

Langarth Garden Village project a step closer to reality as construction begins on new road

September 29, 2020

A major milestone has been reached in the plans to deliver Langarth Garden Village – with work beginning on the construction of the new interim link road.

The link road will provide access for up to 300 homes and for the construction of the new Northern Access Road (NAR), which will connect all the developments on the Langarth site and provide a route from the garden village to the Royal Cornwall Hospital at Treliske avoiding the A390.

An application for planning permission for the NAR is due to be submitted to Cornwall Council as part of a hybrid planning application, which includes outline planning permission for the wider Langarth scheme, in the Autumn.

All the funding for the NAR is being provided by the Government. The start of work on the link road follows the official signing of the £47.45m funding contract for the design and construction of the NAR by Homes England and Cornwall Council in August.

Attending the turf cutting event Councillor Andrew Mitchell, Cornwall Council's Portfolio Holder for Homes, said "This is a really exciting moment in the Langarth project. While work on developing the masterplan has been taking place since the beginning of last year, when the Council took on a proactive role in planning and delivering the new integrated community at

Langarth, this is the first time people will actually see construction on the site.

"We know that many people in Truro (and throughout Cornwall) are struggling to get on the housing ladder. Langarth Garden Village is part of the Government's garden communities programme which aims to address national housing needs.

"Our plans will see approximately 3,550 new low carbon homes provided over a 20 to 25 year period. While the new houses will meet the needs and budgets of all sectors of the community, we are particularly mindful of the needs of the most vulnerable, 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."

One of the key priorities in the emerging Langarth masterplan is to provide integrated and accessible transport links, with people prioritised over cars.

"We know that providing good connectivity is vital to the success of new communities as well as for the businesses and the people who work there." said Geoff Brown, Cornwall Council cabinet portfolio holder for transport.

"We want to give people choices in how they move around and access services. This means making it as safe and convenient as possible for people to get around on foot, bike and public transport, both within Langarth and into surrounding communities."

"The new boulevard style NAR is being designed to be pedestrian friendly, with a 20mph speed limit and new footways and segregated cycleways along its entire 4km length. We are planning to provide improved bus services linking to Treliske hospital and Truro, with bus stops in each local centre. Cycle parking, e-bike charging and seating areas at bus stops will help to encourage their use as community meeting areas.

"There are also plans for an extra 600 spaces at the Langarth park and ride site and additional pedestrian crossings to link Threemilestone and Langarth."

Planning permission for the interim link road was granted in March 2020. The road, which will be constructed by CORMAC Ltd, is due to be completed by Spring 2021.

Designed to provide access to the first 300 new homes and the construction of the NAR, the road will be closed to normal traffic and turned into a bus gate (subject to planning permission), following the opening of the major A390 West Langarth junction.

"The link road will run for 200 metres north parallel to the existing tree line, ending at the future junction with the Northern Access Road" said Tim Wood, Project Director for the NAR. "As hedge openings were made several years ago by the previous landowner no new hedge breaks are required."

For any queries about the construction works please contact contracting@cormacltd.co.uk

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