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



Welcome to the second 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.

and activities or filling in the online questionnaire to share their ideas and aspirations for the Garden Village.

We are working with over 100 different partners, groups and individuals to establish a set of design principles from which new proposals for the site can be created.

We said at the start of this project that we wanted to work with the community to ensure that the new development is a place where people want to live.

During the first round of engagement events you told us you wanted to see affordable and well insulated homes for local people, with social housing, shared ownership homes, homes for young people and those with disabilities, and accommodation for key workers on low incomes. You also wanted improved public transport, with cycling and pedestrian links; green spaces with trees, allotments and 'wild' areas, and general community open spaces.

You were also concerned about the pressure on local health and education facilities, traffic congestion and air pollution, and wanted to see new schools on the site as well as a GP surgery and dental practice.

Developing the Masterplan

We are using your feedback to develop the Masterplan which will set the standards for place making and design. This is on schedule to be completed early next year ahead of applying for planning permission in Spring 2020.

At the same time we have been carrying out extensive research on the site and

Site Opportunities Plan

These include:

- **The geography of the site** – the steepness of some of the slopes and high percentage of north facing land will restrict the area suitable for development. We will address this by increasing the housing density in some areas which enable us to maintain and create diverse green spaces and enhance the sites ecology.
- **Green infrastructure** – we will be retaining and enhancing existing hedgerow boundaries and wooded areas to create distinctive character and improve natural habitats. We also want to maintain views towards key landscape and heritage features and create wetland areas to improve biodiversity and create valuable learning environments.
- **Climate change:** we are exploring the use of renewable energy sources such as geothermal energy, ground source heat pumps and photovoltaic cells to provide energy for Langarth. New buildings will be highly insulated and naturally lit to minimise energy use and help reduce fuel poverty.
- **Creating communities not housing estates:** we want to create mixed use neighbourhood centres with housing for all ages, formal and informal play areas, green spaces, indoor and outdoor facilities with an all year round appeal, and employment space and local shops to provide an active hub for new and existing communities. There will be two new primary schools on the site and we are working with partners to look at proposals for a new secondary school on the North coast. We are exploring new health and care facilities, including a GP surgery, dental services and specialist accommodation such as sheltered and extra care

- **Access and movement:** the lack of pedestrian access points between the site and nearby villages and the high level of traffic on the A390 have generated significant concern. We want to promote walking, cycling and the use of public transport over private car use to reduce emissions whilst also promoting a healthy and active lifestyle. The new Northern Access Road, which will serve the development and connect the A390 West of Threemilestone and the Treliske Industrial Estate and Hospital, will help reduce traffic on the A390 by around 10% (similar to the impact of school holidays). Langarth Avenue will have a speed limit of 20mph and a segregated two-way cycleway with priority over side roads on both sides of the road. There will be a new cycle route along the Kenwyn River linking the site and Threemilestone to Truro, and we will be providing safer crossings on the A390 to existing communities and facilities to promote active links. We will be developing e-car and e-bike share / club schemes to help reduce traffic numbers.
- **Improved public transport:** we're working to ensure that public transport improvements will be phased to complement the development and so ensure that people have good travel options from day one..
- **Local economy:** we want to ensure that the development of Langarth helps boost the economy of Truro and surrounding communities. Improving the cycle network will help promote the city as an active holiday destination, with improved transport links to existing business parks and the Innovation Centre helping to encourage growth. The site will have areas of land identified to help support local cafes, as well as specific areas to help suit Cornish developers. Providing flexible live-work homes will help small businesses to grow.
- **Heritage** – we are looking to protect the site of the historic Langarth Cross and retain and integrate existing buildings as part of the Masterplan.
- **Flooding:** as the masterplan area impacts upon the critical drainage area for Truro, we are working with the Environment Agency to ensure that

minimise the impact of the development on the wider environment.

- **Existing proposals on site:** There are currently proposals for 2,700 homes on the site, which are considered to be implemented by the planning authority. Those proposals will have to be incorporated within reason in the overall masterplan design.

Emerging scenarios

Following detailed analysis of the initial feedback, and the research into the challenges and opportunities, the Masterplanning team have identified three emerging scenarios for further consideration. Each of these scenarios has been informed by the character of the existing landscape and the nature of the development within it.

