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**Langarth  
Garden Village**  
Growing futures, nurturing communities



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

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Everyone's lives have been affected by the coronavirus pandemic. The efforts of the NHS, and all those key workers who have been working so hard to keep

We've been continuing with 'business as usual' as much as possible to develop the Langarth Garden Village project and there has been significant progress in developing plans for creating the vibrant and distinctive new community.

Our masterplan team have been working hard to develop a preferred option for the scheme which delivers the key elements you told us you wanted to see at Langarth.

Before lockdown, we held pop up events in six local communities to show you the latest plans and find out what you think. A huge thank you to the hundreds of people who came along to one of the events and gave us their views.

We have now acquired the land needed to develop the Garden Village, deliver the Stadium for Cornwall and to build the new road.

Many of you told us you wanted to see what the new Garden Village would look like – below are two of the latest artists' impressions of the scheme.





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## Land transfer

The Council has acquired around 120 acres of land at Langarth – marking a major milestone in delivering the Garden Village project.

This means we can take the next steps in achieving our aim of improving on the current planning position and providing a new community with local character, strong services and integrated and accessible transport, and green spaces. The Council's involvement means the new community will be delivered as an integrated whole rather than as piecemeal development.

The Council's ownership of this land supports the delivery of the new planning application and masterplan for Langarth as a Garden Village. It means that plans for providing up to 3,500 homes, key infrastructure such as a new primary school, extension to the Langarth Park and Ride and the new Northern Access Road (NAR) can now move to the next stage.

As promised 35% of these new homes will be affordable, with homes for older people and those with special requirements. There will also be homes for key

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. The design for the road will support movement through and around the development by prioritising walking, cycling and bus.

We want to significantly improve public transport in Truro and are developing a package of transport measures beyond provision of the NAR. This package will provide better cycle, bus and walking connections to provide a realistic and practical alternative to car use for accessing the city centre and other services. This includes cycleways and paths that allow easy access to everywhere people want to go, as well as cycle parking and storage, cycle training programmes, car clubs and an extension to the Park and Ride site.

We will be extending the opening hours of the Park and Ride sites once the lockdown is lifted and buses will run up to 10pm. Work to extend the site at Langarth and provide an extra 600 parking spaces forms a key part of our transport strategy.

The emerging masterplan identifies potential sites for two new primary schools, one of which will be provided at the start of the scheme. Work is also taking place to look at 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.

Many of you told us you were worried about the impact of the scheme on health services. As Langarth Garden Village will be phased over 20 to 25 years this means that there will not be a sudden increase in people needing hospital treatment. However we recognise the importance of working with health partners to ensure that health facilities are shaped around the needs of

Once we are on the other side of the current emergency situation, we'll be talking further with the hospital and NHS Kernow to identify how these facilities will be delivered.

Following the Council's acquisition of the site for the new stadium as part of the recent land purchase the Council will be working to transfer the land to the Stadium for Cornwall partners, a vital next step in this long-awaited project.

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## Engaging with communities

During the past few months you have been sharing your ideas, aspirations and concerns for the site with members of our masterplan team. Your feedback has played a key role in shaping the emerging masterplan. We wanted to give you the opportunity to see the latest draft of the masterplan and to give us your views on the proposals.



More than 500 people came to the events which were held in Highertown, Shortlanesend, St Agnes, Chacewater, and Threemilestone. We also had a stand at the Truro Farmers Market on Lemon Quay.

While some of you were still concerned about the scale of the overall scheme, and the potential impact on traffic congestion and education and health services, many of you recognised that the previous planning consents meant that some development was going to happen. You told us you would rather this was an integrated scheme led by the Council with high quality, sustainable homes and the schools and health facilities needed to support them provided at the start of the scheme, rather than piecemeal development led by a number of individual developers.

We agree.

The emerging masterplan will identify the overall layout of the scheme, including green and open spaces, community facilities and essential

involved in the scheme will have to abide by these codes.

The development of the new Transport Strategy will deliver joined up and accessible transport links, with a new road and interconnected 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, E-Bike and E-car clubs and improved bus services with cheaper fares.

You also told us you were concerned at the impact of wildlife and the environment. We are committed to working within the landscape to create a new village on nature's terms: preserving more green space, protecting existing Cornish hedges, rivers and wetland areas to provide habitats for insects, songbirds and badgers, using sustainable drainage, 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, help capture carbon, and increase biodiversity across the site. We also want to provide allotments, community gardens and community orchards to support food production and bring communities together

We are also focusing on tackling climate change – using renewable energy to heat and power homes, installing higher levels of insulation and providing electric charging points in every house

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## Stakeholder Panel

April saw the final meeting of the Langarth Garden Village Stakeholder Panel.

Set up by the Council in March 2019, since then the Panel has met monthly to

as well as the new residents who will be living and working on the site.

