



Welcome to the seventh edition of Langarth Garden Village News

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.

2021 began with some really positive news for Langarth as planning permission

has been granted for the development of our new renewable energy centre and for the extension of the Community Centre in Threemilestone.

Work has also been continuing on the construction of the interim link road, and we are getting ready to confirm the contractor who will be building the first of our two Garden Village primary schools if planning permission is granted for the overall scheme later this year.

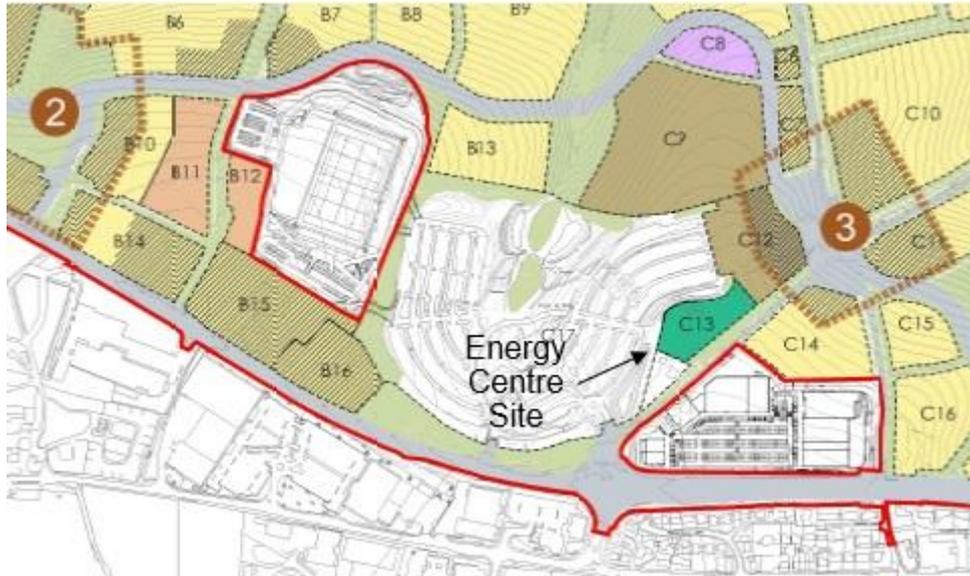
Readers of previous newsletters will know that we are planning to plant over 5 hectares (12 acres) of new woodland and other trees throughout the site as well as managing existing woodland and retaining existing ancient and mature trees . This will mean planting more than 50,000 new trees during the life of the project. To help us achieve this we will be creating a tree nursery using native species at Langarth so we can begin to grow our own trees.

You can read more about this exciting initiative and the other stories listed above in this newsletter.

Go ahead for pioneering renewable energy centre

Plans for our new renewable power energy centre were given the go ahead by members of Cornwall Council's Strategic Planning Committee on 7 January.

By ensuring a greater use of renewable energy created and used on site, and increasing capacity to support the future use of electric vehicles, the centre will play a key role in helping Langarth, and the Council, to move away from carbon dependency, as well as providing low-cost green power for residents.



The centre will provide a central hub for electrical power to the site, bringing together both on-site and off-site renewable energy. It will be connected to the national grid, giving both security of supply and allowing excess generation to be exported.

At the core of the building is a new primary substation with a capacity of 24 mega watts. A battery storage area will maximise the use of renewable energy on site, benefiting both residents and local businesses. A new dedicated circuit to the main substation at Shortlanesend will relieve an already constrained local grid.

Heat pump technology, higher levels of insulation and solar panels will be used to power and heat homes, offices and other buildings, with electric vehicle charging points provided for every house. Together these measures will deliver net zero carbon homes with low running costs for residents, as well generating an income from the sale of surplus power back to the grid.

As well as our original scheme, the energy centre will also be used to support the development of the new £100m Women and Children's hospital building,

and other planned improvements on the Royal Cornwall hospital site.

