

Langarth Garden Village newsletter edition nine

October 2021



Welcome to the latest 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** with the latest information about events, activities and key milestones.

The last few weeks have been incredibly busy for the whole Langarth Garden Village team as we have been working to produce the further information requested by Cornwall Council's planning authority on our hybrid planning application. This is due to be submitted to the Council later this week.

Once the new information has been formally registered by the planning authority, it will be published on the Council's planning portal (PA20/09631) so the public can see the amended plans and provide their comments.

We will be holding four community engagement events in November so people can come and see the latest plans in person and speak to the team leading the project.

These are being held at Threemilestone School Hall on Monday, 8 November; at Shortlanesend Village Hall on Tuesday, 9 November, at the Pydar Pop Up in Truro on Wednesday, 10 November and at Chacewater WI Hall on Thursday, 18 November. All four events will take place between 2pm and 8pm.

We were also delighted to host visits to the Langarth Garden Village site by Dr Jemma Jones, Director of Building with Nature, and by Year 5 pupils from Threemilestone School.

You can find out more about these activities, together with the latest information about our wider plans for the Garden Village, below.

Langarth Garden Village Hybrid Planning Application (PA20/09631)

Following the submission of the hybrid planning application earlier this year, we were asked to provide further information on the proposals for surface water drainage and transport. As a result we have done some additional transport modelling and strengthened the plans for surface water drainage.

Sustainable transport

We want new residents at Langarth to have the opportunity to choose alternatives to the car when travelling. Our masterplan provides safe and convenient walking and cycling routes and improved public transport services for people to travel for work, school or leisure, alongside the provision for future technology, including the use of electric vehicles.



The new Northern Access Road will connect all the developments on the site and provide a route from A390 through Langarth to RCHT. Designed with high quality landscaping with new bus stops located within village centres, the road will be pedestrian friendly with a 20mph speed limit.

There will be new mobility hubs at Langarth and Threemilestone, with enhanced bus services serving Threemilestone and linking Truro to Redruth and Newquay via Perranporth; and a proposed new bus service from Langarth to Truro via RCHT



An enhanced Park & Ride bus service will link Langarth with Truro College, RCHT, County Hall, Truro Station and Truro City Centre; providing accessibility to all key services within 30 minutes, with an additional 600 spaces at Langarth Park & Ride bringing the total to 1,800 spaces.

We are providing 3 km of new high quality walking and cycling routes within Langarth, with secure cycle parking in homes and at community locations. E bike and e car clubs will be located on the site, with electric charging points at transport hubs and at households. Additional traffic-free / low traffic walking and cycling routes will connect Langarth to Truro railway station and into Truro city centre.



New at grade crossings over the A390 will link Langarth to Threemilestone, and adjoining employment, education and healthcare facilities.

You can find out more about our transport plans in this short film: <https://youtu.be/jXWNm8a4-V8>

Sustainable drainage

We have been working hard to develop proposals which will reduce flood risk and provide a sustainable drainage scheme. The final proposals are based around the development of sustainable drainage, using new infiltration / attenuation ponds, wetlands and swales to provide a natural flood prevention system.



Using the natural characteristics of the environment to slow, store and clean water will help to increase biodiversity and protect and enhance species. It also allows rainwater from the site to be controlled and restricted in a more efficient and effective way than the current green field runoff.

A new South West Water sewer will pump sewage from the development to Truro's Newham waste water treatment works. Based on previous discussions between the private developers and South West Water, treatment capacity has been increased to accommodate the proposed development.

There are two pumping stations currently being proposed by South West Water which will be located within the Langarth development land.

You can find out more about these plans in this short film <https://youtu.be/wB9izj0eC8I>.

New homes

Our plans for the Garden Village will provide a mix of well designed, high quality housing to meet local needs. This includes homes which are adaptable for different stages of life, such as student accommodation, extra care housing for older people and people with disabilities, and retirement homes, pathway homes, assisted living and intergenerational housing.

Langarth will provide a mix of housing sizes, types and tenures, including detached, semi-detached, terraced houses, apartments and bungalows. There will also be opportunities for self build, live-work, and co-living homes.



35% of the 3,800 homes will be affordable homes for local people. These houses will be distributed (pepper potted) throughout the site and phased in line with the rest of the development , with the proportion of affordable homes binding on all developments on the site.

There will also be specific housing for key workers such as nurses and teachers.

