

CD 6.2

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 Proof of Evidence

of

Philip Mason

Strategic Director for Sustainable Growth and Development with Cornwall Council

2 January 2024

- PM1 Chronology of Council decisions relevant to LGV Scheme**
- PM2 Visual Aid to assist help set the Scheme in its proper planning context, help with
identification of key features and locations and to help draw out the rationale for public
intervention and the key economic, social and environmental benefits of the Scheme**
- PM3 Schedule of main land interests in the Site before the Council commenced its programme of
land acquisition and assembly in 2019**

APPENDIX PM1

Chronology of Council decisions relevant to LGV Scheme

CHRONOLOGY OF COUNCIL DECISIONS RELEVANT TO LGV SCHEME

Date	Decision
15 November 2017	Cabinet endorses the vision and objectives for a proposed Investment Programme for Cornwall and approves a £70 million increase to the capital programme to support the development of a number of schemes, including the Threemilestone programme
2 May 2018	Cabinet approves strategy to take on a proactive role in planning and delivering the new integrated community at Langarth
20 June 2018	Cabinet approves acquisition of 154 plots of land plus further land for public infrastructure at Langarth Farm.
10 July 2018	Fully Council ratifies purchase of land at Langarth Farm
18 December 2018	Cabinet approves recommendation to Full Council to increase capital programme to support the development of Langarth Garden Village (LGV)
13 November 2019	Cabinet agrees to invest in community projects in Threemilestone and Highertown, acknowledging the need for wider investment in the local community to support the scale of change in a sustainable manner
21 November 2019	Cabinet resolved that the Strategic Director for Economic Growth and Development be given delegated authority to complete the acquisition of certain land and to give effect to the NAR and other infrastructure and to take such steps as are necessary to address any issues arising from those transactions, including the exercise of powers of compulsory purchase
4 November 2020	Cabinet considers the masterplan for the LGV, the wider Threemilestone community investment projects and funding for the delivery of the first primary school and energy centre at LGV
15 December 2021	Cabinet resolved that the Community Infrastructure Levy monies collected from the development of the Scheme be retained and applied to infrastructure in the geographical areas of Truro, Kenwyn, Chacewater, Kea and St Clements
15 June 2022	Cabinet resolves to make the CPO and the SRO to acquire certain third party land and to appropriate Council owned land interests within the Council Land for the purposes of delivering LGV
14 December 2022	Cabinet resolves to endorse the Delivery Strategy for LGV and to set up a special purpose delivery vehicle to support the strategy and act as the master developer
22 March 2023	Cabinet approves the key principles of the Outline Business Case for the establishment of a stewardship organisation for managing and maintaining the green infrastructure, public realm, cycle and walking routes, SUDS networks and unadopted highways network for Langarth Garden Village and resolves to progress to Full Business Case and establishment of the stewardship organisation

APPENDIX PM2

Visual Aid to assist help set the Scheme in its proper planning context, help with identification of key features and locations and to help draw out the rationale for public intervention and the key economic, social and environmental benefits of the Scheme



**CORNWALL
COUNCIL**

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Langarth Garden Village

Philip Mason

**Strategic Director for Sustainable Growth and
Development**



www.cornwall.gov.uk

Langarth Garden Village in Cornwall

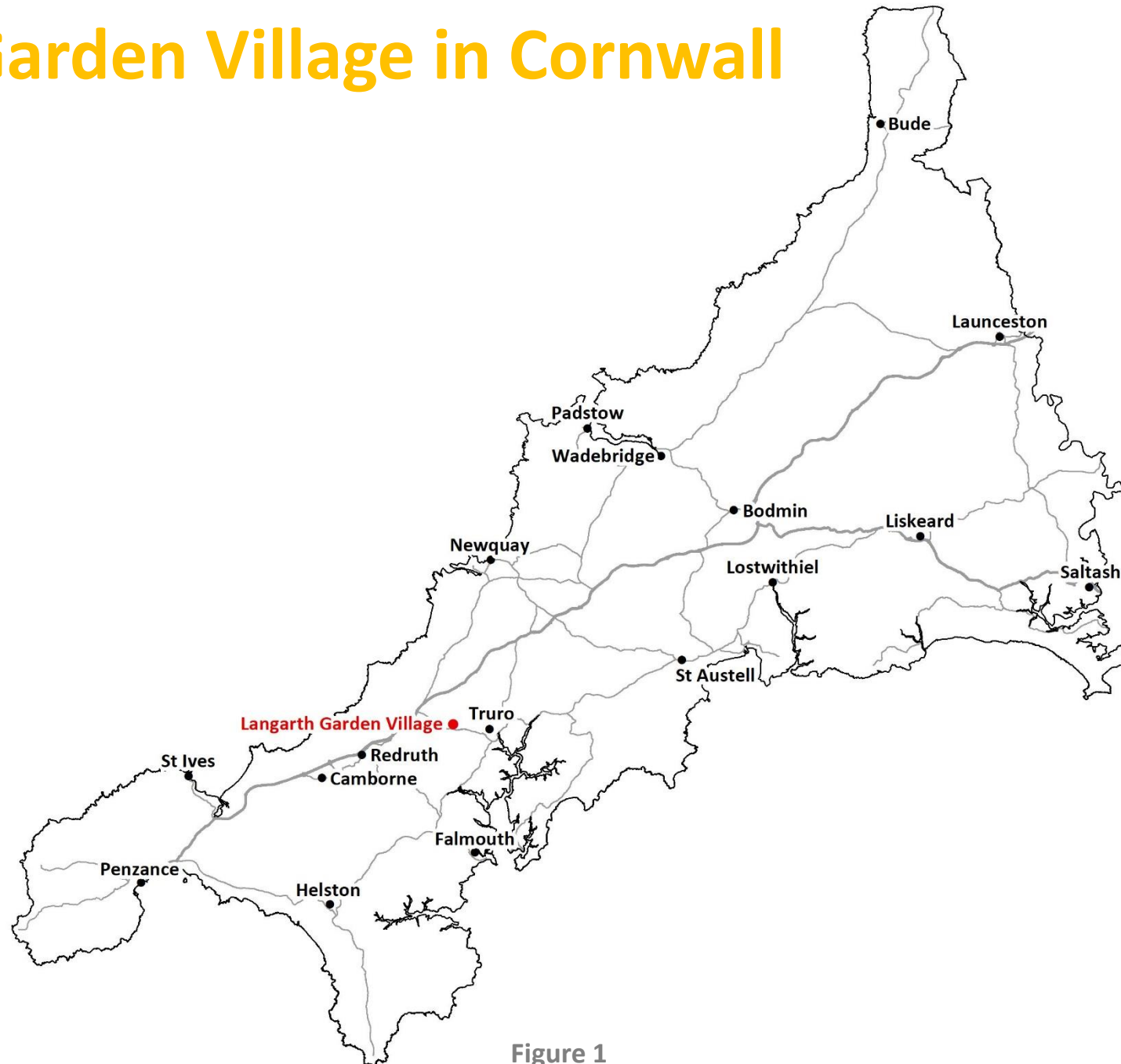


Figure 1

Population changes in Truro: Growth on the Western Corridor

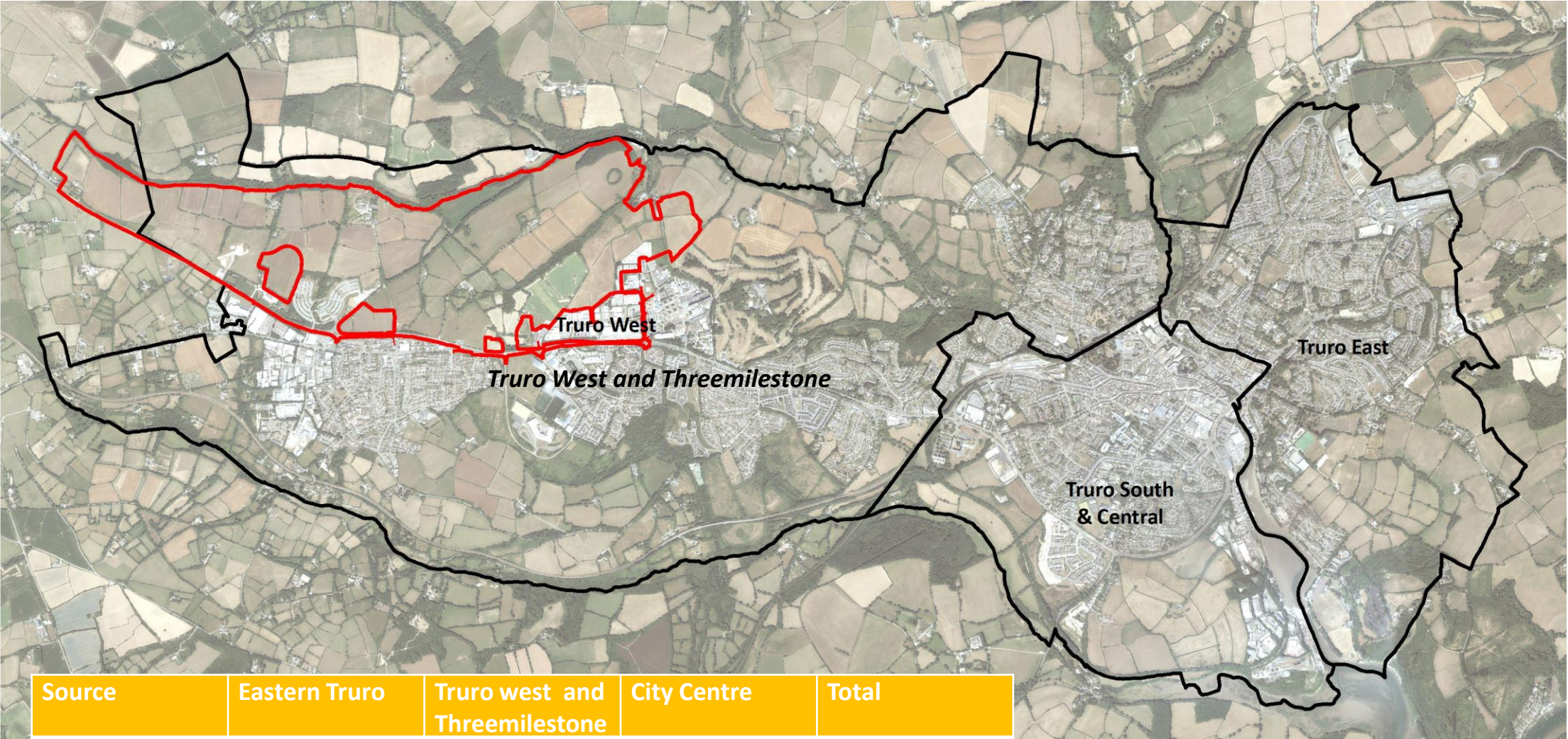


Figure 2

Langarth Garden Village – Local Context

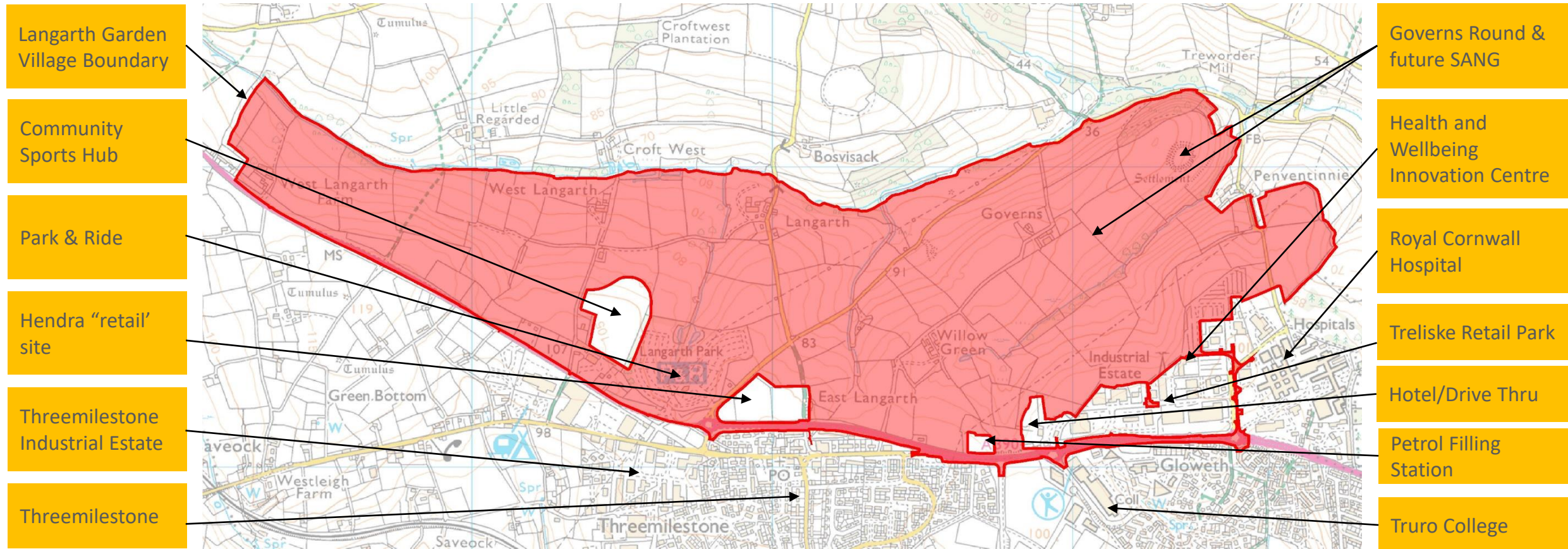


Figure 3

Why is public sector intervention needed?

