Applications for approval of reserved matters for layout for each residential phase, sub-phase, or development parcel shall include a scheme setting out the arrangements for the delivery of accessible housing for such phase, sub-phase or development parcel, for the Local Planning Authority's written approval. Such scheme shall include and/or comply with the following details (as applicable):</p> <ol style="list-style-type: none"> 1. A schedule of residential units, together with appropriate plans and drawings, setting out the number, layout and location of all units that will comply with Part M4(2) of the Building Regulations 2010 (or the relevant applicable legislation by which it has been amended or replaced); and 2. At least 25% of all new dwellings will meet Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings', the delivery of which should be distributed across market and affordable tenures. <p>All units specified as M4(2) 'accessible and adaptable dwellings' in the agreed schedule of units shall be implemented in accordance with the approved scheme and in compliance with the corresponding part of the Building Regulations.</p> <p>Written verification of the implementation of the approved scheme shall be supplied to the Local Planning Authority within 30 days of the practical completion of the development to which the scheme relates.</p>	<p>Accessible accommodation details to accompany reserved matters applications</p> <p>Compliance condition</p> <p>Compliance condition / details to be submitted on completion of works</p>		<p>No accessible housing details relate to individual residential development parcels</p>
20	Accessibility Strategy	<p>Applications for the approval of reserved matters for access and/or layout for each phase, sub-phase, or development parcel shall be accompanied by a detailed accessibility strategy for the relevant phase, sub-phase, or development parcel, for the Local Planning Authority's written approval. Such strategy shall explain:</p> <ol style="list-style-type: none"> 1. How the proposed public realm areas within the relevant phase, sub-phase or development parcel (if any), would be accessible to all, including details of finished site levels, surface gradients and lighting; and 2. How each building within the relevant phase, sub-phase or development parcel would be accessible to all, including details of level access, internal accommodation arrangements and access to car parking <p>The development shall be implemented in accordance with the approved accessibility strategy for that phase, sub-phase, or development parcel.</p>	<p>Accessibility details to accompany reserved matters applications</p> <p>Compliance condition</p>		<p>No, accessibility details relate to individual development parcels</p>

21 Soft and Hard Landscaping

Applications for approval of reserved matters for landscaping within any phase, sub-phase or development parcel shall include a soft and hard landscaping scheme for the Local Planning Authority's written approval. The soft and hard landscaping scheme shall include and/or comply with the following details (as applicable):

1. A scaled plan showing all existing trees and vegetation, Cornish hedges and landscape features to be retained, as well as proposals for new trees, hedges and planting;
2. A schedule detailing size, number and density of all proposed trees/plants;
3. Identification of the root protection areas of retained trees;
4. Tree pit design, to include (where appropriate) root barriers and underground modular systems;
5. Specifications for operations associated with plant establishment and maintenance that are compliant with best practice at the time;
6. Means of enclosure, including types and dimensions of all boundary treatments;
7. Location, type and materials to be used for hard landscaping including specifications, where applicable for:
 - a. car parking (including details of layout);
 - b. hard surfacing materials, to include permeable paving;
 - c. street furniture and structures (including play equipment, bus stops, refuse and other storage units, street and road signs and lighting);
 - d. proposed and existing functional services above and below ground (including drainage, power, communications and cables and to serve any district heating infrastructure or similar infrastructure);
 - e. retained and relocated historic features and proposals for restoration or alternative use elsewhere, where relevant;
8. Integration of both soft and hard landscaping features with the sustainable urban drainage system serving the development
9. Detailed lighting strategy for each operational phase of the development to prevent harm to light-sensitive species (which strategy shall make use of directional lighting, careful positioning of lighting and appropriate light levels, shall be developed in consultation with an ecologist or other suitably qualified professional, and shall be informed by survey information, to ensure that the lighting avoids adverse effects to bats).
10. Identifying how the development phase, sub-phase or development parcel complies with the Strategic Landscape Ecology Management Plan and Framework Biodiversity Net Gain Strategy dated 7 December 2021.

The development in each phase, sub-phase or development parcel shall be carried out strictly in accordance with approved soft and hard landscaping scheme for that phase, sub-phase or development parcel.

During the implementation of the approved landscaping there shall be no excavation or raising or lowering of levels within the prescribed root protection area of retained trees.

Planting is to take place in the first planting season after practical completion of the development to which the approved scheme relates or the first occupation of any building in the relevant phase, sub-phase or development parcel, whichever is the sooner.

Unless expressly required by a separate landscaping or other similar condition to this permission (or the conditions attached to Application A), all soft landscaping shall have a ten year maintenance period following planting. This means that any new trees or plants (other than trees) that die, are removed, become severely damaged or diseased within a period of ten years from planting will be replaced. Unless further specific permission has been given by the Local Planning Authority, replacement planting shall be in accordance with the details hereby approved.

Landscaping details to accompany reserved matters applications

Compliance condition

Compliance condition

Compliance condition

Compliance condition

No, soft and hard landscaping is tied to individual development parcels

22	EMMP	<p>Applications for approval of reserved matters that are submitted after two years of the date of this permission shall be accompanied by an Ecological Mitigation and Management Plan ("EMMP") for the Local Planning Authority's written approval. The EMMP shall include and/or comply with the following details (as applicable):</p> <ol style="list-style-type: none"> 1. The results of comprehensive, up-to-date surveys for that phase, sub-phase or development parcel (the type and extent of such surveys to be informed by a preliminary ecological appraisal); 2. Set out the mitigation measures required to protect the species and habitats identified in the surveys, during the construction phase; 3. Set out the mitigation measures required to protect the species and habitats identified in the surveys when the development in the phase, sub-phase or development parcel is brought into use (the operational phase); and 4. Set out the arrangements and measures for ensuring ongoing management and maintenance of the approved mitigation measures for the lifetime of the development. <p>The construction phase mitigation measures in the approved EMMP shall be implemented before commencement of any Construction Works (including any vegetation clearance) in the relevant phase, sub-phase or development parcel and shall be managed and maintained as approved throughout the construction phase.</p>	<p>Ecological mitigation and management plan to be submitted with reserved matters applications submitted after 5 April 2024</p>		<p>No, ecological mitigation is tied to individual development parcels</p>
		<p>The operational phase mitigation measures in the approved EMMP shall be implemented before any development in the relevant phase, sub-phase or development parcel is first used or occupied and shall thereafter be managed and maintained as approved for the lifetime of the development.</p> <p>Prior to the first occupation or use in any phase, sub-phase or development parcel to which an EMMP relates, written confirmation (from a suitably qualified person) that all the approved mitigation measures for that phase, sub-phase or development parcel have been implemented in accordance with the approved EMMP, shall have been submitted to and approved by the Local Planning Authority in writing.</p>	<p>Pre-use</p> <p>Pre-use</p>		
23	Eastern Junction	<p>Applications for reserved matters for any land parcel within phase 3 as shown on approved plan LAN_02.1-AHR-MP-ZZ-DR-A-93-005 P13 shall (unless and until the new access road junction and associated access (link) road have been provided) include details of the line, level, layout of the A390 and the new access road junction and the associated access (link) road which will connect with the NAR for the Local Planning Authority's written approval.</p> <p>The new access road junction and associated access (link) road shall be laid out and constructed in accordance with the details approved by the Local Planning Authority and available for public use before any development within land parcel falling within phases 3, 4 and 5 as shown on approved plan LAN_02.1-AHR-MP-ZZ-DR-A-93-005 P13 is first used or occupied.</p>	<p>Details of 'Eastern Junction' to be submitted with reserved matters applications for phase 3 land</p> <p>Pre-use of development falling within phases 3 to 5</p>		<p>Compliance with this condition requires the compulsory acquisition of land to construct the Eastern Junction unless third party delivery is secured</p>
24	Power Lines	<p>All new power lines laid out in connection with the development shall be sited underground.</p> <p>Applications for approval of reserved matters for any phase, sub-phase or development parcel shall include the following details:</p> <ol style="list-style-type: none"> 1. location of existing and proposed power lines; and 2. timetable for implementing proposed power lines. <p>The development in that phase, sub-phase or development parcel shall be carried out in accordance with the details hereby approved.</p>	<p>Compliance condition / read alongside D&A</p> <p>Power line details to be included in reserved matters applications</p> <p>Compliance condition</p>		<p>Compliance condition</p> <p>Power line details relate to individual development parcels</p>

<p>25 Groundwater Monitoring</p>	<p>Applications for approval of reserved matters for any phase, sub-phase or development parcel shall include details of the results of groundwater monitoring undertaken at the position of each attenuation and infiltration system for that phase, sub-phase or development parcel. Such results shall include and/or comply with the following details (as applicable):</p> <ol style="list-style-type: none"> 1. A site plan showing (a) the location of the monitoring boreholes (each borehole individually referenced), (b) the below ground depth of the monitoring boreholes, and (c) the position and base depth of the proposed surface water drainage features in that phase, sub-phase or development parcel; 2. The borehole depth and the depth recorded from the ground surface of each borehole to the surface of the groundwater for each borehole; 3. The results must demonstrate that the seasonal groundwater peak has been reached and that there has been a continuous fall in the level following the peak for a minimum of 2 months; 4. A record of the weather conditions must be maintained throughout the monitoring period and submitted with the groundwater monitoring results; 5. The monitoring results for each borehole shall be tabulated and presented in both a table and line graph format; 6. All results must be provided including the results for those boreholes which fail; 7. Details of the ground investigation result shall be provided for each borehole; and 8. Details of any proposed "cut and fill" operations proposed by the development. <p>The results submitted pursuant to this condition shall be approved by the Local Planning Authority in writing prior to commencement of any Construction Works (save for Enabling Works) in the relevant phase, sub-phase or development parcel.</p>	<p>Details of groundwater monitoring to accompany reserved matters applications</p> <p>Pre-commencement</p>	<p>No, groundwater monitoring details relate to individual development parcels or landowner consent to entry has been obtained</p>
<p>26</p>	<p>Applications for the approval of reserved matters for any phase, sub-phase or development parcel shall include details of the results of infiltration testing undertaken at the vicinity of and at the relevant depth of proposed infiltration systems for that phase, sub-phase or development parcel. Such results shall include and/or comply with the following details (as applicable):</p> <ol style="list-style-type: none"> 1. A site plan showing (a) the location of the trial pits (each trial pit individually referenced), (b) the trial pit depth and (c) the position and base depth of the proposed surface water drainage features; 2. The trial pit logs; 3. The results of three consecutive tests for each trial pit in accordance with BRE Digest 365; 4. A note of whether groundwater water was found; 5. Calculated infiltration test results; 6. The results of all testing undertaken including tests for those trial pits which fail; 7. The date when tests were undertaken; and 8. A record of the weather conditions at the time of testing. <p>The results submitted pursuant to this condition shall be approved by the Local Planning Authority in writing prior to commencement of any Construction Works (save for Enabling Works) in the relevant phase, sub-phase or development parcel.</p>	<p>Details for infiltration testing to accompany reserved matters applications</p> <p>Pre-commencement</p>	<p>No infiltration details are tied for individual development parcels</p>

