

## Langarth Garden Village newsletter edition five



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.**

We have been working very hard since the last edition of the newsletter to develop the Langarth Garden Village project and produce a masterplan for the scheme which delivers the key elements you told us you wanted to see.

You said you wanted Langarth to provide an attractive and healthy environment for people to live in, grow and develop, surrounded by nature. A place with green infrastructure at its heart, delivering a wide range of beautifully designed homes to suit everyone and jobs for all age groups. A distinctive community where residents of all ages can enjoy the benefits of rural life while having easy access to, and positive connections with the city and surrounding communities.

We love this vision and are committed to creating a vibrant and distinctive community where people will live, work and thrive.

Our masterplan team are doing a fantastic job of turning your ideas and aspirations into reality and we can't wait to show you the results once the masterplan has been completed.

The current plans include new pedestrian and cycle links to encourage people to explore new areas of forest, parks and green spaces, with the new boulevard style road and interconnected green corridors providing joined up and accessible transport links. Two new

primary schools, play and leisure areas will provide a safe place for children and young people to learn and live.

There will be a clear focus on sustainability, with low carbon homes with low running costs delivering cheaper and more sustainable energy for residents and businesses, and an enhanced surface water drainage system, with new ponds, wetlands and swales being used to slow, store and clean water.

We will be planting 5 hectares of trees and a new woodland area as the part of the Forest for Cornwall to support cleaner air and help capture carbon. We are also working within the landscape to preserve more green space, protect existing Cornish hedges, rivers and wetland areas to provide habitats for insects, songbirds and badgers. This will help increase biodiversity by up to 20% across the whole site.

We want Langarth to be a real community, and the emerging plans include a variety of public spaces, including village centres, parks, and wildlife areas, with community gardens, allotments, orchards and farm available for those wanting to grow healthy food from their doorstep.

We know that many people in Truro (and throughout Cornwall) are struggling to get on the housing ladder. Langarth Garden Village is part of the Government's garden communities programme which aims to address national housing needs. 35% of the new homes we are planning to build during the 20 to 25 year life of the scheme will be affordable for local people. There will also be homes specially designed for older people and those with special needs, key worker accommodation and good quality Council Owned market rented homes.

Here are some of the latest artists' impressions of how Langarth will look :





We are expecting the masterplan to be completed in October. A hybrid planning application will then be submitted to Cornwall Council.. This will include an application for full planning permission for the Northern Access Road (NAR) and outline planning permission for the Langarth Garden Village development.

The application will then be considered in detail by members of the Strategic Planning Committee. As this is such a significant scheme this first stage of the planning process to give outline planning permission is not expected to be determined until Summer 2021.

### **Achieving milestones**

During the past few weeks we have successfully met two more major milestones in delivering Langarth Garden Village.

The £47.45m funding contract for the design and construction of the new Northern Access Road has now been officially signed by Homes England and Cornwall Council. This 100% grant funding from Homes England has been essential to providing the key early

infrastructure that has so far stopped house builders providing new homes in this area and means that plans for the new Northern Access Road (NAR) can move ahead.

The first section of the road, the Interim Link Road, secured planning permission in March. With funding now available, construction of this section is due to begin at the end of September. Once completed in 2021, the link road will provide access for the construction of the main road.

As explained above an application for planning permission for the NAR will be submitted in the Autumn as part of the wider hybrid application. If planning permission is granted work will begin on constructing the NAR in September 2021, with the scheme completed in Spring 2024.

Below is an artists' impression of part of the site.



The Council has also acquired two more parcels of land – the Willows and West Langarth Farm at Penstraze.

This latest land acquisition supports the delivery of the new planning application and masterplan for Langarth as a Garden Village and brings plans to provide the first of the new homes, the new primary school and extension to the Truro Park and Ride a step closer.

### More good news

Following the completion of the masterplan, members of the Council's Cabinet will be meeting in November to consider detailed proposals for funding the development of the first primary school at Langarth, the community investment projects in Threemilestone and the creation of a new energy centre beside the Park and Ride. They will also be discussing plans for the future stewardship of the site.