- Strategic site for Truro and Cornwall
- Housing crisis
- Limited strategic alternatives for growth
- Need for sitewide infrastructure delivery
- Lack of coordination between previous permissions

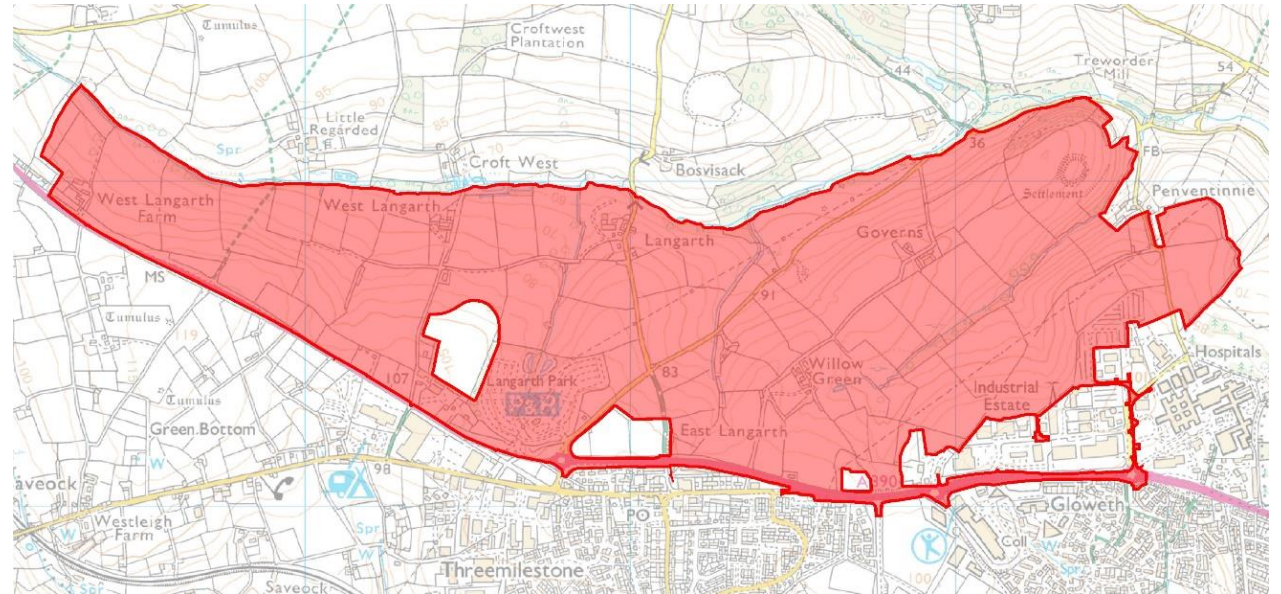


Figure 4

Langarth Garden Village – Principal Landowners – Pre CC Intervention

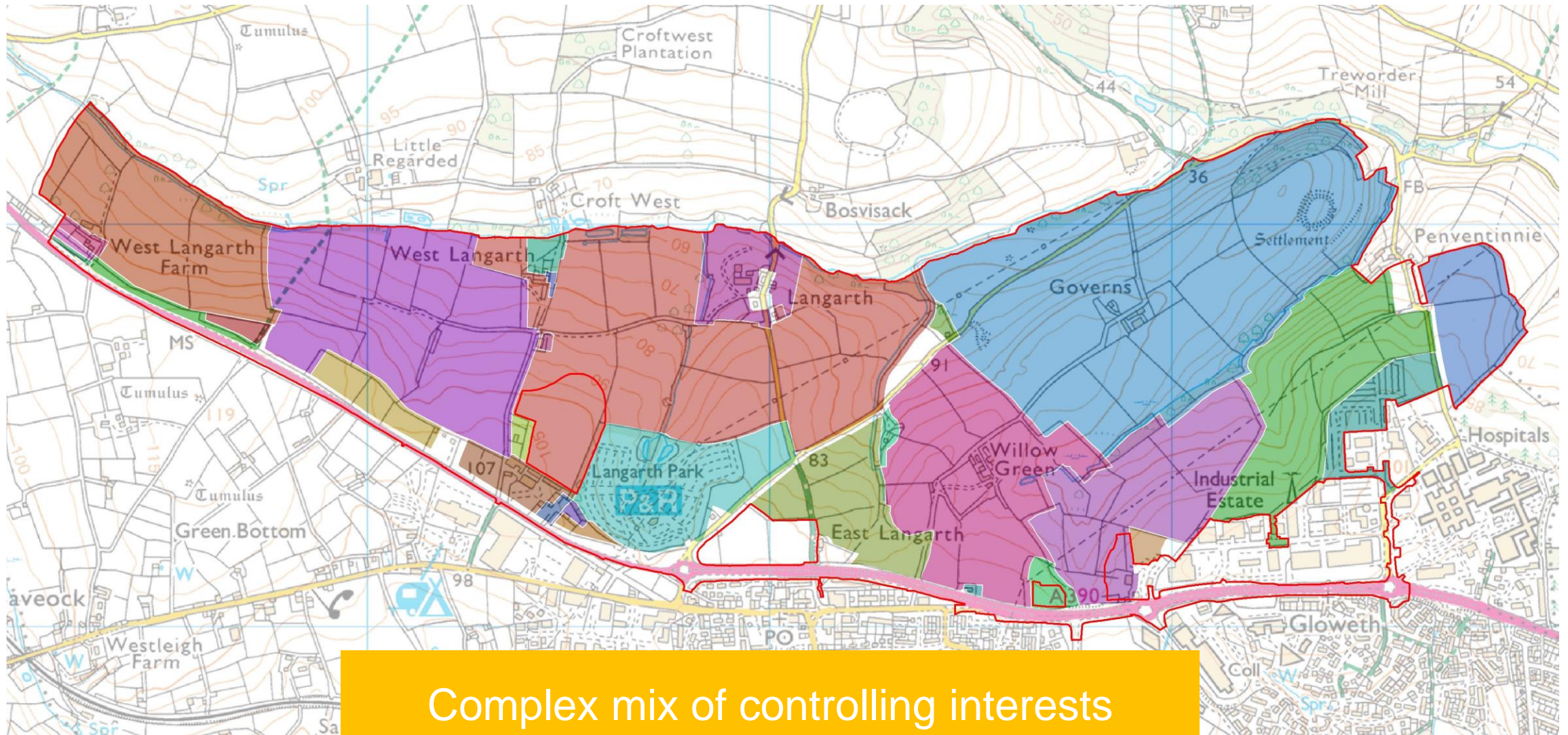
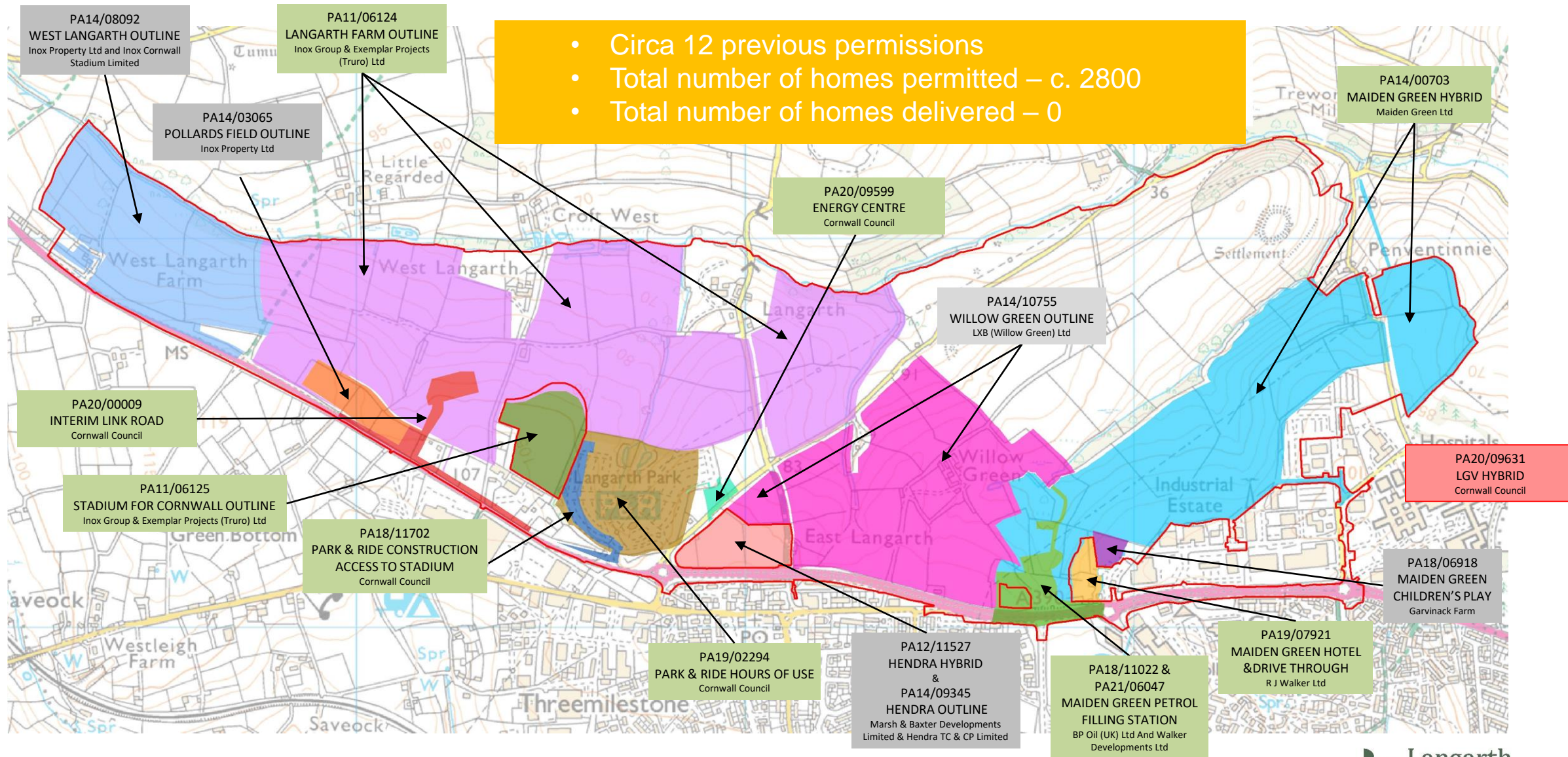


Figure 5

Ownership matched by complex matrix of planning permissions

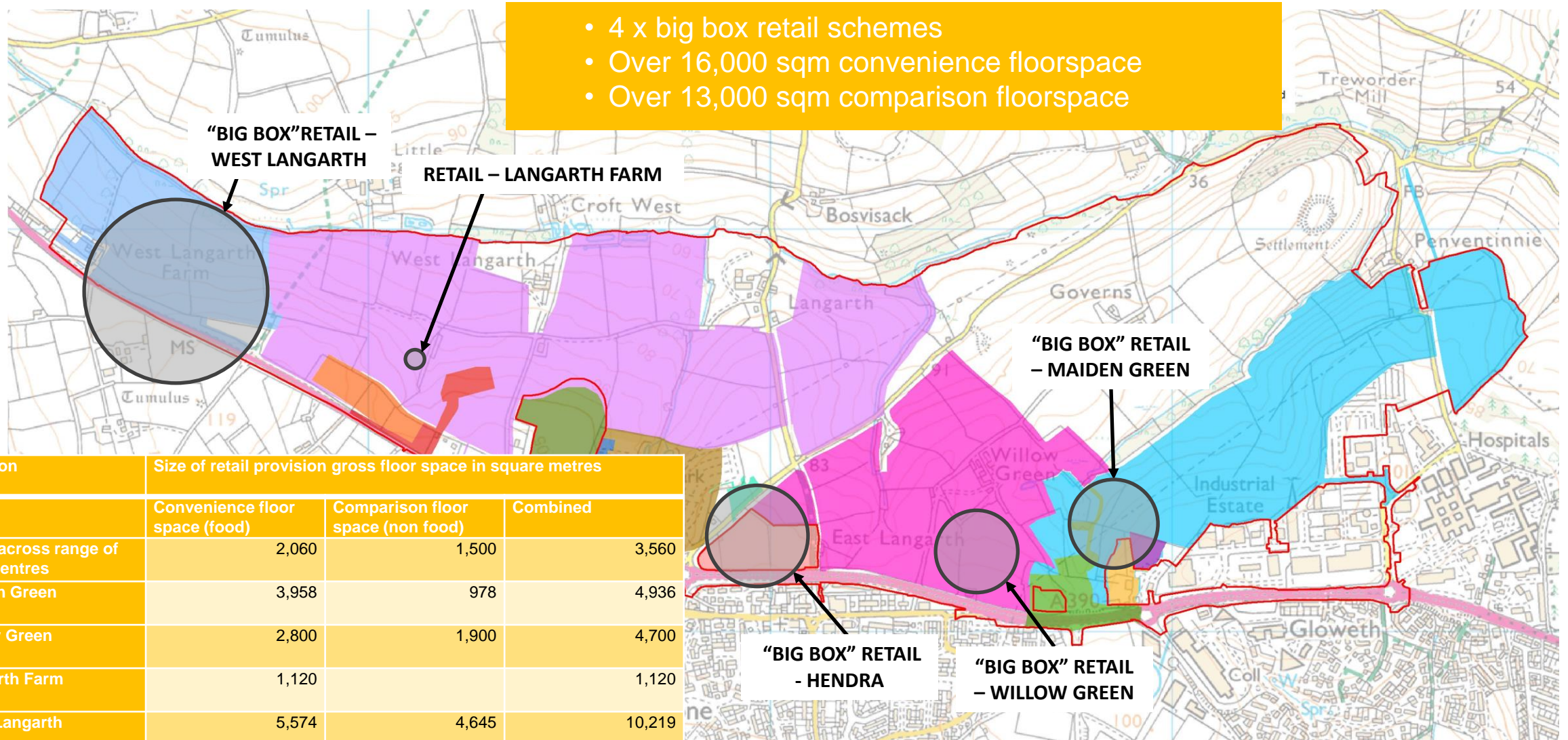


- Circa 12 previous permissions
- Total number of homes permitted – c. 2800
- Total number of homes delivered – 0

