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



Welcome to the third 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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We said in the last newsletter that we were using your feedback to develop a Masterplan for the whole site which will set the standards for place making and

The Council wants to ensure that all new development is of the best quality it can be. At Langarth the existing planning permissions on the 244 hectare site on the edge of the city of Truro meant that development would inevitably take place.

Last year the Council took the decision to intervene in the project and allocated funding to support the development of a masterplan and key infrastructure for the whole site. The masterplan will ensure the scheme provides a sustainable community, a more attractive place to live and good quality homes serving Truro.

Since then we have been working with local residents, partners and key stakeholders to create a vibrant and distinctive new community at Langarth. It will have walkable neighbourhoods, connected by sustainable transport, generous and high quality green spaces. There will also be access to shops, facilities and meeting places. The scheme will create well designed housing and will also provide improved infrastructure and spaces for work and services that fit the needs of a diverse population

The team leading the development of the masterplan had previously identified three emerging scenarios for further consideration.

- Scenario 1: this proposed 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.
- Scenario 3: this would create five smaller settlements, with an emphasis on more low-density housing clusters. Each would have its own strong

Work has continued on developing these scenarios, taking the best and most appropriate elements from each, so to enable us to identify a preferred masterplan.

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## Engagement events

We are holding a further series of community engagement events during the first week of March 2020 so we can share the details with you and seek your views on the outcome of this work.

Each event will have the same content and members of the team will be on hand to outline the latest information about the emerging masterplan and answer any queries you may have.

The dates and times of these events are:

Monday 02 March	2pm to 7pm at Truro Golf Club, Highertown
Tuesday 03 March	2pm to 7pm at Shortlanesend Village Hall
Wednesday 04 March	2pm to 7pm at St Agnes Miners & Mechanics Hall
Thursday 05 March	2pm to 7pm at Chacewater Village Hall
Friday 06 March	2pm to 7pm at Threemilestone Community Centre
Saturday 07 March	9am to 4pm at Truro Farmers Market, Lemon Quay

The Council's highways team has also been working on the designs for the new road which will connect all the developments on the site and provide an alternative route to the Royal Cornwall Hospital at Treliske.

Information on the latest designs for both roads and other transport schemes, including proposals for new cycle ways and improvements to public transport links, will be available at the events.

If you are unable to attend any of the events in person we will be adding the information to the [Langarth Garden Village web pages](#) at the beginning of March. There will also be an online questionnaire on the website for you to give your views. You can also email the team at [LangarthGV@cornwall.gov.uk](mailto:LangarthGV@cornwall.gov.uk) with any queries or comments..

All comments will be used to shape the final version of the masterplan ahead of the formal submission of the outline planning application in the summer.

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## New community facilities

Last year Cornwall Council agreed to provide funding to support the development of a number of community projects in the Threemilestone and Highertown areas to help ensure local services do not come under pressure as a result of the Langarth scheme.

These included improving existing community facilities such as the community hall at All Saints Church Highertown, providing a new hall at Threemilestone School and new playing pitches in Threemilestone.

The Council is also 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.

This work has been continuing over the past few weeks and we will be providing information about the current position at the community engagement

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## Land acquisition

Work has been taking place to acquire the land needed to develop Langarth Garden Village, deliver the Stadium for Cornwall and to build the new road.

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## Next steps

We will be holding a second working group session for stakeholders at the end of March. The last session saw more than 60 people working 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.

This session will focus on the themes of climate change, transport and movement, thriving communities and maximising benefits for the wider Truro area.

The previous workshop proved very valuable in shaping the development of the initial ideas for Langarth and we are looking forward to working with stakeholders to discuss these four key themes.

We will be using the feedback from the community engagement events and the working group sessions to shape the next stage of the masterplan. This will then be presented to members of the Stakeholder Panel to seek their views on the preferred option. The formal application for outline planning permission is due to be submitted to the Council in the summer.

be continuing to visit local schools and colleges and public places 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.

Further information about the scheme is available on the [Langarth Garden Village website](#)

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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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