Without the new infrastructure there had been the potential for a delay to the major building programme underway on the Treliske site. The additional capacity provided by the Langarth energy centre will help ensure that the Trust's ambitious plans are delivered on time.

The building will be surrounded by a combination of stone gabion walls and planted green walls, with wild flowers and trees planted around the site to enhance bio diversity and provide a variety of natural landscape features.



A new pedestrian footpath will connect the existing quiet lane to the park and ride, with a viewing platform looking north over the energy centre. Information boards and educational opportunities will be provided to describe the role of the centre and help people understand how future communities will be powered.



You can find out more about the energy centre on [our website](#).

Extending Threemilestone Community Centre

Plans to extend the community centre in Threemilestone have also been approved by Cornwall Council.

This is fantastic news for the local community and our project as part of a wider programme of community investment projects in the Threemilestone and Highertown area. We have been working with Cornwall Council, members of the Threemilestone Community Centre management committee and other

partners to support the village's plans to extend and upgrade the current community centre.



The building is currently used by the local community for a wide range of sporting, activity, club and other social events. Its popularity and the rising population in the village means there is a growing waiting list of organisations wanting to use the hall. There are also currently no public toilets in the village, with the nearest ones in Chacewater, two and a half miles away.

The plans which have been approved include creating a new entrance foyer with an area for people to wait and shelter from the weather, and a digital information screen, improved access, an additional meeting room and storage

space, fully accessible toilets with an adult 'changing places' facility with hoist, shower, and baby changing facilities.

The building will have solar panels on the roof to provide green energy, and a COVID secure air filtration system.



Work is due to begin on constructing the first phase in Spring 2021, with the extension expected to be completed by the Summer.

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.

It is great that planning permission has been granted for the extension and we can't wait to see the exciting vision become reality.

We are also continuing to work with Cornwall Council and the local community on the next phase of the plans to help improve access into and around the village. Proposals 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.



Further information about the Council's investment in projects in Threemilestone is available on the [Langarth Garden Village website](#) where you can also view a [short film](#) about the project.

Tree planting

Did you know that one of the easiest ways you can help nature is by growing and planting a native tree? Growing trees can really help nature recover and improve the natural environment where you live, for both wildlife and people, for generations to come.

As part of our vision for Langarth we are planning to plant over 5 hectares of new woodland and other trees throughout the site to provide food, shelter, shade and nesting and roosting sites for wildlife, as well as supporting cleaner air and helping to capture carbon.



As a garden village we want to do everything we can to preserve and enhance green space. As well as managing existing woodland and maintaining existing

Cornish hedges, our plans include creating new hedges and wild flower meadows and using sustainable drainage with swales, ponds and wetland areas as a natural flood prevention system, providing habitats for insects, songbirds, badgers, otters and other amphibians. New allotments, community gardens and community orchards will help support food production and bring communities together.

We are backing the Grow More Trees campaign. Developed by Cornwall Wildlife Trust and Cornwall Council's Forest For Cornwall team last year, the aim of the campaign is to encourage people to collect, grow and plant their own tree seeds in Cornwall:



We are also supporting Countryfile's Plant Britain campaign which aims to get the whole country planting trees. The first goal of the campaign is to plant 750,000 trees – one tree for every UK primary school starter in 2020.

We think this is a fantastic idea and are planning to kick off our Langarth tree

planting programme 'Planting the next generation of trees for the next generation' by planting a new sapling for each of the 410 pupils at Threemilestone Primary school on the Langarth site at the end of March.

We had hoped to invite the pupils to plant their own trees but unfortunately this is not looking possible because of the current Covid lockdown restrictions. We will, however, be inviting the children to the site to see their trees as soon as the restrictions allow.

These trees will be planted to bolster the existing wooded assets and hedges; providing important wildlife corridors within the development boundary between various niche habitat areas earmarked for retention and improvement via natural resources as part of our project.

