



Langarth Garden Village briefing pack



Background:

Cornwall Council wants to ensure that all new development in Cornwall is of the best quality it can be. At Langarth the planning permissions for 2,700 homes previously granted to a number of private developers on the 244 hectare site on the edge of the city of Truro meant that some development would inevitably take place.

In January 2019 Cornwall Council took on a proactive role in planning and delivering the new integrated community at Langarth.

Rather than allow piecemeal development, the Council allocated £159 million to support the development of a masterplan and key infrastructure for the whole site to help create a vibrant, co-ordinated and sustainable development where people want to live, work and visit.

In June 2019 the Government included Langarth in its Garden Communities programme and awarded the Council £47.5 million to build the Northern Access Road (NAR). This road will connect all the developments on the site and provide an alternative route to the Royal Cornwall Hospital at Treliske, as well as providing facilities for public transport, cyclists and walkers along its entire length.

Since then the masterplan team have been working with representatives of the local community and key partners to develop plans to provide new high quality, well designed homes, with education, health, cultural and leisure facilities and innovative and flexible workspaces set within open and walkable green landscapes with trees, walking and cycle ways.

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, will be submitted to Cornwall Council in November.

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.



Timeline of Council decisions and actions

The Langarth Garden Village Masterplan concept has not developed in isolation. The form and scope of the development subject to this planning application have emerged following a succession of key decisions made by Cornwall Council Members at various Committee meetings over the last two to three years.

These decisions collectively reflect the ambition and vision of the Council to make a purposeful intervention in land at Langarth to help deliver the Council's strategic vision for the area.

The following timeline summarises the decisions made in recent years that are material to the consideration of the planning application, together with details of the engagement events and activities:

* represents key Cornwall Council decision

14 July 2017: Economic Growth and Development Overview and Scrutiny Committee discusses proposals for new approach for Council in delivering homes and jobs as part of the proposed Programme for Cornwall.

27 July 2017: Cabinet approves principle of taking proactive role in delivering houses and jobs as part of the Local Plan and Strategic Economic Plan and the Programme for Cornwall

6 September 2017: Cabinet approves proposal to acquire land at Langarth Farm

15 November 2017* Cabinet endorses vision and objectives for proposed Investment Programme for Cornwall and approves £70 million increase to the capital programme to support the development of a number of schemes, including the Threemilestone programme.

2 May 2018*: Cabinet approves strategy to take on a proactive role in planning and delivering the new integrated community at Langarth.

20 June 2018*: Cabinet approves the acquisition of 154 plots at Langarth, together with further land for public infrastructure at Langarth Farm.

10 July 2018*: Full Council formally ratifies Cabinet decision to acquire land.

18 December 2018*: Cabinet approves recommendation to full Council to increase capital programme to support the development of Langarth scheme

22 January 2019*: the Council takes formal decision to take on proactive role in the Langarth project and allocates £159m to the scheme to support development of masterplan and key infrastructure.

18 February 2019: Council sets up Langarth Stakeholder Panel

June 2019: Government includes Langarth in its Garden Communities programme and awards the Council £47.5m to build the Northern Access Road.

8 September 2019 : Langarth Garden Village stand at Truro Day

3 October 2019 : report on EIA scoping document to Truro City Council planning committee

11 October 2019 : public consultation event at Threemilestone School

9 – 25 October 2019: First round of community consultation and engagement “listening events” in Threemilestone, Highertown, St Agnes, Chacewater, Shortlanesend

28 October 2019: presentation to Truro City Council

31 October 2019 : Langarth GV stand at Cornwall Business Fair

October 2019 : Langarth Garden Village newsletter issued

7 November 2019: first themed working group sessions

8 November 2019 : public consultation event at Threemilestone Community Centre

13 November 2019*: Cabinet agrees to invest in community projects in Threemilestone and Highertown reflecting the need for wider investment in the local community to support the scale of change in a sustainable manner.

