

[View this email in your browser](#)

---



**Langarth  
Garden Village**  
Growing futures, nurturing communities



Welcome to the sixth edition of Langarth Garden Village News

---

Our new monthly newsletter will keep you in touch with what is happening with **the development of Langarth Garden Village** by providing the latest information about events, activities and key milestones.

---

During the past few weeks we have reached some key milestones in delivering our plans to create a new integrated, co-ordinated and sustainable community

at Langarth.

At the end of September work began on building the interim link road which will provide access for the construction of the new Northern Access Road.

On Nov 4 Cornwall Council's Cabinet endorsed key principles and proposals in our masterplan, as well as approving £11.9m of funding for the construction of the first Langarth Garden Village primary school and £6.93m for the new renewable energy centre.

The Cabinet also agreed to provide £500,000 for the scheme to extend and upgrade the Community Centre at Threemilestone, and supported the use of funding from s106 commitments and Community Infrastructure Levy, if the Langarth Garden Village planning applications are approved, to provide new playing pitches in Threemilestone and carry out improvements to the layout of the road in the centre of the village.

This is great news for the local community and we are delighted to have worked with the Council to progress these schemes and secure this funding.

And, finally, a hybrid planning application, which includes an application for full planning permission for the Northern Access Road and outline planning permission for the Langarth Garden Village development, has been formally submitted to Cornwall Council for determination.

The application has to be verified by the Local Planning Authority before it becomes available for viewing on the [Council's website](#). This process usually takes up to 10 days to complete

## **Interim Link Road**

One of our key priorities at Langarth is to provide integrated and accessible transport links, with people prioritised over cars.

We want to give people choices in how they move around and access services. This means making it as safe and convenient as possible for people to get around on foot, bike and public transport, both within Langarth and into surrounding communities.

The NAR is being designed to be pedestrian friendly, with a 20mph speed limit and new footways and segregated cycleways along its entire 4km length. We are planning to provide improved bus services linking to Treliske hospital and Truro, with bus stops in each local centre. Cycle parking, e-bike charging and seating areas at bus stops will help to encourage their use as community meeting areas.

There are also plans for an extra 600 spaces at the Langarth park and ride site and additional pedestrian crossings to link Threemilestone and Langarth.

The interim link road will provide access for up to 300 homes and for the construction of the NAR which will connect all the developments on the Langarth site and provide a route from the garden village to the Royal Cornwall Hospital at Treliske avoiding the A390.

This is the first time people have actually seen construction on our site and we were delighted to be joined by two of Cornwall Council's Cabinet Members - Councillor Andrew Mitchell, the Portfolio Holder for Homes, and Councillor Geoff Brown, the Portfolio Holder for Transport - to cut the first turf for the new section of road.



All the funding for the NAR is being provided by the Government. The start of work on the link road follows the official signing of the £47.45m funding contract for the design and construction of the NAR by Homes England and Cornwall Council in August.

Planning permission for the interim link road was granted in March 2020. The road, which will be constructed by CORMAC Ltd, will run for 200 metres north of the existing tree line, ending at the future junction with the Northern Access Road. It is due to be completed by Spring 2021.

It will be closed to normal traffic and turned into a bus gate (subject to planning permission), following the opening of the major A390 West Langarth junction.



You can find out more about the interim ink road and see a film about the project on [our website](#)

## Setting a “gold standard” for future development in Cornwall

Cornwall Council is committed to ensuring that all new development in Cornwall is the best quality it can be. We share that commitment.

At Langarth the planning permissions for 2,700 homes previously granted to a number of private developers meant that some development would inevitably take place on the site. We have worked with the local community to develop a masterplan which not only sets a “gold standard” for future development in Cornwall but also meets the needs of the times and responds to the climate emergency.

We are delighted the Cabinet have endorsed the key principles and proposals set out in our masterplan. You can read a summary of the masterplan [here](#)...

These include robust measures to provide high quality, low carbon housing which meets the needs and budgets of all sectors, including 35% affordable homes, extra care housing and accommodation for key workers, such as student nurses.

