



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



Welcome to the thirteenth edition of Langarth Garden Village News

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Our regular 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.

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Following the planning committee approval in Dec 2021 and granting of 'hybrid' planning permission for the Garden Village on 5 April 2022, work has been taking place to prepare 'Reserved Matters' (RM) applications on the outline part of the approval which are intended to deal with the appearance, means of access, landscaping, layout and scale of the development.

The first RM application - seeking detailed planning consent for around 35 hectares of green space, including access, and over 6km of walking and cycling routes at Govers Park - was submitted to the Council as Planning Authority in July following pre-application engagement with Parishes and Councillors, and through a Let's Talk Cornwall page gathering feedback on the proposals ahead of submission. A decision on the application is currently expected in early 2023.

Please note there is currently no public access to the Govers area as the land is still in agricultural use under a tenancy agreement.

As part of the planning process there were a number of 'pre-commencement' planning conditions to be discharged. The information to discharge those conditions has been submitted and only one condition awaits approval before work can begin on delivering Fordh Langarth (previously referred to as the Northern Access Road).

Cormac has been carrying out enabling works whilst final approvals are awaited. A licence has been secured from Natural England permitting the closure of a series of inactive badger setts to avoid occupation during the ongoing works.

Work has also been continuing to secure the remaining land needed to deliver the Garden Village Scheme. While the Council already owns the majority of land required for the development of Fordh Langarth, the two primary schools, the park and ride extension, the energy centre, the key utilities and large areas

safeguarded for housing, as well as the green and community spaces, there are still some areas of land and rights it has not yet been able to acquire by agreement to allow key infrastructure to be provided.

You can find out about these activities below.

## Governs Park

Plans for Langarth include providing many hectares of green infrastructure, including natural areas, open spaces and allotments as well as many miles of cycling and walking routes and a range of community facilities.

Part of the wider Governs land has been set aside as a key green space for future residents of the Garden Village, as well as existing residents in the surrounding areas, including Threemilestone, Kenwyn and Truro.



The area includes a Scheduled Monument – known locally as Govers Round – which to date has been inaccessible to the public. There are spectacular views over surrounding landscapes from the higher parts of the site, and more enclosed areas where there is woodland in the valleys and on the slopes.

You can view a short film about [Govers Round here](#).



The principle (or outline) of creating the green space was consented in the hybrid Langarth planning permission granted in April 2022. The RM application submitted to the Council in July seeks approval of the details for around 35 hectares of natural green space, including access, woodlark mitigation and over 6km of walking and cycling routes at Govers.

You can find out more about the application (PA22/07093) [here](#). A decision on the application is currently expected in early 2023.

Key documents explaining the detailed proposals are the Masterplan (Ref LGV1\_04.03\_LLO\_XX-XX\_DR\_L\_0001\_S2\_P08) and the Planning and Design

Compliance Statement. These documents can be downloaded from the Council's planning portal under the links provided above.

There are also other documents available on the website including a Landscape and Ecological Management Plan (LEMP) and the Heritage Assessment.

If detailed planning permission is granted and tenancy agreements updated, proposals will be tendered, contracted and implemented in the future during Phase 1 of the wider development. Long term stewardship will also be put in place over this timeframe so that ongoing future management can be secured from the opening of the greenspace to the public.

## Pre-planning commencement works

We have been compiling the information needed for our application to discharge these pre commencement conditions. 16 of 17 pre-commencement submissions for the new road Fordh Langarth (previously referred to as the Northern Access Road) have now been approved by the planning authority.