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 and electric vehicle charging points in every house.

You can find out more about our housing plans in this short film:

<https://youtu.be/Mhy7IF5ebWw>

Sustainable Development

Our proposals for Langarth will help to deliver Cornwall Council's ambitious climate change strategy as well as providing residents and businesses with access to cheaper, greener energy.

Langarth will have its own energy centre which will be the hub for renewable power generated on the site. Located next to the park and ride, this will include a transformer compound to house the electricity substation and a bespoke battery storage area which will provide storage for green energy produced on the site for residents and provide an income from the sale of surplus power back to the National Grid.



Delivering the energy strategy will ultimately require around 18 megawatts of green energy at Langarth, with all new homes being designed to be net-zero carbon.

Buildings will be constructed to a thermal efficiency standard up to 50% higher than current building regulations, with a combination of solar panels and heat pumps for heating and hot water.

Other proposals include :

- Exploring the potential of district heating using geothermal energy as a renewable source of heat, which would be the first of its kind in the UK.
- Providing electric car charging points in every house and fast charging hubs, using locally generated green energy
- Providing solar panels on car ports on the proposed park and ride extension
- Using modern methods of construction such as modular design for key buildings such as the new schools and community buildings to help reduce building waste.

We are also looking to link the energy infrastructure with the new hospital development, which will reduce the impact on an already congested local energy grid.

You can find out more about our energy centre and our wider energy strategy in this short film: <https://youtu.be/YAGWeO6gqvw>

Health and wellbeing

We want Langarth Garden Village to be an active and sustainable place which can contribute to improving residents' health.

We have been working closely with health partners, including the Royal Cornwall Hospital Trust, to develop plans for integrated health facilities which meet the needs of the new residents and avoid increase pressure on the hospital and existing primary care facilities.



We will be providing accommodation for key workers such as nurses, doctors and other health staff so they can live closer to the hospital, and reduce travelling time and costs.

The development of the Northern Access Route will provide an alternative route for people working in and visiting the hospital, as well as to the rail station and the city.

The additional power capacity provided by our green energy centre will also support the development of the new Women and Children's hospital building and other planned improvements at RCHT.

You can find out more about the plans being developed with RCHT in this short film: <https://youtu.be/AQwCz5SorH0>

Other proposals being developed to help support health and wellbeing at Langarth include:

- Providing community facilities where residents can meet and interact
- Providing green and open spaces and a mix of play areas
- Providing interconnected green corridors linking all areas of the site, and also providing links to the city and surrounding communities
- Providing new walkways and cycle routes for work and leisure use
- Providing improved public transport, with increased bus services, cheaper fares and e bike and e car clubs to encourage people to leave their cars at home

As part of the additional work requested by the planning authority we have also done some further assessment on the setting of heritage features, and strengthened the design code to manage the future development of the site. We have also taken the opportunity to make minor changes to the plans to address concerns raised to reduce the maximum heights of buildings in key locations.

Next steps

Following the completion of this next round of consultation, the application will be considered formally by members of the Council's Strategic Planning Committee who will decide whether or not to approve planning permission.

The Garden Village application is currently scheduled to be considered at the meeting of the Strategic Planning Committee on 16 December. However this date is dependent on all the necessary information being available and so may change.

If outline planning permission is granted for the Langarth Garden Village scheme, 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.

Building with Nature

We were delighted to welcome the Director of Building with Nature Dr Gemma Jerome to the site of the Garden Village.



The UK's first green infrastructure benchmark, the voluntary Building with Nature scheme aims to support and encourage developers to create high-quality, sustainable places where people and nature can thrive. The Building with Nature team work with planning authorities, professional experts and developers to design and deliver high quality green infrastructure.

As we face the triple challenge of the Public Health, Climate and Ecological Emergencies, we need better integration of high-quality green infrastructure into the built environment. Networks of green areas, street trees, rivers and ponds not only regulate the climate and support wildlife but deliver countless benefits for our wellbeing. Now, more than ever, we need to think about ways to create sustainable places that really deliver for people and wildlife.

We are working with our partners to achieve a Building with Nature Design Award for the scheme which, if successful, will see Langarth become one of the first Garden Villages in the country to receive a Building with Nature accreditation.

Since taking on a proactive role in planning and delivering a new integrated community at Langarth two years ago, we have worked closely with environmental experts and the local community to create a scheme with green infrastructure at its heart.