We want Langarth Garden Village to be a sustainable community that sits within a biodiverse and hard-working landscape. Minimising the impact of development on the natural environment and protecting, enhancing and providing new opportunities for wildlife and nature at Langarth is just as important to us as providing homes for human residents.

### Trees

- Provide food, shelter, shade & nesting / roosting sites;
- Reduce pollution & create oxygen;
- Native species support more wildlife; and
- Green corridors for bats and birds.

### Hedgehog Holes

- Holes in fences allow hedgehogs and other small mammal to easily move between gardens;
- Habitat boxes provide shelter.

### Bat / Bird Boxes

- Provided on houses adjacent to green routes in key locations;
- Bats have different roosting sites & move between them at different times of the year.

### Hedges

- Define boundaries and screening;
- Provide food, shelter, shade & nesting sites; and
- Native species support more wildlife.



Fig.185: Extract from Cornwall Planning for Biodiversity Guide

Around half of the existing green infrastructure will be retained within the site, representing a significant improvement to the existing consents, with new Cornish hedges, swales and wetland areas, community farms, allotments and community orchards and parks and play areas, helping to increase biodiversity by up to 20%.



Five hectares (12 acres) of new woodland will be planted as part of the Forest for Cornwall, with the provision of two new primary schools and new health facilities helping to ensure that key services are shaped around future resident numbers from the start.

You can find out more about how we are planning to protect, enhance and increase biodiversity at Langarth on [our website](#)

The boulevard style Northern Access Road through the development will link with walkable green corridors, nature trails, river and woodland walks and new cycle routes into and around the city, and e-bike and e-car clubs.

Improvements to public transport will provide increased bus services, with bus stops at least every 400 metres along the length of the NAR, together with improvements to the existing A390 and an extra 600 spaces at the park and ride.

You can find out more how we have developed our [masterplan here](#)

Here are some new images of Langarth Garden Village



# Providing our new forest school

Our plans for Langarth Garden Village include providing two new primary schools, one at the start of the project.

The Cabinet's decision to provide funding for the construction of the first new school means that, if planning permission is granted next year, the school will be open by Summer 2023 to coincide with the first residents moving into their new homes.

The current plan is to provide a three form entry forest school (90 children in each year group). As the school will be built using a modular system, two classrooms will be initially provided, with the third added at a later date as the demand increases.

Below is one of the designs we are looking at:



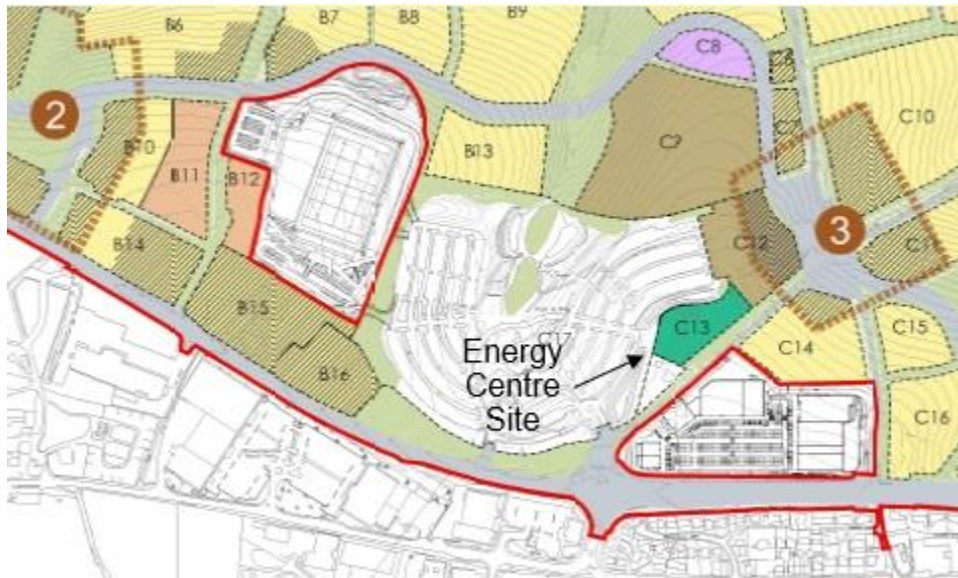
# Delivering our new renewable energy centre



We want to ensure that Langarth is a sustainable new community which is adaptable, resilient and fit for future living.