13 November 2019 : presentation to Kenwyn Parish Council

15 November 2019 : Truro public consultation event at Pydar

18 November 2019 : public consultation event at RCHT

December 2019: meeting with representatives of Kenwyn Parish Council, TMS primary schools and local Cornwall Councillor to scope out project opportunities and record priorities

December 2019 : Langarth Garden Village newsletter issued

20 January 2020: update on masterplan development to Truro City Council

12 Feb 2020: update on masterplan development to Kenwyn Parish Council

February 2020 : Langarth Garden Village newsletter issued

2- 6 March 2020: second round of community consultation and engagement events : Highertown, Chacewater, Shortlanesend, St Agnes, Threemilestone

3 March 2020: Threemilestone Village Design Workshop at TMS Community Centre

27 March 2020: virtual themed working group session

30 March 2020*: the Council acquires 120 acres of land at Langarth, enabling plans for the scheme to move ahead and the Council to begin the process of transferring the land to its Stadium for Cornwall partners, delivering a vital next step in this long-awaited project.

21 April 2020: final meeting of Langarth Stakeholder Panel (press release issued)

24 April 2020 : community engagement event at TMS community hall to gauge feedback on proposed options for community investment projects t

April 2020: Langarth Garden Village newsletter issued

28 May 2020: Technical Briefing to Strategic Planning Committee, Truro City Council and Kenwyn Parish Council

23 June 2020 : Langarth GV presentation to Kenwyn Parish Council

16 July 2020 : meeting re Langarth involvement in Threemilestone School community hall project

20 July 2020 : update to Kenwyn Parish Council

14 August 2020: formal signing of £47.45m funding contract for the design and construction of the new Northern Access Road between Homes England and Cornwall Council (press release)

14 August 2020: Council agrees acquisition of the Willows and West Langarth Farm at Penstraze.

August 2020 : article re Langarth project in Threemilestone Contact magazine

1 September 2020: official launch of Langarth Garden Village website (message sent to key stakeholders / partners)

10 September 2020: Technical briefing (drainage) to Strategic Planning Committee, Truro City Council and Kenwyn Parish Council

21 September 2020: mini film and blog post on Threemilestone Community Centre project published on Langarth GV website

21 September 2020 : presentation on TMS community investment projects to Kenwyn Parish Council

23 September 2020: mini film and blog post on Threemilestone School project published on Langarth GV website

24 September 2020: meeting of Threemilestone Community projects working group

24 September 2020: letters posted to landowners and tenants re start of works on construction of Interim Link Road

24 September 2020: letters sent to partners and stakeholders re start of works on construction of interim link road

25 September 2020: Langarth Garden Village newsletter issued

28 September 2020: start of work on construction of Interim Link Road (photo opp and press release issued)

29 September 2020: mini film and blog post re Interim Link Road published on Langarth GV website

5 October 2020: update on Langarth GV project published in Threemilestone Contact magazine

9 October 2020: mini film and blog post on Lifehouse project published on Langarth GV website

16 October 2020 : update on planning application process and invitation to provide update at meeting sent to Truro City Council and Kenwyn Parish Council

16 October 2020 : press release on plans for new energy centre issued

16 October 2020 blog post re new energy centre published on Langarth GV website

22 October 2020 : blog post seeking views on transport mobility hubs published on Langarth GV website

23 October 2020: update re planning application process and copy of briefing pack sent to landowners and tenants, Cornwall Councillors, Kenwyn Parish and Truro City Councillors, partners and key stakeholders

26 October 2020: update on planning process to Truro City Council

October 30 2020: completion of masterplan

November 2020: submission of planning application for new energy centre

2 November 2020: stakeholder meeting /working group meeting at TMS Community Hall

3 November 2020*: submission of hybrid planning application (full planning for NAR and outline planning permission for Langarth Garden Village development).

4 November 2020*: Cabinet meeting to consider Threemilestone community investment projects and funding for Langarth primary school and energy centre.

Realisation of the Council's strategic vision has included investment not just in proposals directly linked to the new Garden Village, such as the NAR and new primary school, but importantly to community projects within Threemilestone and Highertown which help ensure that Langarth Garden Village will ultimately form part of the broader community of Truro and Threemilestone.