This is just the start, however. We are currently developing plans to plant a tree for every primary school pupil in Truro during the next tree planting season which begins in November.



We are also supporting the 'Treemilestone' community tree planting project which is looking to plant up to 300 trees donated by the Woodland Trust in verges and open spaces throughout the village. We have donated £5,000 towards this project and are working with the local councilor to support community tree planting events.

We are very keen to grow our own trees to plant at Langarth and are looking at creating a tree nursery on the site where we can grow a range of native species to plant during the life of the project.

New Forest School

We are currently finalising the letting of the tender for the construction of the first of our two new primary schools.

Below is one of the designs we have been looking at for the school.



Once the contractor has been confirmed we will be working with them to develop the school designs and are looking forward to sharing them with local residents as soon as possible.

If planning permission is granted for Langarth Garden Village in the Summer, construction on the building is set to begin in Spring 2022, with the new school then due to be open by Summer 2023 to coincide with the first residents moving into their new homes.

Interim Link Road update

While the introduction of the latest lockdown means we have had to adapt the site to meet the current restrictions, construction of the Northern Access Road



Two small sections of the existing hedgerow have been removed to enable access to the site. This was carried out by CORMAC Solutions Ltd under the supervision of an ecologist, with the existing wildlife, including mice and reptiles, relocated during the process. As well as replacing the sections which have been removed, additional lengths of new Cornish hedges are being created, helping to more than double the overall biodiversity on the site. No trees have been cut down during the construction of the road.

The next phase of the works involves installing service ducts for the under road crossing of high and low voltage cabling. After this has been completed the new road will be brought up to the correct level to begin receiving tarmac surfacing layers.

During the week beginning 15 February, 190m of new water main will be installed from the A390 to the proposed Northern Access Route. This is expected to take between two and three weeks, and, at the same time, the new Cornish hedging and fencing will be constructed.

Also beginning on 15 February 250m of the A390 will be planed off to carry out resurfacing and laying new white lines. This will be done at night using two-way

traffic lights with a convoy vehicle guiding the travelling public through the works and is expected to take up to five nights. The completed road will initially be signed as a construction access.

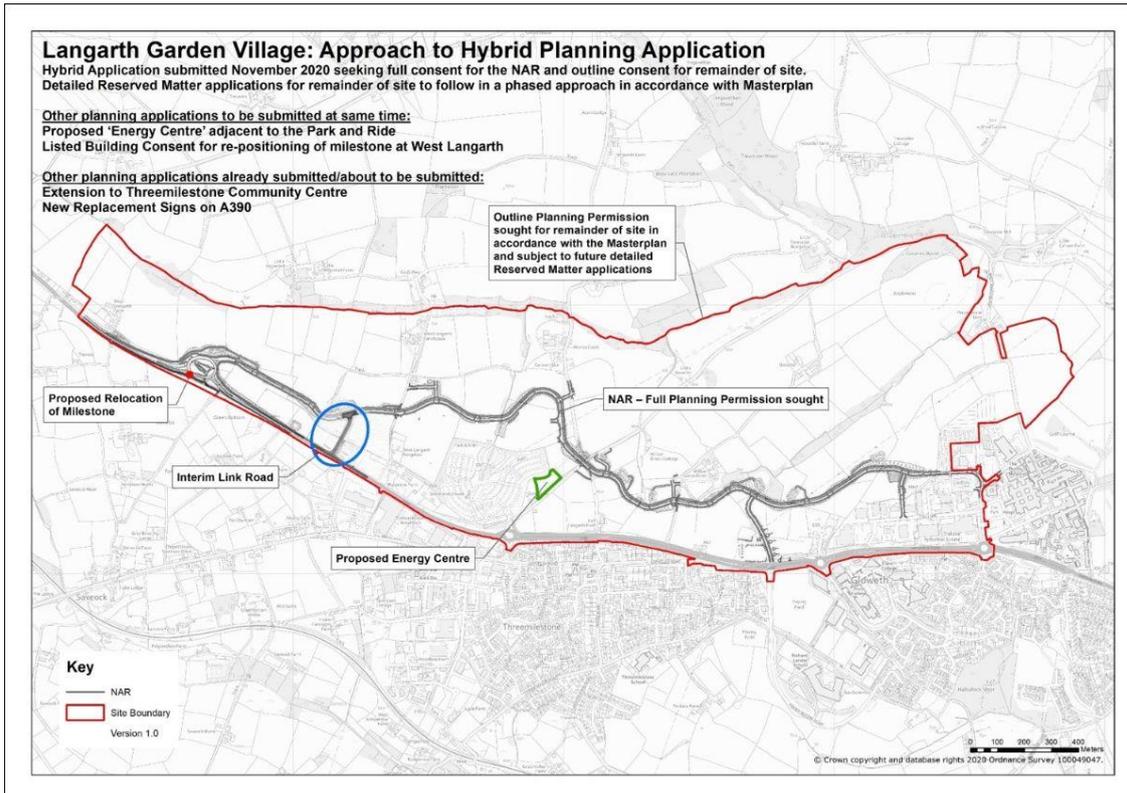
All excavated material is being stockpiled for use during the later stages of the NAR. Surplus topsoil will be taken off site as the works near completion.

