



Welcome to the fifteenth edition of Langarth Garden Village News

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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.

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The last few months have been incredibly busy for the Langarth Garden Village project team.

Planning applications have been formally submitted for some of the key elements of the scheme and plans for providing sports and community facilities at the Garden Village have been approved by the Council's Cabinet. Plans for the official launch of Langarth Garden Village LLP, the organisation created as

a partnership between Cornwall Council and Treveth Holdings LLP to deliver the Garden Village, are also being finalised.

At the same time work has been continuing on constructing Fordh Langarth, the main road through the development, together with progressing plans for delivering the energy strategy, the new school and the construction of the first new homes. Work on creating a stewardship scheme to manage green and blue infrastructure and community assets has also progressed.

We also visited Year 3 pupils at Threemilestone Primary School to let them know what has been happening at Langarth and get their views on the plans being developed for the new play areas, multi use games areas and skateparks which will be provided as part of the scheme.

You can read more about all these projects below.

## Langarth Garden Village LLP

Plans for the official launch of Langarth Garden Village LLP are currently being finalised. The formal appointment of Treveth as Master Developer for the Garden Village scheme by Cornwall Council follows the granting of planning permission last year and the move into the delivery phase of the scheme.

Operating as LGV Property Holdings LLP and led by Portfolio Director Harry Lewis, the new company will work with Cornwall Council and the South West's top housebuilders, suppliers and tradesman to turn the masterplan into reality.

We were determined from the very start that Langarth Garden Village would not be a typical development site and have worked very hard to ensure that the scheme sets a gold standard for all future development in Cornwall.

Schools, health facilities, open space, cycle paths, bus networks are all critical to making a community work and it is vital to ensure that's in place. But the Council isn't a developer. It is a public sector organisation that needs to manage funds responsibly, and part of this is to appoint a master developer bringing commercial expertise to this scheme to deliver housing in a viable and efficient way, in line with the Council's vision for the development.

The Council will still deliver key infrastructure in close collaboration with the master developer to maximise public benefit.

The LLP acting as master developer will also help to protect the local community's interest in the project by safeguarding it from other house builders coming in and treating it as just a typical development site. This will ensure that Langarth is delivered according to the master plan and vision, which was set out by the Council in April 2022.

One of the main commitments in the masterplan is to ensure that key infrastructure is delivered in the early stages of the Garden Village scheme. The first four Reserved Matters planning applications – for Govers Park, the new primary school, for parks, green spaces and utilities including sustainable drainage provisions in the first phase of development and the Eastern Junction/link to the Fordh Langarth – have been submitted well ahead of any applications for new housing, with plans now in place to deliver sports and community facilities.



## Community Sports Hub

Cornwall Council Cabinet Members have approved the building of a new sports and community facility at the heart of Langarth Garden Village.

The plans see the land formerly earmarked for the Stadium for Cornwall allocated for the construction of a new Community Sports Hub. Located at the

edge of the Park and Ride, the Hub will provide a long term home for Truro City Football Club (TCFC), as well as facilities for use by residents of the Garden Village, Threemilestone Football Club and other sports clubs in Cornwall.

Preliminary works have begun on the main pitch and site infrastructure.



Work on the remaining phases of the scheme – including the construction of the community 3G pitch, and the club house and community hub – will attract additional funding from a variety of sources. This is expected to include grant funding from the Football Foundation, subject to successful application, as well as contributions from s106 obligations associated with the development of Langarth Garden Village.





## Fordh Langarth

Construction of Fordh Langarth (formerly known as the Northern Access Road), the Homes England funded main 'spine' road which will connect the development and provide a route from the A390 through Langarth to the Royal Cornwall Hospital Treliske, began earlier this year. The works are currently due to be completed by March 2025.

The first season of earthworks was completed in September so the route of the road can be clearly seen on aerial images. The A390 West Langarth junction is the most publicly visible area of work where the new roundabout has been formed and the road layers are starting to be laid. Drainage works are progressing towards the east and a water main diversion at the roundabout has recently started.

At the hospital end a gas main, power cables and a water main have been diverted with new ducts laid to improve the layout of hospital fibre optic communication cables. Cormac has started constructing the new wall adjacent

to the helipad to provide protection from helicopter downwash. Roadworks in that area will progress after completion of the wall in mid-February 2024.