These are:

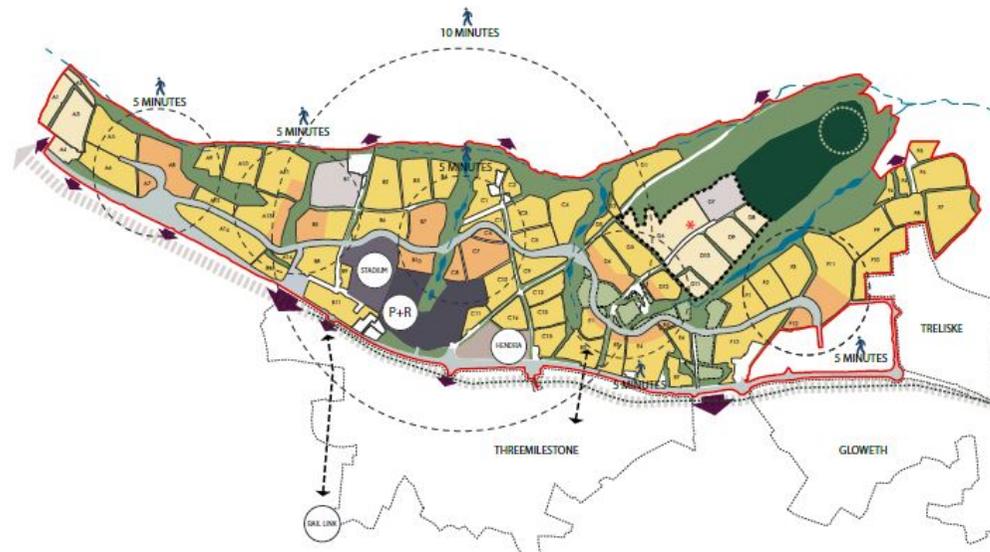
- Scenario 1: this proposes one main centre near the new stadium and the Hendra site. There would also be two local village squares This option would enable a significant amount of the landscape to be retained.



- Scenario 2: this would also focus some development around the stadium, but would also create two new village centres to the West and East. These new village centres will have a close connection with the green infrastructure.



identity, surrounded by the landscape of the valleys.



Further community engagement

During the past few weeks we have presented details of these emerging options to local residents, businesses and key partners at a series of meetings and engagement events including:

Richard Lander Schools workshops

Our Masterplanning team spent an amazing day in workshops with students at Richard Lander School. Following a brief explanation of the project, the team worked with the students to think about the future place, from the landscape up.

Groups of students each took a section of the site and starting with homes, created a layout that included all the things they feel are needed to create a thriving, buzzing community, fit for future living.



What do students feel is important?

Accessible and varied greenspaces, cheap or free indoor and outdoor activities for all ages (including skate parks, BMX trails, woodland walks, climbing walls, swimming pools), lots of wildlife and nature, on-site energy generation and clever water useage, excellent bus services, electric cars and bike storage and hire, as well as food growing, were common themes.

Following the session Hannah Madeley, a member of the school's Senior Leadership Team, said *"It was great to get our children thinking about what goes into creating a place. From homes to community centres, green spaces to skate parks they were full of ideas and enthusiasm and their on the spot ability to problem solve and bend and flex their designs based on each others thinking was brilliant. We look forward to seeing how their thoughts are reflected in the Masterplan for Langarth"*

It was great to hear what the young people would want to see in the new

First working group session

We brought together a diverse mix of more than 60 stakeholders to work through questions such as how to build a community, how to encourage people to use their cars less and how to ensure that Langarth makes positive, two way links with surrounding communities, without duplicating what is already happening in them.

The results certainly gave our Design Team lots to think about!



Here are some of their comments:

Tom Shelley Cornwall Wildlife Trust: *“The natural environment, the landscape and wildlife in and around the Langarth site are things that make the place unique and special. Cornwall Wildlife Trust are encouraged by the landscape first approach of the Design Team and welcome their commitment to following the Building with Nature’ accreditation too. Valuing the green and blue infrastructure, including habitat corridors (such as woodland, hedges, trees, waterways), as well as reducing noise and light disturbances to the nature that already exists on the site are crucial factors. This will all help to make the future built environment and surrounding green spaces of Langarth Garden Village more biodiverse and rich than they would be if the land was not properly considered.*”

community from scratch is not an easy thing to do, but a sense of community and neighbourliness is something that I'm sure the vast majority of people would say that they are looking for from a place to live. We are pleased that the Design Team for Langarth Garden Village are looking to understand how they can create a place that values community creation, through spaces and places to meet other people as well as by designing the place to encourage social interaction leading to improved health and wellbeing”.