Figure 6

Past schemes led by out of town retail

- 4 x big box retail schemes
- Over 16,000 sqm convenience floorspace
- Over 13,000 sqm comparison floorspace



Location	Size of retail provision gross floor space in square metres		
	Convenience floor space (food)	Comparison floor space (non food)	Combined
LGV - across range of local centres	2,060	1,500	3,560
Maiden Green	3,958	978	4,936
Willow Green	2,800	1,900	4,700
Langarth Farm	1,120		1,120
West Langarth	5,574	4,645	10,219
Hendra	1,300	4,313	5,613
TOTAL	16,812	13,336	30,148

Figure 7

“BIG BOX” retail

PA14/08092 - West Langarth



PA14/08092 - West Langarth



PA14/00703 - Maiden Green Hybrid



PA14/00703 - Willow Green Hybrid



Figure 8

Langarth Development from 2010 and 2018

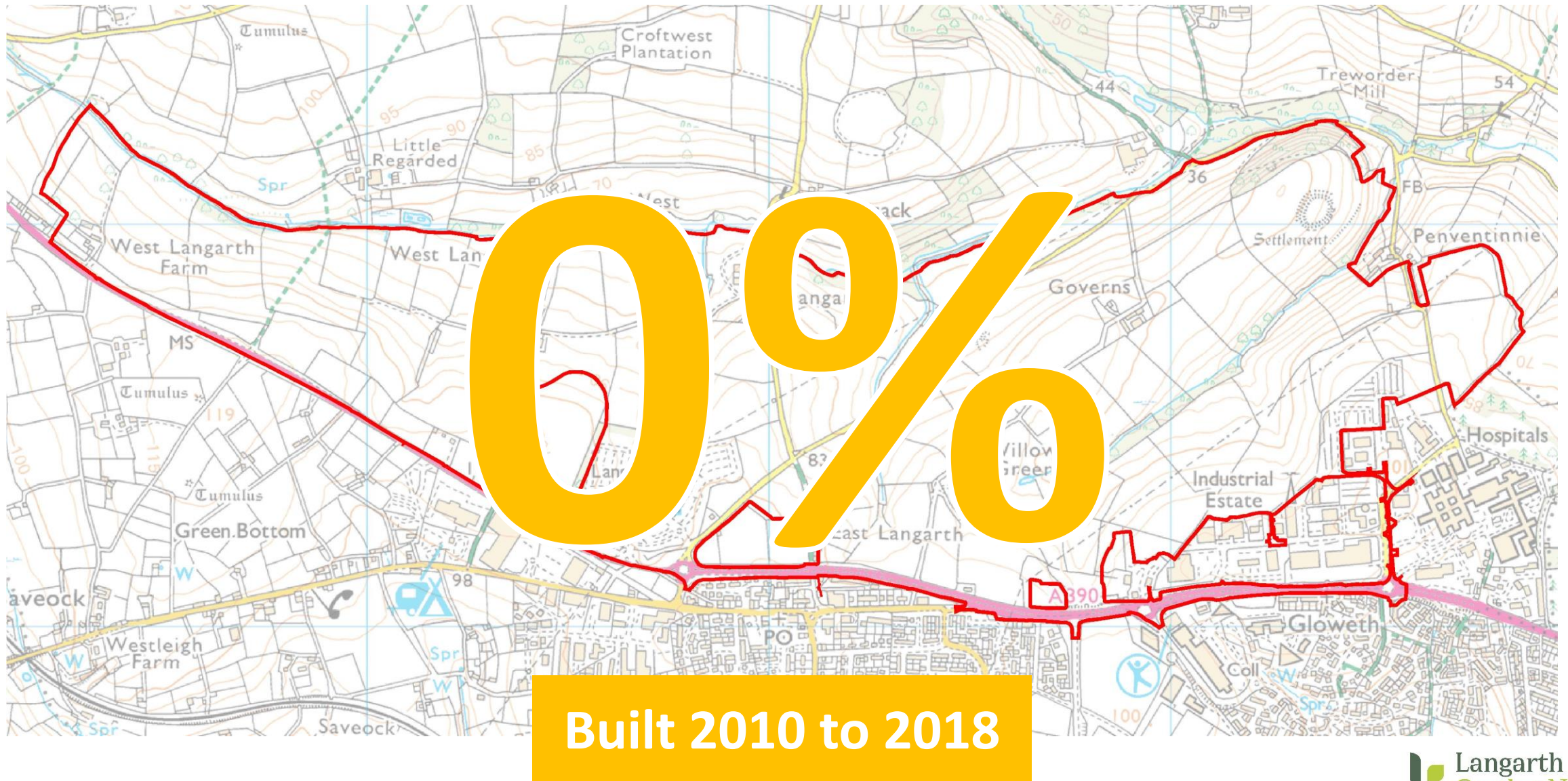
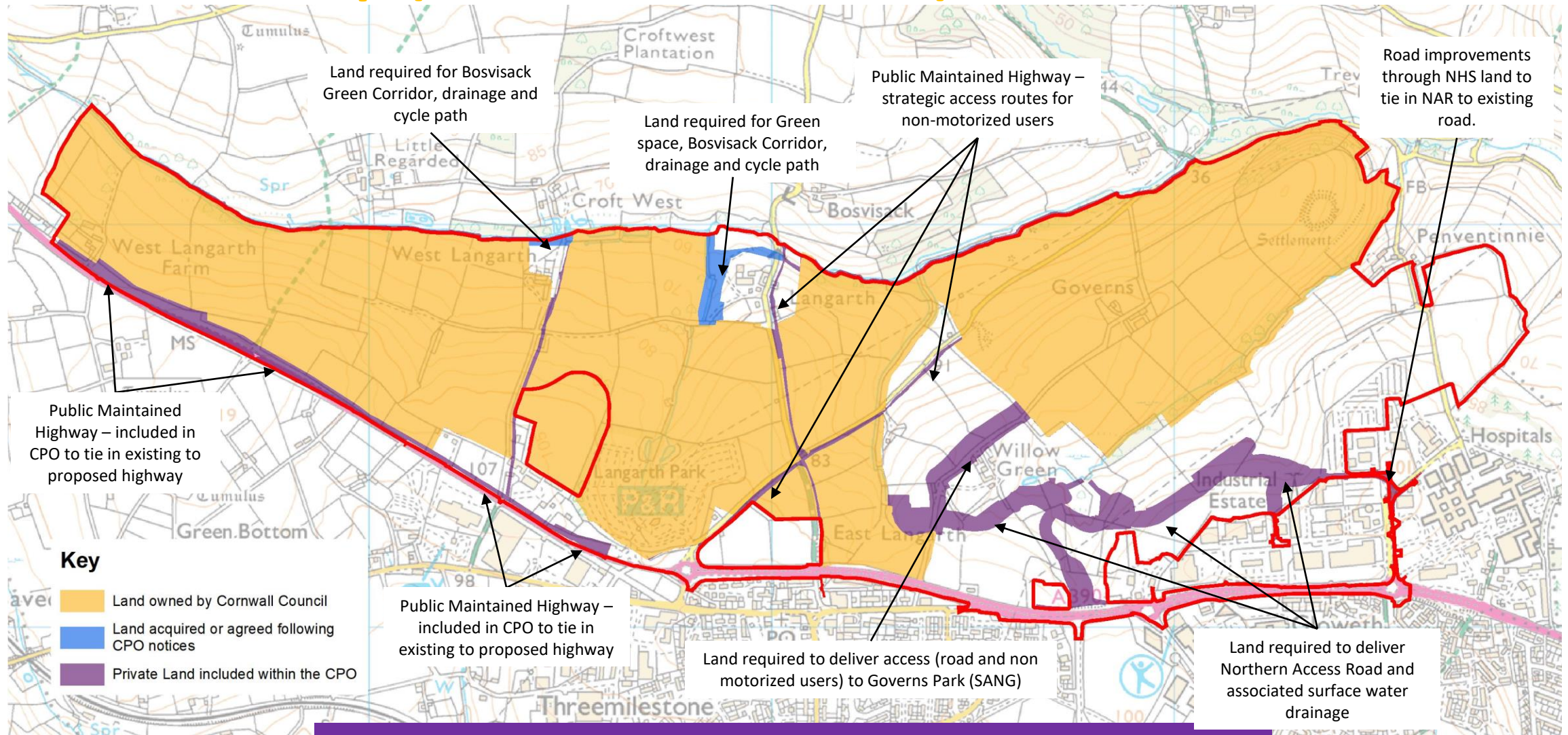


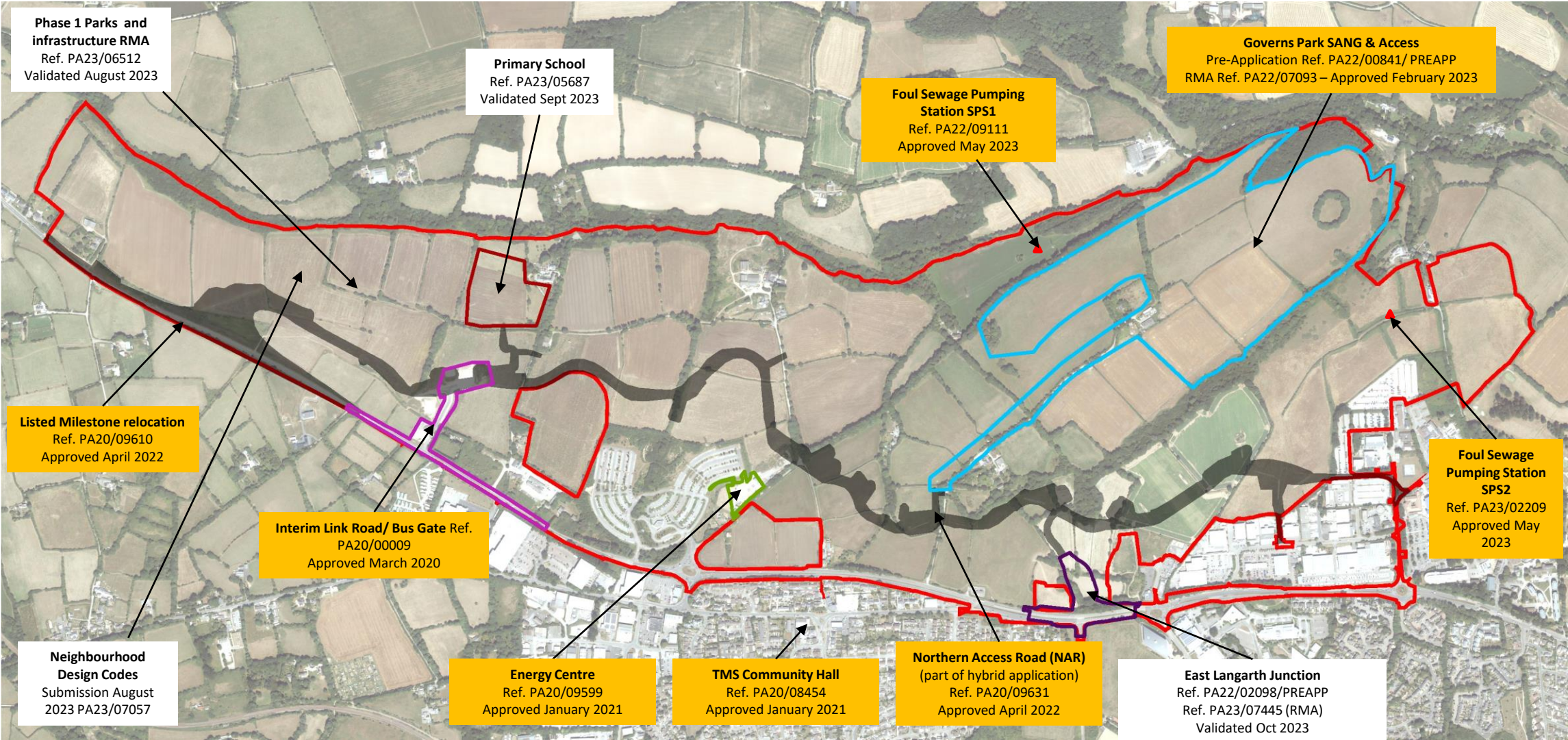
Figure 9

CC ownership (as at October 2023)