Vision: Langarth Garden Village will be a vibrant, connected, sustainable and well planned community for between 8,000 and 10,000 residents in Cornwall. It will have local character, strong services, and integrated and accessible transport and green spaces.

Langarth will be home to people of different ages and lifestyles with a mix of housing sizes, types and tenures to meet local needs rather than a bland "one size fits all" approach.

By bringing services together and providing opportunities for different generations to interact within communities, Langarth Garden Village can deliver positive benefits around health, wellbeing and social interaction.

Access to green space will be maximised, with the use of sustainable transport methods for residents and visitors. Pedestrian and cycle links into Threemilestone and the surrounding communities will be created and enhanced, with new areas of forest, parks, public sport areas, and green civic and amenity spaces. Streets and green corridors throughout the development will be full of life and safe to play in, as well as supporting the movement of pedestrians, cyclists, electric cars and small buses.

By planning and delivering this new community as a whole, the Council and masterplanners will ensure that services on site, such as schools and health facilities, are shaped around future resident numbers from the start, helping to prevent additional pressure on existing local services. The size, shape and feel of these services will be informed by the number of homes and future residents at Langarth Garden Village.

The Council's involvement will ensure that Langarth Garden Village is an exemplar, not only to demonstrate a new era of place-making in Cornwall, but also to meet the needs of the times and in response to the climate emergency.

By working from the landscape upwards, protecting and enhancing green space, maintaining existing and creating new Cornish hedges, planting trees, creating diverse, natural green space for everything from leisure, sport, play, growing, wildlife and nature, and soft engineering, incorporating elements of 'eco' living and promoting high quality building design, Langarth will create a "gold standard" for all future development in Cornwall.

Listening to local communities

As part of Cornwall Council's commitment to bringing the local community into the centre of the place-making process, the masterplan team have worked hard to involve as many people as possible in the development of Langarth Garden Village.

A comprehensive consultation and engagement programme has been carried out to gather views and priorities from existing and potential residents, local business and other stakeholders, including elected representatives.

This has included a series of community pop up events in Threemilestone and surrounding areas; workshops with local schools, colleges and youth groups; meetings with major employers and more than 50 key stakeholders, including local businesses, Cornwall and Truro Chambers of Commerce, Truro and Newham BIDS; presentations to councillors from Truro City Council, Kenwyn Parish Council and Cornwall Councillors; attendance at local community events; themed working groups sessions focusing on specific areas such as transport, the environment, housing, education and health provision, and regular Langarth Garden Village e-newsletters .

In March 2019 the Council set up the Langarth Stakeholder Panel to represent the interests of the local community. The Panel, which included councillors from Cornwall Council, Truro City Council and Kenwyn Parish Council, with representatives from key partners and community organisation, met monthly over a 12 month period to help shape the development of the masterplan and discuss any concerns from local communities.

The feedback from this engagement has been used to inform the vision, the masterplan and the design principles and codes for the development.

How we have addressed people's concerns:

People told us they were concerned about piecemeal development, and were also worried that key services and infrastructure would not be delivered until the end of the project.

What we have done:

The Council's involvement and the development of a masterplan for the whole site means that the new community will be delivered as an integrated whole. New schools, new roads, an extension to the park and ride scheme, health, leisure, faith, emergency facilities and a new community centre and services needed to enable the development will be delivered at the start of the project when the community needs them, rather than having to wait until a significant proportion of the new houses have been built.

Work has already started on constructing the interim link road which will provide access for up to 300 homes and for the construction of the new Northern Access Road (NAR). If outline planning permission is granted for the scheme, work on constructing the NAR will begin in 2021, with the first of the two new schools – a

forest school – constructed by Summer 2023 to coincide with the first residents moving into their new homes.

We are working with health partners to ensure that health and wellbeing facilities are shaped around the needs of residents and delivered at the start of the project.

The masterplan also sets out plans for providing joined up and accessible transport links, with walkable green corridors providing easy access to and positive connections with the city and surrounding communities, separate walkways and cycle paths for people to travel for work, school or leisure, improvements to the existing A390 and improved public transport services.

