

CD 6.11

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**

Proof of Evidence

of

Harald Lewis

Portfolio Director

Langarth Garden Village

2 January 2024

1. INTRODUCTION

- 1.1 I, Harald Lewis, am a Project Director at Treveth Holdings LLP (**Treveth**). I hold a Masters in Property Valuation & Law. I am a Member of the Royal Institute of Chartered Surveyors registered under number 1186001.
- 1.2 I have been with Treveth for almost two years, taking the lead as Portfolio Director for Langarth Garden Village, charged with the setting up and management of LGV Property Holdings LLP (**LGV LLP** or the **Master Developer**) on behalf of Cornwall Council (**Council**) and Treveth.
- 1.3 I am a chartered surveyor, developer, funding and finance advisor with over 25 years' experience of investment and development in the residential sector. Formerly a director at Savills, I have acted as a development consultant on many high-profile residential schemes for premium hotel and resort brands worldwide and latterly I ran my own co-living and HMO business in Manchester.
- 1.4 I have acted for numerous high-profile clients on high-value projects as a development consultant and advisor on strategy, funding, programme and markets. In my capacity as managing director of the business in Manchester, I set up and ran multiple building projects on behalf of clients, sourcing funding packages and taking on the eventual management of the properties via three separate businesses (Investment, Building Services and Management) – it is the interaction between all three, ensuring viability, delivery and management of multiple teams throughout the life cycle of a real estate project that gives me the requisite experience to lead the Master Developer role for the Langarth Garden Village project (**Scheme**).
- 1.5 As Portfolio Director, I lead on the Master Developer coordination aspects of the Scheme, including community engagement, delivery against section 106 obligations and planning conditions, land disposal/ contracts, management of programme office including administration of Cornwall Council governance and management of programme/ project performance including budget, risk and issues.

2. SCOPE OF EVIDENCE

- 2.1 My proof of evidence sets out how the Scheme is to be delivered should the Cornwall Council (Langarth Garden Village, Threemilestone) 2022 (**CPO**) be confirmed.
- 2.2 In particular, my proof of evidence addresses the delivery of the Scheme where relevant to:
- 2.2.1 paragraph 106 of the Guidance on Compulsory Purchase Process and The Crichel Down Rules (DLUHC, July 2019) (**CPO Guidance**) and the realisation of the social, economic and environmental benefits to the Council's area that the Scheme will bring and
- 2.2.2 paragraph 15 of the CPO Guidance and whether the Scheme is likely to be blocked by any physical or legal impediments to implementation including in relation to the programming of any infrastructure accommodation works or remedial work which may be required.
- 2.3 My evidence should be viewed alongside the evidence prepared by and on behalf of the Council in its role as acquiring authority:
- 2.3.1 Mr Philip Mason (Masterplan and need for regeneration) (**CD 6.1**)
- 2.3.2 Mr Tim Wood (Highways and Transport) (**CD 6.9**)
- 2.3.3 Mr Andrew Hector (Land owner negotiations) (**CD 6.13**) and
- 2.3.4 Mr Anthony Lee (Viability) (**CD 6.15**).

Terminology

- 2.4 In my proof of evidence references to the core documents are made by the abbreviation, for example, “CD1.1”. Specific abbreviations are noted in the text on first use, and these abbreviations are also set out in the Glossary (**CD 6.17**). The proofs of evidence of other witnesses are referred to by the name of the author.