Sarah Wetherill, Truro Cycling Campaign, Co Cars and Co Bikes

“For Langarth to be a low carbon, well connected and well integrated community, we need to think about how we put people before cars. An exceptional and affordable public transport system; safe, direct, and attractive cycle and walk-ways, e-bike and e-car hire, these are all ingredients that are going to be key to the Langarth mix. I welcomed the opportunity of the first working group to input into the masterplanning process and look forward to seeing the ideas and initiatives manifest in reality”

Kate Sidwell, Young People Cornwall : *“We can't talk about creating a future community without factoring in the many and varied needs of children and young people. Langarth Garden Village presents opportunity, but for it to be a place young people can thrive and enjoy, careful consideration needs to be given to the spaces and places that they can make use of. As well as how they will travel to and fro safely and at no or low cost, from surrounding communities. Young People Cornwall welcomes the opportunity to be involved in the masterplanning process for Langarth and look forward to the workshops that will take place direct with Truro's young people over the coming months”*

Alun Jones, Truro BID Manager: *“The BID works on behalf of many of Truro's businesses, so we were only too pleased to attend the first Langarth Working Group session to add our thoughts to the master planning process. It is absolutely vital that Langarth complements, rather than duplicates what is*

that residents of the wider community will come to Truro to enjoy everything we have here. We look forward to seeing how our views have been taken account of as the masterplan develops"

Big thanks to Café Chaos for the fantastic food!

Threemilestone public engagement event: despite the appalling weather there was a good turnout at the local Community Centre to see the emerging options for the site.

Whilst some people continue to express concern about the impact of the new development on roads, services and infrastructure, increasingly the conversations are turning towards the opportunities presented by the new development.

Ensuring good connectivity with surrounding communities, working with the landscape to make the most of the natural environment, the need for really good public transport networks, the potential to be self sufficient energy wise and good community building were all strong messages coming through.

Cornwall Business Fair: it was great to have the opportunity to talk to businesses of all kinds at this key annual event. There was considerable interest in the proposals for the development. While some local businesses expressed concerns over the impact on infrastructure, others were optimistic about the potential positive impact on the economy of Truro if we get it right. Many were keen to be involved in the development and we will be certainly be working with as many businesses as possible during the next few months.

Royal Cornwall Hospitals NHS Trust engagement event: with the impact on health services one of the key concerns for many local people, we wanted to find out what the people visiting and working in the hospital felt about the

As we expected many people were worried about additional pressures on services at Treliske, but others welcomed the fact that we were talking to health partners about ways to mitigate this.

There was a call for the new homes to be truly affordable for people working at the hospital, particularly those on low incomes, and for a significant improvement in public transport.

All those we talked to emphasised the importance of working closely with health and care providers to develop the plans, rather than just imposing thousands of new homes on the area.

Investing in new community facilities

We recognise the concerns which have been expressed by people living in existing communities close to the site at the potential impact of the new development on their local facilities and services.

While funding for new community facilities would normally come from land sales and be delivered towards the end of the development, Cornwall Council's Cabinet has approved plans to provide early investment for a number of projects to ensure that local services do not come under pressure.

Existing community facilities that will benefit from this Council funding include:

- £612,000 in match funding for the community hall at All Saints Church Highertown. The popular Hall, which currently serves the whole of the community along the A390 corridor, hosts a variety of non-faith

Toddle Parent and Toddler Group, the Resident's Association, Guides and NCT Classes.

- Threemilestone School will receive up to £888,000 for projects including a new hall so that the existing school has great improved facilities ahead of the new school being built as part of the new Langarth Garden Village development. The new hall will be a great facility not just for the school, but for the whole community.
- New playing pitches in Threemilestone

The Council will also be working with local groups to help them develop businesses cases for a number of other schemes so they can apply for funding in the future. These include improvements to the Community Hall in Threemilestone; walking and cycling links from Langarth Garden Village to Threemilestone village centre and improved access to the Threemilestone Industrial Estate.

Land acquisition

The Council has also agreed plans to acquire land for the Langarth Garden Village development and to facilitate the building of the Northern Access Road. This includes the land to be transferred to the Council, subject to contract, for the purpose of delivering the Stadium for Cornwall.

Next steps

Following the latest round of workshops and engagement events the masterplanning team will be using the feedback on the emerging scenarios to identify a preferred Masterplan option.

This will be presented to members of the Langarth Stakeholder Panel in

A second series of community events will then be held in Threemilestone, Highertown, Chacewater, Shortlanesend and St Agnes in February 2020 to enable local people to give their views.

We are also planning a “Community happening” on the site on 22 and 23 February. More information in the next newsletter.

The preferred option will then be considered by the Council’s Cabinet ahead of a formal application for outline planning permission being submitted to the Council in April.

Alongside this ongoing programme of events and planning exhibitions, we will be continuing to visit local schools and colleges, public places, including the Park and Ride sites, train and bus stations, workplaces and supermarkets to ensure that we have the chance to talk to as many people as possible.

Information on these events and all other activities will be provided on our [website](#) and in the local media.

Contact



You can find out more about the project on our website



Email us at langarthgv@cornwall.gov.uk

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'Onen hag oll'