

Community gets together to share vision for new homes and development west of Truro

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A group of local representatives have begun to set out their vision for the new development to be built west of Truro and how it will also meet the needs of the residents of Threemilestone and Gloweth.

The Council has pledged to bring forward a high quality housing scheme with community facilities for the benefit of residents and to take the lead in its design and how it will be delivered over the coming years.

The new Stakeholder Panel, which includes representatives from key partners and community organisations such as Threemilestone school, the Threemilestone Business Estate and cycling and environmental groups, will work in tandem with planners and developers on the Masterplan for the development of 2,700 new homes and community facilities on different parcels of land at Langarth.

Chaired by Cornwall Councillor for Threemilestone and Gloweth, Dulcie Tudor, with Cornwall Councillor for Chacewater, Kenwyn and Baldhu John Dyer as Vice Chairman, the Panel will meet monthly to discuss the development of the Masterplan. The Panel will have input into the design and quality of the new homes, transport links, community facilities including new schools, health, leisure, play, faith and emergency facilities, green spaces and a new community centre.

“This development will inevitably have an impact on Threemilestone and the wider Truro area” said Panel Chair Dulcie Tudor. “We want to make sure that this is a positive impact which provides a vibrant and sustainable new community where people want to live, not just a series of housing estates. When Cornwall Council took the decision to become involved in the scheme, there was a commitment to improve community facilities in Threemilestone and surrounding areas as part of the overall project. We will be making sure that this commitment is honoured.”

“People have naturally asked why there has to be any development on this site. The reality is that there are already 14 different planning consents for 2,700 new homes on six parcels of land. This means it is inevitable that some development will take place in the future. Cornwall Council’s involvement means we have the opportunity to prevent these developments coming forward in an uncoordinated basis and instead create high quality, well designed housing which is truly affordable for local people. We can also ensure that key infrastructure such as schools and health facilities are provided at the start of the scheme rather than at the end when all the houses have been built”.

“Our aim is to protect the interests of the local community by ensuring that the scheme creates positive benefits for both existing and future residents. We recognise the concerns which have expressed over the quality of some new homes, the impact on existing traffic congestion on the A390 and increased pressures on local schools and health services. We will be working together to address these concerns and will not hesitate to stand up and speak out to ensure that the scheme provides a sustainable community, a more attractive place to live and good quality homes serving Truro.”

The other members of the Panel are: Ian Holroyd (Chair of Kenwyn Parish Council); Ken Hart (Kenwyn Parish Council); Suzanne Teagle (Headteacher of Threemilestone Primary School); Jeremy Putman and Dr Alan Stanhope (Truro Churches Together); Damien Richards (Threemilestone resident); Allan Williams (representing Threemilestone Business Park); Jack Richards (representing sports/ health / environment) and Sarah Wetherill (representing transport and the environment).

Members at this week’s meeting of the Panel were given a short presentation by AHR Architects who are leading a consortium, including local companies, to develop the Masterplan. Emphasising the importance of creating a strong community at Langarth which connects with the existing communities of Threemilestone, the city of Truro and Cornwall, the team are currently working with key stakeholders and the local community to create a vision to help shape the Masterplan.

Bob Egerton, Cornwall Council cabinet member for culture, economy and planning said: “Community involvement in the plans to develop the sites at Langarth is important as we work together to ensure the needs of residents are front and centre.”

Members of the Panel had also been asked to put forward three things they wanted to see included in the development. Suggestions included:

- Ensuring that the new development also meets the needs of Threemilestone and its residents, and connects with surrounding areas, including the city.
- Providing well designed affordable homes with low energy costs, which are easily adaptable to meet the changing needs of families
- Encouraging innovative design and self-build projects

Creating a site with generous green spaces and an open community space for music and arts events where people can join together to express themselves.
Ensuring adequate parking provision, with electric charging points and secure parking for people running their own businesses.
Open spaces to provide a healthy environment for all ages, including well equipped play areas, walks, and cycle ways
Sustainable transport schemes which prioritise cycling and walking, and promote alternatives to car use, including park and ride and car and bike clubs.
Creating distinct settlements which embrace rural living.
Creating communities – not just a housing development - where people can work and live together, with easy access to surrounding areas.
Protecting the local environment and creating quiet corners where people can enjoy nature and wildlife.
Supporting people working from home, with access to technology and hubs where they can get together to prevent isolation.
Making the best use of community spaces so all parts of the community can join together.
Providing health led indoor and outdoor facilities, including health centres, cafes, marked walks, bike trails, and a community hub.
Using the stadium as a local community hub to provide sports and leisure facilities, work spaces, community meetings and culture and arts events.
Ensuring that plans for the new school make the most of the natural environment, and promote outside learning for pupils, as well as working alongside and complementing the existing Threemilestone School.
Thanking Panel members for their ideas, Chair Dulcie Tudor said they would now be asking the local community what they want for the scheme.

“We want to ensure that the Masterplan reflects the vision and values of the local community“ she said. “We will be holding a series of events and drop in sessions in Threemilestone and in Truro over the next few months so we can make sure that the voice of local people is heard clearly at every stage of the process. “

Details of the engagement events will be published on the Love Truro website and on the websites of Cornwall Council, Truro City Council and Kenwyn Parish Council and publicised as they are confirmed.

Note to editors

Contact details

Shirley Northey | Communications Specialist Economic Growth and Development
Cornwall Council / Konsel Kernow | Strategy and Engagement

Email: shirley.northey@cornwall.gov.uk | Tel: 01872 322187 Internal:
492187 | Mobile: 07527 470453

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4S, County Hall, Treyew Road, Truro TR1 3AY

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