CPO: necessary and proportionate land take

LGV Programme—Planning Decisions, Enabling Delivery






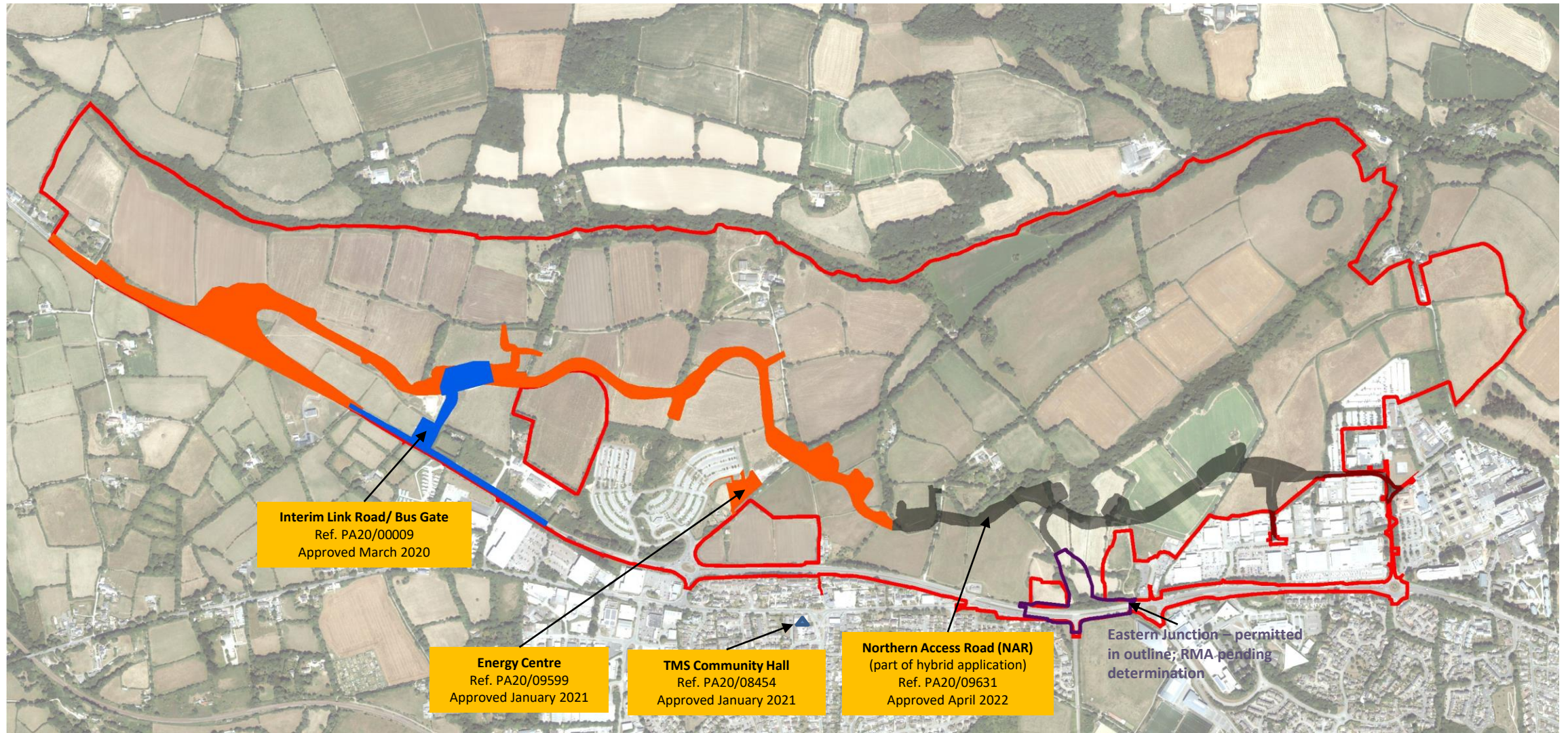
 Permissions Approved (excluding NMAs and condition discharges)  Foul Sewage Pumping Stations
 Applications Pending Decision

Figure 11

LGV Delivery on the ground as October 2023





 Construction Complete  Under Construction

Figure 12



West Langarth Junction under construction (Sept 2023)

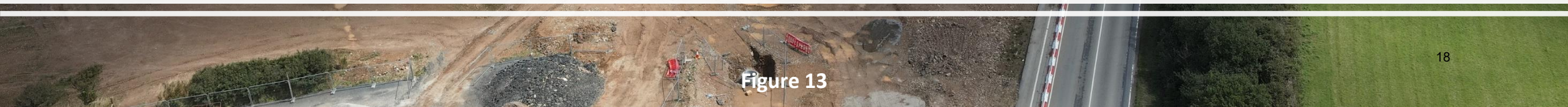


Figure 13



NAR and Energy Centre under construction (Sept 2023)

Figure 14

LGV Delivery to March 2026

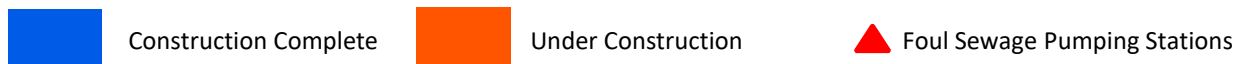
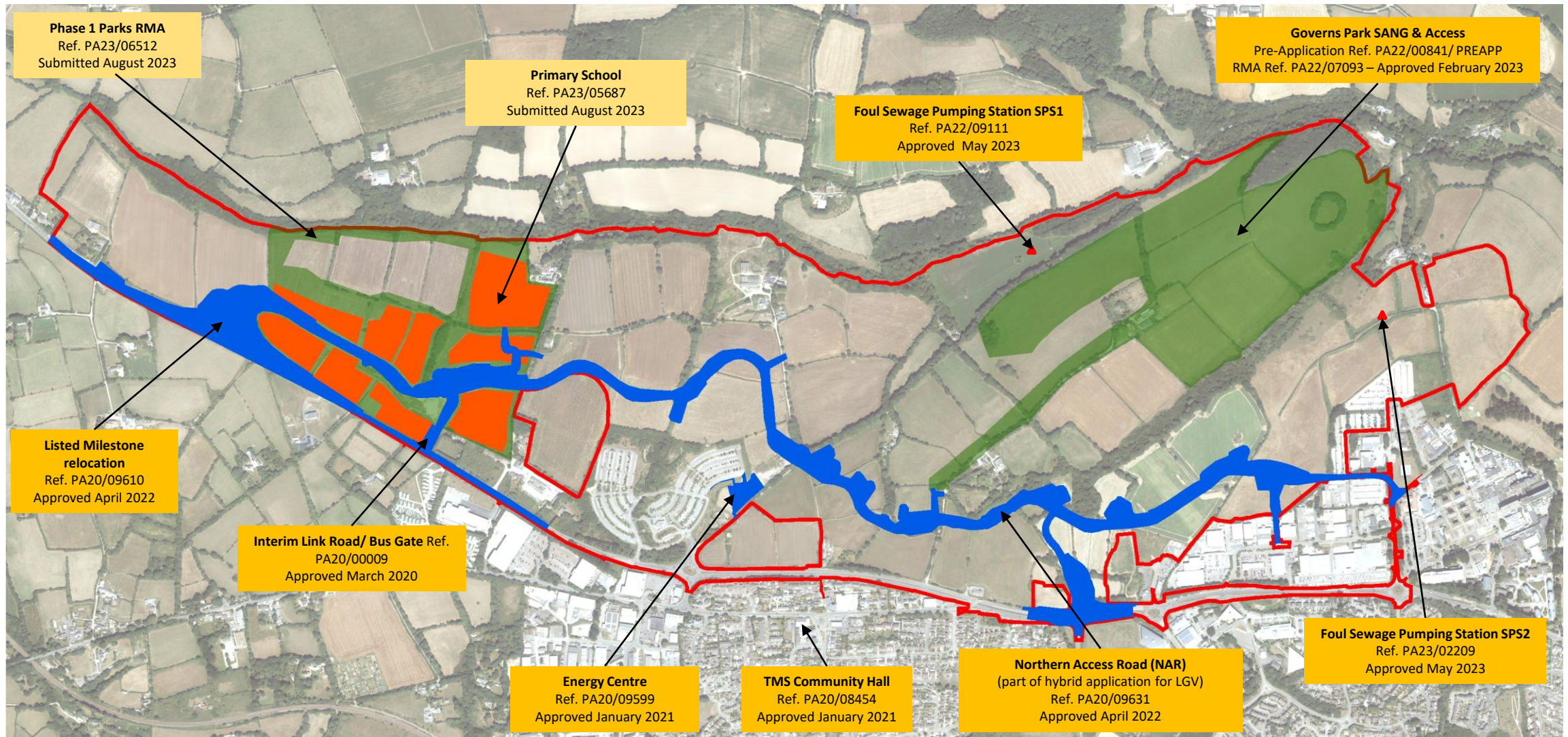


Figure 15

Langarth Garden Village: Masterplan Design Principles to create a sustainable community

1 Work with and enhance the quality of life for existing communities

- New and existing facilities must complement each other;
- Create good quality public realm and landscape connecting with surrounding communities;
- Integrate planned development with existing settlements;
- Enhance opportunities by the proximity to existing and proposed facilities.



2 Making it easy and possible to get around on foot, bike and public transport, both within Langarth and into surrounding communities

- Human-scaled neighbourhoods, walkable and cycle friendly streets;
- Links and improvements to public transport;
- Inclusive design;
- Maximize active travel;
- Future proofed for new modes of transport;
- Putting people before cars.



3 Help instil a strong sense of community

- Build a community suitable for a range of residents, workers and visitors;
- Deliver great social infrastructure that fosters a strong sense of community;
- Creating opportunities for people to interact;
- Connect, involve and empower people and communities;
- Encourage sense of self-worth.



4 Creating a place that builds upon and celebrates this unique environment

- Distinctive settlements within the landscape;
- Make typologies bespoke to the natural setting;
- Utilize local materials and craftsmanship;
- Reflects the uniqueness of Cornwall;
- Be innovative and do things in a better way;
- Designing for art and culture.



5 Create a hard working landscape that not just looks beautiful, but is productive and functional

- Utilising and protecting existing natural qualities;
- Enhancing existing significant landscape features;
- Integrated as part of the countryside;
- Encourage productive landscape;
- Multi-functional blue and green infrastructure.



6 Promote healthy and active lifestyles and a sense of wellbeing

- A healthy and inclusive environment;
- Inspire and enable healthy eating;
- High-quality and engaging amenity spaces;
- Dynamic play-space responding to existing landscape features;
- Places to stop and rest;
- Foster health in homes and buildings.



7 Designing for climate change resilience

- Working with nature, not against it;
- Holistic approach to maximising biodiversity gain;
- Minimising land take and environmental footprint;
- Promote use of local materials and resources;
- Maximise use of renewable energy;
- Utilise sustainable drainage systems;
- Low maintenance, high-quality and future-proof housing and landscape.



8 Offer a mix of homes meeting the varying needs of residents

- Deliver dwellings to meet a wide range of needs;
- Affordable quality homes;
- Integrated mixed tenure for a whole life housing;
- Adaptable planning;
- A range of typologies: self built, live-work, key worker housing, co-living, student accommodation, communal living, retirement homes, extra care, pathway homes, assisted living, intergenerational housing.



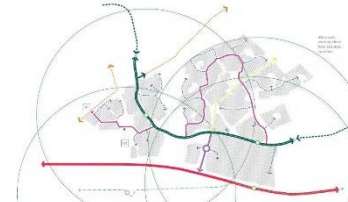
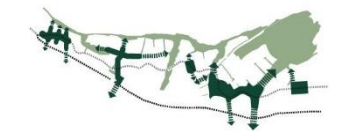
9 Creating jobs and enhancing existing employment opportunities

- Create synergies with surrounding employment;
- Design for work-life balance;
- Create enterprise and growth for the local economy;
- Diversify economic sectors;
- Promote a sustainable local economy to retain local talent.



10 A vision that is deliverable

- A holistic approach reflecting solid evidence based research;
- A future-proofed and adaptable framework;
- Underpinned by comprehensive community consultation;
- Exemplar and unique;
- Market friendly and profitable;
- Compliant to statutory requirements;
- Economically viable.