The masterplan includes around 45% of green space within the site (compared with just 19% in the previous planning applications). The proposed scheme works 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, the plans include the creation of 720 metres of new Cornish hedges, rivers and wetland areas to provide habitats for insects, songbirds and badgers; using sustainable drainage as a natural flood prevention system and planting over 5 hectares of new woodland (around 55,000 native trees) as part of the Forest for Cornwall and other trees throughout the site to support cleaner air and help capture carbon.



A tree nursery has also been created on the site which will begin hosting visits for pupils from local schools in September. You can view a short film about our tree nursery here : https://youtu.be/_UdiKFZCvpw



Together these measures will increase biodiversity by up to 20% across the whole site compared with the current farmland.

The new housing will be well integrated into the landscape and will feature allotments, community gardens and community orchards to support food production and bring communities together. Walkable green corridors, cycleways and pedestrian walkways will connect all parts of the development, together with river and woodland walks, with sports pitches and public open spaces for play and recreation.



We want Langarth Garden Village to be a vibrant, connected, sustainable and well-planned community. This means delivering a scheme which protects the environment and wildlife and creates a new community that sits within a biodiverse and hard-working landscape.

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, we can create a nature friendly development at Langarth at the same time as setting a "gold standard" for all future development in Cornwall.

You can view a short film about Dr Jerome's visit here:

<https://youtu.be/MXHkFaBppGs>

Swapping the classroom to become masterplanners

We were delighted to host a visit by Year 5 pupils from Threemilestone School to the Langarth Garden Village site.



The primary school will be a close neighbour to the Garden Village, and with the site due to be developed over a 20 year period if planning permission is granted for the project later this year, at least some of the pupils are likely to live and work at Langarth in the future.

We want to make sure that our vision for Langarth fits with what these future residents would like to see included in the Garden Village. We also want to highlight the opportunities for future employment at Langarth, both in terms of helping to actually construct the new houses and other buildings, and working within the community in shops, offices, cafes, pharmacies, etc.

The first part of the programme saw the young people visiting Governs, the iron age hill fort which has now been protected for future public use as a result of Cornwall Council's involvement in the Garden Village project. With archaeologist Peter Herring on hand to provide information about the historic Round, the youngsters were encouraged to think about how the people would have lived and worked at the site more than 2,000 years ago.



The focus then moved to the new interim link road where the children became the first members of the public to walk down the road which will provide access

to the new primary school and the first homes to be built during phase 1 of the development.



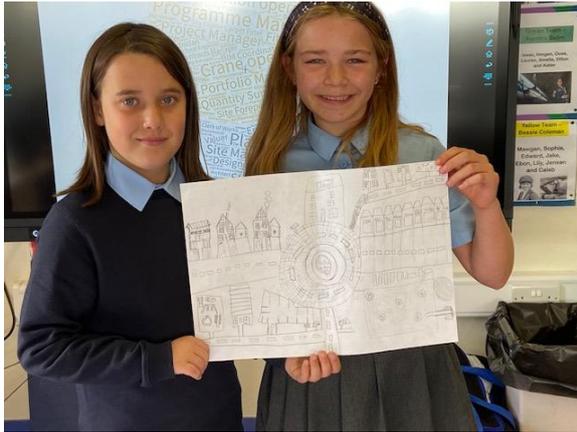
The site visit ended with a tour of the tree nursery which has been created to help grow the 55,000 new trees which will be planted at Garden Village during the life of the project. As part of their involvement with the scheme, all 61 pupils were invited to put their names on copper tags. These will be attached to the first trees planted at Governors.



The second part of the programme saw the pupils return to their classrooms where they worked with Alice Brown and Sarah Treliving from the Langarth project team to develop their ideas for the Garden Village site

The pupils came up with some fantastic ideas, including skate parks and play areas, a nature reserve, shops, cafes, a zoo, lots of trees and green spaces, and even a train station. Other ideas included a pet shop where lonely people could go to buy pets to keep them company; a multi faith space, leisure activities, including BMX tracks and virtual reality spaces; sweet shops (and dentists), as well as schools, hotels, swimming pools, and all kinds of houses.

It was great to hear all their ideas and see their drawings about how Langarth could look in the future.



It was also great to have the opportunity to talk with them about how to create a new community, and get them thinking about how they could be part of constructing the homes they might then live in and their future work places.



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