27	Surface water drainage	<p>Prior to the commencement of Construction Works (save for Enabling Works) within any phase, sub-phase or development parcel a detailed surface water scheme for that phase, sub-phase or development parcel satisfying the requirements in Parts A, B and C below shall have been submitted to and approved by the Local Planning Authority in writing.</p> <p>The scheme shall include and/or comply with the following details (as applicable):</p> <p>A) Details of ground investigations carried out in connection with that phase, sub-phase or development parcel. Such investigations should:</p> <ol style="list-style-type: none"> 1. Identify any areas of instability which shall subsequently inform remedial design and construction techniques; 2. Include infiltration test and groundwater monitoring results (or cross refer to details submitted to and agreed with the Local Planning Authority under conditions 25 and 26 above); and 3. Inform the surface water drainage design and construction techniques. <p>B) The following technical details:</p> <ol style="list-style-type: none"> 1. A detailed description of the surface water drainage system, how it is proposed to operate and how it relates to the drainage strategy for the wider site; 2. Greenfield runoff calculations, which must be based on the proposed impermeable area and exclude open space, gardens, greenspace etc; 3. Details of the surface water drainage design including calculations, layouts and any bespoke surface water drainage solutions (based on the findings of ground investigations carried out under Part A);and 4. Flow control systems design and profiles; 5. Plan identifying the provision made for exceedance pathways, overland flow routes and associated mitigation measures; and 8. Timetable for construction which cross refers to the latest phasing and delivery details for the development at that time. <p>C) The following system requirements (unless alternative system requirements are approved by the Local Planning Authority in writing pursuant to condition 28):</p> <ol style="list-style-type: none"> 1. Fully manage the 1 in 100 year peak rainfall event plus a minimum allowance of 40% for the impact of climate change; 2. Be designed to ensure that (unless an area is designed to hold/convey surface water) flooding does not occur to any building or part of a building, utility or plant, pumping station, electricity substation during the 1 in 100 year peak rainfall event; 3. Under the 1 in 100 year peak rainfall event conveyance systems (including pipework and swales) must aim to hold and convey flows without flooding; 4. The approved surface water drainage scheme for each phase, sub-phase or development parcel shall be implemented in accordance with the approved construction timetable and details for that phase, sub-phase or development parcel and shall be managed and maintained in accordance with the approved details for the lifetime of the development. 	Pre-commencement	No surface water drainage details relate to individual development parcels
28	Surface Water Drainage	<p>Applications for the approval of reserved matters shall include details setting out how the surface water drainage system for the relevant phase, sub-phase or development parcel accords with the principles set out in the Langarth Garden Village - SuDS Modelling Technical Note Ref LGV3_04-ARC-XX-XX-TN-Z-0001-P1 (dated 30/09/21) and the Langarth Garden Village - Drainage Strategy Addendum Ref LGV3_05-ARC-XX-XX-TN-Z-0001-P1 (dated 30/09/21).</p> <p>Drainage catchments serving the development must comply with drawing reference LGU3_04-ARC-XX-XX-DR-Z-007 REV PO1 and be designed so that:</p> <ol style="list-style-type: none"> 1. Drainage catchments A, C and G discharge at or near to the 1:10 greenfield runoff rate; 2. Drainage catchments B, D and H discharge at or near to the 1:1 greenfield runoff rate; 3. Drainage catchment E discharges at a rate less than the 1:1 greenfield runoff rate; 4. Drainage catchment F discharge at a runoff rate between the 1:1 and 1:10 greenfield runoff rate; 5. Discharge flow rates for each catchment shall be no greater than those specified in Langarth Garden Village - SuDS Modelling Technical Note Ref LGV3_04-ARC-XX-XX-TN-Z-0001-P1 Table 2 - Drainage Catchment Overview and Table 4 - Outfall Summary by Catchment (dated 30/09/21); 6. Catchment and sub-catchment references and proposed surface water drainage features shall accord with the Langarth Development SuDS Strategy Detailed Drawings Refs LGV3_04-ARC-XX-XX-DR-Z-0001 P01, LGV3_04-ARC-XX-XX-DR-Z-0002 P01 and LGV3_04-ARC-XX-XX-DR-Z-0003 P01 (dated 30/09/2021); 7. Landscaping and green infrastructure associated with surface water drainage infrastructure shall accord with the Landscape and Green infrastructure Parameter Plan Ref LAN_01.1-AHR-MP-ZZ-DR-A-92-009 P09 (dated 27/04/2020). 	Compliance condition	No, compliance with approved drainage details is tied to individual development parcels
			Surface water drainage system details to accompany reserved matters applications	

29	Cornish Hedges	<p>Applications for the approval of reserved matters for any phase, sub-phase or development parcel shall include a Conservation Statement for Cornish hedge and boundary repairs, for the Local Planning Authority's written approval. The Statement should be informed by an assessment of the character and build of each existing boundary/Cornish hedge to be breached by the development (including hedging stone, field gate posts or hedge furniture (e.g. stiles)), and the Statement should include the proposed bank material, facing style and stone type to be used to make good each breach.</p> <p>The development shall be completed in accordance with the approved Statement for that phase, sub-phase or development parcel, before first use or occupation in the relevant phase, sub-phase or development parcel.</p>	Details for Cornish hedge conservation to accompany reserved matters applications	No, Cornish hedge protection is tied to individual development parcels
30	MOU	<p>If, at the point of commencement of any development (save for Enabling Works) in any phase, sub-phase or development parcel, the Cornwall Council owns a relevant legal interest in the land comprised in that phase, sub-phase or development parcel, no development (save for Enabling Works) shall take place in that phase, sub-phase or development parcel unless and until a Memorandum of Understanding has been submitted to and approved in writing by the Local Planning Authority which:</p> <ol style="list-style-type: none"> 1. Details how the obligations in the Section 106 Obligation accompanying this planning permission will be complied with in respect of that phase, sub-phase, or development parcel; and 2. Includes an undertaking that the Cornwall Council will not (unless the obligations in the Section 106 Obligation have been fully discharged in respect of that land) dispose of any relevant interest in that phase, sub-phase or development parcel unless and until the disponee has entered into a planning obligation with the Local Planning Authority pursuant to Section 106 of the Town and Country Planning Act 1990 substantially in the form of the Section 106 Obligation accompanying this planning permission (with the intent that all of the covenants, obligations and restrictions contained therein will be enforceable not only against the disponee but also their successors in title and any person corporate or otherwise claiming through or under them an interest or estate in that land). <p>The obligations in the S106 Obligation accompanying this planning permission must thereafter be delivered in accordance with the approved Memorandum of Understanding.</p>	Pre-use	No, refer to legal note
31	S106	<p>If, at the point of commencement of any development (save for Enabling Works) in any phase, sub-phase or development parcel, any party other than the Cornwall Council owns a relevant legal interest in the land comprised in that phase, sub-phase or development parcel, no development (save for Enabling Works) shall take place in that phase, sub-phase or development parcel unless and until every party with a relevant legal interest in the land comprised in the phase, sub-phase or development parcel has entered into a planning obligation with the Local Planning Authority pursuant to Section 106 of the Town and Country Planning Act 1990 substantially in the form of the Section 106 Obligation accompanying this planning permission (with the intent that all of the covenants, obligations and restrictions contained therein will be enforceable not only against the original covenantor but also their successors in title and any person corporate or otherwise claiming through or under them an interest or estate in that land).</p>	Pre-commencement where Council retains/holds interest in land	No, refer to legal note
32	Construction Phasing	<p>No development (save for Enabling Works) shall take place in any phase, sub-phase or development parcel until a construction phasing plan for the development in that phase, sub-phase or development plan has been submitted to and approved in writing by the Local Planning Authority. This construction phasing shall show how the NAR construction stages (as shown on the plan or plans approved under condition 4 to Application A) relate to (in terms of location and timing) the construction of the relevant phase, sub-phase or development parcel and also how the construction of the phase, sub-phase or development parcel relates (in terms of location and timing) to other Application B phases, sub-phases or development parcels coming forward in the application site, as at the time the plan is submitted to the Local Planning Authority for approval.</p> <p>The development in the phase, sub-phase or development parcel shall be carried out in accordance with the approved construction phasing plan for that phase, sub-phase or development parcel.</p>	Compliance condition	No, construction phasing plans relate to individual development parcels
33	Quantum of non-residential floorspace	<p>No development (save for Enabling Works or Infrastructure Development) within any Neighbourhood as approved under condition 8 shall take place until a strategy which sets out the quantum of non-residential floorspace and the timing or phasing of its the delivery within that Neighbourhood has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved strategy.</p>	Pre-commencement on third party land	No, details for non-residential floorspace can be submitted in respect of individual Neighbourhoods
			Pre-commencement	
			Pre-commencement of non-residential development in any Neighbourhood	

34	CTMP	<p>Prior to the commencement of Construction Works (save for Enabling Works) within any phase, sub-phase, or development parcel, a Construction Traffic Management Plan ("CTMP") and programme of works for that phase, sub-phase, or development parcel shall have been submitted to and approved in writing by the Local Planning Authority.</p> <p>The CTMP shall include the following details:</p> <ol style="list-style-type: none"> 1. Construction vehicle details (number, size and type); 2. Vehicular routes and delivery hours; 3. The parking of vehicles of site operatives and visitors; 4. Loading and unloading of plant and materials; 5. Storage of plant and materials used in constructing of the development; 6. Wheel washing facilities; and 7. Measures to control the emission of dust and dirt during construction. 	Pre-commencement	No, construction traffic management details can relate to individual development parcels
		<p>The approved CTMP and programme of works shall be adhered to throughout the construction period of the relevant phase, sub-phase or development parcel.</p>	Compliance condition	
35	CEMP	<p>Prior to the commencement of Construction Works (save for Enabling Works) within any phase, sub-phase, or development parcel a Construction Environmental Management Plan ("CEMP") shall have been submitted to and approved in writing by the Local Planning Authority.</p> <p>The CEMP shall include and/or comply with the following details (as applicable):</p> <ol style="list-style-type: none"> 1. Risk assessment of potentially damaging construction activities; 2. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (this may be provided as a set of method statements); 3. Air quality management measures, including an anti-idling policy and details of construction traffic management; 4. Dust management plan; 5. Protocols for community and stakeholder relations and workforce training; 6. The location and timing of sensitive works, with a view to avoiding harm to and mitigating construction period effects on biodiversity features; 7. The details of and roles and responsibilities of an onsite ecological clerk of works or similarly competent person; 8. The times during construction when specialist ecologists need to be present on site to oversee works; 9. Responsible persons and lines of communication between contractors and responsible persons; 10. Monitoring, reporting and emergency response mechanisms; 11. Use of protective fences, exclusion barriers and warning signs; 12. Measures to mitigate the effects of and to control lighting during construction; 13. Measures to mitigate construction effects on features of archaeological and cultural heritage significance; 14. Measures for the protection of any European and/or nationally protected species from construction period activities. <p>The development phase, sub-phase, or development parcel shall be carried out strictly in accordance with the approved CEMP for that phase, sub-phase, or development parcel.</p>	Pre-commencement	No, construction environmental management details can relate to individual development parcels

36	LEMP	<p>Prior to the commencement of Construction Works (save for Enabling Works) within any phase, sub-phase, or development parcel a Landscape and Ecology Management Plan ("LEMP") for that phase, sub-phase or development parcel shall have been submitted to and approved by the Local Planning Authority in writing. The LEMP shall be prepared in accordance with the Environmental Statement by Arcadis dated November 2020 (including its addendums and appendices), and the Design and Access Statement by AHR dated November 2020, as updated in October 2021.</p> <p>The LEMP shall include and/or comply with the following details (as applicable):</p> <ol style="list-style-type: none"> 1. Physical protection of retained hedgerows and trees through tree protection measures approved under this Application B, throughout the construction period; 2. Avoidance of artificial light spill onto boundary hedges, during the construction period; 3. Incorporation of native species in planting schemes, hedgerow enhancement measures and landscaping; 4. Management of existing and proposed trees and hedges and associated ecological mitigation measures for the lifetime of the development; 5. Details of habitat linkages and routes of passage for wildlife and mitigation measures for loss of habitat; 6. Appointment of an ecological clerk of works; 7. Timetable for implementation; 8. Details of all other the landscape and ecological mitigation, enhancement and/or compensation measures to be undertaken pursuant to the LEMP; and 9. Details for the management, maintenance and monitoring of all landscape and ecological mitigation, and/or compensation measures to be undertaken pursuant to the LEMP and how these measures comply with the Strategic Landscape Ecology Management Plan and Framework Biodiversity Net Gain Strategy dated 7 December 2021. 	<p>Pre-commencement</p>		<p>No, LEMP can be tied to individual development parcels</p>
		<p>The development in each phase, sub-phase or development parcel will be undertaken in accordance with the timetable and details approved under the approved LEMP for that phase, sub-phase or development parcel.</p>	<p>Compliance condition</p>		
37	Tree Protection	<p>Prior to the commencement of Construction Works within any phase, sub-phase or development parcel (including Enabling Works), a scheme for the protection of retained trees, in accordance with BS 5837, including a tree protection plan(s) and an arboricultural method statement for that phase, sub-phase or development parcel, shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The development in that phase, sub-phase or development parcel shall be implemented in strict accordance with the details approved for that phase, sub-phase or development parcel.</p>	<p>Pre-commencement</p>		<p>No, tree protection can be implemented on a parcel by parcel basis</p>
38	Arboricultural Professional	<p>Prior to the commencement of Construction Works within any phase, sub-phase or development parcel (including any facilitative vegetation clearance or tree works) details of a suitably qualified tree specialist e.g. arboricultural professional with the minimum of a level 4 qualification as recognised by the Qualifications and Credit Framework (or similar framework which may amend or replace this from time to time), to supervise the implementation of the tree protection measures for the relevant phase, sub-phase or development parcel shall be submitted to and approved in writing by the Local Planning Authority.</p>	<p>Pre-commencement</p>		<p>No, appointment of arboricultural supervisor is a standard requirement</p>
39	Archaeology	<p>(A) Prior to the commencement of Construction Works (save for Enabling Works) within any phase, sub-phase or development parcel a Written Scheme of Investigation ("WSI"), shall have been submitted to and approved by the Local Planning Authority in writing. The WSI shall include:</p> <ol style="list-style-type: none"> 1. An assessment of significance including research questions; 2. The programme and methodology of site investigation and recording; 2. The programme for post investigation assessment; 3. Provision for analysis of the site investigation and recording; 4. Provision for publication and dissemination of the analysis and records of the site investigation; 5. Provision for archive deposition of the analysis and records of the site investigation; and 4 Nomination of a competent person or persons/organisation to undertake the works set out within the WSI. 	<p>Pre-commencement</p>		<p>No, archaeological investigations can be carried out on a parcel by parcel basis</p>
		<p>No development within any phase, sub-phase or development parcel shall take place otherwise than in accordance with the WSI approved under Part (A).</p>	<p>Compliance condition</p>		