3. BACKGROUND TO DELIVERY

- 3.1 Initially, delivery of the Scheme was led by the Council acting as the master developer. The Council supported delivery of the Scheme through:
- 3.1.1 assembling the land required for the Scheme for both the housing development and the public infrastructure,
 - 3.1.2 developing the design for the Northern Access Road (**NAR**),
 - 3.1.3 agreeing the development design framework, and
 - 3.1.4 submitting and obtaining the relevant planning permissions required to date including hybrid planning consent PA20/09631 (**Hybrid Planning Permission**).
- 3.2 As the Scheme moved through to the next phase of its delivery, the Council reviewed the best delivery model for these next delivery phases. Part of this decision making resulted in the Council identifying the need to appoint a separate master developer, the reasoning for which is set out in paragraph 4 below.
- 3.3 In January 2022, the Council created the role of “Development Manager” to undertake the delivery of the Scheme in the interim period between the approval of the Hybrid Planning Permission and the appointment of a new master developer for the Scheme.
- 3.4 It was decided that Treveth Holdings LLP was best placed to undertake the role of Development Manager on behalf of, and in the interests of, the Council.
- 3.5 Treveth Holdings LLP is a Council backed developer and has a good track record in delivering schemes of the size and importance of Langarth Garden Village. Treveth specialises in the delivery of new homes and commercial development for the benefit of people who live and work in Cornwall. It is a Cornish company that returns profit to its partner, the Council. Treveth Holdings LLP is currently delivering four schemes across Cornwall, the details of which are set out in **Appendix HL1** to this proof of evidence.

4. OPTIONS FOR DELIVERY STRUCTURE AND THE MASTER DEVELOPER ROLE

The need to appoint a separate master developer

- 4.1 If acting as the master developer for the delivery of Langarth Garden Village, the Council would have been subject to a number of restrictions that would have undermined its delivery role. This includes the application of standard local government accounting policies, the requirements for a strict split of revenue and capital as well complications created by the Council's partial exemption status on VAT. The Local Government code for accounting and the special VAT status granted to local authorities is based on an authority delivering the traditional public services to the residents in its geographical area. The Council is therefore not structured to act as major master developer for a new garden village delivering 2,500+ houses. Creating a separate master developer helps to simplify both the making and implementation of the day to day decisions needed in delivering a significant development scheme such as Langarth. In addition, it assists with resolving the difficulties otherwise inherent in securing section 106 planning obligations where the local planning authority and developer are the same legal entity i.e. the difficulties in binding the land with the necessary planning obligations in light of the fact that an authority cannot covenant with itself. This

difficulty is alleviated where a master developer is appointed who can enter into section 106 obligations with the local planning authority in the normal way.

- 4.2 The issue of local authorities becoming involved in commercial type activity was identified some time ago by the Government and the Localism Act¹. This makes clear that trading/commercial activity should be delivered through a Local Authority Company which assists in resolving the conflicts between commercial activity and traditional Local Government accounting legislation.
- 4.3 The Council identified a need for an appropriate delivery structure to be put in place for Langarth and considered a range of options as summarised below:
 - 4.3.1 Option 1: Council to establish a vehicle to deliver through a Company Limited by Shares,
 - 4.3.2 Option 2: Council to establish a vehicle to deliver in Partnership through a Limited Liability Partnership (LLP),
 - 4.3.3 Option 3: Council to deliver the proposed activities in-house.
- 4.4 The options were tested by specific legal and tax advice which concluded that the LLP setup would be the preferred option for the delivery of the Scheme.
- 4.5 The LLP option allowed for the public infrastructure (such as the NAR and school) to stay with the Council to deliver; this is traditional Council activity and the completed assets are intended to remain within the public sector. The development land i.e., the land for building houses and commercial units, will transfer to the LLP.
- 4.6 The LLP will be able to better facilitate the structured disposal of the development land and the accounting will be the same as a private sector developer and not be fettered by the Local Government accounting framework. This structure has been successfully employed by other local authorities².
- 4.7 As a result, in December 2022, the Council's Cabinet approved the delivery strategy for Langarth Garden Village (see Cabinet Report at **CD 1.11**). This outlined the need for the LLP to be created which would enable a "master developer" approach to be taken to the delivery of the Scheme.

5. THE LANGARTH GARDEN VILLAGE LLP

- 5.1 LGV Property Holdings LLP (Partnership Number: OC446121) was incorporated under the Limited Liability Partnerships Act 2000 (**LGV LLP**).
- 5.2 LGV LLP is a partnership between the Council (which will hold 98 percent of the profit share), and Treveth Holdings LLP which will hold the remaining 2 percent. Treveth Holdings LLP is itself a partnership between the Council which holds 99 percent of the profit share and Corserv Limited which holds the other 1 percent. Corserv Limited is a company limited by shares with the Council as sole shareholder.

Governance of the LGV LLP

- 5.3 The governance model for the LGV LLP is set out at **Appendix HL2**.

