

Langarth Garden Village newsletter edition twelve

May 2022



Welcome to the latest 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.

The last three months have been extremely busy for everyone involved with the Langarth Garden Village project.

The granting of outline planning permission for the Garden Village and full planning permission for the Northern Access Road at the end of last year marked a significant milestone for our project, with the focus now moving from designing the masterplan to actually delivering the scheme.

Leading this next phase of the project requires specialist expertise and we are delighted to welcome Harry Lewis from Treveth to the Langarth team. You can find out more about Harry and his exciting and ambitious plans for taking the project forward below.

We have also been busy planting thousands of trees in our tree nursery – with the help of some very special people – and are continuing to work on constructing the new energy centre on the site.

Another exciting event this year has been the completion of works on expanding the Threemilestone Community Centre and its official re-opening.

You can find out about all these events – and watch short films about the projects -below.

Delivering the Garden Village project

Following the granting of outline planning permission at the end of December 2021 we have been working on preparing the 'reserved matters' applications which deal with the appearance, means of access, landscaping, and scale of the development.

The Garden Village will be delivered in phases over a 20-to-25-year period, with up to 200 new homes being constructed each year. Other elements, such as the new primary schools, community facilities, live work and co living spaces, and green and leisure areas, will be constructed at different phases during the scheme as set out in the masterplan.

One of the first elements to be constructed will be the Northern Access Road (NAR) which connects all the development on the site and provides a route from the A390 through Langarth to the Royal Cornwall Hospital Treリスケ. The interim link road, which will provide access for the construction of the NAR was completed last year, with work on building the NAR due to begin at the end of this year.

Once the first section of the NAR has been completed, and subject to the reserved matters applications being formally approved by Cornwall Council, work will begin on building the first new homes. Construction is currently expected to start in 2023/24.

Earlier this year Cornwall Council appointed Treveth to advise on this next key phase of the project. Harry Lewis, a chartered surveyor, finance advisor and developer with more than 20 years' experience of investment and development in residential schemes around the world, will lead on delivering the Garden Village scheme.

Having moved back to Cornwall last year, Harry is looking forward to working with the Langarth team to deliver the plans to create a new distinctive community where people can live, work and thrive.

You can watch a short video with [Harry here](#)

"The Langarth Garden Village vision with its mix of affordable homes, apartment schemes, co-living hubs, community and retail centres, all set in well-designed landscaped green spaces and supported by an

integrated transport network, has, with great fanfare, reached the delivery stage - as Programme Director, it is now my focus to turn this masterplan into a reality."



"We are committed to delivering the masterplan as intended and look forward to working with our partners and the local community to achieve this".

Developing our renewable energy centre at Langarth

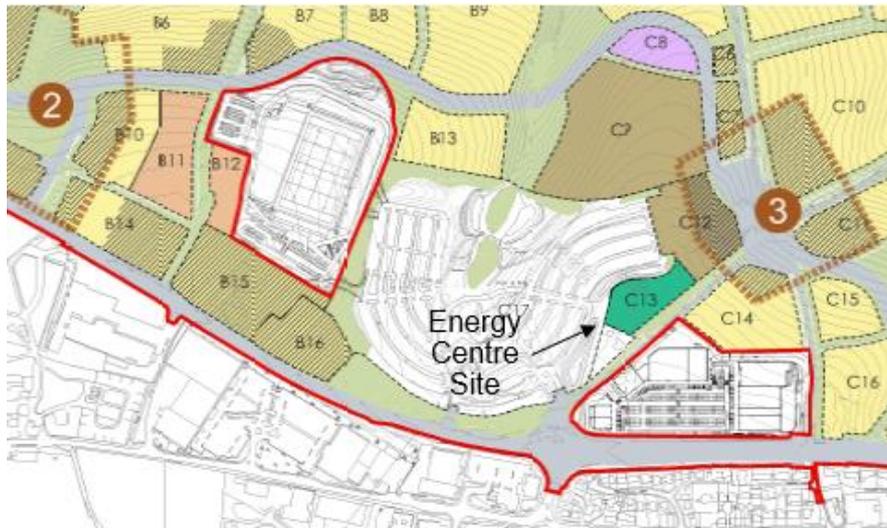


Work is progressing really well on the construction of the new renewable energy centre at Langarth.

You can find out about what has been happening and the next steps in the project here : <https://youtu.be/SIZpl4YEsPg>

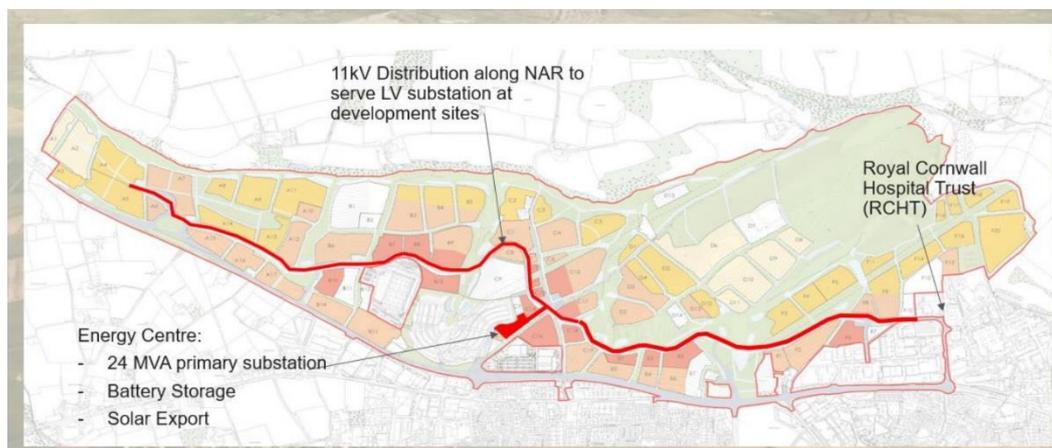
Following the granting of planning permission for the scheme at the beginning of last year, members of the Langarth project team have been working with CORMAC and UK Power Solutions to construct the centre which will play a key role in delivering Cornwall Council's climate change strategy and provide low cost green power for residents.