40	Land Contamination	<p>No phase, sub-phase or development parcel shall be occupied or brought into use until the site investigation, recording and post investigation assessment for that phase, sub-phase or development parcel has been completed in accordance with the programme set out in the WSI approved under Part (A) and the analysis, publication and dissemination of results, and archive deposition(where applicable) has also been secured in accordance with details set out in the WSI approved under Part (A).</p>	Pre-use	
40	Land Contamination	<p>No development within any phase, sub-phase, or development parcel shall commence (save for Enabling Works) until an assessment of the risks posed by any contamination for that phase, sub-phase or development parcel shall have been submitted to and approved by the Local Planning Authority in writing. This risk assessment must be undertaken by a suitably qualified contaminated land practitioner, in accordance with British Standard BS 10175: Investigation of potentially contaminated sites - Code of Practice and the Environment Agency's Model Procedures for the Management of Land Contamination (CLR 11) (or equivalent British Standard and Model Procedures if replaced), and shall assess any contamination on the phase, sub-phase or development parcel, whether or not it originates on that phase, sub-phase or development parcel. The risk assessment shall include:</p> <ol style="list-style-type: none"> 1. Survey of the extent, scale and nature of contamination; 2. An explanation of the potential risks to: <ol style="list-style-type: none"> a. human health; b. property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes; c. adjoining land; d. ground waters and surface waters; e. ecological systems; and f. archaeological sites and ancient monuments. 	Pre-commencement	No standard land contamination condition and compliance is tied to individual development parcels
41	Remediation in the event of contamination	<p>Where (following the risk assessment carried out pursuant to condition 40) land affected by contamination is found which poses risks identified as unacceptable in such risk assessment, no development in that phase, sub-phase or development parcel shall take place until a detailed remediation scheme has been submitted to and approved in writing by the Local Planning Authority.</p> <p>The remediation scheme shall include an appraisal of remediation options and shall identify the preferred option(s). It shall also set out the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including a plan for verifying the remediation undertaken. The remediation scheme shall be sufficiently detailed to ensure that upon completion of the relevant development the land comprised in the relevant phase, sub-phase or land parcel will not qualify as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to its intended use.</p>	Pre-use where contamination is found Compliance condition	No, standard land contamination condition
42	Construction Phase Surface Water Management	<p>Prior to the commencement of Construction Works (save for Enabling Works) within any phase, sub-phase or development parcel details of a Construction Phase Surface Water Management Plan for that phase sub-phase or development parcel must have been submitted to and approved in writing by the Local Planning Authority. This must include and/or comply with the following details (as applicable):</p> <ol style="list-style-type: none"> 1. Areas proposed for infiltration systems e.g. basins, soakaways, infiltration trenches must be fenced and protected from compaction during the construction phase and should include a plan clearly indicating the extent of the fenced areas; 2. Clearly identify how surface water runoff from the phase sub phase or development parcel and the effects of silt and surface water on land, property, watercourses and the highway will be mitigated and managed throughout the construction period; 3. Evidence that all necessary Land Drainage Consent- and Environmental Permit- applications have been submitted; 4. Details of pollution water quality and emergency control measures, including temporary sediment basins, sediment traps, silt fences, bunds and trenches; and 5. Construction site plan showing compounds, material storage areas, temporary vehicle parking areas for the relevant phase, sub-phase or development parcel. 	Pre-commencement	No, construction phase surface water management plans tied to individual development parcels

43	Construction Quality Plan	<p>Prior to the commencement of Construction Works (save for Enabling Works) within any phase, sub-phase or development parcel a Construction Quality Control Plan shall have been submitted to and approved in writing by the Local Planning Authority. This must and/or comply with the following details (as applicable):</p> <ol style="list-style-type: none"> 1. Procedures used to ensure that the quality of contractors and subcontractors workmanship is in accordance with the approved design; 2. The proposed storage and use of materials which must be in accordance with the manufactures recommendations and specifications; 3. Procedures implemented to ensure that all materials used, including any materials which are substituted, are compliant with the approved design; and 4. How inspections, non-compliances and corrective actions will be recorded. <p>The development in any phase, sub-phase or development parcel shall be carried out in accordance with the approved Construction Quality Control Plan for that phase, sub-phase or development parcel.</p>	<p>Pre-commencement</p> <p>Compliance condition</p>	<p>No, construction quality plans tied to individual development parcels</p>
44	Surface Water Drainage Operation & Maintenance	<p>Prior to the commencement of Construction Works (save for Enabling Works) within any phase, sub-phase or development parcel details of the Surface Water Drainage Systems Operation and Maintenance Manual shall have been submitted to and approved in writing by the Local Planning Authority. This must include and/or comply with the following details (as applicable):</p> <ol style="list-style-type: none"> 1. A brief summary of the SuDS design, how the SuDS components work, their purpose and potential performance risks; 2. A plan showing the location of all SuDS components within and serving the relevant phase, sub-phase or development parcel, including inlets and outlets. Each component must have a unique reference; 3. Confirmation of who will adopt, operate, manage and maintain each SuDS component and the method of adoption; 4. Maintenance and remedial measures triggers, including visual indicators for silt removal, vegetation removal etc.; 5. A description of the proposed maintenance activities and measures for maintaining a log of such activities; 6. A Maintenance Schedule identifying regular and occasional maintenance and remedial actions and responsible persons; 7. Confirmation of maintenance buffer areas; 8. Details of maintenance access routes and easements; 9. Details of the contributing drainage catchment(s); 10. The landscaping and planting scheme(s) for the relevant phase, sub-phase or development parcel; 11. Details how habitats and amenity areas created as part of the approved drainage scheme shall be managed and maintained. <p>The development in any phase, sub-phase or development parcel shall be carried out in accordance with the approved Surface Water Drainage Systems Operation and Maintenance Manual for that phase, sub-phase or development parcel.</p>	<p>Pre-commencement</p> <p>Compliance condition</p>	<p>No, SUDS operation manuals tied to individual development parcels</p>
45	Ground Stability	<p>Prior to the commencement of Construction Works (save for Enabling Works) within any phase, sub-phase or development parcel, an assessment to identify any ground instability in that phase, sub-phase or development parcel shall have been submitted to and approved by the Local Planning Authority in writing.</p> <p>If instability is identified, a scheme for onsite investigations and a further assessment to identify the extent of unstable ground and the measures to be taken to avoid risk to buildings when the land is developed, shall also be submitted to and approved in writing by the Local Planning Authority.</p> <p>The development in the phase, sub-phase or development parcel shall be carried out in accordance with the approved assessment(s) and scheme(s) and where instability is identified, the approved mitigation measures shall be completed before the development in that phase, sub-phase or development parcel is first used or occupied.</p>	<p>Pre-commencement</p> <p>Compliance condition / details of ground instability to be submitted</p> <p>Compliance condition</p>	<p>No, land stability details tied to individual development parcels</p>
46	Earthworks	<p>Prior to the commencement of Construction Works (save for Enabling Works) within any phase, sub-phase or development parcel, details of the proposed earthworks strategy (including method of soil stripping and details of storage and site levelling) for that phase, sub-phase or development parcel shall have been submitted to and approved by the Local Planning Authority in writing.</p>	<p>Pre-commencement</p>	<p>No, earthwork strategy is tied to individual development parcels</p>

		The development in that phase, sub-phase or development parcel shall be carried out in accordance with the approved earthworks strategy for that phase, sub-phase or development parcel.	Compliance condition	
47	Sewage and foul drainage	Prior to the commencement of Construction Works (save for Enabling Works) within any phase, sub-phase or development parcel, a scheme for the disposal of sewage and foul drainage for that phase, sub-phase or development parcel shall have been submitted to and approved in writing by the Local Planning Authority.	Pre-commencement	No, foul water drainage is tied to individual development parcels
		The development in that phase, sub-phase or development parcel shall be carried out in accordance with the approved sewage and foul drainage scheme for that phase, sub-phase or development parcel and the approved sewage and foul drainage works shall be completed before any buildings in the relevant phase, sub-phase or development parcel are first used or occupied.	Compliance condition	
48	Gas pipeline modification	No development (save for Enabling Works) shall be commenced within the developable plots A4, A5, A6 and A7 as shown on approved plan LAN_02.1-AHR-MP-ZZ-DR-A-93-005 REV P13 until a scheme for modifying the high pressure gas pipeline in that area (ref 1522 - Indian Queens/St. Day) has been submitted to and approved in writing by the Local Planning Authority.	Pre-commencement on plots A4, A5, A6 and A7	No, gas work modification contract has been let
		The high pressure gas pipeline shall be modified in accordance with the approved scheme and the aforementioned developable plots shall not be first used or occupied until such modification has been completed.	Pre use of plots A4, A5, A6 and A7	
49	Construction Hours	Any Construction Works (save for Enabling Works) shall only take place between the following hours: Monday to Friday 08:00 to 18:00 Saturdays 08:00 to 13:00 No working on Sundays or Public/Bank Holidays.	Compliance condition	No, compliance condition
50	Noise	Prior to the occupation or use of any non-residential building, the following details shall have been submitted to and approved in writing by the Local Planning Authority: 1. a noise impact assessment; 2. a scheme for the insulation of any building(s), and associated plant/equipment; and 3. a scheme setting out any other noise mitigation measures necessary to minimise the level of noise emanating from the said building(s) and/or plant, or arising as a consequence of the permitted uses for that building and/or plant, including details of how such mitigation measures should be managed and maintained.	Pre-use of non-residential buildings	No, standard non-residential use noise control
		The approved details shall be implemented before first use or occupation of such non-residential buildings and shall thereafter be managed and maintained in strict accordance with the approved details.	Compliance condition	
51	Car Club	Prior to occupation in any phase, sub-phase or development parcel the following details shall have been submitted to and approved in writing by the Local Planning Authority: 1. Detailed drawings showing the size, position, method of delineation and signing of designated car club parking spaces serving that phase, sub-phase or development parcel. 2. A car club implementation and management scheme for that phase, sub-phase or development parcel, setting out the method of operation, timing of provision as well as the arrangements for managing and maintaining the approved car club spaces.	Pre use	No, car club details tied to individual development parcels
		The approved car club parking spaces shall be laid out prior to first use or occupation in that phase, sub-phase or development parcel and shall not, thereafter, be obstructed or used for any other purpose.	Pre-use	
		The car club implementation and management scheme for each phase, sub-phase or development shall be implemented as approved.	Compliance condition	
52	Remediation verification	Any remediation scheme approved under conditions 41 or 53 shall be implemented in accordance with the approved details. On completion of the approved remediation works, a verification report by a suitably qualified contaminated land practitioner shall be submitted to the Local Planning Authority for its written approval.	Compliance condition	No, standard contaminated land condition
		The Local Planning Authority's written approval of such verification report shall be obtained before first use or occupation in the relevant phase, sub-phase, or development parcel.	Compliance condition / details to be submitted on completion of remediation	
			Pre-use	

53	New contamination during construction period	Any contamination that is found during the course of construction of the development that was not previously identified shall be reported in writing immediately to the Local Planning Authority. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found, a remediation scheme shall be submitted to and approved by the Local Planning Authority in writing and the approved remediation shall be carried out before the development in that phase, sub-phase or development parcel is resumed or continued.	Compliance condition		No, standard contaminated land condition
54	A30 Chiverton Cross tie	Occupation of the residential component of the development (including extra care units and student/health worker accommodation) shall be limited to 2,500 dwellings until the Highways England A30 Chiverton Cross to Carland Cross improvement scheme junction has been completed and opened to traffic.	Compliance condition		No, works will be completed in September 2024
55	Pedestrian Cycle Link	Prior to the occupation of any residential unit within land comprised in phase 1 as shown on approved plan LAN_02.1-AHR-MP-ZZ-DR-A-93-005 P13, a pedestrian/cycle link (forming part of the site access junction, to the north of the A390) providing a connection to or a means of connecting with existing pedestrian/cycle footway infrastructure along the A390, shall have been laid out and made available for use by the public in accordance with details first submitted to and approved in writing by the Local Planning Authority.	Pre-use in phase 1		No, these form part of NAR construction package
56	Estate Road	No building on any phase, sub-phase or development parcel shall be first used or occupied until the estate roads, carriageways and footways necessary to provide access from an adopted highway to that building have been completed (except for the application of the final wearing course), in accordance with details first submitted to and approved in writing by the Local Planning Authority.	Pre-use		No, completion of roadworks is tied to individual development parcels
57	As constructed drawings of sustainable drainage	Prior to each sustainable drainage feature or series of features serving a defined catchment area being brought into use, "As Constructed" drawings and supporting information of the relevant drainage features must have been submitted to and agreed in writing by the Local Planning Authority.	Pre-use of drainage features serving defined catchments		No, requirement to serve as constructed drawings is within Applicant's control
58	Use Restriction	Notwithstanding the uses hereby permitted no part of the development shall be used as a Theatre(s) or Cinema(s).	Compliance condition		No, compliance condition

Key	
Definitions & Colour Code	<p>"Enabling Works" mean preparatory works to make the application site ready for construction, including surveying (including but not limited to ecological and GPR surveys), testing (including but not limited to soil testing), sampling, monitoring (including but not limited to groundwater monitoring), strip trenching, pegging out, tree protection works, archaeological investigations, construction of temporary boundary fencing and/or hoardings (including for site security); and any necessary service diversions</p> <p>"Construction Works" means material operations as defined in Section 56(4) of the Town and Country Planning Act 1990</p> <p>"Infrastructure Development" means development permitted by this planning permission other than for the construction of residential floorspace (including extra care, student/health worker accommodation and self-build units) or non-residential floorspace (including retail, commercial, employment and wider community use floorspace) which is not ancillary to such Infrastructure Development</p>
	Requirement for details to be included with Reserved Matters Applications (RMAs)
	Conditions that need to be discharged before any development/Construction Works take place (save for Enabling works unless otherwise specified)
	Pre-occupation/use conditions
	Compliance conditions
	Non-standard trigger

APPENDIX TGW5

KENWYN PARISH RESOLUTION 29 11 2021



1 Nancevallon, Higher Brea, Camborne, TR14 9DE

Clerk to the Council, Mrs Karen Harding

clerk@kenwynparishcouncil.gov.uk

Telephone 01209 610250/ 0800 2346077

**MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 29th NOVEMBER 2021
HELD AT SHORTLANESEND VILLAGE HALL AT 7PM**

**PRESENT: CLLR. B HILTON (CHAIRMAN), CLLR. I HOLROYD, CLLR. F J DYER MBE, CLLR. D GREEN,
CLLR. JONES, CLLR. R PENHALLURICK, CLLR. ROBINSON**

Also present: Mrs Karen Harding – Clerk to Kenwyn Parish Council, Cllr. D Tudor, 1 member of the public

073/2021 APOLOGIES – CLLR. K LA BORDE & CLLR. GAMMON

074/2021 DECLARATIONS OF INTEREST

Members are invited to declare disclosable pecuniary interests and other interests in items on the agenda as required by the Kenwyn Parish Council Code of Conduct for Members and by the Localism Act 2011.