¹ Section 4 of the Localism Act 2011 provides that where, in exercise of the general power, a local authority does things for a commercial purpose, the authority must do them through a company.

² For example, to take forward the development of a residential led mixed use development at Besson Street, Lewisham, the borough and Grainger PLC incorporated the strategic partnership as an LLP. The LLP option was also the preferred approach for a strategic partnership between the London Borough of Hammersmith and Fulham and A2Dominion to take forward a residential and leisure led scheme at West King Street.

- 5.4 It should be noted that the Council retains a strategic client role in relation to the LGV LLP. This is as current landowner, budget holder/funder and majority owner and also as it will deliver (and continue to hold the land needed for) the key strategic infrastructure (including the NAR, first schools etc.).

The role of the LGV LLP

- 5.5 The role of the LGV LLP with regard to the delivery of the Scheme is as follows:
- 5.5.1 Take on the role of the planning applicant for the delivery of the Scheme.
 - 5.5.2 If appropriate, oversee long-term stewardship implementation including acting as the manager of the community infrastructure created as part of the Scheme.
 - 5.5.3 Lead and co-ordinate development activity, potentially via subsidiary vehicles.
 - 5.5.4 Where appropriate, facilitate partnership development arrangements to bring forward housing and employment opportunities as part of the Scheme, including joint ventures with other organisations.
 - 5.5.5 Where appropriate, hold and manage residential, commercial, agricultural and/or industrial land and buildings forming part of the Scheme in advance of, during and following project delivery (as applicable).
 - 5.5.6 Lead and co-ordinate the delivery of such infrastructure works as are necessary as part of delivering the Scheme.
 - 5.5.7 Commission any necessary professional services relating to either the Council's objectives for the Scheme and/or the business objectives of the LGV LLP.
 - 5.5.8 Carry out such trading activities as will be identified in the LGV LLP's business plan (which will be subject to periodic update/review/approval).

The role of the Council

- 5.6 The Council remains invested in the Scheme as current landowner, budget holder/funder and majority owner and retains a role, amongst other things:
- 5.6.1 in ensuring the place-making ambitions for the Scheme are realised, inter alia by appropriate strategic oversight of LGV LLP's business plan and performance against key performance indicators (**KPIs**) (see further at paragraph 6.4 below) to ensure that the aims of the comprehensive masterplan are achieved
 - 5.6.2 in land assembly (including use of compulsory purchase powers where appropriate)
 - 5.6.3 as contracting authority for sitewide strategic infrastructure such as the NAR, schools and certain sitewide utilities infrastructure such as sewers, water and power
 - 5.6.4 as retained landowner for certain strategic infrastructure and assets such as the NAR, the first school and green infrastructure (where not transferred to the Stewardship Organisation – see paragraphs 7.27 to 7.35 below) and
 - 5.6.5 in planning and transport decisions (via its local planning authority (**LPA**) and highway authority functions).

6. DELIVERY STRATEGY

- 6.1 The Delivery Strategy approved by Cabinet in December 2022 (see Cabinet report and relevant appendices **CD 1.11**) provides for the LGV LLP to manage, and be accountable for,

the programme in relation to phasing, viability, risks and satisfaction of section 106 agreement obligations (including those obligations set out in Schedule 17 of the section 106 agreement “Master Developer Covenants”).

- 6.2 The Delivery Strategy provides for the Scheme to be delivered based on an ‘infrastructure first’ approach, providing a strong framework for development. This approach will result in serviced parcels of land that then can be marketed and sold to developers, under appropriate contracts to ensure that agreed obligations are met across the Scheme. Housing and infrastructure delivery will be implemented with the LGV LLP acting in an overseeing, coordinating and enabling “master developer” function to realise the vision for Langarth in line with the design principles and parameters associated with the Hybrid Planning Permission. The ‘infrastructure first’ approach not only benefits development proposed by the LGV LLP, but also those development land parcels within the redline boundary of the Hybrid Planning Permission which have been retained by the existing developer land owners.
- 6.3 The Delivery Strategy further provides for the LGV LLP to oversee long-term stewardship implementation, likely through the setup of a subsidiary vehicle. The stewardship proposal is outlined in the Delivery Strategy. The details of the stewardship model are currently being developed further, informed by the overarching Delivery Strategy, and are considered further below at paragraph 7.28 onwards.
- 6.4 The LGV LLP will be required to undertake monitoring and reporting against benefits and associated KPIs, allowing a feedback mechanism to adapt the Scheme as required to maximise benefits realisation within the financial and commercial constraints set by the Delivery Strategy.