People told us they were concerned about the quality of the new homes, and wanted to see affordable homes for local people, key worker accommodation for staff at all levels of organisations, and a mix of house types and designs to meet the needs of all groups – a place where people could start out in life and a place to stay.

What we have done:

We know many people in Truro (and throughout) Cornwall are struggling to get on the housing ladder. The Council's involvement will ensure that Langarth Garden Village will deliver high quality, well designed housing, built to a standard up to 20% higher than current building regulations.

The scheme will see approximately 3,550 new homes built over a 20 to 25 year period. We are mindful of the needs of the most vulnerable in our community and are also looking at opportunities for 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.

This is not a one size fits all development – we will be working with land trusts and other providers to provide high quality housing of the right mix, enabling people from diverse backgrounds to live at Langarth. There will be a mix of housing sizes, types and tenures to meet local needs, including detached, semi-detached, terraced houses, apartments and bungalows.

All buildings will be required to adhere to the 10 design principles developed in partnership with the Langarth Stakeholder Panel, and to meet the design codes set out in the masterplan developed for the scheme.

All homes on the site will be low carbon, using renewable energy for heat and power, with higher levels of insulation helping to reduce running costs. There will also be electric charging points in every house.

35% of homes on the site will be affordable for local people. These homes will be distributed (pepper potted) throughout the site and phased in line with the rest of the development. This proportion of affordable homes will be binding on all developments.

People told us they were concerned about the impact of Langarth on local schools.

What we have done:

We want to ensure that Langarth meets the needs of young people, both now and in the future. We have worked with existing schools and learning providers

to consider what extra provision is needed at Langarth to match the demand created by the new homes.

The masterplan has identified the need for two new primary schools to be provided to meet the needs of families living at Langarth. If outline planning permission is granted for the scheme, the first of these two schools – a three form entry forest school – will be constructed by Summer 2023 to coincide with the first residents moving into their new homes.

As well as providing a second primary school at a later stage in the project, we are also looking at the provision of pre-school education and childcare and discussing options for a new secondary school, potentially on the North Coast. In the short term we are working with Richard Lander School to develop plans to increase its capacity to accommodate additional pupils during the first few years of the development.

People told us they were concerned about the impact of Langarth on health services.

What we have done:

We are very aware of the impact of new developments on health infrastructure. As Langarth will be phased over 20 to 25 years there will not be a sudden increase in people needing hospital treatment. However we recognise the importance of ensuring that new health facilities are in place at the start of the scheme to help minimise the impact of the development on community and acute hospital and emergency services.

As part of the Langarth project we are working with RCHT and other health partners and providers to develop new ways of delivering step down care to provide support for people who are well enough to leave hospital but are not immediately able to return to their homes. This includes providing new facilities which will provide high quality short and medium-term care, releasing beds at RCHT.

The Truro primary care practices are engaging with partners and exploring options for increasing provision, such as a new Sport and Wellness quarter, as well as developing alternative methods for delivering primary and community-based services, including a pharmacy and dental practice.

We want Langarth to be a community for people of different ages and lifestyles. This means ensuring that vulnerable adults can live in the heart of the community with flexible and adaptable homes which will meet their needs at all stages of their lives. Langarth will provide extra care housing, as well as providing bungalows as well as other types of homes specially designed for people with special needs.

We are also looking at ways to support the improvement of residents' health. We want to encourage people not to use cars for short distance journeys. By improving public transport services, and encouraging active travel through the provision of new walking and cycling routes in and around the development, together with wide footways and fully segregated cycleway on the Northern Access Road, we can provide opportunities for exercise, helping physical and mental wellbeing in the natural environment. With leisure routes also providing direct access to the countryside, people can undertake walking, running, cycling, horse riding, etc, all of which will help keep them active and healthy.

We are also working with the Stadium partners, local schools and Kenwyn Parish Council to increase opportunities for sport and leisure, and have adopted the principles of projects such as edible streets and healthy towns in the masterplan.

People told us they were concerned about increased traffic congestion on A390 and surrounding roads.

What we have done:

A key aim of the masterplan is to improve the management of the roads in and around Langarth, and, in turn, to improve journey times, reliability and resilience of the wider highway network.