### Investing in Threemilestone

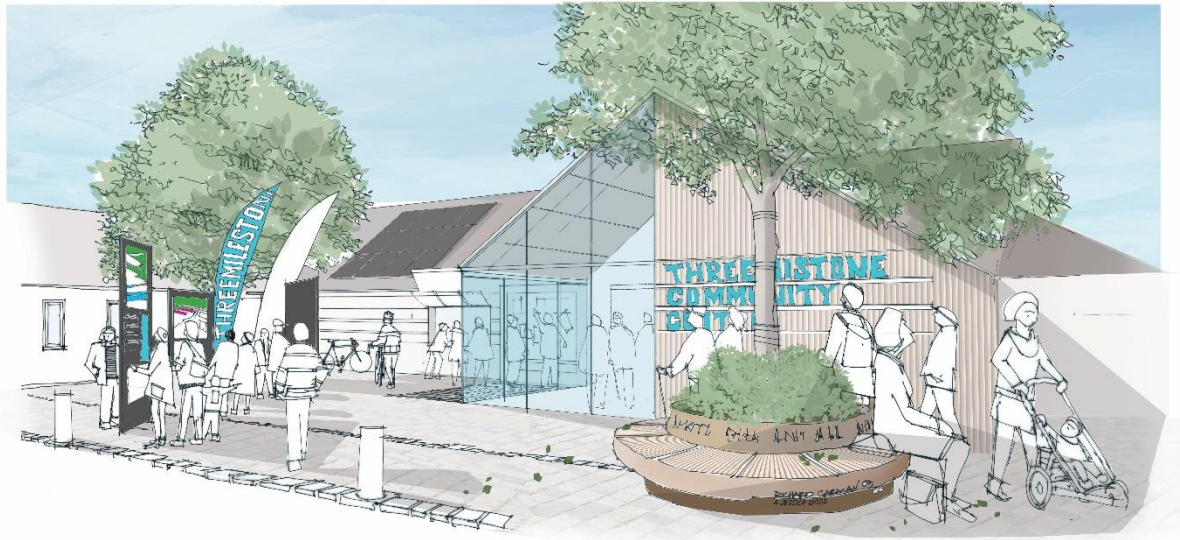
Throughout the development of Langarth Garden Village Cornwall Council has been committed to ensuring that local services in neighbouring communities do not come under pressure as a result of the scheme.

Last year the Council's Cabinet provided initial funding to support the development of a number of community projects in the Threemilestone and Highertown areas. These include improving existing community facilities such as the Community Hall at All Saints Church Highertown and providing a new hall at Threemilestone School and developing new playing pitches in Threemilestone.

The team have also been looking at ways to upgrade the centre of the village to increase the aesthetic appeal, decrease congestion and improve parking, whilst improving pedestrian and cycle links between the village and new Langarth development.

We are really pleased to have the opportunity to support Cornwall Council to develop these projects and look forward to seeing them come to fruition.

Below are some artists' impressions of the schemes:





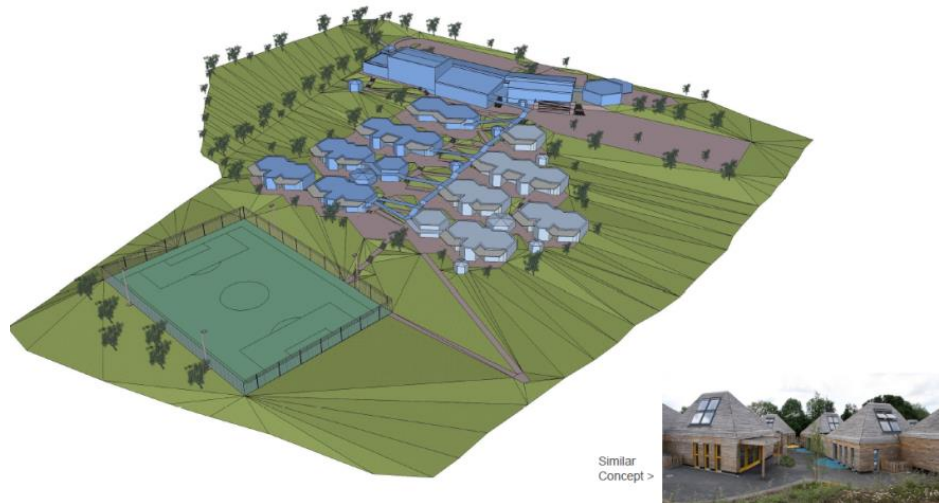
### New forest school

We want to ensure that Langarth meets the needs of young people, both now and in the future. We are working with existing schools and learning providers to consider what extra provision is needed at Langarth to match the demand created by the new homes.

The masterplan has identified the need for two new primary schools to be provided to meet the needs of families living at Langarth. If outline planning permission is granted for the

scheme, the current timetable is for the first of these two schools – a forest school - to be constructed by Summer 2023 to coincide with the first residents moving into their new homes.

Below is a copy of the emerging design for the new school which will be refined and developed as the project progresses.



As well as providing a second primary school at a later stage in the project, we are also looking at the provision of pre-school education and childcare and discussing 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.

### **New Energy Centre**

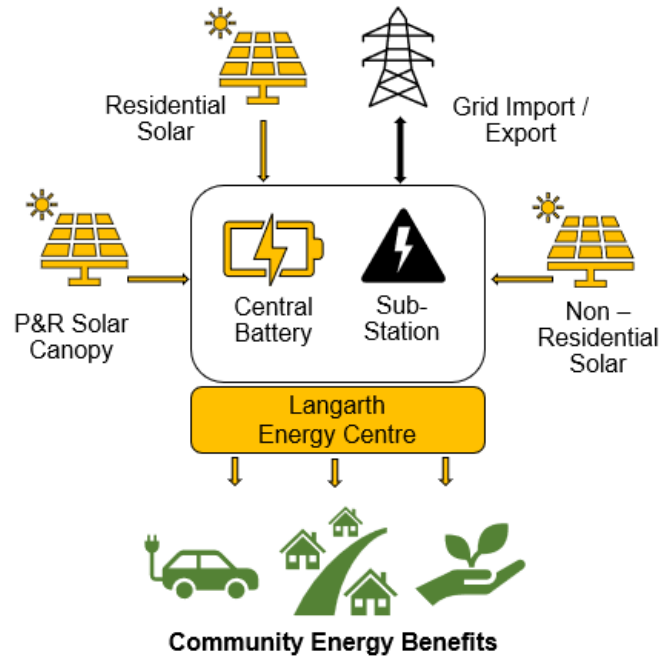
We are very excited at the emerging plans to build a new energy centre at Langarth.

In what will be an exciting first for the UK, the renewable power energy centre will play a key role in delivering Cornwall Council's ambitious climate change strategy at the same time as providing low cost green power for residents.

We plan to generate around 17,500 kilowatts of green energy a year at Langarth at the same time as achieving net zero carbon within 10 years. By ensuring a greater use of renewable energy created and used on site, and increasing capacity to support the future use of electric vehicles, the new energy centre will play a key role in helping Langarth, and the Council, to move away from carbon dependency.

Located next to the park and ride, the centre will include a transformer compound to house the electricity substation together with a bespoke battery storage area which will provide storage for green energy produced on the site for residents. Both buildings will be surrounded by planted green walls

Combined with the creation of an Energy Supply Company (ESCO), this will deliver low cost green power for residents and generate an income from the sale of surplus power back to the grid.



We will provide details of the Cabinet members decisions on these projects in future newsletters.

### New Langarth Garden Village website

And finally we have launched a brand new Langarth Garden Village website .

The site contains all the latest information about our Garden Village project, together with images and plans of the site.

There is also be a section providing access to key documents, a Frequently Asked Questions area and details of how you can contact us with queries and comments. Details of the masterplan and hybrid planning application will be published on the website .

You can visit the site at [www.langarth.co.uk](http://www.langarth.co.uk) . We are also on Instagram, Facebook, Twitter and Linked so you can follow us on these channels for the latest updates.