7. DELIVERY OF HOUSING AND INFRASTRUCTURE

Phasing

- 7.1 A Phasing Parameter Plan (Ref LAN_02.1-AHR-MP-ZZ-DR-A-93-005_Phasing_P13) (**CD 3.2**) and associated land use schedule showing proposed areas and numbers for development within each phase was approved as part of the Hybrid Planning Permission.
- 7.2 The LGV LLP will be responsible for monitoring and managing the phasing plan and schedule in cooperation with the LPA, so that planning conditions and section 106 obligations can be monitored and so that the Council has up to date information on development progress.
- 7.3 There are current revisions to the phasing emerging due to detailed work on viability, utilities and infrastructure delivery. The LGV LLP would take on responsibility to manage the phasing in relation to viability and programme. The phasing and related borrowing are under current review and will evolve and be updated as part of the business and viability assessment for the LGV LLP.

Development programme

- 7.4 The delivery programme for the Scheme spans approximately 25 years. Please see the phasing plans for the Scheme at **CD 3.2**.
- 7.5 Of the 3,800 homes permitted across the Site by the Hybrid Planning Permission, approximately 2,600 will be located on those land parcels that are, or subject to confirmation and implementation of the CPO, will be, owned by the Council. The LGV LLP will continue to work with neighbouring developers that exist within the red line boundary of the Hybrid Planning Permission to ensure a co-ordinated and strategic release of land and property into the open market.
- 7.6 The expectation is that the housing market local to Truro will absorb approximately 150 units per year throughout the lifetime of the Scheme. With 35% of those being affordable units that would leave approx.100 private sales per annum.

- 7.7 The current development programme envisages housing construction to commence in Phase 1a in 2024/25 with the first delivery of homes from 2026. The opening of the first primary school (to be located in Parcel B1) is currently envisaged for September 2026.
- 7.8 The LGV LLP will manage, and be accountable for, the programme in relation to phasing, viability, risks and section 106 obligations.

Affordable Housing

- 7.9 As Cornwall Council's planning policy dictates, the plan is for 35% of the homes to be affordable homes. The Local Plan Policy 8 sets a broad requirement for 70% of the affordable housing to be provided as affordable rented or social rent through an approved registered provider (**RP**) or the Council. The remaining 30% will be provided as multiple types of intermediate units which includes shared ownership through an approved RP or the Council.
- 7.10 The expectation is that affordable housing will be delivered consistently within each residential phase of development throughout the life of the development programme.

Social Infrastructure

- 7.11 The Scheme delivers a significant level of social infrastructure including new schools and community centres. These are to be provided in line with the anticipated needs as projected in line with the population growth forecasts.
- 7.12 The Scheme will provide a new sustainable community in Cornwall, which is resilient, adaptable and fit for future living. A place with a wide range of homes to suit everyone and jobs for all age groups, with schools and health facilities and a real variety of public spaces, including village centres, parks, allotments, woodland and play and leisure areas.

Education

- 7.13 The development of the first primary school will be delivered early in the Scheme. As per paragraph 7.7 above, it is envisaged to be opened in September 2026. The development of the second school will be dependent upon the rate of development and growth in pupil numbers.
- 7.14 The aim is to ensure that Langarth meets its own school place needs but the trigger for that cannot be anticipated exactly at this time. The first school will provide capacity for a three form entry (3FE) and therefore can cope with the pupil requirements for the early phases of the development. The second school will only be needed when later phases are completed.
- 7.15 As two distinct elements of social infrastructure, there will be multiple agents and stakeholder required to deliver both the schools and the community facilities. The delivery of the school will be led by the Council through its Capital Projects team. The Community Centre/ Mobility Hub will be delivered by the LGV LLP.