We are working with partners to create an effective transport strategy which will provide better cycle, bus and walking connections and alternatives to car use for accessing the city centre and other services.

The new boulevard style Northern Access Road (NAR) will connect all the developments on the Langarth site and provide a route through the Garden Village to the Royal Cornwall Hospital at Treliske avoiding the A390. A new junction at A390 Penstraze and a revised A390 junction at Richard Lander School providing the principal accesses to Langarth, the links to the hospital and the Treliske retail park, will allow more direct access without having to use the Threemilestone to Gloweth sections of the A390.

By removing up to 30% of existing traffic from the A390, the NAR will alleviate some of the pressure on this key route. It will also reduce conflict and safety concerns associated with rat running on quiet lanes. The A390 will include several safe crossing points provided along its length to link Threemilestone to Langarth.

The NAR will be pedestrian friendly, prioritising cycling and walking over cars along its entire length, with a 20mph speed limit in all possible circumstances. Cycle parking to each house will be ensured via Design Codes to provide secure, easily accessible on plot space for cycle parking, including e-bike charging. There will also be e-car clubs and e-bike hire clubs on the site.

Cycleways and paths will provide easy access to everywhere people want to go, with the Saints Trails route from St Agnes connecting to the Langarth development at the proposed West Langarth junction, providing onward connections into the city centre.

We are also looking at developing active travel hubs in each of the village centres at Langarth, as well as a hub in Threemilestone.

People told us they were concerned about the lack of adequate public transport and wanted to see more frequent and cheaper bus services, and safe cycling and pedestrian routes to provide alternatives to cars.

What we have done:

Our plans for Langarth will see people prioritised over cars. We are providing joined up and accessible transport links to enable people to cycle or use public transport to travel for work, school or leisure.

The Truro transport strategy will link with the NAR and the One Public Transport System for Cornwall to provide better cycle, bus and walking connections and alternatives to car use for accessing the city centre and surrounding

communities, and with existing and planned retail developments in the rest of Truro.

The opening hours of the Park and Ride sites have been extended, with buses now running up to 10 pm. Work is also taking place to extend the site at Langarth and provide an extra 600 spaces.

Improved bus services with bus stops in each local centre, and links to Langarth Park and Ride, RCHT and Truro will provide a fully integrated public transport service. Work is continuing to ensure that frequency is as high as possible and fares set at a level that will encourage use.

Pedestrian and cycle routes will serve and connect all parts of the development, with landscape corridors linking individual homes to wider communities, the different communities to the overall site and the site to the surrounding areas. These links will provide easy access to everywhere people want to go, encouraging people to use their cars less and helping them to lead active lives and minimize air and noise pollution from traffic.

The Saints Trails route from St Agnes will connect to the Langarth development at the proposed West Langarth junction, providing onward connections into the City centre.

With Richard Lander School providing the principal accesses to Langarth, the links to the hospital and the Treliske retail park will allow more direct access without having to use the Threemilestone to Gloweth sections of the A390.

People told us they were concerned that plans for Langarth were in conflict with the Council's commitment to tackle climate change.

What we have done:

By designing for climate change resilience and creating a zero carbon, sustainable environment, Langarth has a key role to play in supporting Cornwall Council's Climate Emergency Plan.

Our energy strategy will deliver net zero carbon for the buildings, using solar power and air source heat pumps to heat and power homes, installing higher levels of insulation and providing electric charging points in every house as well as including space for the collection and storage of recycling as part of the design of the new homes.

We will plant over 5 hectares (12 acres) of new woodland as part of the Forest for Cornwall and other trees throughout the site to support cleaner air and help capture carbon, and increase biodiversity across the site.

We are developing a new energy centre as the first step in a new way of living. As well as acting as an electricity substation, the energy centre will provide storage capacity to support the use of renewable energy in the garden village and form a renewable power energy centre for Langarth. This will provide low carbon homes with low running costs and deliver cheaper and more sustainable energy for residents and businesses.

The team are also exploring the potential of district heating using geothermal energy as a renewable source of heat, and investigating the use of modern methods of construction such as modular design for key buildings such as the new schools and community buildings to help reduce building waste. The construction of the NAR and other key infrastructure will also be looking at ways to reuse materials during the build process.

