



Welcome to the tenth 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.

A very big thank you to everyone who came to the community engagement events held in Threemilestone, Shortlanesend, Chacewater and Truro last month.



We organised these events to enable local people to come and see the latest plans for the Garden Village in person and to speak to members of the team leading the project.

We have provided copies of the information used in the exhibitions at the end of this newsletter.

It also gave us the opportunity to show a short film outlining our aims for Langarth and explaining how we will deliver key elements of the scheme, including transport, health, housing, drainage, energy, the environment, community facilities and climate change. You can view the film [here](#) :

All the events were very positive, with a number of people expressing an interest in living or working at Langarth in the future, as well as asking us some challenging questions about the amended plans.

We asked people to give us their views on the amended plans and also to let us know if there were any facilities or infrastructure they felt were missing and should be included in the final scheme.



One person told us *“Great project, hope it doesn’t lose its open space and become just another estate “*. We completely agree – one of the key benefits of Cornwall Council’s involvement with the scheme is that at least 48% of the site will be retained as green and open space.

We have been working with environmental experts and the local community to create a scheme with green infrastructure at its heart. Our plans are designed to work 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.



We want to achieve a Building with Nature Design Award for Langarth and were delighted to welcome the Director of Building with Nature Dr Gemma Jerome and her team on a visit to the site earlier this year. Last week we heard that, following a comprehensive audit of our plans by environmental experts, we have achieved our aim. This is great news for the Langarth Garden Village project and for Cornwall Council. You can find out more about that visit and view a short film about our plans to create a sustainable place that really deliver for people and wildlife [here](#)

Others told us they thought it was a positive, very well thought out scheme which was future friendly, but that they were concerned about the amount of affordable housing which would be provided, and the potential for properties being bought up for second homes.

We want Langarth to be a real community, with a mix of high quality, well designed homes of different sizes, types and tenures which meet local needs and which are adaptable for different stages of life. 35% of the new homes will be affordable for local people, together with housing for key workers, extra care housing for older people and people with disabilities and extra needs, retirement homes, pathway homes, assisted living and intergenerational housing.



Another person stressed the importance of providing suitable outside spaces and community facilities. We agree – as well as providing new schools and health facilities, our plans include parks, green spaces, footpaths, street furniture, cultural facilities and community buildings. We are also investing in community projects in Threemilestone and Highertown, with the improvements to the TMS community centre due to be completed within the next few weeks.

We were also told about the importance of delivering sustainable travel options. Again, we agree- we want Langarth to be accessible to everyone. Our plans include creating green corridors, with pedestrian and cycle links throughout the site and linking to adjoining communities. We will also be providing improved public transport links, with extra spaces at the park and ride and additional bus services.



We recognise that some people are still concerned about the impact on the A390 and increased traffic congestion on routes into the city. We are working with our partners to develop robust plans to manage the roads in and around Langarth. The new 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.

There will be a new junction on the A390 at Penstraze and a revised A390 junction at Richard Lander School, providing principal accesses to Langarth, the links to the hospital and the Treliske retail park. This will provide more direct access to these areas without having to use the Threemilestone to Gloweth sections of the A390, removing up to 30% of existing traffic from the A390, and reducing conflict and safety concerns associated with rat running on quiet lanes.

You can see an interview with the Council's Head of Transport Vicky Fraser explaining the transport plans in our film on the [Langarth website](#).

We were asked a number of questions about the potential impact on health

services, and, in particular, on the Royal Cornwall Hospital Treslike. Although, as Langarth will be phased over 20 to 25 years there will not be a sudden increase in people needing hospital treatment, we have been working closely with the team at Treliske and other health partners and providers to ensure that new health facilities are in place at the start to help minimise the impact of the development on community and acute hospital and emergency services.

We are supporting RCHT's plans to reduce pressure by providing more health provision closer to local communities and 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 home. This includes new facilities to provide high quality short and medium-term care, releasing beds at RCHT.