Our new renewable energy centre will play a key role in delivering Cornwall Council's ambitious climate change strategy at the same time as providing low cost green power for residents.

Located next to the park and ride, the centre will include a transformer compound to house the electricity substation together with a bespoke battery storage area which will provide storage for green energy produced on the site for residents. Both buildings will be surrounded by planted green walls.



With around 17,500 megawatts of green energy generated from roof-top solar panels, the scheme will help to deliver low carbon homes with low running costs for residents as well generating an income from the sale of surplus power back to the grid.

Heat pump technology and solar panels will be used to power and heat homes, offices and other buildings, with electric charging points provided in every house and higher levels of insulation.

The project team are also investigating the possibility of providing solar panels on car ports on the proposed park and ride extension, as well as on other buildings and offices across the site, and exploring the potential of district heating using geothermal energy as a renewable source of heat.

In keeping with the project's green Garden Village ethos, wild flowers will be planted around the buildings to enhance bio diversity and provide a variety of natural landscape features, as well as a number of new trees and a new Cornish hedge.

The development will also include information boards and educational

opportunities to help describe the role it plays and help people understand how future communities will be powered.

A new pedestrian footpath will connect the existing quiet lane to the park and ride and there will also be a viewing platform looking north over the energy centre, and descriptive maps of the garden village.



If planning permission is granted for the energy centre, this will be an exciting first for the UK and we welcome the Cabinet decision to provide funding to develop this pioneering project.

## **Shaping our future transport plans**

As part of our transport plans for Langarth we are looking at providing mobility hubs in each of the five village centres and want local residents to help decide what services they could include.

In simple terms a mobility hub is an easily accessible place which brings together different kinds of transport, together with additional facilities, services and information.



Aimed at encouraging more sustainable travel and improving journeys and travel choices, mobility hubs join together public transport services such as buses and taxis, with people powered transport (bikes / cargo bikes / e-bikes and scooters) and shared transport options such as car clubs.

By providing alternatives to the car, mobility hubs can support active travel options, such as walking and cycling; improve safety and accessibility; help to reduce carbon emissions and improve air quality, and free up street space for people to stay and play. They can also help to reduce car dependence in semi rural areas.

There is no one size fits all design – each mobility hub is unique and can be tailored to fit the needs of the local community. This is where YOU come in – we want to hear what services you think should be included in the Langarth mobility hubs?

Each mobility hub is centred around providing safe and easy access to public transport services. At Langarth this is likely to focus more on buses, taxis and potentially demand responsive mini bus services. Add in car share and car club bases (for both cars and vans, electric and conventional); bike share and bike hire bases (for e-bikes, cargo bikes and conventional cycles); secure bike storage; bike repair stands and pumps, and ev charging points and it is easy to see how the hubs could quickly become a focal point for residents and visitors.

While you are waiting to catch your bus or pick up your e-car or e-bike, what about a covered waiting area with seating, wi fi and phone charging facilities, co working space, accessible toilets and cafes or coffee shops? You could even think about adding showers to enable energetic and enthusiastic pedestrians and cyclists to change before going to work.

As more and more of us shop online, you might like the idea of a package delivery lockers or a community concierge parcel last mile delivery service?

You will need to know what time the next bus will arrive so what about a digital information pillar in the centre of the hub? As well as providing real time transport information, this could tell you about ticketing and way finding, routes, and how long it would take to walk to other parts of the site, or to surrounding communities. It could also include information about events and activities taking place in your village centre or in other parts of the development.

If you have got time to spare, you might like to try out some community exercise equipment while your children enjoy a nearby play area, or even pick a new book from a self service lending library!

The options are endless and we really want to hear your thoughts about what you think would work at Langarth.