Green Infrastructure

- 7.16 The Scheme comprises approximately 48% green space (excluding gardens) and so the expectation is that accessible green spaces will be provided as plots and phases are delivered.
- 7.17 The only exception to this plan for steady delivery is the Govers Park (which also is classed as Suitable Alternative Natural Greenspace (**SANG**)) which is planned for delivery during Phase 1 of the Scheme. Early delivery of the SANG is required by the Section 106 Planning Obligation accompanying the Hybrid Planning Permission for the Scheme (see further paragraph 9.6 of the proof of evidence of Mr Terry Grove-White – **CD 6.5**).

Integrated Transport

- 7.18 Transport elements within, and external to but reliant upon, the Scheme are coordinated to be delivered in phases as they are required.
- 7.19 A key target of the transport strategy is to create a modal shift towards the use of public transport for local residents to travel into and around Truro. Indeed, the Hybrid Planning Permission requires that there is a modal shift in vehicle movements and if there isn't then those delivering the Scheme will be required to pay increased section 106 financial payments in order to mitigate traffic impacts.
- 7.20 The following projects are included within the phase transport interventions:
- 7.20.1 subsidised bus travel (new residents will receive discounted annual ticket)
 - 7.20.2 Fordh Langarth/NAR (Homes England funded primary road)
 - 7.20.3 new cycle ways
 - 7.20.4 electric bike charging points
 - 7.20.5 electric vehicle charging points with new homes
 - 7.20.6 Pedestrian, cyclist and equestrian crossings across A390.

Fordh Langarth (Northern Access Road)

- 7.21 The Housing Infrastructure Fund (**HIF**) is a central government capital grant programme for new physical infrastructure which unlocks sites in the areas of greatest housing demand and helps to deliver new homes in England. The funding stream is designed to help local authorities achieve large scale growth. The funding is used to forward-fund infrastructure schemes and represents a significant proportion of the upfront development costs.
- 7.22 The Council has received £47.5m of HIF grant funding to build the NAR. As at the time of writing, significant works have already started on the western stages of the NAR. See further paragraph 4.1 of the proof of evidence of Mr Tim Wood (**CD 6.9**) and the photographs provided at Figures 13 and 14 of Appendix PM2 to the proof of evidence of Mr Philip Mason (**CD 6.2**).

Technical Infrastructure

- 7.23 The key elements of Technical Infrastructure and their delivery strategy as it relates to those 2,600 new homes proposed for delivery via the LGV LLP are as follows:
- 7.23.1 Electrical Power: The new Energy Centre acts as the local distribution hub for the Scheme's power.
 - 7.23.2 Sewerage: South West Water (**SWW**) are in the process of being contracted to deliver a new pumping main and gravity trunk sewer to the site. Individual collector sewers that connect to the gravity sewer will then be delivered as each phase requires.
 - 7.23.3 Telecommunications: BT Openreach are due to deliver a fibre connection to each new residence within the Scheme.
 - 7.23.4 Water: SWW are going to provide water to the site on a phase by phase basis.
 - 7.23.5 District Heating: The Scheme is planning for district heating to be provided to each residence within the Garden Village; feasibility assessments are ongoing as at the

date of this proof. Heat sources supplying the Scheme may be either a deep geothermal scheme or another local heat generation scheme.

7.23.6 Photovoltaic Cells (**PV**): The Scheme enables developers (in conjunction with Energy companies) to deliver PV cells on every rooftop, and the park and ride extension is also projected to include PV cells in order to generate up to 17.5 MB of Photovoltaic energy overall.

7.23.7 Drainage (Sustainable Urban Drainage solutions - **SUDs**): A site wide SUDS model has been produced to satisfy the requirements of the Hybrid Planning Permission. The LGV LLP (as master developer) is planning to coordinate the provision of the 'strategic' SUDS requirements which includes both the NAR and the secondary highways drainage.

7.24 See further the proof of evidence of Mr Patrick Valvona (**CD 6.7**).

Asset Management and Monitoring

7.25 Once the various assets have been created these will need to be managed for the long-term benefit of Scheme in order to ultimately realise the vision for the garden village. It is envisaged that the LGV LLP will be responsible for establishing appropriate asset management mechanisms in consultation with, and with input from, the Council.