Standing Orders were suspended to allow Cllr. Tudor to address Cllr. Dyer regarding his ongoing interest in the Langarth Application which related to the Young Farmers Building and Land.

Cllr. Dyer advised he only had an interest in a small part of the application. He did not feel he needed to declare an interest. The Chairman asked the Clerk for advice. The Clerk advised if there was any interest whatsoever in the application Cllr. Dyer should declare it and leave the meeting.

Cllr. Dyer advised Cllr. Tudor she too could not talk on the application as she was the ward member.

Cllr. Dyer advised this related to his role as a parish councillor.

Standing Orders were reinstated.

Cllr. Jones – advised he was aware of the Langarth Development through his day job. He declared a non-pecuniary interest.

075/2021 PUBLIC PARTICIPATION (10 MINUTES MAXIMUM, 3 MINUTES' MAXIMUM PER PERSON ON PLANNING MATTERS ONLY)

No public participation.

076/2021 TO CONSIDER PLANNING APPLICATIONS AS LISTED BELOW:

Proposal Construction of extension and internal modifications
Location 3 Hawthorn Way Threemilestone TR3 6TU
Applicant Mr Daniel Murt

Observations: Support
Proposed by: Chairman
Vote: unanimous

Cllr. Dyer declared an interest and left the meeting.

Application number: PA20/09631

Proposal: Hybrid planning application for Langarth Garden Village comprising: A. A full planning application for construction of the Northern Access Road and associated access junction arrangements onto the A390, new junctions to the quiet lanes and associated infrastructure and earthworks and retaining and boundary features; B. An outline planning application with all matters reserved to create a mixed use, landscape-led community comprising a phased development of up to 3550 dwellings plus 200 extra care units and 50 units of student/health worker accommodation, including affordable housing; five local centres comprising local retail (E), offices (E), restaurants and cafes (E), drinking establishments (sui generis), hot food takeaway (sui generis), health and community facilities (F1 and E), a local care health centre (E), a blue light centre for emergency services (sui generis), up to two primary schools (F1), business and commercial floorspace (E), brewery / public house (sui generis) and associated areas of open space to include a suitable alternative natural greenspace as a strategic open space a community farm/allotments, public realm, renewable energy provision and energy centre, park and ride extension (of up to 600 spaces or 2.73 ha), cycle lanes, connections with the existing highway network including crossings of the A390, quiet lanes, drainage and associated infrastructure, including the demolition of buildings and structures, site clearance and associated earthworks and C. The Application is accompanied by an Environmental Statement.

Location: Land North Of A390 Threemilestone Cornwall

Applicant: MR Phil Mason

Observations: Support provided the following conditions are included:

1. Kenwyn Parish Council should be fully consulted and involved with the Truro Transport Strategy and Bus Service Improvement Plan where it relates to Kenwyn Parish and the A390.
2. Kenwyn Parish Council to be fully consulted and involved in all future Governance and Stewardship arrangements. This should be brought forward to the earliest opportunity.

3. Kenwyn Parish Council to be consulted in future discussions on the proposed Green Infrastructure Strategy consultation between Truro City Council and Cornwall Council where it may have an impact on Kenwyn Parish.
4. Kenwyn Parish Council to be involved in continued consultation and discussions on Bio Diversity Net Gain and the Environmental Plan. This to be brought forward to the earliest opportunity.
5. Cornwall Council to confirm its support and commitment to ensuring all the Threemilestone Improvement Projects go ahead and the S106 funding already agreed remains in place.
6. Cornwall Council to make a commitment that Langarth Garden Village will maintain its village status and that it will not be subsumed into a 'Greater Truro' in the future.

Standing Orders were suspended for Cllr. Tudor to address members on the Langarth Masterplan Application. She advised that if the application did not receive approval developers were waiting in the wings to pick off sections and develop it piece meal. She further advised this would be worse than the Langarth Garden Village proposed in this application.

Cllr. Tudor had attended many meetings, discussions, presentations and public consultation events and she advised that the public mood had changed from not wishing to see development at all to asking how young people could put their names forward for housing.

Cllr. Tudor could now see that the Garden Village concept brought with it very much needed funding such as the £48 million for the Northern Access Road.

Members were informed this was their last chance to make the development as good as it could be and she was pleased to see that the parish council would include conditions in their support for the application.

Standing Orders were reinstated.

Proposed by: Cllr. Green

Seconded by: Cllr. Robinson

Vote: unanimous

Cllr. Dyer returned to the meeting at this point.

Cllr. Tudor left the meeting at this point (7.33pm)

077/2021 TO APPROVE THE PLANNING APPLICATION SUBMISSIONS MADE UNDER DELEGATION FOLLOWING POSTPONEMENT OF MEETINGS DUE TO COVID WITHIN THE PARISH COUNCIL. SCHEME OF DELEGATION USED.

RESOLVED: TO APPROVE THE PLANNING APPLICATION SUBMISSIONS MADE UNDER DELEGATION FOLLOWING POSTPONEMENT OF MEETINGS DUE TO COVID WITHIN THE PARISH COUNCIL. SCHEME OF DELEGATION USED.

Proposed by: Cllr. Green
Seconded by: Cllr. Holroyd
Vote: unanimous

078/2021 TO CONSIDER ANY PLANNING REPORTS

No Planning Reports.

079/2021 ANY OTHER ITEM THE CHAIRMAN DEEMS AS URGENT

The Chairman advised there were two further applications received after the agendas had gone out. He wished to deal with these, members agreed.

Application PA21/11260
Proposal Installation of Air Handling Plant within a timber fence enclosure, with associated ductwork
Location Trelawney Wing Royal Cornwall Hospitals NHS Trust Treliske Truro
Applicant Royal Cornwall Hospitals Trust
Grid Ref 179702 / 45289

Observations: Support
Proposed by: Cllr. Green
Seconded by: Cllr. Holroyd
Vote: unanimous

Application PA21/02570 Proposal Two storey modular building within hospital grounds to provide Post Recovery Unit / Lowen wards Location Royal Cornwall Hospitals Nhs Trust, Accident And Emergency Department Access To Treliske Hospital From Roundabout On Tresawles Road Treliske Truro Applicant Mr Stephen Bain KTA Grid Ref 179732 / 45250

Observations: Support
Proposed by: Chairman
Vote: unanimous

The meeting closed at 7.37pm.

APPENDIX TGW6

**COMMITTEE REPORT SUMMARY OF KENWYN PARISH AND TRURO CITY COUNCIL
CONSULTATION RESPONSE**

**Extract from Cornwall Council Strategic Planning Committee Report
16th December 2021.
*PA20/09631- Hybrid Planning Application for Langarth Garden village.
Land North of A390 Threemilestone.***

Summary of Consultations:

115. Kenwyn Parish Council (30th November 2021):

Support provided the following conditions are included:

1. Kenwyn Parish Council should be fully consulted and involved with the Truro Transport Strategy and Bus Service Improvement Plan where it relates to Kenwyn Parish and the A390.
2. Kenwyn Parish Council to be fully consulted and involved in all future Governance and Stewardship arrangements. This should be brought forward to the earliest opportunity.
3. Kenwyn Parish Council to be consulted in future discussions on the proposed Green Infrastructure Strategy consultation between Truro City Council and Cornwall Council where it may have an impact on Kenwyn Parish.
4. Kenwyn Parish Council to be involved in continued consultation and discussions on Biodiversity Net Gain and the Environmental Plan. This to be brought forward to the earliest opportunity.
5. Cornwall Council to confirm its support and commitment to ensuring all the Threemilestone Improvement Projects go ahead and the S106 funding already agreed remains in place.
6. Cornwall Council to make a commitment that Langarth Garden Village will maintain its village status and that it will not be subsumed into a 'Greater Truro' in the future.

116. Truro City Council (25th November 2021):

Truro City Council recommends approval subject to the following planning conditions/obligations:

1. A planning obligation to commit Truro City Council together with neighbouring parish councils, should they so wish, and Cornwall Council to full involvement and meaningful consultation on all reserved matters relating to the Langarth Garden Village development;

2. A commitment to consult and engage with Truro City Council on the acquisition of additional green space in and around the City, and the preparation of a Green Infrastructure Strategy for the City;
3. A planning obligation to commit Truro City Council and Cornwall Council to full involvement and meaningful consultation on the Truro Transport strategy and Bus service improvement plan with a commitment to see a significant reduction in vehicle numbers and emission levels in the Hightertown corridor;
4. A commitment to include Truro City Council with full involvement and consultation with regard to future stewardship arrangements;
5. To supply Truro City Council and Cornwall Council Strategic Planning Committee with written confirmation that the Environment Agency have no objection to the application and are content with the proposed mitigation measures.

APPENDIX TGW7
DESIGN CODE SUMMARY

SUMMARY OF LANGARTH GARDEN VILLAGE DESIGN CODE

Design Code Chapters	Sub headings	Guidance
MASTERPLAN VISION		
Vision for Langarth Garden Village	<i>Garden village principles</i>	<ul style="list-style-type: none"> Development based on Garden Village principles
	<i>Design principles</i>	<ul style="list-style-type: none"> Implementing the 10 design principles adopted by Cornwall Council and the LGV stakeholder group
	<i>Building with Nature (BWN)</i>	<ul style="list-style-type: none"> LGV has been developed with BWN accreditation based on 12 standards defining high quality green infrastructure
SITEWIDE FRAMEWORK Sets out sitewide principles for the scheme and links to Parameter plans.		
Design vision	<i>Site topography</i>	<ul style="list-style-type: none"> Addressing existing slopes Utilising natural valleys Undulating landscapes Maintaining valley views North facing slopes
	<i>Landscape retention</i>	<ul style="list-style-type: none"> Connections to existing green infrastructure Utilising existing waterways Enhancing existing landscape on site
	<i>Heritage protection</i>	<ul style="list-style-type: none"> Governs SANG Setting of Scheduled Monuments Retaining key views to and between landmarks Incorporating key existing buildings
	<i>Field pattern retention</i>	<ul style="list-style-type: none"> Historic field pattern defines plot structure Hedges along existing boundaries
	<i>Integrated connectivity</i>	<ul style="list-style-type: none"> NAR NAR-A390 connections Retained quiet lanes

Design Code Chapters	Sub headings	Guidance
		<ul style="list-style-type: none"> • Links to wider communities
	<i>Neighbourhoods</i>	<ul style="list-style-type: none"> • Creating distinct settlements • Connected by pedestrian and cycling routes • Variation in character • Connections to existing communities • Settlement edge transitions between landscape and development
Urban design framework plan	<i>Key plan</i>	<ul style="list-style-type: none"> • Summary of code and parameter plan principles
Green infrastructure	<i>Network of GI</i>	<ul style="list-style-type: none"> • Helps define a series of legible neighbourhoods
	<i>Governs Park</i>	<ul style="list-style-type: none"> • Proposed SANG and forest provides setting for Penventinnie Round
	<i>Bosvisack corridor</i>	<ul style="list-style-type: none"> • A walking and cycling and ecological corridor on northern boundary of site to act as a transition between open countryside and development
	<i>West Langarth Gateway</i>	<ul style="list-style-type: none"> • Arrival space at entrance to site
	<i>Village common</i>	<ul style="list-style-type: none"> • Lower north facing slopes of Langarth valley forming an extensive area of natural space, linking the valley bottom with higher ground
	<i>Langarth Park North</i>	<ul style="list-style-type: none"> • Provides a gateway space to West Langarth
	<i>Willow Green park East</i>	<ul style="list-style-type: none"> • Informal sports pitch taking advantage of the wooded boundaries separating it from the NAR
	<i>Penventinnie park</i>	<ul style="list-style-type: none"> • Forms an extended linear landscape with views northeast across the valley and towards Governs
Heritage	<i>Retaining character</i>	<ul style="list-style-type: none"> • Character retained by retaining historic fabric and reusing inherited patterns

