



Press release

Cabinet supports funding for Threemilestone improvements and for new school and renewable energy centre for Langarth Garden Village

November 4, 2020

Cornwall Council cabinet members have approved funding of £11.9m for the construction of the first Langarth Garden Village primary school.

Another £6.93m has been earmarked for a pioneering new renewable energy centre which will play a key role in delivering Cornwall Council's climate change strategy and provide low cost green power for residents.

The Cabinet also agreed to invest £500,000 to support improvements to the Threemilestone Community Centre for the benefit of residents living in Threemilestone and Highertown, as well as residents who will live at Langarth Garden Village in the future.

Cabinet members also 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.

Plans include removing the central roundabout, providing more parking spaces to improve access to local businesses and health services and a new pedestrian and cycleway link to connect Threemilestone village directly to the new Langarth Garden Village. All of this will be complemented by new green spaces, landscaping and tree planting.

“We want all new development in Cornwall to be the best quality,” said Cornwall Council cabinet member for homes, Andrew Mitchell.

“At Langarth the planning permissions for 2,700 homes previously granted to a number of private developers meant that development would inevitably take place on the site.

“Rather than allow piecemeal development, in January 2019 we made the decision to take on a proactive role in delivering a new integrated community at Langarth Garden Village, allocating £159 million to support the development of the masterplan and key infrastructure.”

Created in partnership with the local community, the masterplan sets out to provide high quality, low carbon housing including 35% affordable homes, extra care and other forms of accommodation for older people and people with disabilities, as well as accommodation for student health workers and other key workers. Around 48% of the existing green infrastructure will be retained within the site, 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% across the whole site.

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 residents from the start.

Tim Dwelly, Cornwall Council Cabinet Member for planning and economy, added: “Realising this vision has included investment not just in proposals directly linked to the new Garden Village, such as the first new primary school and the renewable energy centre, but importantly in community projects within Threemilestone and Highertown to improve local services. Together these projects will ensure that Langarth Garden Village will ultimately form part of the broader community of Truro and Threemilestone.”

The Council had previously agreed to provide early investment for a number of other community projects. Work is already underway on building the new Community Hall at All Saints Church Highertown following a £612,000 investment from the Council, with another £888,000 of funding provided

earlier this year to support the development of the new hall hub at Threemilestone Primary School.

Following today's Cabinet decision, if planning permission is approved for the scheme, the first of the two new primary schools would be due to open in Summer 2023 to coincide with the first residents moving into their new homes.

Work on constructing the Northern Access Road would begin in Autumn 2021, with the scheme completed in Spring 2024.

Notes to editors

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.

Once the application has been verified by planning officers it will be published on the Council's online planning register www.cornwall.gov.uk/planning

The application will then be considered 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.

The principles and proposals set out in the masterplan are designed to ensure that Langarth Garden Village creates a "gold standard" for all future development in Cornwall.

Developed in partnership with the Langarth Stakeholder Panel and the local community, the masterplan sets out to provide high quality, low carbon housing including 35% affordable homes, extra care and other forms of accommodation for people with disabilities and accommodation for student nurses and other key workers.

Around 48% of the existing green infrastructure will be retained within the site, with new Cornish hedges, swales and wetland areas, community farms, allotments and community orchards and parks and play areas.

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.

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 hire and 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.