People told us they were concerned about the impact on the environment and the loss of green space.

What we have done:

We recognise the importance of protecting the environment and wildlife and want to create a new place with green infrastructure at its heart. One of the key aims of the project is to create a community that sits within a biodiverse and hard-working landscape.

By working with environmental experts and the local community, our masterplan protects at least 48% of the existing green space within the site (compared with just 19% in the previous planning applications). We will be working with the landscape to make the most of the natural environment; retaining as much of the existing field pattern as possible by retaining the majority of hedgerows, preserving green spaces and creating new community hubs for everyone to use and enjoy.

As well as preserving green space and protecting existing Cornish hedges, we will be creating new hedges, swales and wetland areas to provide habitats for insects, songbirds, badgers and otters; using sustainable drainage as a natural flood prevention system; planting over 5 hectares (12 acres) of new woodland as part of the Forest for Cornwall and other trees throughout the site to support cleaner air and help capture carbon. We will also be creating our own tree nursery for native species on the site. Together these measures will increase biodiversity by up to 20% across the whole site compared with the current farmland.

The new housing will be located completely in the landscape and connected with the existing settlements through a green buffer along the A390, with allotments, community gardens and community orchards to support food production and bring communities together.

We have redesigned the main road through the site as a tree-lined avenue. Walkable green corridors, cycleways and pedestrian walkways connect all parts of the development, and create river and woodland walks, with sports pitches and public open spaces for play and recreation.

People told us they were concerned about the risk of increased flooding and surface water drainage.

What we have done:

We are developing an enhanced surface water drainage system, consisting of new ponds, wetlands and swales. This will use the natural characteristics of the environment to slow, store and clean water. These surface water drainage features will help increase biodiversity and protect and enhance species. They will also allow rainwater from the site to be controlled and restricted in a more efficient and effective way than the current green field runoff.

The Council involvement means drainage improvements and flood prevention measures can take place in a single co-ordinated way at the start of the scheme rather than having to wait for a significant number of houses to be built to access funding from developers through section 106 agreements.

Discussions with South West Water (SWW) have already taken place over the treatment of foul water arising from the new developments. The works at the main Newham sewage treatment centre are currently being updated to provide

additional capacity and SWW have produced draft proposals for the sewage system required to link the development to Newham. We are now working with SWW to ensure that these infrastructure improvements are put in place prior to the start of the development.

Sewage from the development will be pumped from the development to Newham pumping station via a rising main and gravity sewer. There are two pumping stations currently being proposed by South West Water which will be located within the development land.

In the event of a power failure, storage is provided upstream of each pumping station which allows for temporary power supplies or tankers to deal with flows until the pumping station is operational again. The pumping stations will be designed to prevent odours escaping.

People told us they were concerned about jobs and future employment opportunities for people living at Langarth.

What we have done:

We recognise the need for jobs and are working with partners to provide extra employment opportunities. The aim is to complement, rather than duplicate, existing work and retail provision.

The construction of the new homes, key infrastructure, including new schools, health facilities and community buildings, the extension to the Truro Park and Ride, the new Northern Access Road (NAR) and walking and cycling routes, will provide jobs for local tradespeople on the site, as well as in adjacent areas such as the Threemilestone Business Park.

Langarth will also provide additional employment opportunities, with live-work housing solutions, including access to superfast broadband, and specific support for start-ups and growth for small and medium sized enterprises.

We are working with Constructing Excellence, Building Cornwall and schools and colleges to create a stronger local labour market, stronger local businesses, and promote local talent and skills through a variety of programmes, including apprenticeships, as well as working with other partners to develop employment opportunities.

These include agri food where we are working to encourage new food processing businesses of all sizes, improve the productivity, efficiency and sustainability of existing food production and support the development of Food Enterprise Zone. We are also planning to support professional services and digital and creative media by providing high quality workspace, and flexible live-work accommodation; and create hubs for residents / businesses involved in the rural world and rural gateway, including local farmers market space, farmers clubs and a farming school.