Enabling work is being undertaken on the remaining areas of Fordh Langarth where archaeological recording and badger sett closures have been completed and an old fuel pipeline is being capped off.



A390 West Langarth roundabout looking east



Looking west over the Park and Ride towards the A390 Penstraze in the distance, showing the winding alignment of the Fordh Langarth.



Looking east from the Park and Ride towards the hospital

## New Primary School

The Reserved Matters planning application for the first new primary school has been submitted to the Council and is currently being considered by the Local Planning Authority. The planning application can be viewed here - [PA23/05687 | New 3 Form Entry Primary School.](#)

Sited in West Langarth, the first primary school will be a three-form entry school with capacity for up to 675 pupils (including a preschool). This will be initially built as a two-form entry school, allowing for an extension to three form entry when demand requires.



## Parks, green spaces and infrastructure

The Reserved Matters planning application for the first phase of parks, green spaces, sustainable drainage and utility infrastructure has also been submitted to the Council and is being considered by the Local Planning Authority.

The application can be viewed here - [PA23/06512 | 15.46ha Parks and Infrastructure supporting Phase 1 of the Langarth Garden Village.](#)

As well as providing green and open spaces and connecting the first housing plots to their services, these areas will include children's play areas, green gyms, a multi-use games area and extensive non-motorised user paths, and other amenities including lakes, rain gardens, community allotments and a community orchard and a skatepark.





## Govers Park

The first Reserved Matters planning application - for Govers Park- was given the green light earlier this year. It is currently proposed to commence construction in late 2024 and to open to the public in 2025.



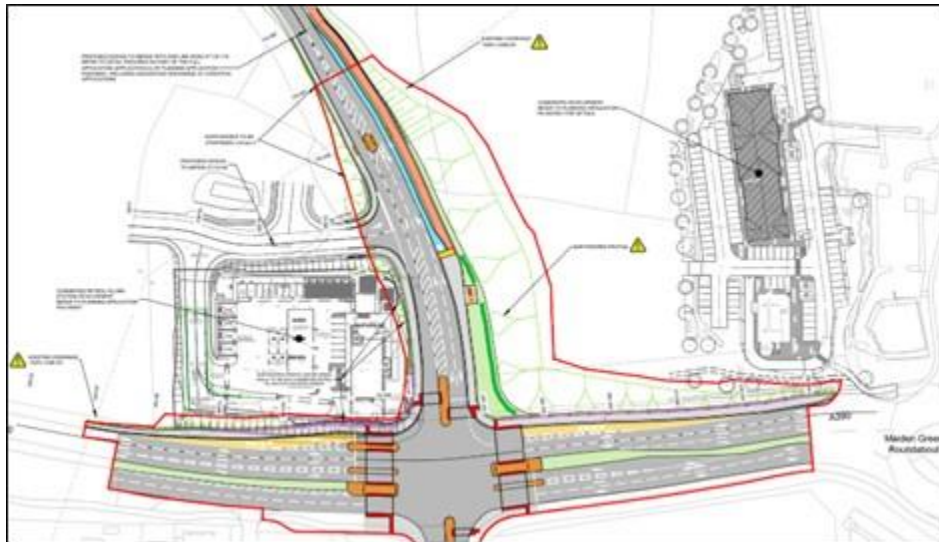
This will provide 35 hectares (85 acres) of natural green space, including 4.5ha of new woodland planting, and over 6km of walking and cycling routes for future residents of the Garden Village, as well as existing residents in the surrounding areas, including Threemilestone, Kenwyn and Truro.



# A390 Eastern Junction/Link to Langarth Fordh

The Reserved Matters planning application [PA23/07445](#) is being considered by the Local Planning Authority. The link will close the gap between the consented petrol filling station and the Fordh Langarth.

The junction is the very similar to that already consented but with an eastbound bus lane and improved pedestrian crossings of the A390. If successful the junction work could start in March 2024.



## Housing

Work is continuing to develop plans for the first new homes to be constructed at the Garden Village.

Plots of land for sale are due to be released to housebuilders within the next few months, with construction of the first homes currently expected to start in 2025.



Every housebuilder will be required to follow the Langarth Garden Village design code to ensure the community can enjoy an attractive neighbourhood which blends seamlessly into its natural environment.

## Energy Strategy and District Heating Network

Work is also continuing on progressing Langarth's energy strategy which aims to ensure all new homes are net zero carbon for energy and transport (electric vehicle) related emissions from 2025. To meet this all homes will be connected to a district heating network and benefit from solar panels.