Design Code Chapters	Sub headings	Guidance
	<i>Green infrastructure</i>	<ul style="list-style-type: none"> • Strategy to integrate existing landscape features, such as trees/hedges/woodland
	<i>Topography</i>	<ul style="list-style-type: none"> • Work with the topography to minimise earthworks • Utilise undulating landscape to create unique interesting areas and use landform to define neighbourhoods
	<i>Key views</i>	<ul style="list-style-type: none"> • Make the site memorable and distinctive by retaining key views and view corridors
	<i>Field pattern</i>	<ul style="list-style-type: none"> • Field pattern contributes to the area's character • Retain as much of the existing field pattern as possible
	<i>Existing buildings</i>	<ul style="list-style-type: none"> • Retain identified existing buildings to help with the understanding of the place
	<i>Names</i>	<ul style="list-style-type: none"> • Develop Cornish language names for features or areas
	<i>Routeways</i>	<ul style="list-style-type: none"> • Existing routeways form critical part of the heritage and understanding of the site
	<i>Cornish hedges</i>	<ul style="list-style-type: none"> • Cornish hedges are critical in defining the local landscape and character • Reduce loss of hedges and focus access points at points of least value or existing gaps • Hedge enhancement included to both enhance biodiversity and strengthen their landscape significance • Set aside for hedges to enhance their role
	<i>Quiet lanes</i>	<ul style="list-style-type: none"> • Minor rural streets used to pay special attention to needs of walkers, cyclists, and horse riders

Design Code Chapters	Sub headings	Guidance
		<ul style="list-style-type: none"> • Aim to protect the character and tranquillity of the area
	<i>Green lanes</i>	<ul style="list-style-type: none"> • Green lanes extended to connect areas of public open space and amenity within the landscape with new hedges • Includes green lane to connect Willow Green to Governs SANG
Movement strategy: promoting sustainable movement	<i>Strategic movement</i>	<ul style="list-style-type: none"> • Key features: mobility hubs, connections to the A390 and Park and Ride Extension, 20mph speed limit • Utilise existing street network for walking and cycling • Provide improved bus service along the NAR
	<i>NAR</i>	<ul style="list-style-type: none"> • New boulevard through the site • NAR design principles include segregation of footways and cycle ways from main traffic • Identifies character areas of NAR and NAR terrain relationship guidance
	<i>A390 Treatment</i>	<ul style="list-style-type: none"> • Provides guidance on character of A390 frontage and how development addresses the A390 more generally • Includes provision of continuous non-motorised user path on north side of A390 and planting/landscaping
	<i>Street hierarchy</i>	<ul style="list-style-type: none"> • Provides guidance on how streets should be designed across the site to retain character and provide safe and sustainable travel
	<i>Primary streets</i>	<ul style="list-style-type: none"> • Two key primary streets: NAR and A390
	<i>Secondary streets</i>	<ul style="list-style-type: none"> • Routes within the development plot connected with the NAR

Design Code Chapters	Sub headings	Guidance
		<ul style="list-style-type: none"> • Create loops and work with existing topography to reduce cut and fill
	<i>Tertiary streets</i>	<ul style="list-style-type: none"> • Streets that give access to dwellings away from primary and secondary streets
	<i>Junctions</i>	<ul style="list-style-type: none"> • Guidance on junction design
	<i>Non-motorised user paths</i>	<ul style="list-style-type: none"> • Guidance design of primary and secondary non-motorised paths
Community infrastructure plan	<i>Local centre assembly</i>	<ul style="list-style-type: none"> • Guidance on scale and mix of local centres and on approach to assembly of centres to be defined in Neighbourhood Design Codes
	<i>Schools</i>	<ul style="list-style-type: none"> • Two primary schools proposed
	<i>Allotments/orchards</i>	<ul style="list-style-type: none"> • Two allotment sites proposed • Plus smaller/ micro facilities in communal gardens and a community farm
	<i>Play</i>	<ul style="list-style-type: none"> • Four neighbourhood NEAP and two destination play areas
	<i>Art/culture</i>	<ul style="list-style-type: none"> • Principles for the development of a public art strategy
CHARACTER OF NEIGHBOURHOODS Highlights the different character/grains and approaches for each of the 6 neighbourhoods to retain distinctiveness		
Neighbourhoods	<ol style="list-style-type: none"> 1. <i>The Brake Neighbourhood</i> 2. <i>West Langarth Neighbourhood</i> 3. <i>Langarth Neighbourhood</i> 4. <i>Governs Neighbourhood</i> 5. <i>Willow Green Neighbourhood</i> 6. <i>Penventinnie neighbourhood</i> 	For each defined Neighbourhood, guidance on: <ul style="list-style-type: none"> • Topography and natural features • Cultural heritage assets • Aspects, views, and vistas • Public open spaces • Local centres NB: To be refined via Neighbourhood Design Codes

Design Code Chapters	Sub headings	Guidance
Regulatory plan and summary table	<i>Summary of Design Guidance</i>	Guidance from parameter plans on: <ul style="list-style-type: none"> ● Densities ● Building heights ● Residential grains ● Street hierarchy ● Architectural style and details ● Materials palette
TECHNICAL GUIDANCE Provides guidance on technical elements, standards, and sustainability checklists		
Residential grains	Defined as: <ol style="list-style-type: none"> 1. <i>Settlement Edge-Clusters</i> 2. <i>Settlement Edge-Hillside</i> 3. <i>Village</i> 4. <i>Urban</i> 	For each defined Grain, guidance on: <ul style="list-style-type: none"> ● Plot assembly ● Boundaries and density ● Mix and heights ● Setbacks ● Boundary treatments ● Roofscape ● Car parking standards
Built form	<i>Building elements</i>	<ul style="list-style-type: none"> ● Accent architectural features suggested to create character and interest
	<i>Apartments and landmark buildings</i>	<ul style="list-style-type: none"> ● Building materials ● House types ● Roof forms ● Housing requirements for energy ● Building form
	<i>Settlement edge form</i>	<ul style="list-style-type: none"> ● Village grain ● Urban grain
	<i>Storage/recycling/space</i>	<ul style="list-style-type: none"> ● Active lifestyle storage ● Building adaptability ● Housing aspirations and space standards
Public space	<i>Parking:</i> <ol style="list-style-type: none"> 1. <i>Communal parking</i> 2. <i>Car and cycle parking</i> 3. <i>Parking controls</i> 4. <i>Street design</i> 	Key features for: <ul style="list-style-type: none"> ● Primary, Secondary and Tertiary streets ● Quiet lane/green lane ● NMU paths
	<i>Street planting</i>	Summary of key elements by:

Design Code Chapters	Sub headings	Guidance
		<ul style="list-style-type: none"> ● Grain ● Primary/ Secondary/ Tertiary streets ● Quiet/green lane ● NMU paths
	<i>Outdoor sport and play</i>	<ul style="list-style-type: none"> ● Secure by design ● Inclusive design
	<i>Public realm and street furniture</i>	<ul style="list-style-type: none"> ● Inclusive design
Terrain adaptability	<i>Terrain adaptability principles</i>	<ul style="list-style-type: none"> ● Buildings can be stepped to reflect topography ● Terraces can be stepped individually in steeper locations or in pairs
	<i>Slope</i>	<ul style="list-style-type: none"> ● Necessary to explore non-standard housing types
	<i>Orientation</i>	<ul style="list-style-type: none"> ● Maximise solar gain by maximising east/west orientation
	<i>Cut and fill strategy</i>	<ul style="list-style-type: none"> ● Minimise cut and fill
	<i>Slope treatment</i>	<p>Guidance on:</p> <ul style="list-style-type: none"> ● Slope treatments on streets ● Slope treatment on plots ● Slope treatment-within buildings ● Slope treatment within gardens
Biodiversity Sustainability and Utilities	<i>Planting strategy and biodiversity net gain (BNG) and biodiversity-plot design</i>	<ul style="list-style-type: none"> ● Hedges and other habitats retained with buffers ● BNG most easily gained by retaining and enhancing existing habitats ● Ensure ongoing management ● Secure longevity of GI under BWN
	<i>Communal gardens</i>	<ul style="list-style-type: none"> ● Micro allotments ● Ecology accreditation
	<i>Sustainability strategy and sustainable design standards</i>	<ul style="list-style-type: none"> ● Proposed range of housing standards: <ul style="list-style-type: none"> ✓ Silver ✓ Gold ✓ Platinum
	<i>SuDS and drainage utilities</i>	<ul style="list-style-type: none"> ● SuDS must be an integral part of the overall development design and green spaces

Design Code Chapters	Sub headings	Guidance
		<ul style="list-style-type: none"> • Features such as basins and swales integrated into landscape parameter plans • SuDS should form part of an interconnected system
Delivery and phasing	<i>Phasing and delivery</i>	
	<i>Design quality monitoring</i>	
	<i>Management and adoption</i>	

APPENDIX TGW8
GOVERNS LINK RESPONSE AND PROOFING PLANS



06
**INTEGRATION
WITH FUTURE
DEVELOPMENT**

06.01

INTEGRATION WITH FUTURE DEVELOPMENT OF PLOTS D3, D4, D5 AND D6

LANGARTH VILLAGE DESIGN CODE PLANS :

Matthew Doble (Cornwall Council case officer for Langarth) requested a set of plans to describe how the new access road to the car park at Governors Park could become an access road for future development scenarios. The Langarth Garden Village Design Code (AHR September 2021 Outline Planning) provides broad guidance on the design requirements for the development. The site falls within the Governors Neighbourhood.

Figures 069 to 074 are extracts from the design code. that provide an indication of the likely development arrangements in this area.