You can view a short interview with Roberta Fuller from RCHT explaining their plans in [our film](#)

We are also working with Truro primary care practices to increase existing provision in local area – i.e new Sport and Wellness quarter, new pharmacy and dental practice and will be providing extra care housing and other types of homes specially designed for people with special needs.

One of our key aims when developing the plans for the Garden Village has been to ensure that we listen to the views of young people as they will be the ones potentially living and working at Langarth in the future. We have held a number of workshops with pupils at Threemilestone Primary School, Richard Lander School and Truro College and have used their ideas and suggestions to shape our plans.



You can see a short film about what happened when pupils from Threemilestone visited the development in September [on our website](#).



It was great, therefore, to hear some people recognise the results of this collaboration, with one person commenting “*it feels like students have been listened to during the development*”. We will be continuing to engage with children and young people over the coming months to ensure that their voice remains at the centre of our plans.

We are currently analysing all the comments we received and will be using the feedback to shape future plans for the project.

Update on our hybrid planning application

The hybrid planning application, which includes outline planning permission for the Garden Village and full permission for the Northern Access Road, is due to be considered at the meeting of the Strategic Planning Committee on 16 December when members will decide whether or not to grant planning permission for the scheme.

We will be providing details of the feedback from last month’s engagement events to members of the committee, as well as outlining the work which has been done to support the development of a Masterplan which delivers our ambitious vision for Langarth.

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’ applications which will deal with the areas

that are included in the outline part of the planning application. These applications would include the appearance, means of access, landscaping, and scale of the development.

Truro City Council and Kenywn Parish Council have both highlighted the importance of an ongoing involvement in shaping and scrutinising future reserved matters applications or amendments and we have been happy to propose a planning condition to that effect.

Subject to these Reserved Matter applications being approved, it means that work on building the first 300 new homes would begin in 2023/ 2024, with the new primary school due to be completed for September 2025.

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Masterplanning for the Future



WINNER

Last month the Garden Village was chosen as one of the winners in the 2021 Michelmores Property Awards.

These awards celebrate outstanding property and construction projects in the South West and we were delighted to win first place in the Masterplanning for the Future category.

Judges praised our scheme for its ambitious, place-making vision to create a brand-new community of 10,000 people in a vibrant inclusive environment.

You can watch a short film which shows the presentation to the Langarth team [here](#).

Banners from the Community Engagement events

Dynnargh - Welcome

Langarth Garden Village is an ambitious Cornwall Council led project. We want to create a distinctive community at Langarth on the edge of the city of Truro where people will live, work and thrive.

The vision

Langarth will be a vibrant, connected, well planned community for between 8,000 and 10,000 residents. It will have local character, strong services and integrated and accessible transport and green spaces. Langarth has Garden Village status. Nature will be a key part of the design with green spaces and thoughtfully designed neighbourhoods.

Our involvement means high quality, well designed homes which are affordable. Schools, health and play facilities built at

the start of the scheme rather than at the end. We want to create a sustainable bus service and cycle paths and walkways. This will connect homes within the Garden Village and out into neighbouring communities and places of work.

This is a community for all. It works during the day and the night, where people can get together with their family and friends. Langarth is a place where people will live, work and thrive.

“ Nature will be a key part of the design with green spaces and thoughtfully designed neighbourhoods ”



The story so far

The Langarth development has a long and complex history. This resulted in the granting of planning permissions to many private sector developers.

Some local people have raised concerns about the:

- quality of the proposed development;
- impact on existing traffic;
- increased pressure on local schools; and
- increased pressure on local health services.

We want to ensure that all new development is of the best quality that it can be. In January 2019, Cornwall Councillors took the decision to intervene. £159 million was allocated to support the development of a masterplan and key infrastructure for the whole site.

Since then, we have been working with representatives of the local community and key partners to develop plans for the new community. We want to provide high quality homes for residents, workers and visitors. At least 35% of the new homes will be affordable. There will be homes for older people and those with special needs, as well as key workers and good quality Council owned market rented homes.

The scheme includes education, health, cultural and leisure facilities and flexible workspaces. These will be set in open and walkable green landscapes with trees, walkways and cycle ways.