7.26 Asset management will be underpinned by monitoring as required through both the conditions attached to the Hybrid Planning Permission and S106 obligations.

Long-term Stewardship

7.27 Garden Community principles advocate for an engaged, involved and empowered community who can plan ahead collectively for the benefit of the community, providing long-term stewardship of community-owned assets.

7.28 Although the Council already manages assets through several organisations, it has been assessed that none of these will be suitable to solely oversee the management of Langarth's assets for the benefit of the community. A stewardship organisation has been assessed as the optimum means by which to enable the community management of Langarth Garden Village.

7.29 It is proposed that an overarching community stewardship organisation will be set up for Langarth by the time the new residents move in (the **Stewardship Organisation**). Its likely purpose will be to manage and maintain:

7.29.1 The 'green and blue' land (green and blue infrastructure/public realm);

7.29.2 Facilities and assets (such as community hubs & libraries); and

7.29.3 Services (services related to the community facilities and assets/community governance).

7.30 These assets and facilities will be under the control of a Stewardship Organisation in perpetuity to ensure that Langarth Garden Village adheres to the design principles envisaged by the Hybrid Planning Permission.

7.31 While the approach to stewardship needs to have a clear direction of travel, it also needs to be flexible and iterative so that it is able to adapt overtime. It is important that the Stewardship Organisation, and its approach, are able to be agile and responsive to any future conditions and major changes in policy or practice while still upholding the Garden Village design principles (see paragraph 5.23 of the Combined Statement of Case – **CD 4.5**).

- 7.32 In 2020, the Council approved the Langarth Stewardship Strategic Outline Case (**SOC**) which identified a long-list of potential legal structures for a Stewardship Organisation and from that long- list, recommended a short-list to be further considered at Outline Business Case (**OBC**) stage.
- 7.33 The short-list of options taken forward to OBC stage were:
- 7.33.1 Company Limited by Guarantee
 - 7.33.2 Company Limited by Shares
 - 7.33.3 Community Interest Company
 - 7.33.4 Community Benefit Society and
 - 7.33.5 Third party organisations.
- 7.34 The OBC revisits the shortlist of options identified in the SOC for the organisational structure that will oversee the future stewardship and neighbourhood management arrangements for Langarth Garden Village. It considers the strategic and economic cases and sets out the commercial, financial and management delivery strategy.
- 7.35 Drafting the OBC began in 2021 and, following a period of validation over the summer of 2022, it was refreshed to include revisions to reflect the most up to date position and opportunities. The OBC was considered and endorsed by the Council's Cabinet in March 2023. As a result, the key principles of the OBC will be taken forward into a Full Business Case (**FBC**). The FBC will be subject to full consultation and engagement with relevant stakeholders.

Funding and Viability

- 7.36 I refer to paragraphs 6.1 to 6.4 of the proof of evidence of Mr Philip Mason (**CD 6.1**) which explains the funding position for the Scheme together with section 7 of the proof of evidence of Mr Anthony Lee (**CD 6.15**) which explains the Scheme's overall viability position.
- 7.37 The key method of creating income and ensuring delivery of the Scheme is through the sale of serviced parcels of land to third parties including developers.
- 7.38 Current modelling suggests that over approximately 25 years, the land under the Council's ownership will deliver housing (approximately 2,600 units) through a phased approach designed to assist viability and to reduce peak debt and with a view to providing a long term return to the Council.
- 7.39 Infrastructure funding requirements are currently designed to be sourced through Council channels (including Homes England funding) and, in respect of items of infrastructure identified in the pro forma Section 106 Planning Obligation (**CD 3.7**), section 106 monies raised from contributions from those developing the Scheme, including the LGV LLP's own contributions where the LGV LLP will deliver parcels of development within the Scheme.
- 7.40 Although not critical for the funding for the Scheme, the LGV LLP is also intended to create income streams through its investments. For instance, income can be generated over time from the third-party connections to the power infrastructure (via rebate payments).

Place Making Premium

- 7.41 A 'Place Making Premium' of 1.28% per annum has been applied from 2028 onwards to reflect the current market climate. 'Place Making' is the term used to describe the way in which properties appreciate in value over time as they are delivered into a well-developed Garden Village, with the necessary social and physical infrastructure in place to allow new residents to enjoy more benefits than those that move in during the earlier years of the development. Industry perception is that a 1.28% premium appreciating annually is conservative in nature

and therefore greater returns might be expected if the quality of the development is delivered as planned.