We are also playing a leading role in the development of the UK's first deep geothermal district heating network which will see the residents and businesses



who will live and work in the Garden Village benefiting from access to sustainable energy and lower bills.

The Council has been awarded a grant from the Department Energy Security and Net Zero's 'Green Heat Network Fund' to begin commercialisation and construction on the flagship district heating network.

## Stewardship

The Garden Village will provide a wide range of community assets, including new parks and urban squares, green spaces, water features, cycle and walking routes, cultural facilities and community hubs. It is vital that these community spaces and assets are protected and maintained.

The Council and Treveth are working with partners and the local community to develop a stewardship scheme to manage these community assets and ensure that the emerging new community connects with those already in existence.

The Langarth Stewardship Working Group (LSWG), made up of members from Kenwyn Parish Council, Truro City Council and the Cornwall Council Divisional Members, has been meeting fortnightly since July to discuss future stewardship and inform an approach that will be best for Langarth and the surrounding communities.

Members of the working group have been considering important matters such as what community assets will fall under the role of stewardship, protecting the environment, wildlife and nature, protecting the vision and design principles of the Garden Village and what type of organisation the stewardship body could be.

Part of the work of the group has involved meeting with representatives from other garden communities from across the country to learn about what is being done elsewhere and gain best practice examples which could be adapted and applied at Langarth.

The group will continue to meet and work alongside the Council and Treveth to help inform and shape plans around stewardship and make sure that all community spaces and assets will be managed and maintained to a high standard as they become available for use by the public.

# CPO process

Cornwall Council already owns the majority of land required for the development of Fordh Langarth, the two primary schools, the park and ride extension, the energy centre, the key utilities and the housing, as well as the green and community spaces.

However, as previously reported, there are still some areas of land and rights it has not yet been able to acquire by agreement.

Following the Cabinet decision in July 2022 to give the go-ahead to proceed with a Compulsory Purchase Order (CPO), the CPO application was submitted to the Secretary of State for Levelling Up, Communities and Housing last year.

The Secretary of State has confirmed that a public inquiry will be held to consider any objections to the Compulsory Purchase Order and related Side Roads Order (SRO). The public inquiry is currently scheduled to begin in January 2024. You can find out more about the inquiry [here](#).

In the meantime, the Council is continuing to engage with affected landowners to try to address concerns.

The CPO is currently expected to be determined in the Autumn.

## Visit to Threemilestone Primary School

With some of the current pupils at Threemilestone Primary School likely to live, work or visit the Garden Village in the future, we are always keen to keep them up to date with what is happening with Langarth and to get their views on our plans.

During the past three years we have visited the school a number of times to speak to different groups of pupils, and have taken others to visit parts of the site and help us plant trees in our tree nursery.

This time two of our project team –Sarah Treliving and Lindsey Faulkner –went to the school to talk to Year 3 pupils about what we have been doing at Langarth over the past few months and invite them to come up with designs for the new play areas, multi use games areas and skateparks which will be provided as part of the scheme.



As well as the usual swings, slides and roundabouts, our young designers were keen to see rockets, rollercoasters, swimming pools and water slides in their play areas. They also wanted to have zip wires and climbing walls, football pitches, trampolines, sand pits and monkey bars together with benches for grown ups (who will definitely not be allowed to use the equipment!).



Other more unusual features included a horse riding area, an on-site hospital for people who fall over and break bones, a place for pets, and a special area for people who are sad.

You can find out more about the visit [here](#)

We have also done a short film about the visit which you can view [here](#).

## New signs on A390

And finally....if you have driven along the A390 in the past few weeks you will have seen some new signs have been erected on land adjacent to the road.

We are very proud of the work which is taking place to deliver the Garden Village and the new signs provide details of the partners who are involved in the scheme and contact details for people who are interested in living and working at Langarth in the future.





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We will continue to provide information about the development of the Garden Village via our website - [www.langarth.co.uk](http://www.langarth.co.uk) and in our newsletter. If you have not yet signed up to our newsletter you can do so via the website.

You can also email us with any comments at [langarth@langarthGV](mailto:langarth@langarthGV)

## Next steps

Decisions on the planning applications for the green and open spaces, the primary school and the community sports hub are expected in early 2024.

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## Contact

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



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