On 3 November 2020, a hybrid planning application for the masterplan was submitted. This included a full application for the Northern Access Road (NAR) and an outline application for the remainder of the site.



Langarth design principles

Ten design principles have been agreed by Cornwall Council and the Masterplanning project team to guide the project and help ensure that key ideas and focuses are upheld throughout the project.

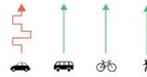
1 Work with and enhance the quality of life for existing communities

- New and existing facilities must complement each other;
- Create good quality public realm and landscape connecting with surrounding communities;
- Integrate planned development with existing settlements;
- Enhance opportunities by the proximity to existing and proposed facilities.



2 Making it easy and possible to get around on foot, bike and public transport, both within Langarth and into surrounding communities

- Human-scaled neighbourhoods, walkable and cycle friendly streets;
- Links and improvements to public transport;
- Inclusive design;
- Maximise active travel;
- Future proofed for new modes of transport;
- Putting people before cars.



3 Help instil a strong sense of community

- Build a community suitable for a range of residents, workers and visitors;
- Deliver great social infrastructure that fosters a strong sense of community;
- Creating opportunities for people to interact;
- Connect, involve and empower people and communities;
- Encourage sense of self-worth.



4 Creating a place that builds upon and celebrates this unique environment

- Distinctive settlements within the landscape;
- Make typologies bespoke to the natural setting;
- Utilise local materials and craftsmanship;
- Reflects the uniqueness of Cornwall;
- Be innovative and do things in a better way;
- Designing for art and culture.



5 Create a hard working landscape that not just looks beautiful, but is productive and functional

- Utilising and protecting existing natural qualities;
- Enhancing existing significant landscape features;
- Integrated as part of the countryside;
- Encourage productive landscape;
- Multi-functional blue and green infrastructure.



Langarth design principles

6 Promote healthy and active lifestyles and a sense of wellbeing

- A healthy and inclusive environment;
- Inspire and enable healthy eating;
- High-quality and engaging amenity spaces;
- Dynamic play-space responding to existing landscape features;
- Places to stop and rest;
- Foster health in homes and buildings.



7 Designing for climate change resilience

- Working with nature, not against it;
- Holistic approach to maximising biodiversity gain;
- Minimising land take and environmental footprint;
- Promote use of local materials and resources;
- Maximise use of renewable energy;
- Utilise sustainable drainage systems;
- Low maintenance, high-quality and future-proof housing and landscape.



8 Offer a mix of homes meeting the varying needs of residents

- Deliver dwellings to meet a wide range of needs;
- Affordable quality homes;
- Integrated mixed tenure for a whole life housing;
- Adaptable planning;
- A range of typologies: self built, live-work, key worker housing, co-living, student accommodation, communal living, retirement homes, extra care, pathway homes, assisted living, intergeneration housing.



9 Creating jobs and enhancing existing employment opportunities

- Create synergies with surrounding employment;
- Design for work-life balance;
- Create enterprise and growth for the local economy;
- Diversify economic sectors;
- Promote a sustainable local economy to retain local talent.



10 A vision that is deliverable

- A holistic approach reflecting solid evidence based research;
- A future-proofed and adaptable framework;
- Underpinned by comprehensive community consultation;
- Exemplar and unique;
- Market friendly and profitable;
- Compliant to statutory requirements;
- Economically viable.



The site

The Langarth Garden Village is sited to the North of the A390, on the edge of the city of Truro and on the other side of the road to Threemilestone. The site slopes down towards the upper extents of the River Kenwyn, encapsulating the existing Langarth Park and Ride site and the proposed new stadium for Cornwall and Hendra sites. The site extends from the North West of Truro Golf Club to West Langarth Farm.



Character areas

Character areas identified build upon the connection with their immediate context. The names have been given based on the surrounding area and seek to influence the character of the zone.



Planning applications

A number of previous planning applications have been submitted for the areas relating to the current masterplan boundary. Approved applications set a baseline in terms of the numbers of houses / uses / infrastructure consented.