- 7.42 It is expected that placemaking investment will take place early on with revenue to follow in later phases. A conservative assumption has been made that non-residential land currently creates no land value. This is hoped to be subject to a positive revision as plans develop.

Section 106 Contributions

- 7.43 The current model assumes that there will be a split in how section 106 contributions will be paid between the Master Developer and housebuilders. The latest projections forecast that £44,010,000 in financial contributions will be paid pursuant to the Section 106 Agreement (**CD 3.7**) throughout the life of the development. There could be a reduction of up to £7,500,000 should there be a better than forecast uptake of the sustainable transport systems that are to be provided, although that seems unlikely currently based on the expectations within the transport model.

- 7.44 Of the £44,010,000 it is expected that the Master Developer will expend approximately £32,500,000 initially (with £7,500,000 of that being recovered from developers following completion of the current anticipated phase 1), taking the final exposure to £25,000,000. Developers are forecast to make section 106 financial contributions of approximately £19,000,000 throughout the life of the Scheme, between the remaining phases, all of which will be recovered via land sales.

Cornwall Council Funding Allocations

- 7.45 I refer to paragraphs 6.1 to 6.5 of the proof of evidence of Mr Philip Mason (**CD 6.1**) which explains how the Council's Cabinet has approved Council investment of £109m (funded from borrowing).
- 7.46 The Cabinet resolution accepted that this would need to be regularly reviewed in order to respond to the evolution of the Scheme and provides a process for this via routine capital updates. The Council's investment is supplemented by a further £47.45m of HIF Grant funding from Homes England towards the costs of delivering the NAR.

8. OBJECTIONS TO THE ORDER

- 8.1 I have reviewed the objections received to the CPO. The only objection relevant to my scope of evidence was submitted by Mr Richard Walker and associated companies. This objection has been withdrawn and I therefore do not consider it further in my proof of evidence.

9. CONCLUSION

- 9.1 In my role as Portfolio Director for the Master Developer I am satisfied that the Council has a clear strategy for delivering the Scheme and so realising the social, economic and environmental benefits to their area that the Scheme will bring relevant to paragraph 106 of the CPO Guidance.
- 9.2 Further, in my role as Master Developer, I am satisfied that the Scheme is unlikely to be blocked by any physical or legal impediments to implementation including in relation to the programming of any infrastructure accommodation works or remedial work which may be required relevant to paragraph 15 CPO Guidance.

10. STATEMENT OF TRUTH

- 10.1 I confirm that I have made clear which facts and matters referred to in this report are within my own knowledge and which are not. Those that are within my own knowledge I confirm to be true. The opinions I have expressed represent my true and complete professional opinions on the matters to which they refer.

A handwritten signature in black ink, appearing to read 'Harry Lewis', with a long, sweeping horizontal stroke extending to the right.

Harry Lewis
2 January 2024

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Portfolio Director

Langarth Garden Village

11 December

HL1: Example schemes being delivered by Treveth Holdings LLP across Cornwall

HL2: LGV LLP Governance Structure

APPENDIX HL1

Example schemes being delivered by Treveth Holdings LLP across Cornwall

Heathlands View, Bodmin



The successful first phase of 75 homes on the former St Lawrence's Hospital site on the western side of Bodmin.

With all properties now fully let or sale agreed, this popular development has provided a mix of tenures including open market sale, open market rental, shared ownership and affordable rental.

It was shortlisted in the Michelmores Property Awards 2020 in the Residential Project of the Year (36 units & over) category.

The Coppers, Tolvaddon



The Coppers is a popular development of 38 homes located in Tolvaddon, near Camborne, providing a mix of tenures including open market sale, open market rental, shared ownership and affordable rental.

Featuring quality 2 and 3 bedroom homes, the properties offer spacious accommodation, are carefully designed and built to a high specification which offer something for everyone. Each properties has gas fired central heating, off road parking and enclosed gardens.