We want to set new standards for housing developments at Langarth. This means being prepared to do things differently. We think providing mobility hubs which have been specially designed to meet the needs of the people living, working and visiting Langarth is a fantastic way of ensuring that we deliver our vision.

So please help us create a ground breaking transport system by sharing your thoughts and ideas with the team at [langarthgv@cornwall.gov.uk](mailto:langarthgv@cornwall.gov.uk)

## **Supporting Threemilestone community projects**

When Cornwall Council made the decision to take on a proactive role in planning and delivering the new integrated community at Langarth last year, one of its key priorities was to ensure that local facilities and services in existing communities such as Threemilestone and Highertown do not come under pressure as a result of the scheme, and that Langarth supports improvements for existing residents as well as new ones.



While funding for new community facilities would normally come from land sales and be delivered towards the end of the development, the Council agreed that some of the funding from the £159 million it had allocated to support the development of a masterplan and key infrastructure for the whole site could be used to provide early investment in a number of specific community projects.

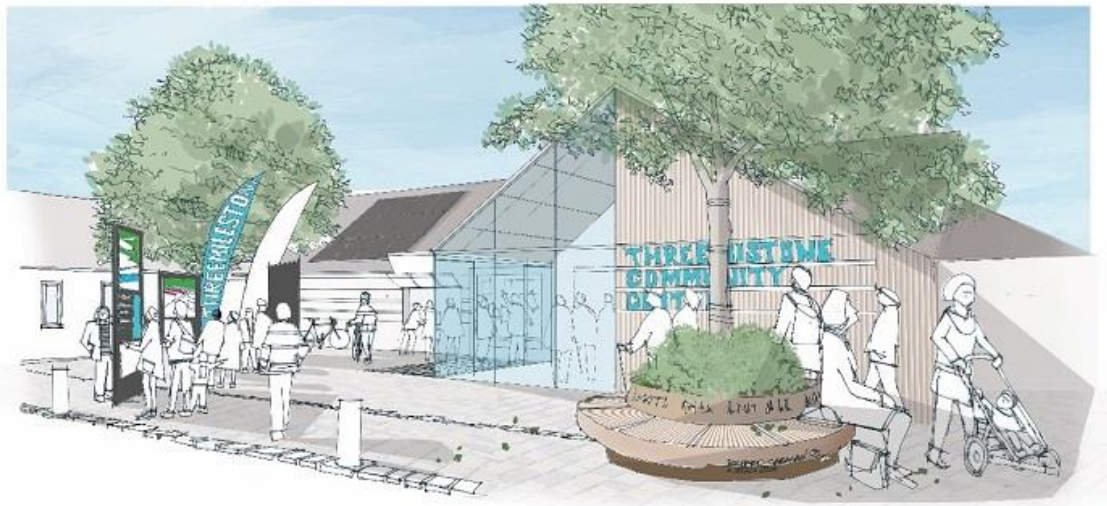
We share the Council's commitment to ensuring that our project improves the lives of people already living in Truro and surrounding areas, as well as the new residents who will be moving into Langarth in the future.

## **Community Centre extension**

We believe every community needs a place where people can get together to socialise or take part in a range of activities. This could be a purpose-built building or a space in the centre of a town or village.

While Threemilestone already has a very successful community centre, the hall was built to support around 1,000 people in the 1970's. With a population of over 4,000 today, and the village continuing to grow, it is no longer big enough to cater for all the organisations which want to use it.

We have been working with Cornwall Council, members of the Langarth Stakeholder Panel and other partners to support the village's plans to upgrade the current community centre.



An application for planning permission for the Community Centre extension has already been submitted to the Council. If planning permission is granted, work on the first phase –which includes a new entrance foyer, improved access and fully accessible public toilets -will begin within the next few weeks and should be completed by the end of March.

The confirmation of the £500,000 funding means that we can continue to work with the local community to develop and implement further phases of the project.

Improving the community centre will bring great benefits to Threemilestone,

providing more space for community events and enhancing the aesthetic appeal of the building which lies at the heart of the village.

We are very proud to be supporting this much needed and long awaited project and can't wait to see the community's exciting vision become reality.