During this period members of the Panel, which include Cornwall Councillors and representatives of Truro City Council and Kenwyn Parish Council, as well as key partners and community organisations such as Threemilestone School, Threemilestone business estate, the stadium partnership, and cycling and environmental groups, have worked with the team to agree 10 design principles for the masterplan.

They have also advised on the design and quality of housing, transport links and community facilities, including new schools, health, leisure, play, faith and emergency facilities, and green and open spaces, as well as working with the Council to develop a range of community investment projects in Threemilestone and Highertown.

Other work has included helping to shape the development of the five character areas and amenity spaces within each area, advising on the design codes which will set the required standards for all development on the site and supporting the comprehensive consultation and community engagement programme.

At the end of the final meeting we asked the panel to highlight any further proposals they would like to see included in the final masterplan.

Specific suggestions included promoting high quality building design to create a “gold standard” for all future development in Cornwall and the UK; including bike storage in all new homes; developing community associations at the start of the project; the importance of the community owning and maintaining green and open spaces, building a bridge between Langarth and Threemilestone; retaining as much of the existing natural habitat as possible and creating new wild spaces; reviewing the number of car park spaces per household and



We also received some great comments from members about their involvement with the panel:-

*"I would like to state how positive this experience was as, for the first time, it appears that all parties on the Panel wanted to consult and listen to the residents on their thoughts and ideas. Well done to the Panel." (Mike Ashcroft)*

*"I was pleased to be invited to sit on the Langarth Stakeholder Panel as it developing positively is crucial, not only to those that will live there but the surrounding communities of Threemilestone and Truro. I felt that those that sat on the panel were 'community focused' and the design principles displayed that, as long as the principles happen the development will be a success. (Damien Richards )*

*"I felt that the work of the Panel was valued both by Cornwall Council and by the Masterplanning team. Often consultation is seen as paying lip service but I never felt that" ( Alan Stanhope )*

We said at the start of this project that we wanted the masterplanning of Langarth Garden Village to be truly community led. The work of the stakeholder panel has played a key role in helping to achieve this aim and we are very grateful for their hard work and support.

The comments and suggestions received from partners, key stakeholders and local residents have been used to produce a masterplan which will deliver significant improvements to the proposals set out in the previously agreed planning applications for the site.

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Cornwall Council's intervention in this key project means the new community will be delivered as an integrated whole rather than as piecemeal development.

There are also some specific benefits to existing and future local residents of the Council's involvement including:

- Protecting at least 48% of the existing green space within the site (compared with just 19% in the previous applications)
- Providing a good mix between detached (15%), semi-detached (25%), terraced houses (55%) and bungalows (5%); with 35% affordable homes (for local people), as well as homes which are adaptable for different stages of life, housing for key workers such as nurses and teachers, self build, live-work, co-living, student accommodation, communal living, extra care housing for older people and people with disabilities, self build and retirement homes, pathway homes, assisted living and intergenerational housing.
- Building high quality homes to a standard at least 20% higher than current building regulations, with a target of achieving Zero Carbon within five years
- Using low carbon energy sources such as ground source heat pumps with photovoltaic panels to heat the whole development rather than fossil fuels, with electric charging points for every house and high levels of insulation
- Providing one new primary school at the start of the project, with the second primary school when required to meet demand (rather than at the end when all the houses have been built)
- Providing health facilities which meet the needs of the new residents and avoid increasing pressure on RCHT.
- 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

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 to improve access to local amenities such as the GP surgery, 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 landscape,
- Building on Cornish heritage and promoting the use of locally sourced building materials and 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%.

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
- Working alongside Building Cornwall to support the creation of local jobs and apprentice schemes in the area
- Supporting innovation in the building industry through the use of new technologies and helping to create expertise in the local area.

## Investing in local communities

We are continuing to work with stakeholders and local communities to deliver our plans to invest in community projects in Threemilestone and Highertown areas to help ensure local services do not come under pressure as a result of the Garden Village.

Work has been started on building the new Community Hall at All Saints Church Highertown and we are developing detailed businesses cases to support the projects to create a new hall at Threemilestone School, upgrade the Community Centre, and provide new playing pitches in the village.

We are also working with CORMAC to look at how we can improve the village centre to reduce congestion and increase parking, improve pedestrian and cycle links with Langarth, and the potential to expand the business park.

Information about the emerging masterplan and the community investment projects, including copies of the display boards used at the engagement events are available on the [Langarth Garden Village website](#).

You can also email the team at [LangarthGV@cornwall.gov.uk](mailto:LangarthGV@cornwall.gov.uk) with any queries or comments.

All the comments will be used to shape the final version of the masterplan




## Next steps

An application for outline planning permission for the Langarth scheme, which includes the construction of the NAR, is due to be submitted this summer.

Subject to all the necessary approvals and consents being secured, work is

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## Contact

 You can find out more about the project on our website

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



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