Engagement

- Extensive public and stakeholder engagement took place and findings informed the masterplan design
- Over 100 one to one meetings with key stakeholders
- Many community engagement events at each design stage
- A rigorous process of engagement with the Langarth Stakeholder Panel

Langarth Stakeholder Panel

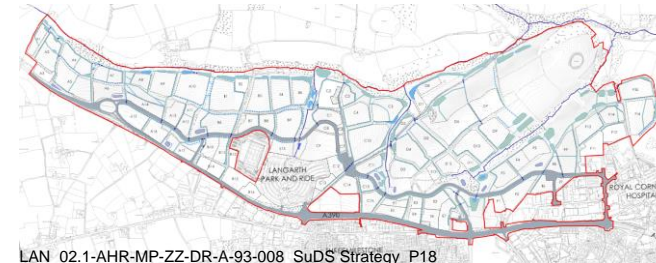
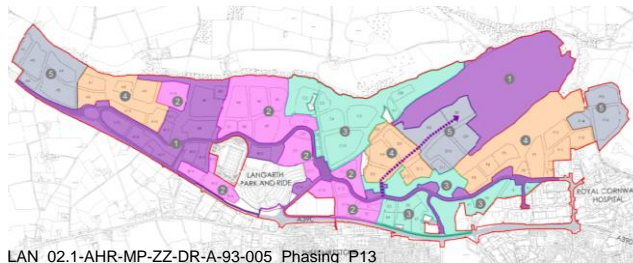
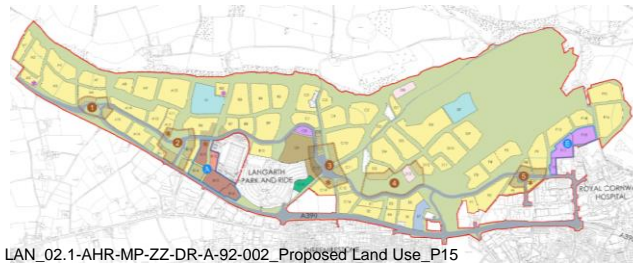
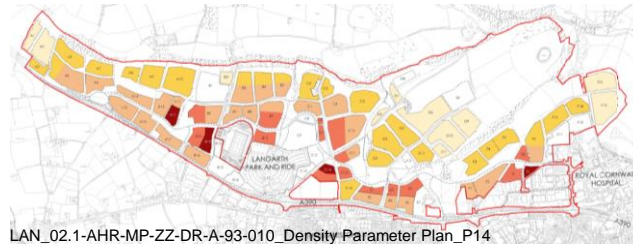
- 10 Masterplan Design Principles were established and agreed with the Langarth Stakeholder Panel reflecting the Council's Brief and stakeholder/ community engagement
- Following the principles set out as Best Practice in: Garden City Standards, England's Healthy Towns, Healthy Streets guidance and best practice urban design guidance

Figure 16

Langarth Garden Village: Developing a sustainable community-A comprehensive framework

Parameters

- Density
- Land Use
- Phasing
- Landscape
- Movement and Access
- Drainage
- SANG



LGV site-wide comprehensive approach

- Design Codes
- Local centres and use strategy
- Vehicular and sustainable transport and connectivity solutions

- SuDS and drainage strategy
- Focus on retaining sense of place
- Comprehensive approach to slopes, retention of hedgerows, green lane, enhanced biodiversity and cohesive network of green infrastructure.

Design Codes Site wide codes

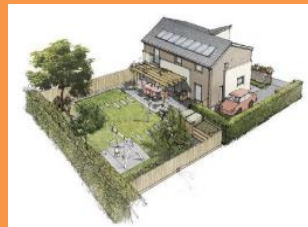


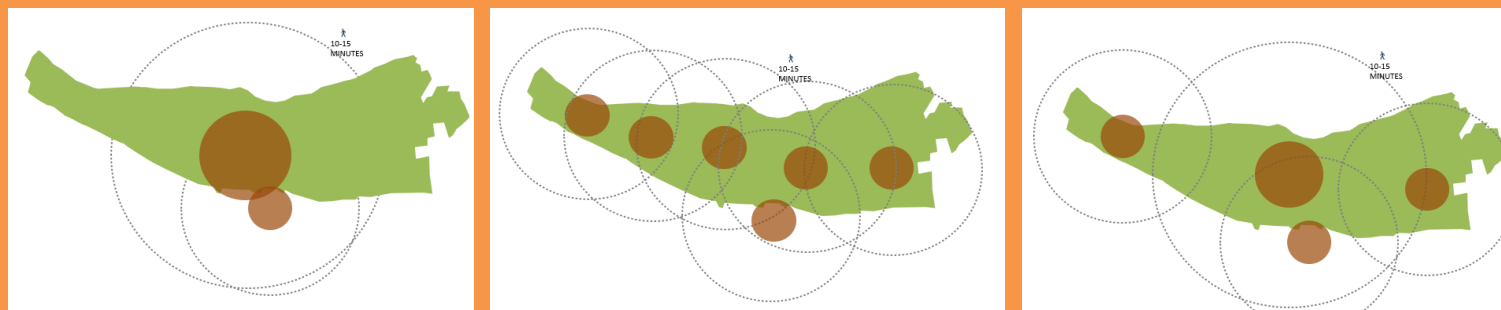
Figure 17

Langarth Garden Village: Creating new communities

- Mixed uses including work hubs and commercial spaces as part of local centres
- NAR with segregated cycle route and public transport integration
- Linkages to existing communities and businesses at Threemilestone and Treliske
- Two primary schools (two and three form entries)
- Health facilities
- Two extra care facilities
- Community and sport facilities
- A390 improvements including crossings to Threemilestone
- SANG



- Coordinated and connected projects to enhance Threemilestone**
- Threemilestone Community Hall
 - Community Sports Hub
 - All Saints Church, Highertown
 - Threemilestone centre improvements



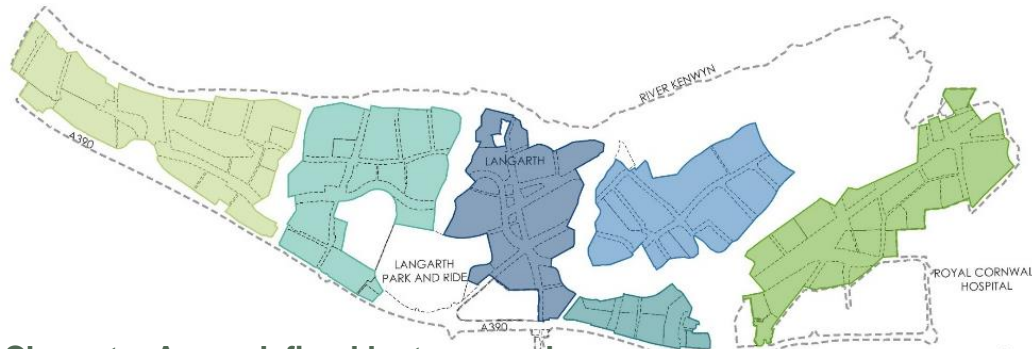
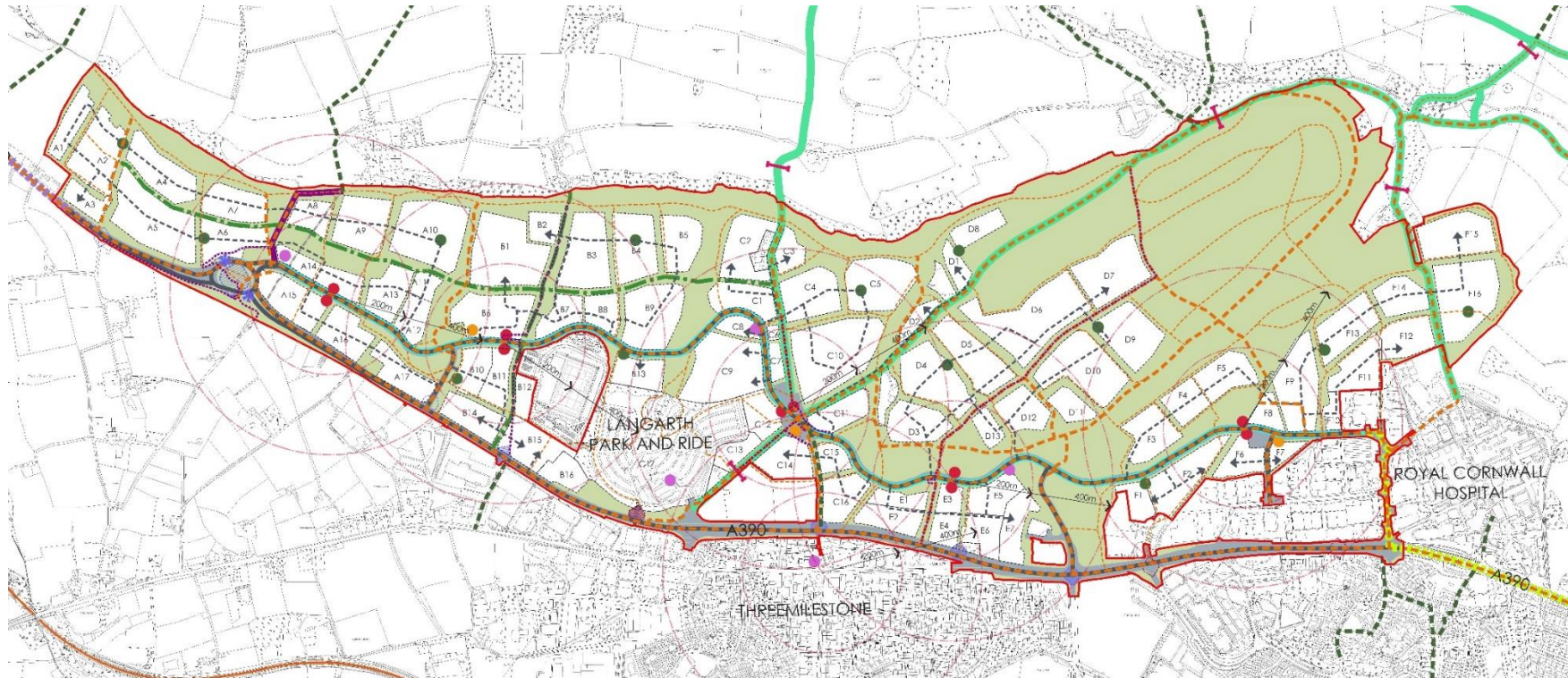
Extensive engagement to ensure enhancement to the adjacent community of Threemilestone. Masterplan reflected the need to treat Threemilestone as 6th centre and ensure provision within walkable distance.

- Adopt National Best Practice**
- Urban design compendium
 - Garden City Standards
 - England's Healthy Towns
 - Building with Nature Accreditation

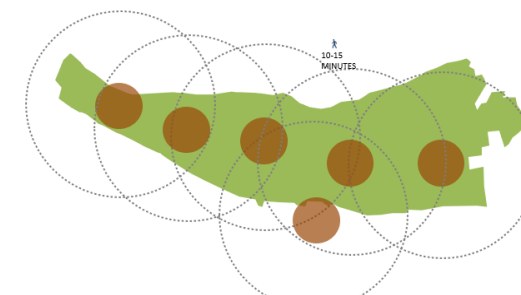
Figure 18

Langarth Garden Village: A strong sense of community

- Divides LGV into six linked Character Areas, to promote village centres and community feel
- Connects Threemilestone as a gateway into the development
- Promotes character area arrival spaces to create identity



Character Areas defined by topography



Local Centres/Arrival spaces to create a focus of Activity

- Walkable 'districts' or character areas
- Character areas which are physically and functionally connected
- An approach which generates more open space and targeted focal areas for community areas, promoting health and well-being as well as community cohesion

Figure 19

Langarth Garden Village: A landscape led Development

- Offers the rural village model with a close relation to nature
- Masterplan is derived from existing landscape and historic field patterns
- LGV provides 48% of the whole given over to landscape
- Connects the development to local biodiversity with 20% net gain target
- Provides extensive play areas and community facilities
- New forest amounting to 5.03ha area of circa 50k+ new trees



Garden Village Status

- Landscape led development
- Nearly half of the site Green infrastructure
- Building with Nature accreditation