You can find out more information about how we are working with the Community Centre management committee on our [website](#).

## **Sports and wellbeing hub at Threemilestone Primary School**

Threemilestone School is rightly proud of its place at the heart of the local community and is keen to share its facilities. However the original school was built for far fewer than the 424 pupils currently on roll. This means the existing hall is not big enough to stage whole school events and activities, let alone be used by all the local sports clubs.



Now the school's vision for a new, larger purpose sports and wellbeing hub which will provide a great facility for both its children and the wider community looks set to be delivered – thanks to the funding from Cornwall Council and the Langarth project.

The £888,000 provided by the Council earlier this year means that work has begun in earnest on drawing up plans for the new building. While additional funding will be needed to deliver the whole project, this is a great first step which we are very proud to have played a part in delivering.

As well as providing a space where the entire school community can meet together for assemblies and other whole school gatherings, the new hub will enable all pupils to access the full PE curriculum, and help to promote a healthy lifestyle.

Outside school hours, the hall will give local residents and clubs the opportunity to take part in sports activities such as football, netball, volleyball and basketball indoors, as well as access to a wide range of leisure facilities – all without needing to leave the village.

You can find out more about how we are supporting this project on the [Langarth Garden Village website](#)

## **Providing new playing pitches and upgrading the public realm**

As part of the planning process legal agreements can be made between an applicant seeking planning permission and the local planning authority.

Known as Section 106 agreements, they often require a financial contribution from the applicant which can then be used to mitigate the impact of the development on the local community and infrastructure. The amount of the contribution is based on the size and scale of the proposed development and they are dependent on planning permission being given for the scheme.

Cabinet members have supported investment of up to £1.7 million on playing pitches and £2.8 million from section 106 and Community Infrastructure Levy, if the Langarth Garden Village planning applications are approved, to help improve the village of Threemilestone.

The proposal for the playing pitches includes a new full-sized sports pitch, and a smaller junior sports field, together with a changing room facility and café kiosk, which would sit alongside the new sports and wellbeing hub at Threemilestone Primary School and the existing playing field owned by Kenwyn parish Council. As well as providing a dedicated facility for the local village

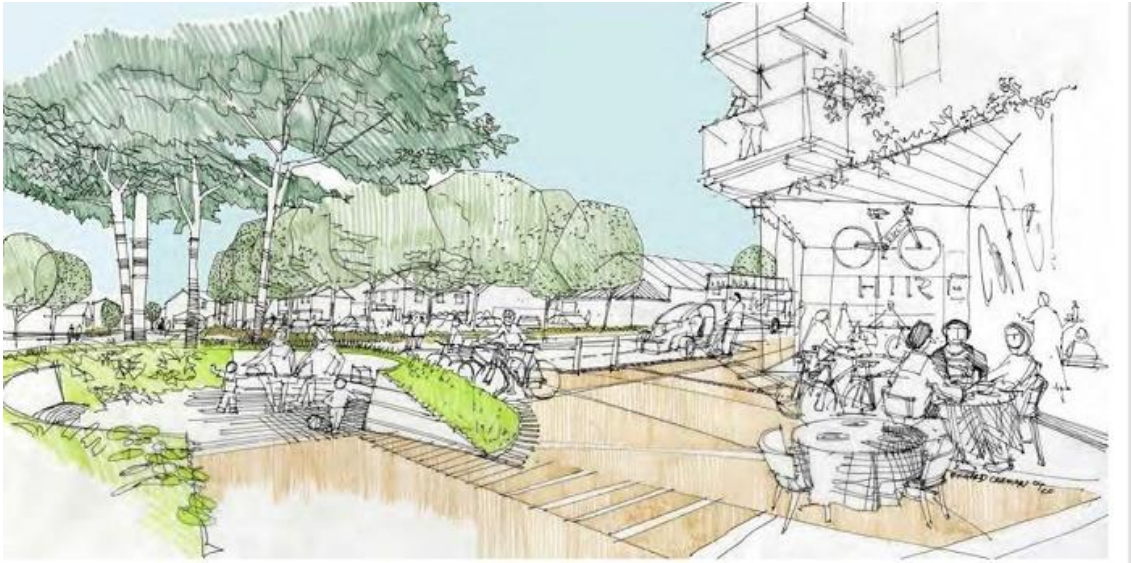
football team, the pitches would also be used for any other community sports events.