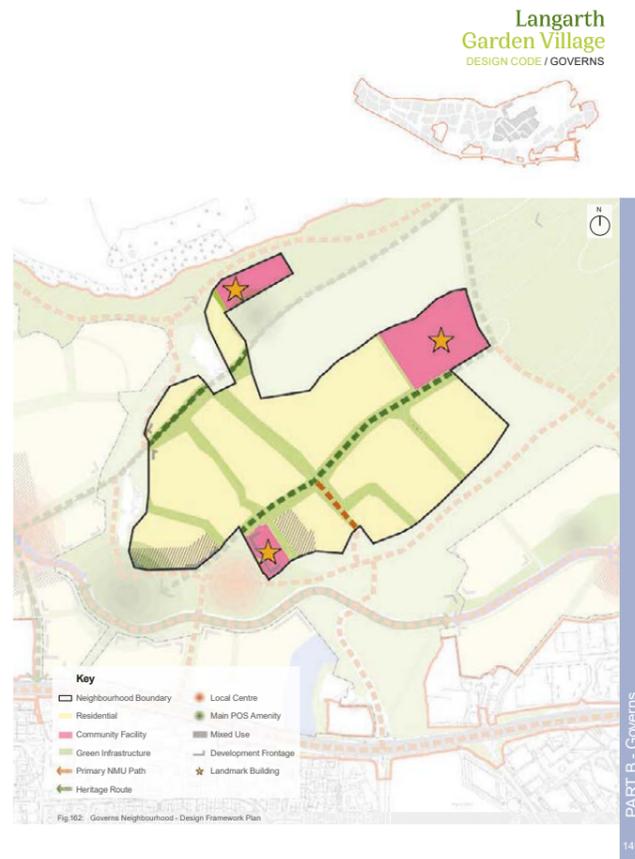


FIG. 069 **Governors Framework Plan**



FIG. 070 **Governors Regulatory Plan**

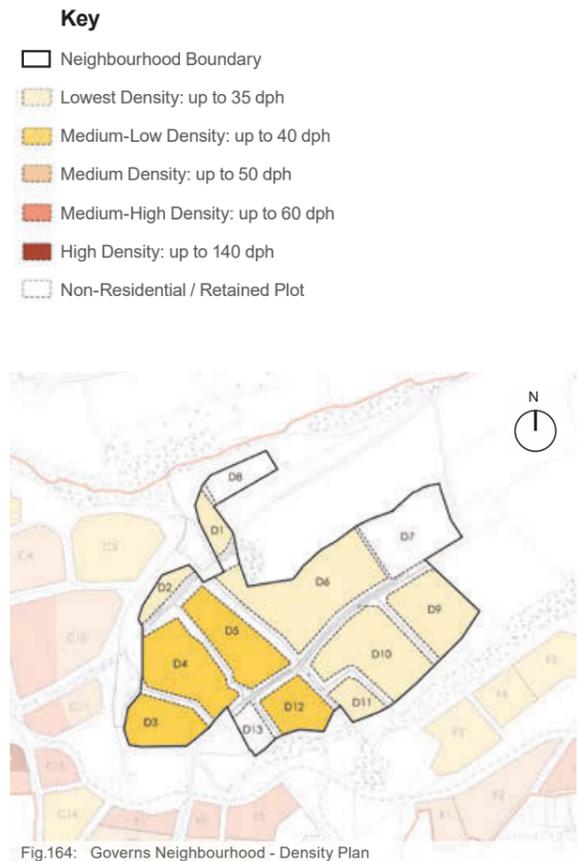


FIG. 071 Govers Density Plan

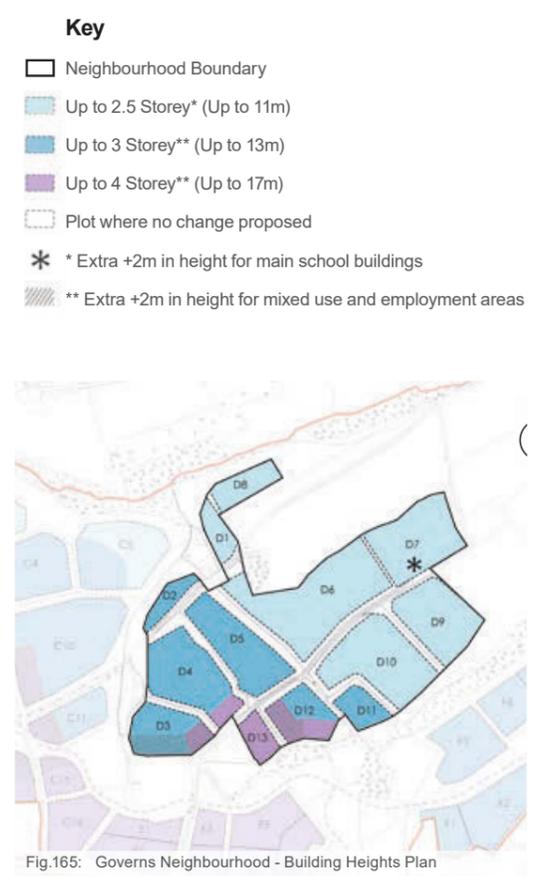


FIG. 072 Govers Building Heights

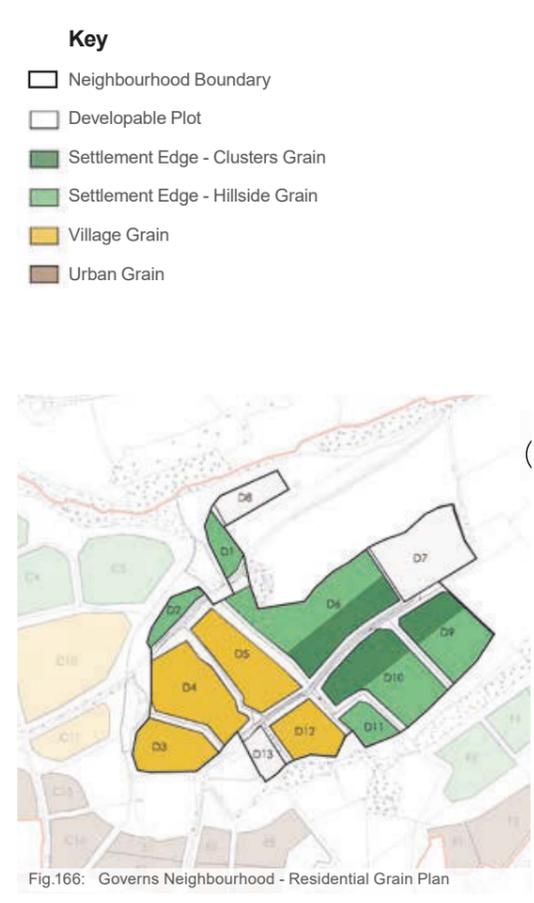


FIG. 073 Govers Residential Grain



FIG. 074 Govers Street Hierarchy

SKETCH PROVING PLANS :

The following plans show sketch proving plans that demonstrate how the secondary street can be integrated into the adjoining parcels.

These are not 'final' design layouts but they do contain logical solutions given the constraints that relate to the site (notably levels, steep topography & mature vegetation cover).

Access : Figure 075 and 076

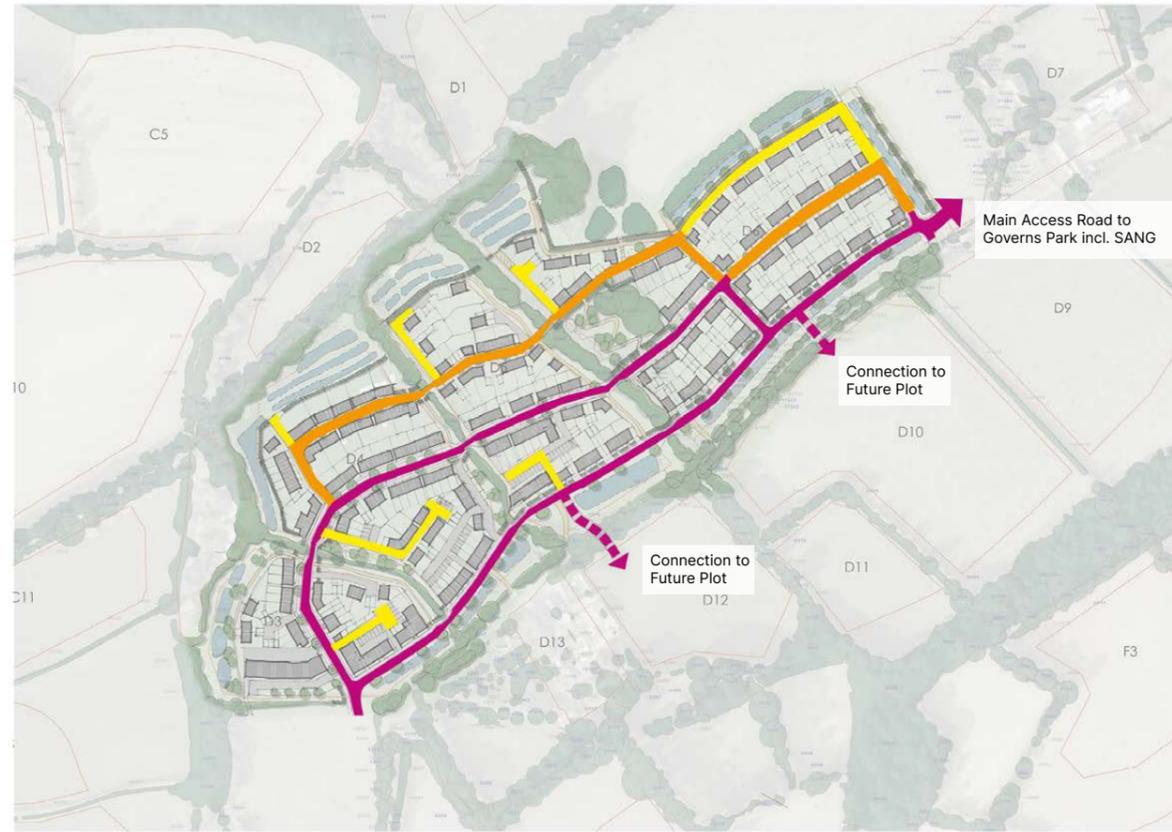
In order to minimise the disruption to Walker Developments land parcels, the alignment of the secondary street in this application has been pushed to the edge of the parcel, as close to the existing hedge as possible (note : the rationale for the off sett from the mature hedge and existing trees is shown in Section 04, page28). This reflects the approved version of the regulating plan.

This provides a single aspect road configuration so that there will be future natural surveillance and overlooking onto the green corridor. This is an important consideration in relation to secure by design and also in relation to Cornwall Councils preference for hedgerows to remain in the public domain to ensure future protection. Access to individual parcels will require drop kerbs to be added in the future on the north side and potentially on street car parking but until a detail plot configuration is determined, it is difficult to allow for these components at this stage.

The secondary street network provides a looped access within the parcels which follows the contours as the gradients are in some parts, too steep to traverse up and down. The tertiary street network also follows the contours but the access lanes may become private access as they potentially run perpendicular to the contours and may be too steep to adopt.

Access to the parcels south of the green lane can be provided in the future (see dashed line on the key)

The cycle and footpath network utilises both the street network but also non motorised user network around the parcels along the linear parks (green corridors associated with the existing hedgebanks) and out into the wider network.



Key :

- Secondary Street
- Tertiary Lane/ Street
- Access Lane

FIG. 075 **Parameter Plan : Frontages + Key Buildings** - Note Indicative only (does not form part of the proposal)



Key :

- Cycleway / Footpath
- Shared Street
- Footpath

FIG. 076 **Parameter Plan : Movement + Access - Pedestrians + Cyclists**- Note Indicative only (does not form part of the proposal)

Block Structure : (refer to Fig 077)

The Block structure creates the opportunity for frontage development to create good natural surveillance on the public open space areas with key buildings positioned at gateways into the parcels. There has not been a review into mix not quantum at this stage.



Key :

- Key Corners
- Building Frontages
- Key Views
- Overlooking

FIG. 077 **Parameter Plan : Block Structure** - Note Indicative only (does not form part of the proposal)

Green & Blue Infrastructure : (refer to Fig 078)

The open space framework looks to protect all of the existing hedgebanks and mature trees, including those within the parcels. This creates a network of linear parks and open spaces within the development.

The SuDs drainage for the parcels and roads has been located on the lower slopes. The extent of these features will depend on the 12 month ground water monitoring data which is yet to be concluded.

Further detail design guidance will be required when the Neighbourhood Design Code comes forward for these parcels but it is clear that development can be achieved off the proposed secondary access street and provides flexibility for future phases whilst protecting important existing natural assets.



Key :

- Linear Parks / Communal Gardens
- Existing Trees Retained
- Potential New Tree Planting
- Potential SuDs Zones

FIG. 078 **Parameter Plan : Green & Blue Infrastructure** - Note Indicative only (does not form part of the proposal)



FIG. 020 6m hedgebank and mature tree off sett. This is the reason why the road cranks to the north- to avoid the mature trees



FIG. 022 Utility corridor (circa 1.5m)

- Key :
- Zone Retained in Existing Condition for Potential Future SUDs. 6m Offset from Construction Exclusion Zone
 - Proposed Temporary 2m Swale - (Refer to Advance Engineers for Details)
 - Additional Zone to be used either as Future SUDs or Grass Planting Area
 - Construction Exclusion Zone from 6m Offset of Existing Hedgebank - (Refer to Arboricultural Report for Details)
 - 1.5m Service Corridor for Future Connection of Ducting and Services.
 - 15m Tree Protection Zone. 13m + 2m Working Margin of Existing Tree - (Refer to Arboricultural Report for Details)



FIG. 021 6m Strategic swale offset and temporary road swale . There is the potential to use the expanded area between the two trees as additional SUDs area or as open space for the parcel

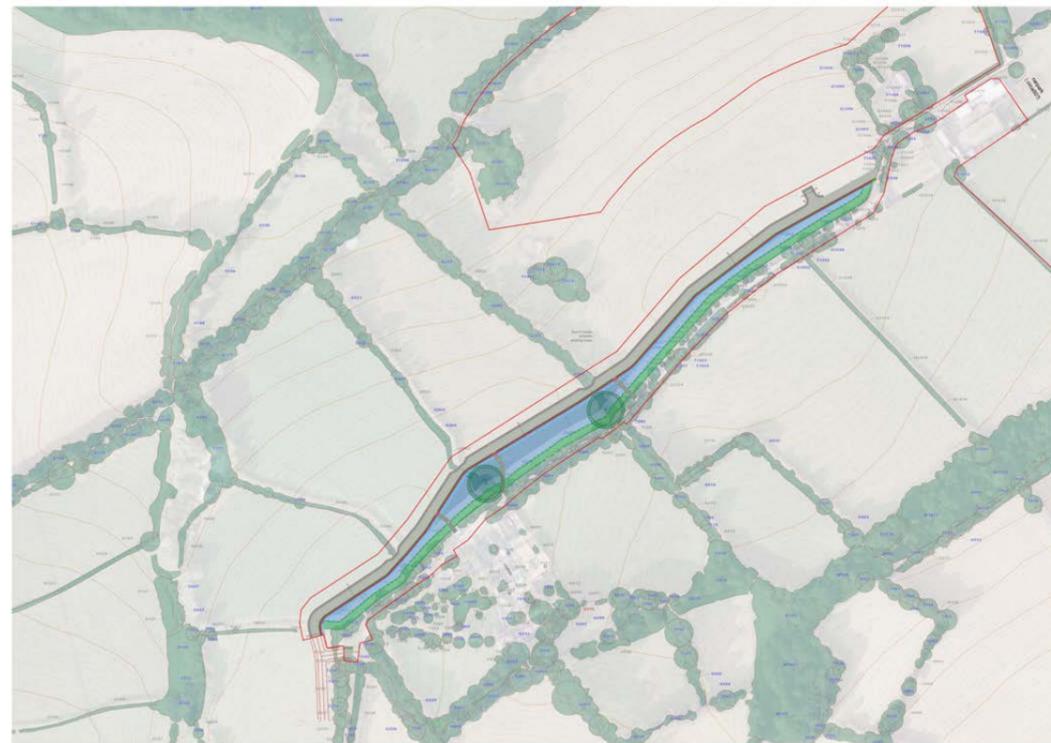


FIG. 023 Combined off sett.