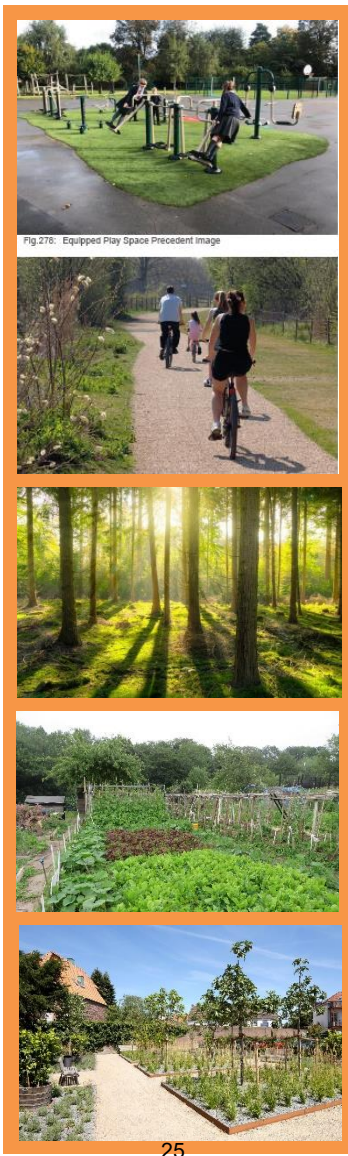
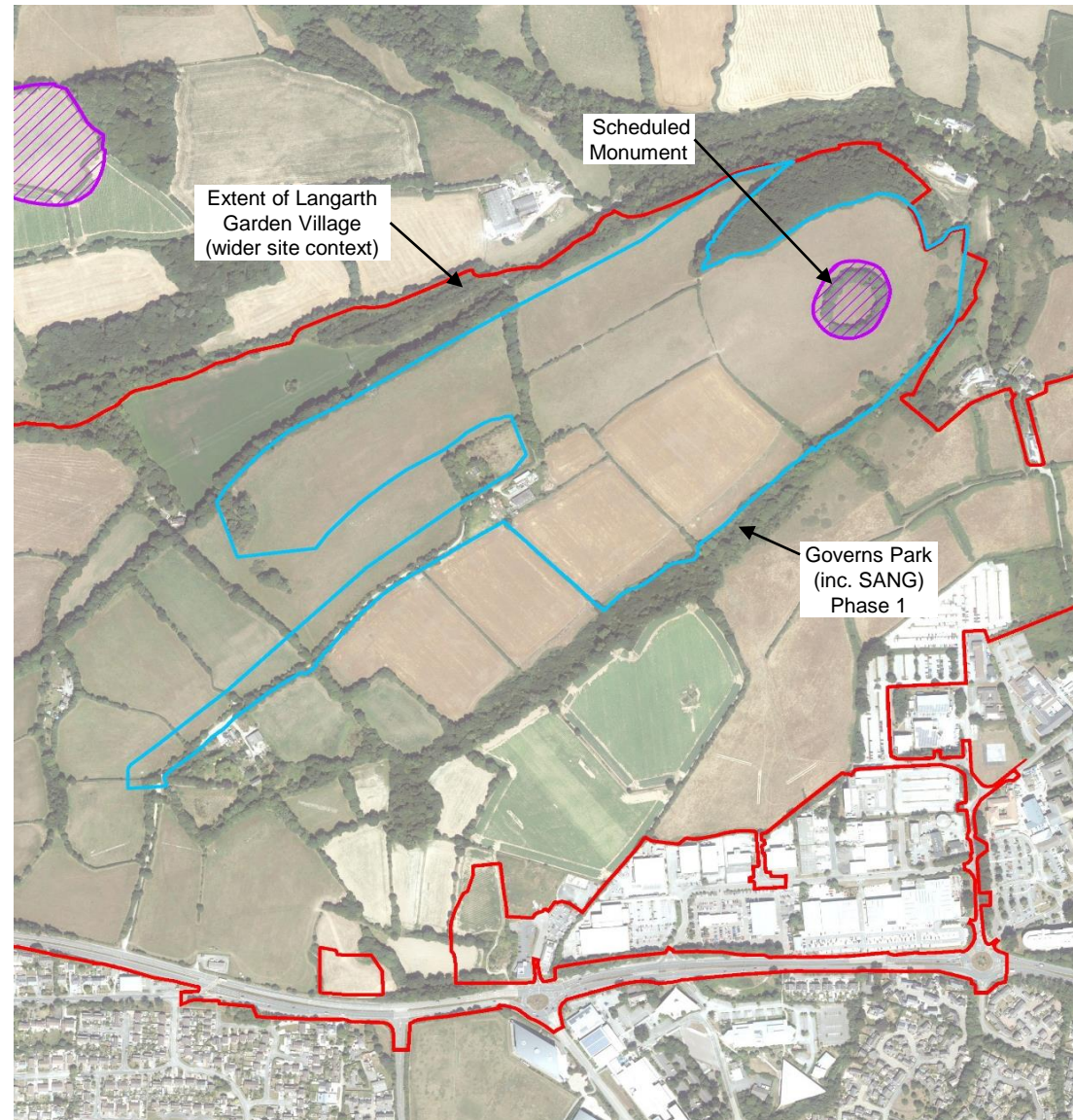


Figure 20

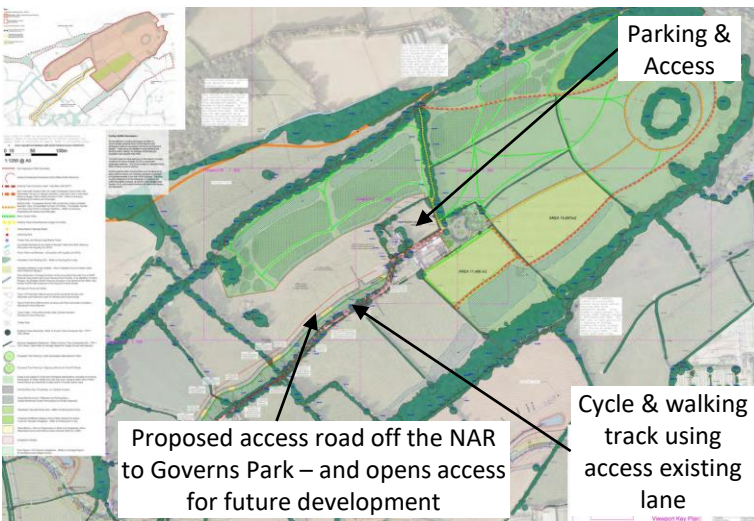
Langarth Garden Village: Governs Farm - Penventinnie Round Scheduled Monument - Long term strategic planning.

- Reserved matters approved for Governs Park (SANG) to allow early delivery
- Creation of new Suitable Alternative Natural Greenspace (SANG)
- Forest - planting over 5 hectares of trees and woodland



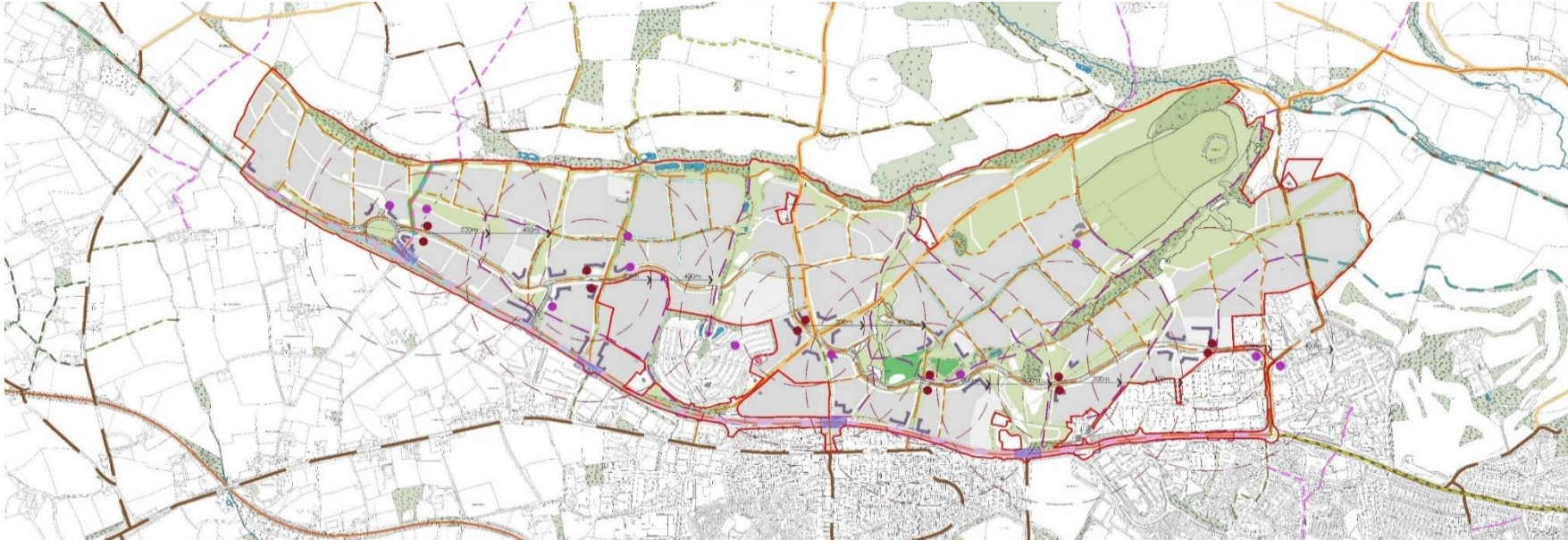
- Public access to key heritage site
- Improved interpretation and management of Scheduled Monument
- Forest - Planting over 5 hectares of trees and woodland

Figure 21



Langarth Garden Village: Promote active and healthy lifestyles and a sense of wellbeing

- Prioritises walking and cycling over vehicular mode of transport
- Promotes, enables and coordinates public transport within movement strategy across entire site
- Promotes social cohesion with a well thought-out community facilities



Best Practice

- England's Healthy Towns
- Healthy Streets guidance

- Provides allotments and food production areas as a way to bring people together
- Provides a series of sports, play and cultural spaces
- Provides site wide stewardship body for future management

Figure 22

Langarth Garden Village: Cohesive Drainage framework for the future

- Approximately 19ha of SuDS features
- Method to convey water from the Site as a strategic framework, predominately to the north towards the river, at discharge rates matching pre-development rates
- The design used a 'blue & green' approach and protects 48% of the site as Green infrastructure (GI)