The proposed public realm upgrades focus on reducing the current traffic congestion and traffic flow issues in Threemilestone by removing the central roundabout and re-aligning the road through the centre of the village. This will enable additional parking spaces to be provided, improving access to local businesses, as well as access and parking to the doctors surgery, pharmacy, and health provision that will directly support and provide for the requirements of Langarth Garden Village as agreed with the Clinical Commissioning Group.



A new pedestrian and cycleway link will connect Threemilestone village directly to Langarth, with new green spaces, landscaping and tree planting provided to enhance the village 'feel'



While the use of this funding is dependent on planning permission being granted, the commitment from the Council will allow us to continue with the work to develop and design these schemes so they are ready to go if and when funding becomes available.

Realising our vision for Langarth has included investment not just in proposals directly linked to the new Garden Village, such as the Northern Access Road, the first new primary school and the renewable energy centre, but also in community projects within Threemilestone.

We want Langarth Garden Village to be part of the broader community of Truro and Threemilestone and delivering these projects will help us to achieve this.

## **Managing community assets**

As a Garden Village, our plans for Langarth include providing a wide range of community assets, including parks and play areas, green and open spaces, village squares, footpaths and cycle routes, pavements and verges, street furniture, cultural facilities, community buildings and facilities.





These are essential elements of providing attractive and liveable places and it is vital to ensure that these assets are managed effectively throughout the life of the development.

We want to create an engaged, involved and empowered organisation which can plan ahead collectively for the benefit of the wider community, providing long-term stewardship of these community-owned assets. It will involve local residents in making decisions to ensure the vision for Langarth is deliverable and generates a strong sense of community.

We have been working hard to develop a stewardship model which will deliver these requirements and ensure that the community assets are managed sustainably with the funding necessary to maintain them in the long term.

Having considered a number of different options, we are proposing a community stewardship model where residents are actively involved in, and have influence over, their community.

We are pleased that the Cabinet has endorsed our suggested approach and we will now work with our partners and the local community to develop a Strategic Outline Case and then an Outline Business Case to determine a preferred option.

This work, which will involve consideration of a number of key documents, including the localism strategy, is expected to take up to a year complete. We will also be working closely with both Kenwyn Parish Council and Truro City Council to develop the final Outline Business Case which will then go back to the Cabinet for approval.

## Next steps

The hybrid planning application, which includes an application for full planning permission for the Northern Access Road and outline planning permission for the Langarth Garden Village development, was formally submitted to Cornwall Council on 3 November.

The application has to be verified by the Local Planning Authority before it becomes available for viewing on the Council's website.

The documents will be published on Cornwall Council's [online planning register](#) at as soon as the application has been formally verified.

Once the application has been published you will be able to make comments on it via the Council's [online planning portal](#), by email at [planning@cornwall.gov.uk](mailto:planning@cornwall.gov.uk) or by letter to the [local planning office](#).

The application will then be considered in detail by members of the Strategic Planning Committee. As this is such a significant scheme this first stage of the planning process to give outline planning permission is not expected to be

determined until Summer 2021.

---

# Contact

 Email us at [langarthgv@cornwall.gov.uk](mailto:langarthgv@cornwall.gov.uk)



Copyright © *\*|CURRENT\_YEAR|\* \*|LIST:|\**, All rights reserved.  
*\*|IFNOT:ARCHIVE\_PAGE|\* \*|LIST:|\**

**Our mailing address is:**  
*\*|HTML:LIST\_ADDRESS\_HTML|\* \*|END:IF|\**

Want to change how you receive these emails?  
You can [update your preferences](#) or [unsubscribe from this list](#).

\*|IF:REWARDS|\* \*|HTML:REWARDS|\* \*|END:IF|\*

'Onen hag oll'