Response to objection submitted by Damien Burley, Walker Developments

Response prepared by B. Hontzsch, Cornwall Council Lead on Planning Application PA22/07093

Dated 09 Nov 2022

Objection text in black – Responses in red

Firstly it is very confusing as to what is the purpose of this application and this needs to be clarified. There is great emphasis on it being the strategic access to the SANG (albeit we disagree that it is strategic) however little reference to it accessing the Applicant's development plots and school site. Therefore we'd welcome clarity on this point. Clearly if it is just to serve the SANG then the access road proposed is heavily engineered and could be made significantly smaller / narrower in width.

The Govers Park RMA is for a key piece of enabling infrastructure and habitat mitigation, that is required to be completed and implemented relatively early in the development. This first Suitable Alternative Natural Greenspace (SANG) phase will provide habitat mitigation required by Natural England for development phases 1 and 2 (as set out in the Areas Schedule – Proposed Phasing document Ref LAN_02.1_AHR-MP-ZZ-SC-A-92-007 Rev P09). The S106 triggers, informed by consultation with Natural England and agreed with the LPA in Schedule 10 of the S106 accompanying the LGV hybrid permission, require the relevant landowner/developer to submit a SANG Plan to the Council for its approval prior to Commencement, not to occupy any Dwellings until such SANG Plan has been approved and to Practically Complete the SANG prior to occupation of the 200th Dwelling. The SANG is a mitigation green space (and part of the formally agreed mitigation for the scheme as listed in Table 19.1 of the Environmental Statement, which in turn is referenced in Condition 5 of the planning consent) to avoid or minimise recreational disturbance to Penhale Dunes SAC (by encouraging people to stay local rather than travelling to Penhale Dunes SAC to, for example, walk their dogs).

The Govers Park proposals therefore need to be approved in detail and secured in a timely fashion and in a way that does not compromise future development access - including to both third party and Cornwall Council owned development parcels. This is why Govers Link has been designed to adoptable standards as well as to dimensions that could serve all future development likely to be served from it, including that on land owned by third parties, and including SANG access.

The secondary street design has been future proofed to allow for future development access in line with the approved Movement and Access Parameter Plan (Ref LAN_02.1-AHR-MP-ZZ-DR-A-93-012_Movement and Access Parameter Plan_P14, see extract 1 below). The Plan shows two secondary street loops as part of the strategic network, the main spine of which will be formed by the Govers Link. It has therefore been designed to adoptable standards to be capable of serving all development parcels accessed off the two loops (477 units - based on approved land use schedules, Ref LAN_02.1_AHR-MP-ZZ-SC-A-92-010_Land Use_P12) in future, as well as providing access to the primary school, and including bus access allowance. The Cornwall Council Design Standards¹ have been followed, requiring a 6.5m road width. This further detail has now been added to the Planning

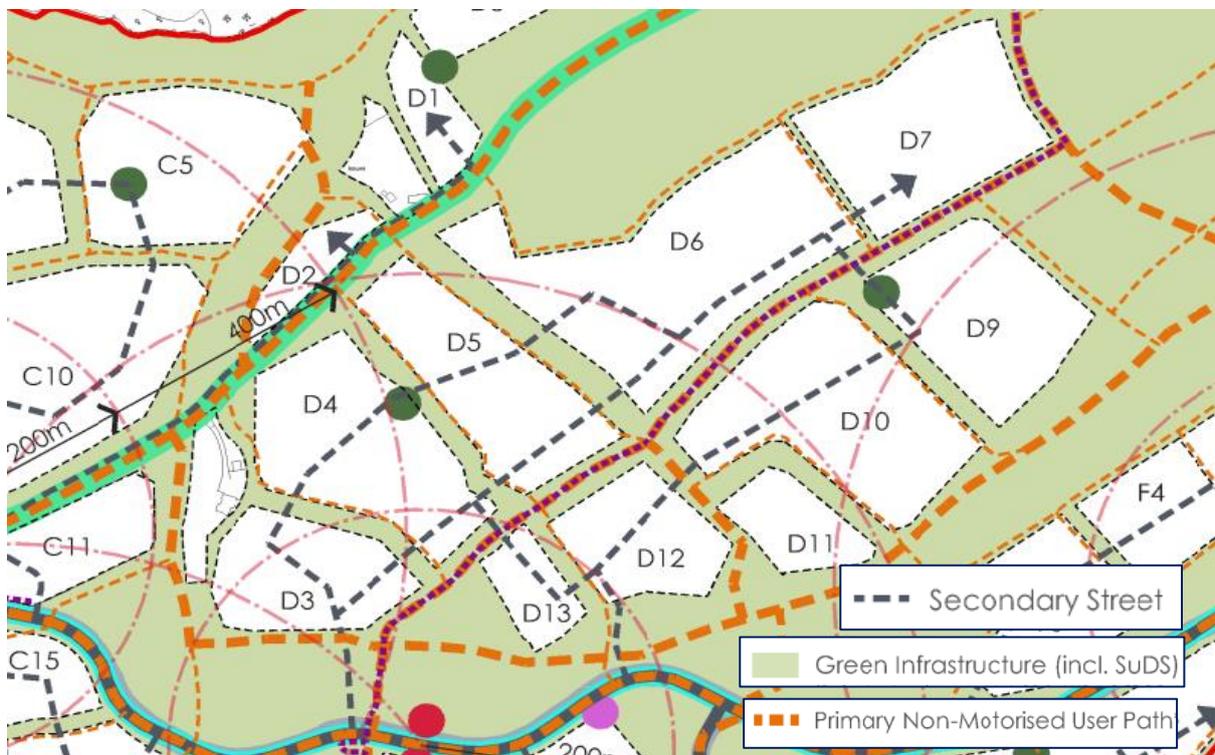
¹ <https://www.cornwall.gov.uk/media/avfnwf5a/development-layout-design.pdf>

and Design Compliance Statement (PDCS), which has been re-submitted under Ref LGV1_04.03-LLO-XX-XX-RP-Z-0003-P06_PDCS.

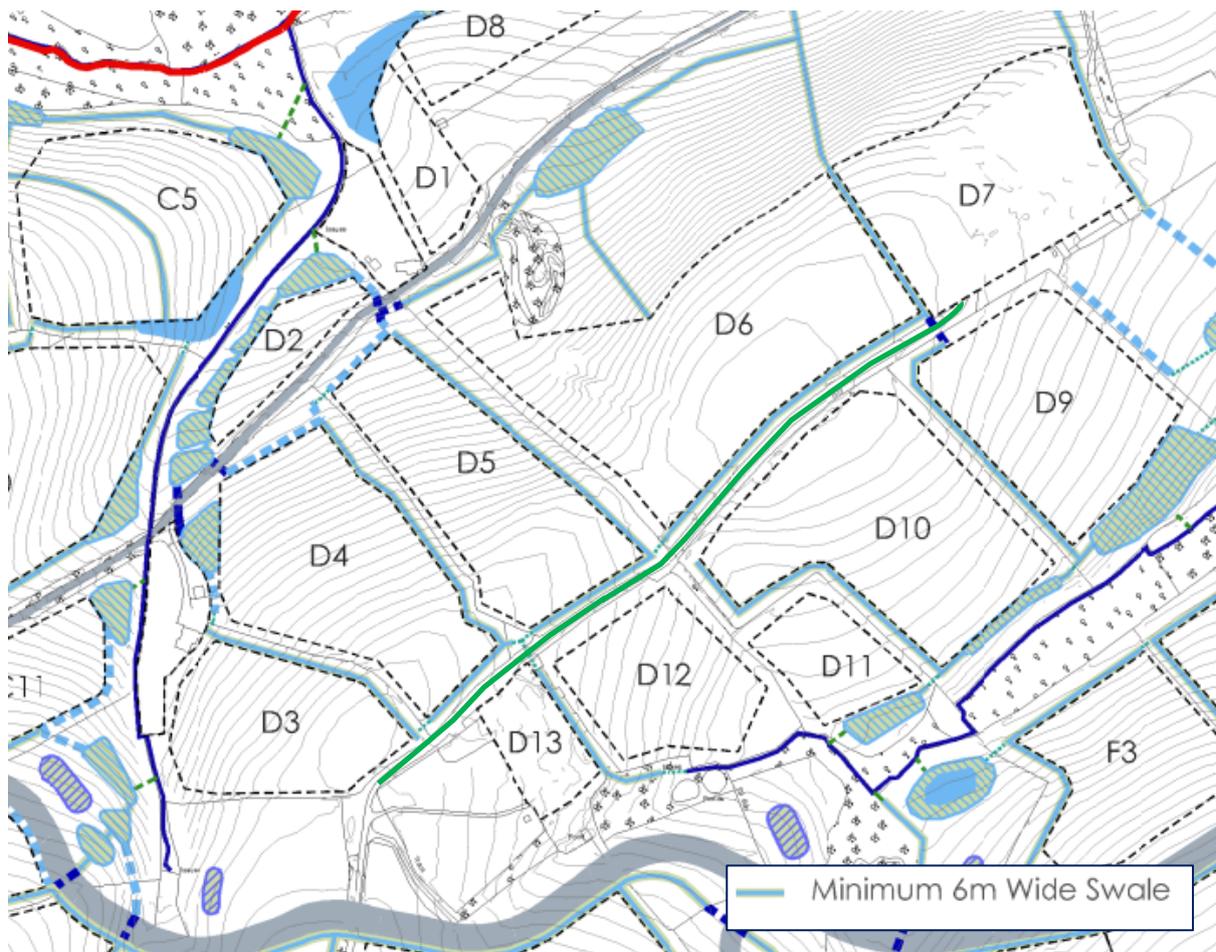
The road has been narrowed at hedge breaks to slow speed and enhance placemaking. The arrangement of the corridor as a whole allows to meet the required standards and parameters defined in the approved outline scheme, including:

- accommodates a 6m strategic SUDS zone as required by the approved SUDS Parameter Plan (Ref LAN_02.1-AHR-MP-ZZ-DR-A-93-008_SuDS Strategy_P18, see extract 2 below).
- designed to avoid root protection areas of key trees and hedges to be retained in line with the approved Environmental Impact Assessment (EIA), and associated Arboricultural Impact Assessment (Appendix 13.7 to EIA), with dimensions of root protection areas as detailed in the Arboricultural Impact Assessment submitted with the RMA (Evolve Tree Consultancy, LGV_04.03-EVO-XX-XX-RP-Z-0001-S2-PO2, July 2022, submitted with the RMA). The EIA states throughout that the overarching strategy is to retain and integrate the existing landscape features (hedgerows, trees, woodland and copses) wherever possible, as a framework for development. This approach has been followed in the Governors Park RMA.
- the existing green lane as pedestrian and cycle route forming a green corridor in line with the approved Landscape Parameter Plan (Ref LAN_02.1-AHR-MP-ZZ-DR-A-92-009_Proposed Landscape_P14).

The proposed Governors Link and associated corridor comply with, but do not seek to exceed, technical standards and approved parameters.



Extract 1: Approved Movement and Access Parameter Plan in the Governors neighbourhood area showing proposed secondary street alignments and green infrastructure. Existing lane shown as Primary Non-Motorised User Path



Extract 2: SUDS Parameter Plan showing strategic SUDS zones to the north of the existing lane (existing lane approx. alignment highlighted in green, manually added to this extract for clarity)

Compulsory Purchase Order (CPO)

You are aware that the Council has initiated a CPO for the proposed Northern Access Road (NAR) and the Governors Link has now been included within this same CPO. It is our view that the proposed Governors Link route is ill thought out and has been rushed in order to include it with the NAR CPO so as to try to secure access to development parcels off the back of access to the SANG. Whilst we appreciate the planning process is not focused on legal issues it is relevant because the proposed route does not properly consider the master planning of the Willow Green landholding and conflicts with our consents and proposed master plans. This is relevant when the Applicant has been keen throughout the LGV consultation, design and application process that they are properly master planning. However the applicant in regard to the Governors Link application appears to have looked at their preferred road alignment in isolation with no regard to our remaining land interests and properly master planning our site holistically. This in our view is a premature and short sighted approach, which does not have regard for the real planning of the wider area and not take account of other landholdings including our landholdings. It is an attempt to promote a route with the sole aim of supporting the CPO that is to be made in due course. I would be as bold as to say it does not take into account the proper planning of the wider landholding in LGV, save for the Council's Land. Consideration of the application should be deferred until wider meaningful consultation is carried out and a proposal that respects the interests and requirements of other landowners.