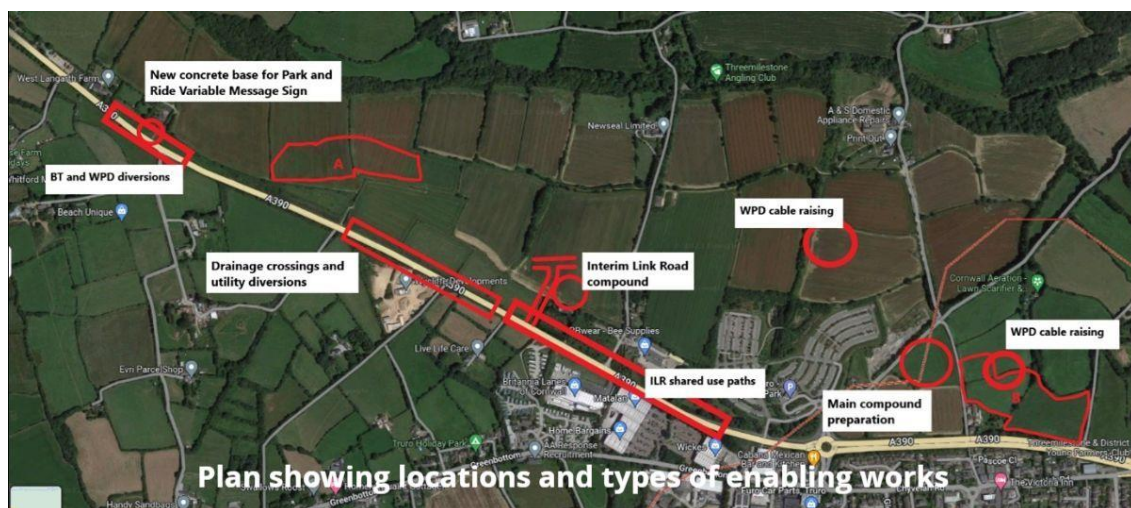
While no road construction work will take place on Council owned land ahead of the discharge of the planning conditions, CORMAC have been carrying out some limited 'enabling works' such as fencing, archaeological surveys and creating compounds and some works within the existing highway.

The highway works beside the A390 from Penstraze to the Langarth Park and Ride have included constructing a new concrete sign base for the Park and Ride variable message sign in the north verge, installing drains under the A390, installing a protection slab over the high pressure gas main and constructing a



new shared use path which is a requirement of the Interim Link Road planning consent. BT Openreach, SWW and WPD have also begun moving their services at several locations from West Langarth Farm to East Langarth.

Other enabling works taking place have included constructing the main site compound close to the Park and Ride and creating smaller compounds adjacent to the Interim Link Road and at Penstraze. This involves placing temporary cabins and establishing materials storage areas. We have also installed fencing to keep badgers safely away from the development activity



Archaeological investigations have taken place in two areas of the site. Area A has been completed and Area B has recently commenced as shown below.



Once we receive confirmation that the planning conditions for the road have been discharged, work will be carried out to remove hedges and trees on the line of the road.

## Land acquisition update

Following the Cabinet decision in July 2022 to proceed with a Compulsory

Purchase Order (CPO), we have continued to negotiate with affected landowners to try to secure the remaining areas of land and rights or extinguish / override existing interests through agreement.

Significant progress has been made during the past few weeks and we are optimistic that the majority of outstanding issues can be resolved without the use of a CPO.

However, in order to ensure that the scheme can be delivered in accordance with the agreed timetable, the project team has developed a CPO application so that the Council has the flexibility to use the legal Order if necessary as a last resort.

After being signed off by the Council earlier this month, the CPO application will be formally submitted to the Secretary of State for Levelling Up, Communities and Housing for approval.

The CPO can only be implemented once confirmed by the Secretary of State.

In accordance with the statutory rules and guidance, all interested parties were notified before the application was submitted to the government. Copies of the application for the CPO and all supporting documentation have also been published in the local press and are available on the [website](#).

The Council will be carrying out statutory consultation to enable all those affected to comment on the application. All comments will be forwarded to the Secretary of State so they can be considered before a decision is made on whether or not the CPO should be confirmed.

The project team will continue to attempt to negotiate with all affected landowners and interested parties to secure the remaining areas of land and rights.



You can find out more about the [CPO process on the Information section on our website](#)

## Next steps

The Garden Village will be delivered in phases over a 20-to-25-year period, with around 150 new homes being constructed each year. Other elements, such as the new primary schools, community facilities, live work and co living spaces, and green and leisure areas, will be constructed at different phases during the scheme as set out in the masterplan. This is to ensure that the homes we build have access to public facilities at the right place at the right time.

One of the first elements to be constructed will be Fordh Langarth which connects all the development on the site and provides a route from the A390 through Langarth to the Royal Cornwall Hospital Treliske. The interim link road, which will provide access for the construction of Fordh Langarth was completed last year. Work on building Fordh Langarth is due to begin at the end of this year.

Once the first section of Fordh Langarth has been completed, and subject to the Reserved Matters applications being formally approved by Cornwall Council, work will begin on building the first new homes. Construction of homes is currently expected to start in 2023/24.

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# Contact



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