There are a number of proposals on site, which are considered to be implemented by the planning authority which will have to be incorporated within reason, in the overall masterplan design.

Green infrastructure

Areas of existing green infrastructure, including Cornish hedges, mature trees and areas of established ecological value, are recognised for their value and the contribution they can make to the character of the future development.



Historic fieldboundaries

The historic field pattern is unique to the site and is retained wherever possible. Historic place names form an important reference to the development of the masterplan, suggesting previous uses and characters of site areas that could be reinstated or reimagined as part of the masterplan.



Existing landscape

The masterplan will work with the existing topography and contours to create developments with a strong character. Two challenges will be how to adapt to the steep sided slopes and north facing valley side.



Landscape led approach

"Parameter plans" have been prepared to regulate the key features of the masterplan as it is developed in the future. These plans present the design information contained within the overall masterplan and help describe how the proposals have been shaped.

Landscape

The Masterplan works with the existing landscape to enhance its features wherever possible. We want to ensure that everyone has easy access to green space within the development. We have designed a variety of inter-connected public green spaces throughout the masterplan to meet the needs of a range of users. These new green spaces link to existing green corridors outside the masterplan area to enhance the wider ecological network. The proposals incorporate new areas of formal and informal play, large areas of forest, new recreational routes for cyclists, pedestrians, dog walkers and horse riders, enhanced publicly accessible green spaces along the watercourses, as well as wetlands, allotments and grasslands.



Sustainable drainage

The impact of the development on the existing water courses and drainage systems has required detailed consideration to ensure that the development does not increase the flood risk of the surrounding area. A sustainable drainage strategy is proposed with visible surface features such as swales and ponds. These will enhance biodiversity and help create a distinctive landscape character throughout the development. The current strategy for the SUDs includes locating them next to existing green routes and corridors. The proposals for Langarth Garden Village 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. The Council's involvement means these drainage improvements and flood prevention measures can take place in a single co-ordinated way at the start of the scheme.



Biodiversity

We want to ensure that the development increases the biodiversity of the site. Working with Cornwall Council's Environmental Growth Strategy the masterplan is looking to deliver a minimum 10% increase, with an ambition of achieving a 20% increase in biodiversity. This means maintaining our habitat rich Cornish hedges where possible, and providing buffers to enhance their biodiversity. We will retain 27.4 hectares of existing vegetation within the development, with 6 hectares of new forest proposed around Govers farm. We are also looking to provide green roofs on houses, schools and community buildings to further enhance biodiversity.



Sustainability and utilities

Cornwall Council's declaration in 2019 of a 'Climate Emergency' has set bold ambitions around achieving net zero carbon across the proposed development.

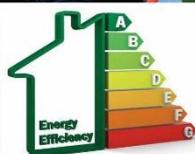
The proposals for Langarth Garden Village will help to deliver Cornwall Council's ambitious climate change strategy as well as providing residents and businesses with access to greener energy.

Langarth will have its own renewable energy centre 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, and support the expansion of the Treiske Hospital.

Delivering the energy strategy will generate green energy at Langarth as well as helping to achieve net zero carbon.

Other proposals include:

- Creating a heat network to serve the site and with the potential for Geothermal power combined with solar panels to power and heat buildings, **providing low carbon homes**.
- Providing higher levels of insulation and electric car charging points.
- **Exploring the potential of district heating** using geothermal energy as a renewable source of heat.
- **Using modern methods of construction** such as modular design for key buildings like the school and community buildings to help reduce building waste.



Climate Change

Climate change is a major issue that the Council want to focus on. We need to plan, adapt and mitigate for a changing climate and wherever possible, reduce carbon emissions.

What we are planning at Langarth Garden Village:

We want to provide a greener, cleaner and fairer future for Langarth Garden Village and surrounding communities.