The completed road will run for 200 metres north of the existing A390, ending at the future junction with the NAR. Following the opening of the major A390 West Langarth junction (subject to planning permission) the road will be closed to normal traffic and turned into a bus gate.

Planning application update

The planning application for Langarth Garden Village is now available for viewing at the online planning register on Cornwall Council's [website](#). The reference number for the application is PA20/09631.

The planning application is a 'hybrid' type, with the proposed Northern Access Road (NAR) in 'full' form and the remaining land in the Masterplan proposed in 'outline' form.



The application is now subject to a full consultation and publicity process by Cornwall Council as Local Planning Authority involving the public, expert consultees and many other stakeholders who are all being invited to inspect the application and make comment if they wish. The Council is able to receive comments at any time while it is considering the planning application.

In due course officers from the Local Planning Authority will prepare a report on the application for consideration by members of the Council's Strategic Planning Committee who will then make a decision whether or not to grant planning permission.

As this is such a significant scheme this first stage of the planning process to give outline planning permission for the Langarth Garden Village scheme is not expected to be determined until the summer of 2021 at the earliest. Progress on this will be continually monitored.

If outline planning permission is granted for the Langarth Garden Village scheme this year, the next stage in obtaining the necessary detailed consents will be the preparation of the 'reserved matters' application which will deal with areas not included in the outline application proposal. These can include the appearance, means of access, landscaping, and scale of the development. As a 'full' application approval of the Northern Access Road will allow works to commence once relevant Planning conditions have been satisfactorily discharged.

There are a number of ways for people to comment on the planning application. These are:

- Cornwall Council's [online planning portal](#),
- by email at planning@cornwall.gov.uk or
- by letter to the [local planning office](#).

Information about the planning process is also available on the Langarth Garden Village [website](#) . Please always quote the Planning reference number PA20/09631.

Meet our apprentices

We recognise the need for jobs at Langarth and want to provide new opportunities which will complement, rather than duplicate, existing work and retail provision.

We are working with a range of partners, including Constructing Excellence, Building Cornwall and local schools and colleges, to develop opportunities to build skills and promote local talent through our project.

This includes providing apprenticeships across all sectors and at all levels of the project.



One of our first 'Langarth GV' apprentices is Cornish born Sarah Treliving who is an apprentice project manager at Arcadis. Having lived and worked in Devon for the past few years, working with the Langarth project team means she has been able to return to Cornwall and has now bought a house in Mid Cornwall with her partner and their dog!

You can read Sarah's story on [our website](#)

Contact

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



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'Onen hag oll'