People told us they were concerned about the impact on existing local communities

What we have done:

We recognised the concerns expressed by people living in existing communities close to the proposed Garden Village site and the potential impact of the new development on their local facilities and services. While funding for new

community facilities would normally come from land sales and be delivered towards the end of the development, Cornwall Council has provided early investment for a number of community projects to ensure that local services do not come under pressure.

Work is already underway on building the new Community Hall at All Saints Church Highertown following a £600,000 investment from the Council, with £880,000 of funding provided to support the development of the new sports hall at Threemilestone Primary School.

We have been working with local communities to develop detailed business cases to support the project to upgrade the Community Centre at Threemilestone and provide new playing pitches in the village.

We are also working with CORMAC to look at how we can improve the Threemilestone village centre and improve pedestrian and cycle links with Langarth.

Detailed business cases for all these projects will be considered at the meeting of the Council's Cabinet in November.

Expansion of the Threemilestone business park is also being reviewed to improve employment opportunities, drive business growth and enhance links between the village and business park.

The masterplan will improve local transport systems and access to the site from neighbouring communities, giving residents greater access to open space, employment, community facilities, leisure uses and retail. The A390 will also introduce safe crossing points along the busy dual carriageway to ensure access for all.

People told us they were concerned about the facilities for children living at Langarth in the future.

What we have done:

We want to ensure that Langarth meets the needs of young people both now and over the next 20 years. This has meant asking them about their dreams and aspirations for the future as well as providing facilities which meet their current needs.

We have been working closely with young people in local schools and colleges both through the initial consultation and engagement phase and in themed working groups to ensure that we create a community they want to live in in the future.

We want Langarth to provide a safe and healthy place for children and young people to live and learn.

There will be two new primary schools at Langarth, together with pre-school education and childcare, with strong link to local secondary schools and colleges. As well as providing a well-designed site with safe walking and cycling routes and public spaces, there will be leisure and play areas and sports pitches to encourage them to be active. These areas will include both formal and informal play areas for younger children, as well as a range of activities for teenagers, including multi use games areas, BMX and skate parks, and rope walks and other outdoor activities.

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 provide apprenticeships in a wide range of different sectors.

The masterplan also includes a number of measures which are designed to help support families and reduce the number of children living in poverty. These include ensuring that 35% of the new homes will be affordable for local people to buy, as well as working with partners to provide secure tenure and affordable rents. The quality of the design, which requires homes to be low carbon with low running costs, will help reduce the cost of day to day living for families.

People told us they were concerned about how Langarth fits with the refresh of the Truro and Kenwyn Neighbourhood Plan.

What we have done:

Neighbourhood Plans need to be kept up to date. Nearly three years after the original plan was adopted, there have been local and national changes that mean that the plan for Truro and Kenwyn needed to be updated.

These include looking at how we can respond to climate change, creating a greener city and encouraging more sustainable ways to travel, and making improvements to health and wellbeing as well as re-planning major new developments such as Langarth and Pydar Street.

We have been working with Cornwall Council, Truro City Council and Kenwyn Parish Council to ensure that changes to the plan will help guide Langarth and other major schemes by developing proposals to improve the overall quality of development, promote better energy efficiency and drainage, and shape environmental standards for new buildings and places.

People told us they were concerned about creating a new community from scratch.

What we have done:

We want Langarth Garden Village to be a new vibrant, distinctive and sustainable community where residents of all ages can enjoy the benefits of rural life while having easy access to, and positive connections with, the city and surrounding communities.

Delivering a sustainable community means providing all the facilities that people need in their daily lives.

Our masterplan will deliver a wide range of homes to suit different budgets and needs, together with jobs for all age groups set in green and open spaces with parks, woodland, wildlife areas, nature trails, and river walks.

Community buildings and village centres, with public squares, local shops and cafes, will provide attractive and appealing spaces where people can get together and socialise, with new primary schools and play, sports and leisure areas offering safe places for children and young people to learn and live.

Low carbon homes with low running costs will deliver cheaper and more sustainable energy for residents and businesses, with community gardens, allotments and orchards available for those wanting to grow healthy food from their doorstep.