Located next to the park and ride, the energy centre will provide a central hub for electrical power to the site, bringing together on-site and off-site renewable energy. It will be connected directly to the grid, giving both security of supply and allowing any excess energy to be exported.



The site will include a transformer compound to house the electricity substation which will have a capacity of up to 24 megawatts. There will also be a battery compound which will maximise the use of renewable energy on the site for the benefit of Langarth residents and local businesses.

As well as helping to ease existing constraints on the national grid, we are working closely with the hospital to provide additional electrical capacity to support their immediate projects and future growth.



Heat pump technology, higher levels of insulation and solar panels will be used to power and heat homes, offices and other buildings, with electric vehicle charging points provided for every house.

At Langarth we are actively working with our partners to protect, enhance and provide new opportunities for wildlife and nature.

We will be planting 55,000 new trees and a new woodland area at Langarth as part of Cornwall Council's plans to create a Forest for Cornwall, to fight climate change and [help Cornwall strive towards becoming carbon neutral](#). This will also provide food, shelter, shade and nesting and roosting sites for wildlife.

We have already set up our own tree nursery on the site so we can grow our own trees for planting into their final location in the Garden Village later. We Thousands of saplings have already been planted in the tree nursery.



In March we braved the wind and rain to plant a further 420 trees donated by The Woodland Trust in the nursery with the help of members of the project team and local Cornwall Councillor Dulcie Tudor.





Despite the weather we had a great day – you can also see what we did in this short film : <https://youtu.be/XVLQ1BHEpf0>

Building a new community takes time and it is vital to involve children and young people at the early stages of a project as they will be the people living, working and visiting the development in the future.

We have already been working with pupils at Threemilestone Primary School who have visited the site and shared their ideas on what they would like to see at Langarth.



They told us it was important to plant lots of trees at the site. We agree - and were delighted to welcome back these pupils to help us plant more trees in our tree nursery.



The primary school will be a close neighbour to the Garden Village, and with the site due to be developed over a 20 year period, we hope at least some of these pupils are likely to live and work at Langarth in the future.

The young tree planters also attached copper name tags to their trees so they can watch them grow over the coming years.



You can watch the youngsters at work with the support of Alice Brown and Sarah Treliving from Arcadis here : <https://youtu.be/6qTJUvWJh1k>

Red letter day for Threemilestone



Saturday, 29 January was a real red letter day for Threemilestone as the village's Community Centre officially re—opened to the public following the completion of its new extension.

Funded by Cornwall Council, the extension provides a range of new facilities, including an external accessible toilet which will help to address the previous lack of public toilet provision in the village. There is also a new entrance foyer which will also act as a meeting place, new internal accessible toilets and baby changing facilities; together with new cycle loops, planters and seating in the area outside the building.



The trustees of the Community Centre also provided additional funding for Covid improvements to compliment the extension and ensure that the building meets the latest Government guidance. These included installing new specialised hospital grade air filters to all the function rooms to improve ventilation within the building, together with new input fans.

The official ribbon cutting ceremony, carried out by local Cornwall Councillor Dulcie Tudor, and attended by Mike Ashcroft, Chair of the Threemilestone Community Centre and other trustees; together with Cornwall Council Leader Linda Taylor and David Harris, Cornwall Council's Cabinet Member for Resources and the local member for Gloweth, Malabar & Shortlanesend, Councillor Derek Green, Kenwyn Parish Council and representatives from the contractor MIDAS, was followed by an Open Day for the local community.

You can watch a short film about the opening ceremony here <https://youtu.be/oC5tq96m5X8>



In 2020 Cornwall Council confirmed plans to extend and upgrade the Community Centre as part of a wider programme of community investment projects aimed at ensuring that local facilities and services in existing communities such as Threemilestone do not come under pressure as a result of the Langarth Garden Village scheme.

Next steps

Cornwall Council is currently reviewing the information it holds on land ownership within the proposed site to ensure that it has identified everyone with a legal interest in the land or property affected by the scheme.

While the Council's preference remains to acquire any critical land needed for the scheme through agreement, in some cases this may not be possible. In these circumstances the authority may need to use compulsory purchase powers to secure the land. As part of the preparations for the CPO process, the Council carries out a formal information gathering exercise, known as land referencing, to ensure that it has up to date and accurate information on everyone who either owns or occupies land or properties within the development area.

Land and property owners within the development area have been sent a Request for Information questionnaire asking them to confirm details of ownership and occupation of their property and land, including any tenants they let it to. The information will also be used to help identify the owners of any unregistered land. Where necessary site visits will then be made to check the details of specific areas of land.

The land referencing process is expected to take up to six weeks to complete. The Council will then review the information it has received and, where necessary, begin the formal process of seeking compulsory purchase power for any areas of land which it has not been able to acquire through agreement with landowners.