As outlined under point 1 above, the Governs Link has been carefully considered in terms of configuration against approved parameter plans, technical standards and interaction with future development parcels, including bus access to the Primary School and serving around 477 properties in total. This includes consideration of third party and Cornwall Council development plots and has been designed carefully in compliance with approved documents and parameters as previously referenced.

As Governs Park has to be delivered as an upfront piece of enabling infrastructure (as explained under point 1 above), it is not practicable to defer the application as suggested. This RM submission has been made under - and is consistent with the parameters fixed by - the LGV Hybrid Permission PA20/09631 and needs to be assessed by the LPA on its own merits, in the usual way.

The Existing Governs Lane

The application refers to the existing Governs Lane being resurfaced with passing places added, whilst also acknowledging that 'no new power lines will be envisaged at this time'. It is therefore confusing as to what this application is for. Is it just for access to the SANG or is it for other development? Will the new road not have lighting and not be adopted? In our opinion if the Applicant wants to consider the proper master planning of Willow Green it will take the time to engage properly with us so that the most appropriate route and form through Willow Green can be agreed.

There is no proposal to re-configure the existing lane with passing places, as it will be for pedestrian and cycle use only. We acknowledge that the Masterplan (Ref LGV1_04.03_LLO_XX-XX_DR_L_0001_S2_P08_Governs Park and SANG Masterplan) states in its legend 'Resurface with Passing Places (MOT/1)' – this was referring to the existing wider track locations, such as occasional existing gates, to make clear that all of the existing surface will be enhanced, so as to avoid the need for kerbs. We have provided a revised Masterplan (Ref LGV1_04.03_LLO_XX-XX_DR_L_0001_S2_P09_Governs Park and SANG Masterplan), now simply stating Resurface with MOT/1.

The proposed re-surfacing is an aggregate based surface improvement to ensure it is usable all year round by pedestrians and cyclists. The Planning and Design Compliance Statement (PDCS) states: *"The separation of vehicles from cyclists and pedestrians along the main access route ensures a safe and attractive movement route for cyclists and pedestrians. The lane will be re-surfaced with granular MOT Type 1 (or similar approved) to provide a suitable surface for cycling and to reflect the rural setting. Reduced dig will be implemented in this area to protect the tree roots and tree canopy spreads. Lighting is NOT proposed in this area to maintain a rural character and to protect bat corridors. A series of connections back onto the street provide good permeability."*

Governs Link Proposal

We have a number of concerns regarding the proposed route:

1. The route is located on the most level land of the three parcels it goes through. At its widest, the back edge of the road and footpath (where our development plots could then start) creates an infrastructure corridor of circa 27 metres in width which is an excessive and unnecessary amount of land to be taken. In preparing our masterplan, we have followed the

constraints identified as part of the approved Willow Green consent (PA14/10755). The consequence of the Council's current proposal is that it affects circa 72 proposed residential units on Willow Green which means the loss of units and the displacement of units onto less level ground which will increase retaining infrastructure and development costs. This adds to the concerns we already have in regards of the viability of the LGV which has been brought into greater focus with labour and material cost increases and now further exacerbated by the increases in energy prices. – As outlined previously, the width of the corridor is dictated by the site constraints related to trees and hedges, parameter plans (in particular in relation to strategic SUDS for future development parcels requiring allowances for min 6m strategic SUDS zones, and the secondary street route on the approved Movement and Access Parameter Plan referenced above) and technical standards for a road to adoptable standards to be able to serve all future development in the Governs neighbourhood. The widest section is due to tree protection area constraints of tree T362 and a mature tree in G380, in conjunction with hedge protection zones and SUDS allowances. Both mature trees are assumed to be retained in the approved EIA and AIA Appendix 13.7 to the EIA. Retaining these ensures compliance of the RMA with the EIA and Green Infrastructure Parameters. The EIA and approved GI strategy is based on an overarching strategy to retain and integrate the existing landscape features, this is also supported by the approved Design Code. The tree planting and landscaping proposed to form part of the widest 27m area will provide amenity for future users and residents.

2. Why it is necessary to make the proposed road 6.5m in width, especially when the Movement & Access Parameter (attached) shows it as a secondary street with a design speed of 20mph? The consented NAR as part of applications PA14/10755 and PA14/00703 was 6.1m wide. We have concerns that making the road too wide will increase speeds along it. The width of road will also impact upon the aesthetic enjoyment of residents who will be living along this street. – The road has been designed to adoptable standards for the number of dwellings and uses that will have to be served from it in future. This dictates its width. The carriage way width of a secondary street in the Design Code is stated as 5.5m, with overall street width 11.2m, see page 238 onwards in Design Code. However, adoptable standards for the number of properties to be served and the need to allow for bus access dictate a 6.5 carriage way width to ensure any future scheme can achieve S38 Technical Approval. The overall street width is however less than 11.2m, as for example cycling and pedestrian provisions along the south of the road are provided by the green lane. The road narrows at hedge breaks to minimise impacts on hedges, with the narrowing also acting to manage speed, and ensuring it contributes to placemaking, along with proposed tree planting and landscaping, which will provide amenity for future users and residents.
3. The proposal is not in accordance with the Applicant's own Movement & Parameters Plan which envisages it as a secondary street. The proposal is engineered more like a Primary Street. – See above. The proposals are considered to be in line with the approved Movement and Access Parameter Plan and to also allow for adoptable standards for the uses proposed.
4. As indicated, within the application package no new electric cables will be laid and therefore it must be assumed that the Link will not be adopted. And if no electric cables are laid (presumably for streetlighting purposes) then is the Link to Governs not going to be secure by design? – We are providing a service strip to allow for future lighting installation as required for adoptable standards, once adjacent development comes forward. This can be future proofed with ducts. Electricity is however not required for the Governs Park proposals as such, and lighting will be installed by others as part of future development. The Park is an unlit landscape area.
5. The Link is premature to the engagement and proper master planning of Willow Green. – This application is made under the outline element of the hybrid permission for the Garden

Village which means it needs to be prepared and assessed against the parameters and other terms and conditions incorporated into this permission. As detailed above Governs Park has to be delivered early due, inter alia, to the S106 requirements for the SANG.

6. In line with ethos of the LGV proposal with sustainability at its heart why is the access not more focused on pedestrians and cyclists given this school is to support the immediate new settlement? Has a car park further out adjacent to the NAR been considered where pupils and staff are encouraged to get to the school more sustainably? A wide road is likely to encourage parents to drive, clogging up streets and creating nuisance parking for residents. Less motorised traffic to the school will improve the quiet enjoyment of the residents of Willow Green. – See previous responses on road configuration and requirement to future proof the proposals to accommodate future development. Sustainability is a key consideration - there is a high amenity route for pedestrians and cyclists available to access Governs Park, the school and future development parcels. The car park, in turn, is a requirement stipulated by Natural England for the SANG (August 2021 SANG Guidance, key criteria listed in the PDCS submitted with the RMA) and is required for them to accept the proposals. It ensures the SANG is easily accessible for all (SANG guidance states that a car park which is easily and safely accessible and clearly signposted is required, and NE have confirmed in their consultation response to the RMA that they are satisfied that the number of car parking spaces meet the requirements of the SANG guidance). The car park design is low key, similar to National Trust car parks in Cornwall, with numbers of accessible spaces over and above minimum requirements. The future school would make its own parking provisions to the required standards as may be applicable at that point in time in future, the SANG car park is not provided for use by the school.
7. The application for the Link is to circumvent the Applicant's access issues to its residential plots since it is perfectly possible to use the existing Governs Lane for access to the SANG for all modes of transport which in the early phase of development are likely to only be modest. – The potential of using the existing lane for access by all modes of transport to Governs Park was carefully considered and deemed not to be feasible. The works that would be required to make it usable for cars, pedestrians and cyclists, as a shared access, in a safe way, to required technical and safety parameters, would result in significant loss of trees and hedges, thereby having significant environmental impacts on this green corridor, which is also important for protected species such as bats. It would not be in line with the approved Movement and Access and Landscape Parameter Plans and would be contrary to assumptions made in the EIA, which assumes this lane to be retained without tree and hedge removal.

Governs SANG relationship to the first residential development phases of the Langarth Garden Village (LGV)

Whilst we appreciate the early delivery of open space and ecology mitigation infrastructure, the SANG is significantly divorced from the first residential phases of the Council's LGV. From the edge of the first Phase 1 residential parcel at Langarth Farm to the edge of the SANG at Governs is circa 1.25 miles (following the proposed Governs Link and NAR routes). This is not sustainable and questions that either the SANG is in the wrong place or the proposed Phasing of Development is poorly thought out. – The location of the first phase of SANG delivery is defined in the approved Landscape Parameter Plan (Ref LAN_02.1-AHR-MP-ZZ-DR-A-92-009_Proposed Landscape_P14) and was considered and approved as part of the outline application. As noted above, the S106 requires early delivery of the SANG.

Alternative Governs Link Options

As detailed in the paragraph below (titled Engagement), the Applicant has not met with ourselves to explore other access options. Indeed they have not even tried to explore its own consented Movement & Access Parameter Plan which clearly shows another Secondary Street route centrally through D3, D4 and D5 of Willow Green into D6 of Governs – see copy of the Movement & Access Parameter plan attached.

The routes shown in the approved Movement and Access Parameter Plan are not ‘either / or’ options, they are required under the outline element of the operative grant. The Plan shows two secondary road loops, which are needed to provide two in and out points for the number of proposed units and parcels. See further considerations on engagement below.

Engagement

Whilst the Applicant Team offered to meet to explain what had been proposed but only once we had noticed the submission of the Pre-application (PA22/00841/PREAPP) for the Governs Link, it was clear that the meeting would have been to explain why it had to be this route and no other. Indeed we did not accept the meeting because of this point and there has been no change to the proposals subsequent to the Pre-application. As the landowner of Willow Green we believe it would have been advantageous to all parties if the meeting took place prior to the Pre-application submission so that all options could have been discussed. This in our opinion evidences further the rush that the Applicant is in, to include the Governs Link with the wider CPO.

We did attempt to engage to understand third party concerns and alternatives during the pre-application stage. Planning consent for the outline application was granted on 05 April. A pre-app process was then registered on 28 April. Andrew Hector contacted Damien Burley in early May to propose a meeting to discuss our proposals. This was finally agreed to take place on 16 June but declined by Walker Developments at short notice. The meeting was put forward to explain the proposed Governs Link location and specifications and to provide an opportunity to discuss each party’s concerns and to share information about emerging designs for the Willow Green site ahead of the RM application. The PDCS submitted with the RMA details the other steps taken to cover wider stakeholder and public consultation.

In the interests of the proper planning of the LGV, the appropriate action by a responsible authority, committed to the delivery of the project, would be to liaise and co-operate with adjoining landowners to achieve an appropriate access road that can deliver the required functionality, whilst at the same time enables a comprehensive development of Willow Green to proceed. The current proposal as set out appears to be a proposal that sits as an independent access that does not respect, enhance or contribute to the development of the LGV with surrounding landowners.

See previous responses.

We suggest that the application should be withdrawn or at least held in abeyance until meaningful consultation with landowners can be effected.

This is not agreeable on the basis that it will affect the delivery of this crucial enabling green infrastructure of LGV. The Governs Link has been carefully designed and future proofed in full

compliance with the approved documents; key documents that have guided the design have been referenced in this response as follows:

- Movement and Access Parameter Plan – Ref LAN_02.1-AHR-MP-ZZ-DR-A-93-012_Movement and Access Parameter Plan_P14
- SuDS Parameter Plan - Ref LAN_02.1-AHR-MP-ZZ-DR-A-93-008_SuDS Strategy_P18
- Landscape Parameter Plan - Ref LAN_02.1-AHR-MP-ZZ-DR-A-92-009_Proposed Landscape_P14
- Land Use Schedules - Ref LAN_02.1_AHR-MP-ZZ-SC-A-92-010_Land Use_P12
- Design Code
- Environmental Statement, including Table 19.1
- Arboricultural Impact Assessment, App 13.7 to EIA

In line with this response, minor clarifications have been made in documents submitted with the RMA for clarification purposes, and revised versions have been provided as follows:

- Planning and Design Compliance Statement Rev P06, previous reference LGV1_04.03-LLO-XX-XX-RP-Z-0003-P05_PDCS, revised reference LGV1_04.03-LLO-XX-XX-RP-Z-0003-P06_PDCS– additional detail text added to Primary Access in Section 04.02 to cover all the uses that Governs Link will serve, in line with information provided in this response
- Masterplan Rev P09, previous reference LGV1_04.03_LLO_XX-XX_DR_L_0001_S2_P08_Governs Park and SANG Masterplan, revised reference LGV1_04.03_LLO_XX-XX_DR_L_0001_S2_P09_Governs Park and SANG Masterplan – removal of reference to passing places in legend, amended to read ‘Resurfaced with MOT/1’

Securing approval for the Governs Park proposals is key to enable future development to proceed to planned timescales in accordance with, inter alia, the delivery triggers in the S106. Revisions may be considered in future against the consented Governs Link, should applications for adjacent parcels come forward that allow for a different approach to access that still meets the approved parameters and works within the given site constraints, as well as providing sufficient access for all future development in the Governs neighbourhood.