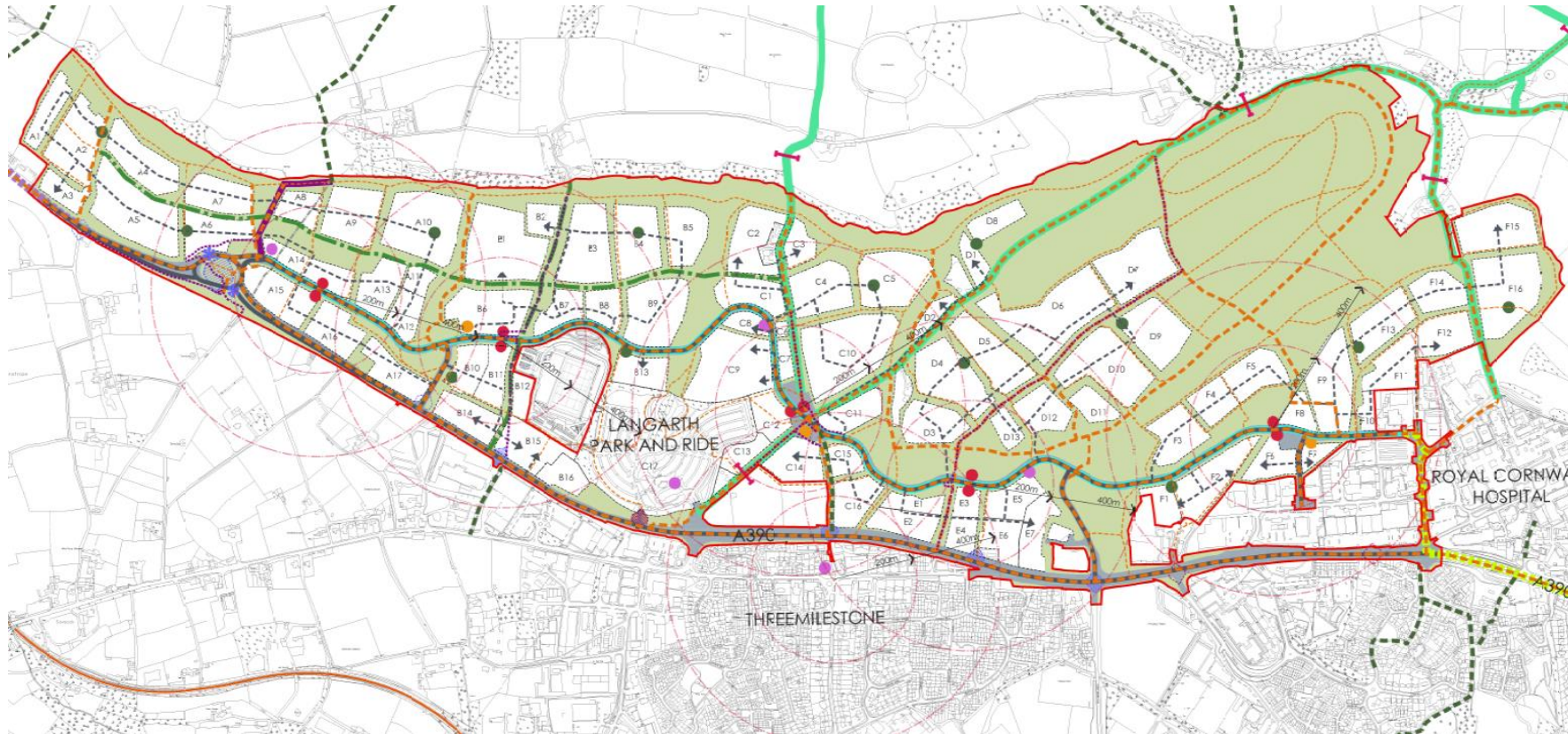


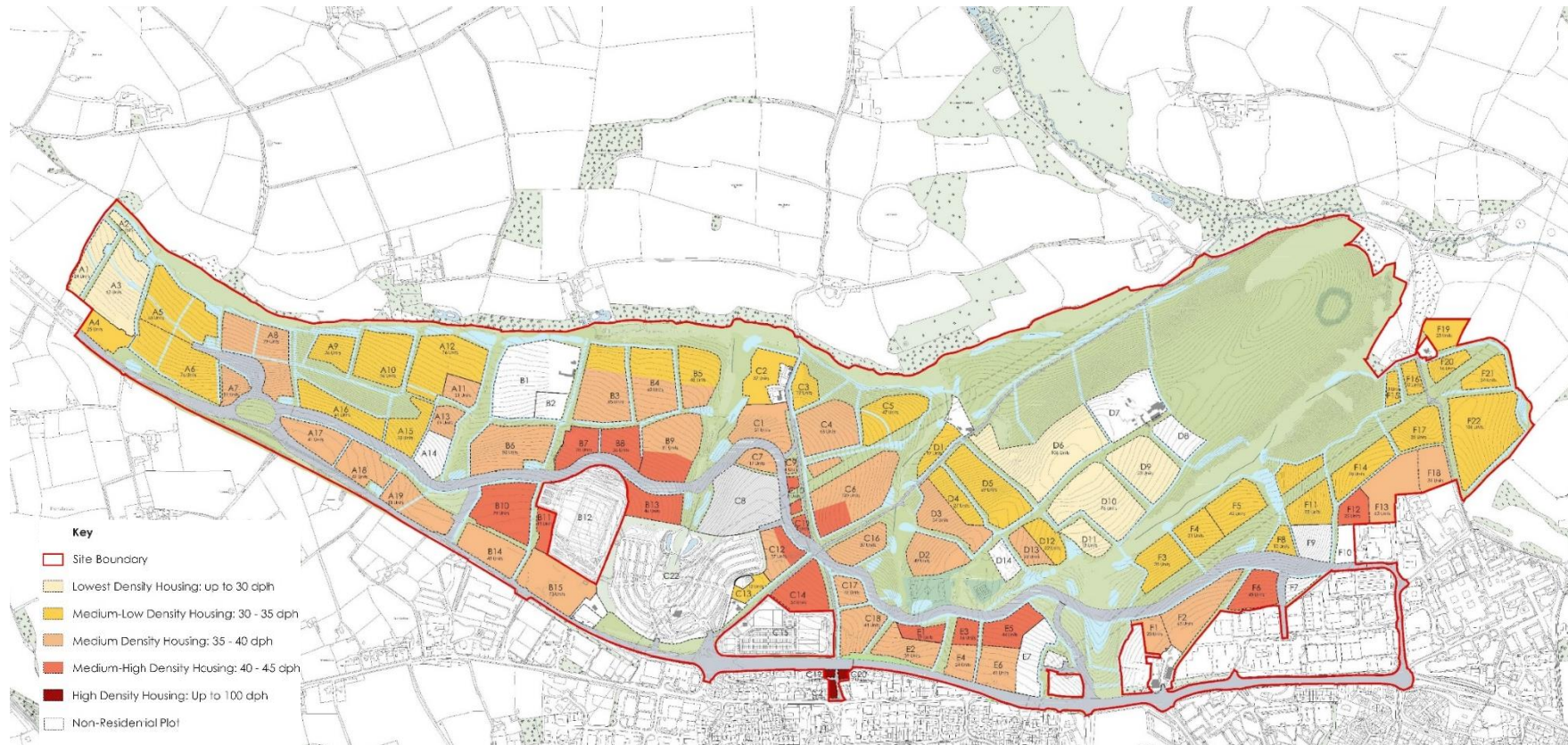
Figure 23

- Stewardship body and future management of SuDs is at heart of the Scheme
- Making space for water through an interconnected network of blue & green infrastructure.
- Holistic SuDS scheme to manage water which ensures interconnectivity is considered and surface water is managed throughout the development's lifetime

Langarth Garden Village:

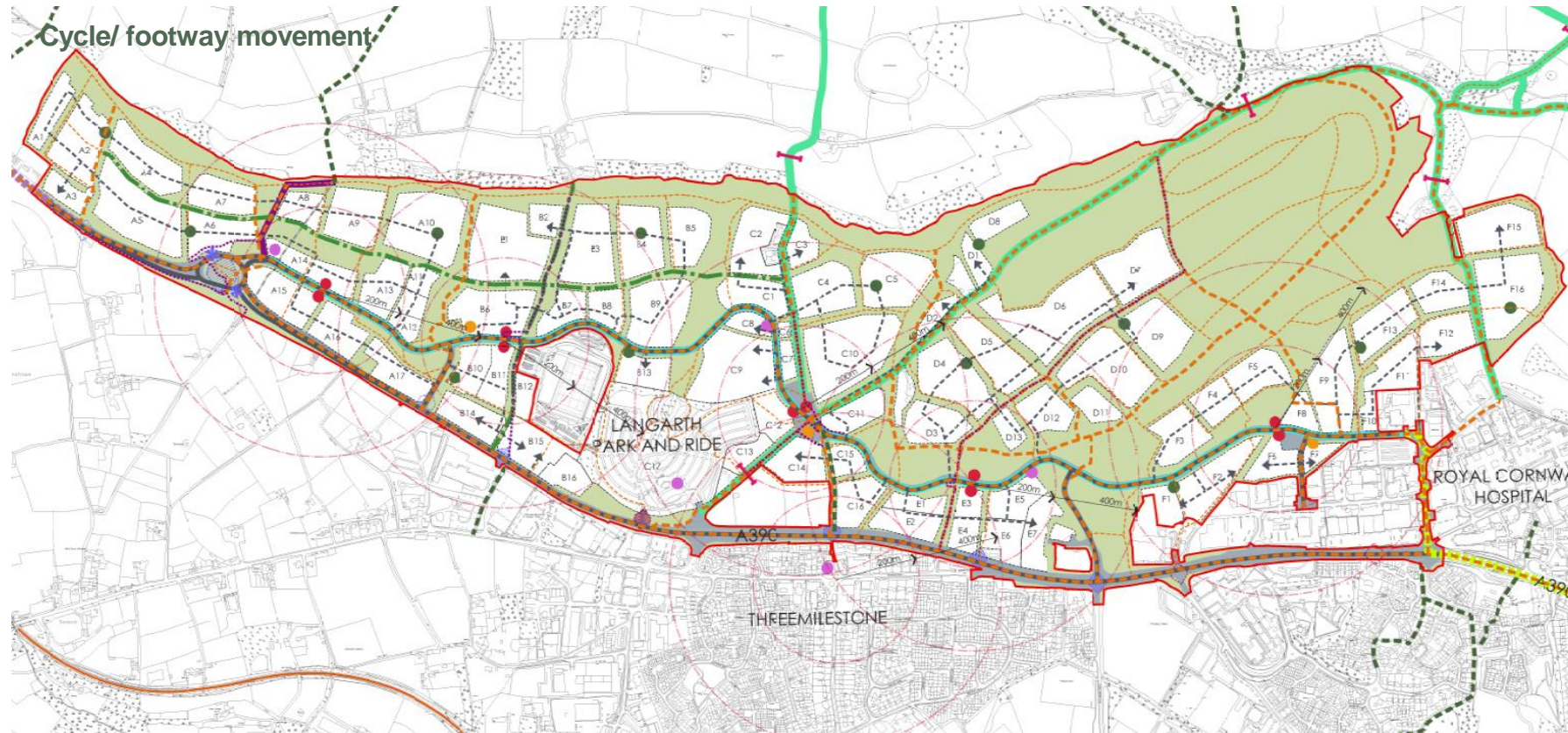
Offers a mix of homes of homes meeting the varying needs of residents

- Provides a coordinated mix between detached, semi-detached, terraced houses and bungalows across entire site
- Includes specialist housing, extra care, key worker, student, self build.
- Builds the new neighbourhoods with reflecting site wide topography,
- Provides a range of heights and densities that work with the landscape
- Commits to 35% Affordable Housing min



Langarth Garden Village: Movement –prioritising Walking, Cycling and public transport for a more sustainable future.

- Non-motorised movement strategy at heart of masterplan
- NAR incorporates segregated cycle route and priority
- Network of cycle and pedestrian routes across Site
- Park & Ride extension
- Public transport subsidy
- Mobility hubs inside the Site and in key locations in surroundings
- Pedestrian and cycle links to key destinations with A390 crossings



- Primary Mobility Hub
- Secondary Mobility Hub
- Cycle and Car Club Point



Figure 25



Langarth Garden Village: Designing for climate change resilience

- Improves on Building Regulations on all homes across– Silver, Gold and Platinum standards
- Integrates air source heat pump with photovoltaic (PV) panels
- Minimises land take & environmental footprint
- Supports district heating network
- Promotes sustainable drainage and flood prevention
- Provides a commitment for 20% enhancement to biodiversity across site

	Silver	Gold	Platinum
Fabric Energy Efficiency	<ul style="list-style-type: none"> Future Homes Standard Part L 2020 Option 1 	<ul style="list-style-type: none"> Reduced space heating demand to 15kWh / m2 	<ul style="list-style-type: none"> PassivHaus Plus Reduced space heating demand to 15kWh / m2 Airtightness $\geq n 50 = 0.6 / h$
Energy Use Intensity	<ul style="list-style-type: none"> Domestic <70kWh / m2 / year Non-Domestic <110kWh / m2 / year 	<ul style="list-style-type: none"> Domestic <35kWh / m2 / year Non-Domestic <55kWh / m2 / year 	<ul style="list-style-type: none"> PassivHaus Plus Primary Energy Renewable $\leq 45kWh / m2 / year$ Renewable Energy Generation $\geq 60kWh / m2 / year$
Quality	<ul style="list-style-type: none"> Commitment to Clerk of Works 	<ul style="list-style-type: none"> Commitment to Clerk of Works 	<ul style="list-style-type: none"> Commitment to Clerk of Works PassivHaus Plus Certified
Embodied Carbon	<ul style="list-style-type: none"> Calculate Embodied Carbon using a recognised LCA Tool In line with RIBA Climate Challenge 2030 targets 	<ul style="list-style-type: none"> Domestic <450kgCO2 / m2 Non-Domestic <650kgCO2 / m2 In line with RIBA Climate Challenge 2030 targets 	<ul style="list-style-type: none"> Domestic <300kgCO2 / m2 Non-Domestic <500kgCO2 / m2 In line with RIBA Climate Challenge 2030 targets
Green House Gas Emissions	<ul style="list-style-type: none"> Net Zero Carbon Operational only 	<ul style="list-style-type: none"> Net Zero Carbon Operational and Embodied 	<ul style="list-style-type: none"> Net Zero Carbon Operational, Transport and Embodied
360° Energy	<ul style="list-style-type: none"> Monitoring half-hourly tracking Reporting of live energy demand and supply 	<ul style="list-style-type: none"> 360° energy review of a building to optimise mix of renewables, storage, smart energy management and efficiency 	<ul style="list-style-type: none"> Full 360° energy review of site to optimise mix of renewables, storage, smart energy management and efficiency

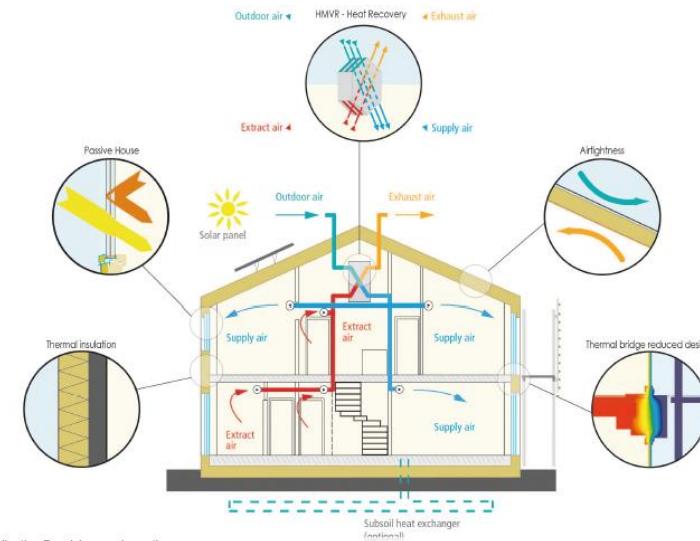
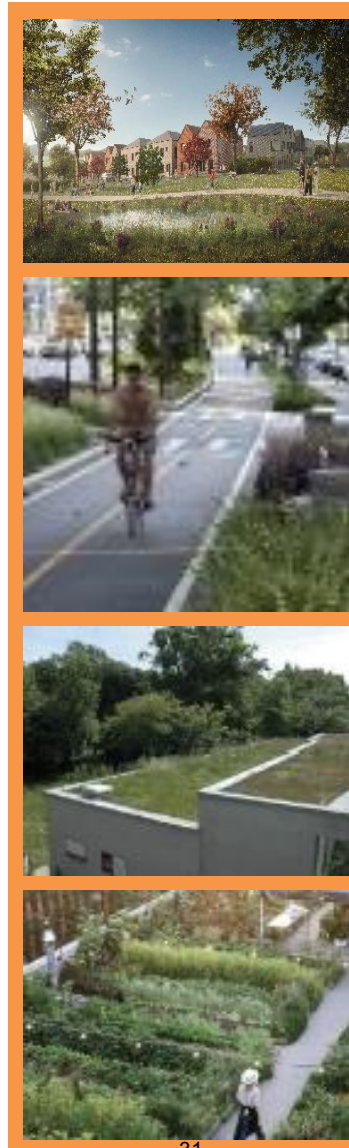


Fig.323: Indicative Passivhaus schematic



Fig.324: UN Sustainability Goals infographic



Langarth Garden Village School and Neighbourhood Design Code development



LGV Primary School



Phase 1 Parks: Langarth Park South



The construction of the first Primary School at Langarth Garden Village is scheduled to start in Spring 2024.