With excellent transport links via bus and railway and close to the A30, The Coppers is just a short distance from Pool, Redruth and Camborne, all of which offer an abundance of local amenities.

Such is the quality of the scheme, it won a shortlisting in the Michelmores Property Awards 2020 in the Residential Project of the Year (36 units & over) category.

Tregover, Newquay



Tregover is a select development of 28 one and two bedroomed flats built on the site of a former public house on Henvy Road in Newquay. The scheme was launched in Spring 2021 with all properties available for private rent. Please note that Tregover is now fully let.

Bann an Hyns, Liskeard



Maudlin Farm development

A development of 46 homes on land south of Lake Lane on the eastern side of the market town of Liskeard, within walking distance of the town centre and local schools.

There will be 35 homes for private rent, seven affordable rent and four shared ownership homes. There are no open market sales homes at the Bann an Hyns development.

The First occupations are anticipated in Autumn 2023.

Phase 1 has a total of 26 homes, including:

- 15 Open Market Rent homes comprising of seven two-bedroom homes and eight three-bedroom homes
- Seven Affordable Rent homes comprising of two one-bedroom homes, three two-bedroom homes and two three-bedroom homes
- Four Shared Ownership homes comprising of two two-bedroom homes and two three-bedroom homes

Phase 2 has a total of 12 homes, including:

- All 12 of these will be Open Market Rent homes comprising of eight two-bedroom homes and four three-bedroom homes

Phase 3 has a total of eight homes, including:

- All eight of these will be Open Market Rent comprising of two one-bedroom homes and six two-bedroom homes

Park Lanneves, Bodmin



Bodmin development – coming soon

A development of 100 new homes comprising two, three and four bed roomed houses and one bed apartments on the former St Lawrence's Hospital site on the western side of Bodmin. This is the second phase of this development.

There will be a mixture of private sale, private rent, affordable rented homes and shared ownership homes on this scheme.

Gwel Basset, Tolgus, Redruth



Sustainable Living

At Treveth we're taking the lead when it comes to delivering low carbon development and showing that it is possible to build net zero ready homes in volume. And Gwel Bassett is one the largest residential projects in the UK designed to achieve challenging carbon emissions targets set for 2030.

Treveth has worked hard to design carbon out of its new homes. Measures include:

- No fossil fuel heating
- Using renewable energy sources as standard like air source heat pumps and solar panels
- Using low energy LED lighting throughout
- Using timber frames from certified sustainable sources
- Using Cornish air-cured concrete blocks made with secondary aggregate
- Using more insulation in floors, walls and roofs

Our neighbourhoods are also designed with healthy and sustainable lifestyles in mind, with good provision for cycle storage in homes and connections to local walking, cycling and public transport routes.

Treveth is also creating biodiverse landscapes with features including green public spaces, 'edible planting' and allotments for growing food.

Ideally located

Gwel Bassett is ideally located in Tolgus, on the western edge of Redruth and with impressive views towards the famous Bassett Monument atop the dramatic 700ft outcrop of Carn Brea.

Formerly the centre of Cornwall's tin mining industry, Redruth has a rich history and is a busy, diverse town, with access to schools, restaurants, cafes, pubs, shops and leisure centre as well as craft and cultural activities. The nearby free Heartlands visitor attraction is hugely popular with families and offers 19 acres of green space, exhibitions, play areas and all-weather entertainment options.

Together with Camborne, the towns act as a gateway to the Cornish Mining World Heritage Site and the areas are well placed for leisure and commuting, with Tolgus just 10 miles from Truro and four miles from Cornwall's stunning north coast.

Pydar Street, Truro



Treveth is acting as the development manager for the proposed transformation of the Pydar Street area of Truro into a vibrant new neighbourhood and destination. The £160m project would see 300 new homes, space for 400 students, cafés, restaurants, nature trails, a hotel and other leisure, hospitality and cultural facilities. There are also plans to create a hub for creative industries with Falmouth University, bringing more young businesses into the heart of the city. An outline planning application for the scheme has been approved by Cornwall Council's Strategic Planning Committee and demolition works were scheduled to get under way in early 2022 as the first stage of the redevelopment. These artist's impressions show how the development could look.

APPENDIX HL2:

LGV LLP Governance Structure