Sustainable transport links, with new roads and bus services and walkable neighbourhoods and green corridors will provide safe areas to walk and play, as well as supporting the movement of pedestrians and cyclists.

Community involvement will be encouraged through the development of a stewardship scheme to maintain public open spaces (parks, play areas, civic spaces, green infrastructure); public realm (footpaths, the spaces between buildings); and own and manage assets such as community facilities/shops, and other buildings in the village centres. This will help to generate a strong sense of community among residents, helping to ensure the safety and wellbeing of children and young people.

Benefits of Cornwall Council involvement in the scheme.

The Council's involvement means the new community will be delivered as an integrated whole rather than as piecemeal development, with services and facilities shaped around the needs of residents and delivered at the start of the project. It will also ensure that future growth is encouraged and planned in a sustainable way.

Specific benefits to existing and future local residents of the Council's involvement include:

- Protecting at least 48% of green space within the site (compared with just 19% in the previous applications)
- Providing 35% affordable housing (for local people), as well as homes for key workers such as nurses and teachers, and extra care housing for older people and people with disabilities.
- Building high quality homes to a standard up to 20% higher than current building regulations, with a target of achieving Zero Carbon within 10 years
- Using low carbon energy sources such as solar power and ground source heat pumps to heat the whole development, with electric charging points for every house and high levels of insulation
- Providing new primary schools and health facilities at the start of the project (rather than at the end when all the houses have been built)
- Improving transport links – with works to improve the existing A390 as part of a wider transport strategy for Truro, as well as delivering the new Northern Access Road at the start of the development, providing segregated cycle paths which link with new cycle routes into and around the city, and improved public transport, with increased bus services, cheaper fares, and E-Bike and E-car clubs.
- Improved connectivity with generous and interconnected green corridors linking to existing settlements at Threemilestone, Treliske and Gloweth, with the Royal Cornwall Hospital, Truro and Penwith College and with existing and planned retail developments in the rest of Truro.
- Investment in community projects in Threemilestone and Highertown areas to help ensure local services do not come under pressure as a result of the Langarth scheme. These include a Community Hall at All Saints Church Highertown, a new hall at Threemilestone School, upgrading the Community Centre, providing new playing pitches, improving the village centre to reduce congestion and increase parking and improve pedestrian and cycle links with Langarth and the potential expansion of the business park.
- Using sustainable drainage systems as a natural flood prevention system that enhances biodiversity.

- Creating a vibrant, co-ordinated development where people want to live, work and visit, with green and public spaces allowing communities to interact and flourish; live-work housing solutions, including access to superfast broadband and support for start-ups and growth for small and medium sized enterprises, and new sports, cultural and play areas
- Providing areas for young families to live close to schools and surrounded by nature and opportunities for children to develop in close relationship with the landscape.
- Building on Cornish heritage and promoting the use of local tradespeople to create a variety of different housing sizes and styles – not a bland “one size fits all” approach.
- Setting the development within the historic fields to minimise impact on existing hedgerows and creating new hedges to help increase biodiversity on the site by up to 20%.
- Planting at least 5 hectares of new woodland and other trees as part of the Forest for Cornwall
- Providing allotments, community gardens and community orchards to support food production and bring communities together.
- Maximising the potential of proximity to the Stadium and Threemilestone Industrial Estate for work and leisure opportunities

Design Principles

Developed in partnership with the Langarth Stakeholder Panel, the 10 design principles and the design codes set the rules for the quality and design of buildings.

All developers wishing to be involved in the scheme will have to abide by these principles and codes.

The 10 design principles for the scheme are:

- Work with and enhance the quality of life for local communities
- Making it easy and possible to get around on foot, bike and public transport, both with Langarth and into surrounding communities
- Help instil a strong sense of community
- Creating a place that builds upon and celebrates this unique environment
- Creates a hardworking landscape that not just looks beautiful but is functional and productive
- Promote active and healthy lifestyles and a sense of wellbeing
- Designing for climate change resilience
- Offers a mix of homes meeting the varying needs of residents
- Creating jobs and enhancing existing employment opportunities
- A vision that is deliverable