We will achieve this by :

- Ensuring green infrastructure is at the heart of the development and its design, with half of the site remaining green
- Increasing bio-diversity across the site, with 5 ha of new woodland as part of the planting of 50,000 new trees
- Creating sustainable work hubs and flexible housing, increasing density to improve accessibility to public transport and reduce the loss of agricultural land
- Creating a new strategic open space at Govers
- Delivering design and layout that supports active travel ,provides opportunities for greater use of public transport, walking and cycling to reduce the need for car journeys
- Creating walkable neighbourhoods for residents
- Developing electric car and cycle clubs to provide people an alternative to car ownership or a second car
- Providing electric car charging points
- Providing housing which will meet the Net Zero carbon target from Cornwall Council's Climate Change Action Plan
- Installing roof top solar and solar on park and ride extension
- Developing a district heating system using geo thermal or ground source heat pumps to deliver renewable energy
- Using designs to support reduced water consumption
- Developing sustainable drainage systems, ponds/swales and water gardens to mitigate for climate change and reduce the rate of run off to and reduce pollution,
- Setting up a stewardship organisation to support and manage the green infrastructure, sustainable transport and community cohesion



Travel and transport

As well as implementing a network of safe and pleasant footpaths and cycleways in the future Langarth Garden Village, Cornwall Council will be implementing a number of initiatives and trials to improve public transport and cycle routes in Cornwall.



The Northern Access Road (NAR) is proposed as the principal route serving the Masterplan area. It will connect between the A390 West of Threemilestone and the Treliske Industrial Estate and Hospital.

The NAR will enable the Council to reduce traffic volumes on the A390. The vehicle speeds on the NAR will be limited to 20mph. There will be segregated cycle and pedestrian provision with priority given to cyclists at junctions. We aim to keep cycle paths and footways separated from the carriageway and will promote tree planting and greener routes.

With green space and local centres readily accessible to all homes, pedestrian and cycle routes have been developed to serve and connect all parts of the development. In many cases the green space acts as landscape corridors, linking individual homes to wider communities, the different communities to the overall site and the site to the surrounding areas.

Integrated drainage

Verges offer opportunities for sustainable drainage features such as swales, culverts and infiltration basins, which would be integrated into the wider green space strategy forming a distinctive and ecology rich landscape character

Road character

Local centres will provide distinct changes in road character and assist in promoting a lower speed environment. Where the road passes through squares, a shared surface approach is proposed to support pedestrian use.

Public transport

Bus stops are proposed at regular intervals along the NAR and in each local centre to create well connected communities.

New residents at Langarth will be encouraged to choose alternatives to the car when travelling. The masterplan prioritises people over cars, providing 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.

Specific proposals include:

- 3km of new high quality walking and cycling routes within the site
- Interconnected green corridors linking to existing settlements and with existing and planned retail developments in the rest of Truro
- Additional traffic-free / low traffic walking and cycling routes to Truro railway station and into Truro city centre
- Provision of secure cycle parking within curtilage of properties and at community locations
- Provision of e-bike hire system with docking points in LGV, Threemilestone and Truro city centre



Living at Langarth

The proposals for the Garden Village will provide the opportunity for people to live at Langarth by providing well designed, high quality housing of the right mix. This includes homes which are adaptable for different stages of life.

Specific proposals include:

- **A mix of housing sizes, types and tenures to meet local needs**, including detached, semi-detached, terraced houses, apartments and bungalows
- **35% of affordable homes** distributed throughout the site and phased in line with the rest of the development
- **Housing for key workers**
- Extra care housing for older people and people with disabilities and extra needs
- Retirement homes, pathway homes, assisted living and intergenerational housing
- **All homes on the site will be low carbon**, using renewable energy for heat and power
- All homes will have higher levels of insulation helping to reduce running costs
- Electric vehicle charging points will be provided in homes



