



Welcome to the first edition of Langarth Garden Village News

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Our new monthly 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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We plan to create a distinctive community at Langarth on the edge of the city of Truro where people will live, work and thrive.

We are working with key partners, specialist companies and importantly you to develop a Masterplan for the whole site. This plan, which will set the standards

for place making and design, is due to be completed early next year ahead of applying for planning permission in Spring 2020. You can find out more about the project on our [website](#)

The new community will have positive links with Truro and nearby towns and villages, including Threemilestone, Gloweth, Chacewater, St Agnes and Shortlanesend.

We want to involve as many people as possible in shaping the Masterplan and are staging events and activities in all these communities to enable you to have your say.

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## Listening to local communities

Our first event took place on September 8 when we shared the Truro Place Shaping stand at Truro Day with teams from the Pydar Street and Truro and Kenwyn Neighbourhood Plan projects. You can find out more about the Day and what people told us [here](#)



Since then we have held five 'listening' events for local residents in St Agnes, Highertown, Threemilestone, Chacewater, and Shortlanesend.

These were the first in a series of engagement events we will be holding in these communities over the coming months. It was great to see so many people coming along to talk to members of the master planning team about the project and to share their ideas and aspirations for the Garden Village.

While some people wanted the site to be left as green fields, most recognised that the existing planning permissions on the site mean that development will inevitably take place. Many welcomed the Council's decision to intervene and work with local residents to create a joined up, well connected community, with local services and key infrastructure designed to accommodate the needs of residents from the start.

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## What you told us

Some of you told us you want Langarth to be a place with great indoor and outdoor spaces where community initiatives can take root and flourish. Others want to see truly affordable and well insulated zero carbon homes for local people which are cheap to heat and run, with shared ownership houses and accommodation for key workers; and green spaces, with trees, allotments, wild flower meadows and community orchards, and general community open spaces, as well as recreational and play equipment for all ages.

We were also there to listen to any concerns. Many people were worried about the potential impact of the development on the existing roads into Truro, and increased pressures on health and education facilities.

Others wanted to make sure the environment around the boundaries of the site was protected from further development, with some keen to see more formal public access across the development and across and down the valley to Truro. Many wanted a focus on sustainable transport with affordable, frequent, electric bus services and walking and cycling routes.

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# What are we doing?

Langarth Garden Village will be a long term project, with the new homes due to be built over a period of up to 20 years. The Council is committed to providing key infrastructure, such as the new Northern Access Road and improved public transport links, with new bus services and safe walking and cycling routes which link with existing and proposed routes into the city and surrounding areas, at the start of the project rather than at the end when all the homes are built.

There will be at least one new primary school on the site, with work also taking place to assess the options for providing additional secondary school places.

There are teams working with partners to develop effective water and drainage systems for the site, and developing plans for health services, ophthalmology and dental services and a pharmacy.

Some people also raised concerns over the potential impact of the development on existing local communities. The Council has promised early investment in key community facilities as part of the overall project. Officers are working closely with Kenwyn Parish Council and the local Cornwall Councillors to identify potential projects which can be provided now, in advance of the start of construction.

We are using the feedback from these events and the results of our questionnaire, together with the views of key stakeholders, to inform our ongoing master-plan thinking.

If you did not manage to attend the events you can find information about the project on our website where you can also fill in an online version of the questionnaire to set out your views on the emerging scheme.

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# So what next?

The master planning team are currently developing emerging options for the proposed Garden Village site. We will be providing information on these options in November when we will be asking people for their comments.

We will be holding two public engagement events:

- 8 November - between 2pm and 7pm  
Threemilestone Community Centre
- 15 November - between 8am and 7pm  
Pydar Pop Up in St Clement Street , Truro (the former Hardy Carpets building )

Members of the master planning team will be on hand at both events to talk about the options and answer questions.

The highways team are also working on the designs for the new Northern Access 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 emerging design for the new road, and the link road which will connect the development with the A390, will also be available at the public engagement events so people can give their views.

We are setting up three themed working group sessions made up of representatives from local community and businesses with specific knowledge and expertise in areas such as health and well-being, the environment and travel and transport. The first of these groups will be meeting in early November. If you represent an organisation or business, or are heavily involved in your local community through residents' groups or community activities, please do get in touch as your voice is really important to us.

Alongside this ongoing programme of events and planning exhibitions, we will

be visiting 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.

A second series of community events to present thinking around the preferred Masterplan option will be held in Threemilestone, Highertown, Chacewater, Shortlanesend and St Agnes in January 2020.


There is also a proposal to construct an Interim Link Road into Langarth from the A390 using the route of the consented bus gate to the west of Rosedene Farm to facilitate the new house building. This application is due to be submitted in December 2019. Once the final A390 junction has been completed at Penstraze the Interim Link Road junction will be converted to its already consented use as a bus gate.


We will be providing information on these events and all other activities on our website and in the local media.

Feedback from events will go on to inform a preferred Masterplan option in early 2020. This preferred option will then be considered by the Council's Cabinet in February. A formal application for outline planning permission is due to be submitted to the Council in April.

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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)