This is to align with the first housing coming developments coming forward in the Summer 2024. We want to ensure that Langarth meets the needs of young people, both now and in the future. We have worked with existing schools and learning providers to consider what extra provision is needed at Langarth to match the demand created by the new homes.

The school is due to be completed for September 2025, this will be initially built as a two form entry school, allowing for an extension to three form entry when demand requires.



The emerging design for the application for LGV Primary School



Before Reserve Matter Applications can be submitted, Neighbourhood Design Codes need to be submitted to the LPA for that particular area. Any subsequent RMAs need to follow the principles set out within those codes.

This document establishes the defining characteristics of the new development and provides Mandatory Guidance to aid the formation of its character. Scale, massing, street design, landscaping, parking, architectural language and materials are presented in a hierarchy of mandatory and illustrative elements.

The emphasis of the code is on ensuring levels of continuity across the masterplan area and surrounding context. This should not be at the expense of variety within the architectural interpretation. However, the code should ensure that the wider spatial framework delivers elements of consistency across a very large development area and timescale.

The Neighbourhood Design Code for the Phase 1 area (Area 2 in the design code plan) is being developed now to allow the RMAs for Phase 1 to come forward.



Phase 1 Parks: Langarth Park South Skate Park



Figure 27

Cornwall Council - place making

- Cornwall Council - largest Unitary Council in the UK
- Record of delivery with a range of partners
- Proactive approach to partnering delivery of new communities
 - Nansledan
 - West Carclaze
 - Langarth Garden Village
- Different approaches responding to different contexts

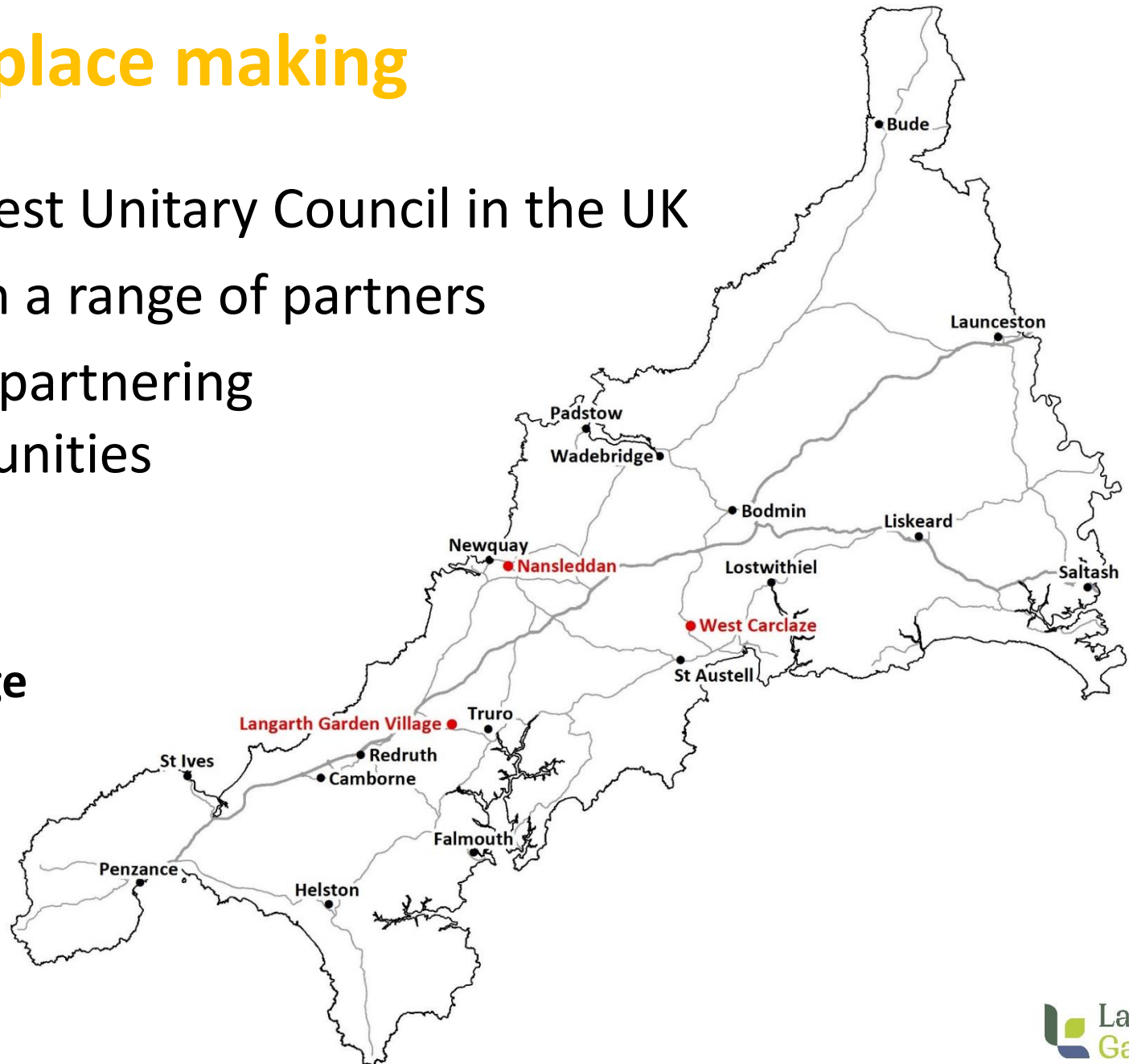


Figure 28

Nansledan

- Part of a masterplan for 5000 homes in Newquay
- Major landowner Duchy of Cornwall providing experienced partner
- CC provided proactive support including developing LDO for the site
- CC undertaking delivery of key strategic road route through site with use of CPO powers where required
- Development already on site. School delivered
- Nansledan used by “Building better Building beautiful commission” as example of place making quality



Figure 29

West Carclaze Garden Village

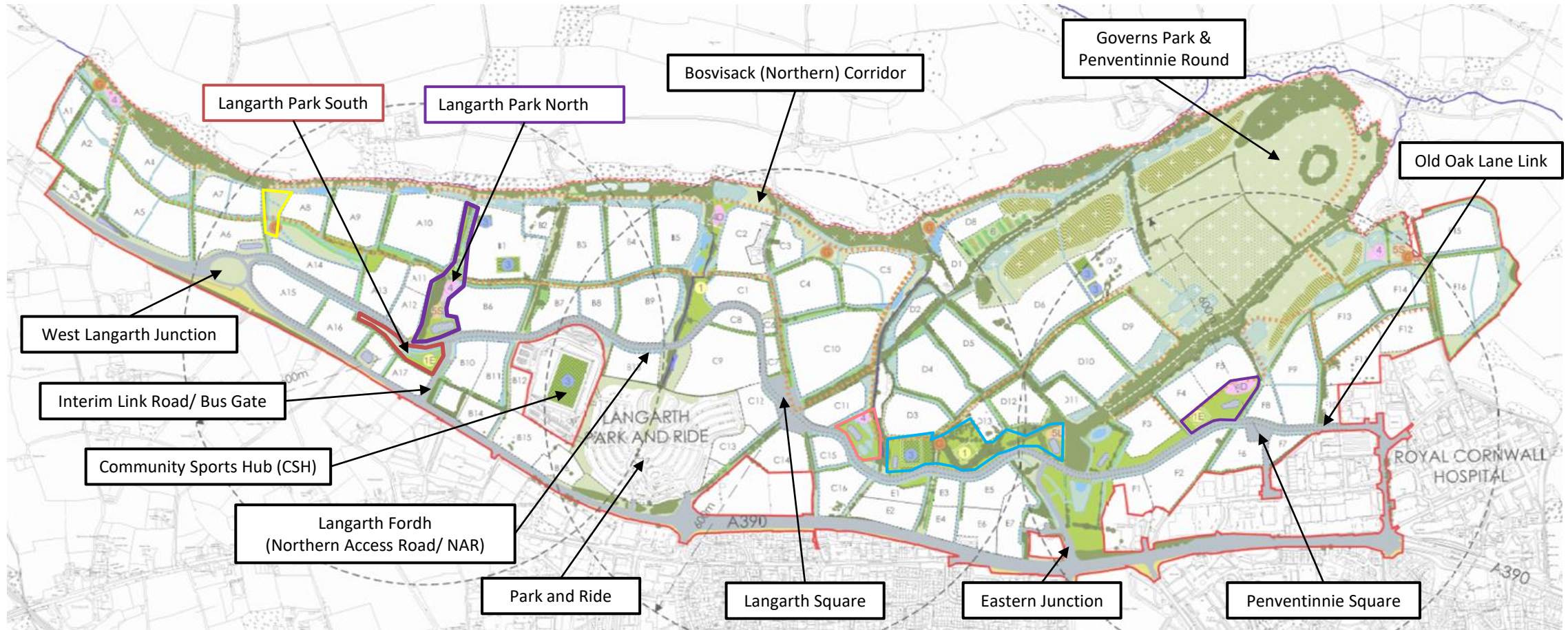
- Original Eco community promoted by landowner as major regeneration project on former mining site
- CC sought designation as Garden Village
- Allocation in the Cornwall Local plan
- Worked in partnership with developer and landowner/ Local Business through memorandum of agreement and delivery board
- CC delivered access road with European funding support
- Development also backed by HIF funding
- Delivery of homes and community infrastructure now on site
- Working to deliver link road to A30 as part of wider regeneration objectives



Figure 30

Langarth Garden Village – key reference points and names used in proofs.

(Base map used: AHR ref. LAN_02.1-AHR-MP-ZZ-DR-A-92-009_Proposed Landscape_P14 Dated 15/08/2021)



APPENDIX PM3

Schedule of main land interests in the Site before the Council commenced its programme of land acquisition and assembly in 2019

APPENDIX PM3

Schedule of main land interests in the Site before the Council commenced its programme of land acquisition and assembly in 2019

Note: – this table has been prepared for illustrative purposes only and should not be relied upon as evidence of legal title

Title Number	Registered Proprietor
CL326639	Unregistered
CL203103	David John Hoskin and Jean Francis Hoskin
CL129245	Gary David Mitchell (The Ramblers)
CL71780	Gary David Mitchell (The Ramblers)
CL260514	Cornwall Council
CL130158	Michael Alan Smith and Teresa Ann Smith
CL130156	Michael Alan Smith and Teresa Ann Smith
CL259739	Cornwall Council
CL85703	Simon Glenville Richard and Sally Ann Jane Richard
CL259659	Cornwall Council
CL327394	Inox Homes (WL) Limited
CL202018	Exemplar Projects (Truro) Limited
CL281899	Exemplar Projects (Truro) Limited
CL279969	Moorlands (Whitby) Limited
CL259646	Cornwall Council
CL259634	Cornwall Council
CL281900	Exemplar Projects (Truro) Limited

Title Number	Registered Proprietor
CL329514	Alison Emma Spouse, Ashley Myles Gimson and Russell Bruce Gimson
CL331802	Arqiva Services Limited
CL337545	David Hope, William John Hope & Marina Hope
CL191783	Jean Iris Cooke and Ronald Charles Cooke
CL278482	Sally-Ann Brigg
CL 313317	Exemplar Projects (Truro) Limited
CL115376	John Donald David Gordon & Beverley Anne Gordon
CL120701	Melanie Jayne Penman Combe and Rodger William Combe
CL122690	Melanie Jayne Penman Combe and Rodger William Combe
CL129830	John Donald David Gordon & Beverley Anne Gordon
CL114633	John Donald David Gordon & Beverley Anne Gordon
CL236876	John Donald David Gordon & Beverley Anne Gordon
CL202019	Andrew Henry James Stephens, Cicely Lynnette Stephens and Henry Melville Stephens
CL203511	Joanna and Paul Stephens
CL244211	Cornwall Council

Title Number	Registered Proprietor
CL259572	Cornwall Council
CL160858	The Executor of Geraldine Glenda Mabel Webb
CL160855	The Executor of Brian Roy Webb
CL200630	Walker Developments (South West) Limited
CL259843	Cornwall Council
CL106021	Robert Hyatt, Janine Hyatt and Robert May
CL241010	Donald, Philip and John Pascoe
CL201763	Willow Green Developments Limited
CL157310	Willow Green Developments Limited
CL109455	Darren Justin Rail and Catherine Ann Dean
CL136784	John Coad
CL139285	Fredrick John Dyer, Andrew Harvey Oatey, Fred Teagle, Charles Wilbert & John Rickard
CL208416	Richard Jonathan Walker
CL219359	Kathleen Suzanne Tripp
CL188514	Spanview UK Limited
CL157277	Elaine Nora Lutey and Shirley Mary Jones
CL148684	United UK Propco 9 S.A.R.L c/o Vine Property Management LLP
CL131809	Andrew Slade and Beverly Slade
CL298136	Western Electrical Holding Limited
CL135156	United UK Propco 9 S.A.R.L c/o Vine Property Management LLP

Title Number	Registered Proprietor
CL295958	Speedy Asset Services Limited
CL298787	Cornwall Council
CL105301	The Royal Cornwall Hospitals Health Service Trust
CL96089	The Royal Cornwall Hospitals Health Service Trust
CL136353	Cornwall Mobility Centre Limited
CL57158	Sir Dutchy Limited
CL237920	Capio Healthcare Limited
CL84102	Michael Flavelle + Carole Flavelle
CL244499	Fredrick John Dyer