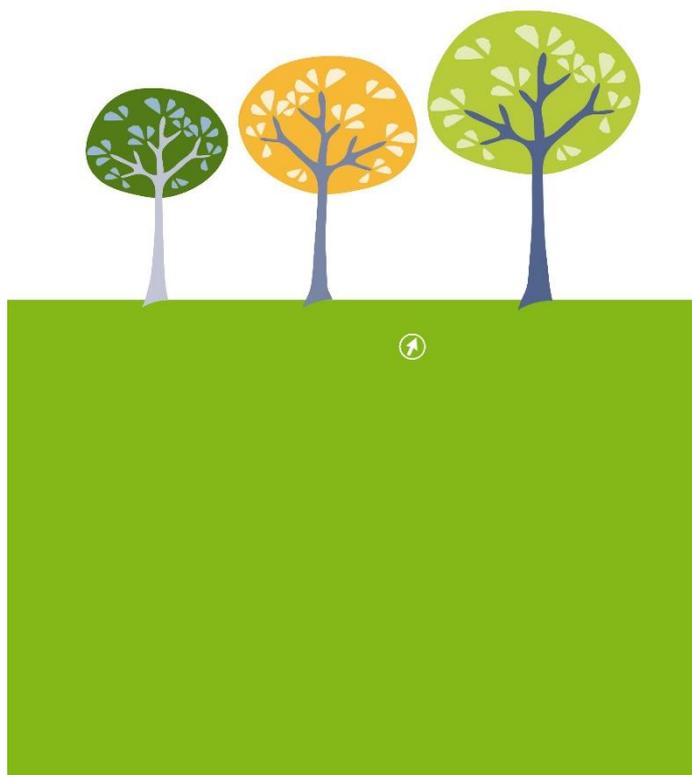
Community Infrastructure

Plans for Langarth Garden Village include providing a wide range of community assets, including new schools, health facilities, parks, green spaces, footpaths, street furniture, cultural facilities, community buildings and other facilities.

A stewardship scheme will be created to manage community assets.

Specific proposals include:

- **Wide range of community buildings** in the village centres
- **Primary schools** - a two form entry school (with possibility of expansion) in Phase one of Langarth.
- **Health and care facilities**, including access to primary care facilities and pharmacies
- **Local convenience shops and coffee shops**
- **Open and green spaces**
- **Amenity and civic spaces**
- **Public access sports facilities**
- **Mix of play areas suitable for young children and teens** - for example open spaces for informal play, designated play areas with equipment for young children.
- **Investment in community projects** in Threemilestone and Hightown such as an expansion to the Threemilestone Community Hall of which works are underway.





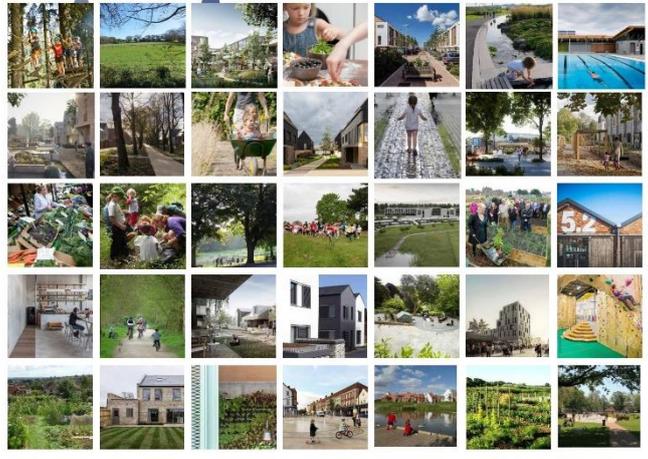
Help shape the future of Langarth

The vision for Langarth has been developed through a process of community and stakeholder engagements that have been inclusive and listening in their approach. This has enabled the emergence of a community led Masterplan that reflects the genuine needs, wants and aspirations of you.

We want Langarth Garden Village to be a vibrant place that thrives into the future, that honours and complements neighbouring communities and embraces what the landscape has to offer. This is why we are putting you at the heart of its shaping. Because to bring the vision alive, to truly get the heart beating and to make the most of the opportunities, we can't go it alone. We hope you will continue to join us for this journey.

www.cornwall.gov.uk/langarth

Meur Ras - Thank you! We appreciate you taking the time to come along and talk to us.



Contact

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