



Langarth Garden Village

Growing futures and nurturing communities



Information pack

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About Langarth

The proposed site for the Langarth Garden Village has a long and complex planning history. This had resulted in the granting of several planning permissions for up to 2,700 houses including large **retail buildings to different private sector developers over a 10 year period.**

Since then the development had stalled, notwithstanding the need to deliver new homes to meet local need. This, combined with growing public concern over unco-ordinated piecemeal development, the quality of the new homes, the impact on transport and local health and education **services, led in 2019 to Cornwall Council deciding to take a direct and proactive role in planning and** delivering a new integrated community at Langarth.



The Langarth Garden Village Masterplan concept has not developed in isolation.

The form and scope of the development subject to this planning application have emerged following a **succession of key decisions made by Cornwall Council** Members at various **Committee meetings** over the last two to three years. These decisions collectively **reflect the ambition and vision of the Council to make a purposeful intervention in land at Langarth to help deliver the Council's strategic vision for the area.**

15 November 2017 / Cabinet endorses vision and objectives for proposed Investment **Programme for Cornwall** and approves £70 million increase to the capital programme to

support the development of a number of schemes, including the

Threemilestone programme.

2 May 2018 / Cabinet approves strategy to take on a proactive role in planning and delivering the new integrated community at Langarth.

20 June 2018 / Cabinet approves the acquisition of 154 plots at Langarth, together with further land for public infrastructure at Langarth Farm.

10 July 2018 / Full Council formally ratifies Cabinet decision to acquire land.

18 December 2018 / Cabinet approves recommendation to **full Council to increase capital** programme to support the development of Langarth scheme

22 January 2019 / Council takes formal decision to take on proactive role in the Langarth **project and allocates £159m** to the scheme to support development of masterplan and

key infrastructure.

13 November 2019 / Cabinet

agrees to invest in community projects in Threemilestone and **Highertown reflecting the need** for wider investment in the local community to support the scale of change in a sustainable manner.

30 March 2020 / The Council acquires 120 acres of land at Langarth, enabling plans for the scheme to move ahead and the **Council to begin the process** of transferring the land to its **Stadium for Cornwall partners,** delivering a vital next step in this long-awaited project.

3 November 2020 / Submission of hybrid planning application (full planning for NAR and outline planning permission for Langarth Garden Village development).

1

Delivering the 10 design principles

Working with key stakeholders and the local community, ten design principles were developed to shape the development of the site. As well as delivering the wishes of the local community, they also support the Council's priorities as set out in the Cornwall Council Business plan and the Cornwall Local Plan, and meet Garden Village and Healthy Town principles.

The Council's involvement delivers a number of significant benefits over previous planning consents:

| Design Principle | Previous planning applications offer | Langarth Garden Village proposal offer |
|---------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Work with and enhance the quality of life for existing communities</p> | <p>3 Primary Schools (single form entry);</p> <p>1 Health Centre</p> <p>2 Care Homes;</p> <p>2 Hotels;</p> <p>Community and sport Facilities.</p> | <ul style="list-style-type: none"> • 2 primary schools (a two form entry forest school with capacity to expand to three form at the start of the project and a two form forest school to be delivered at a later phase), nursery and childcare facilities, and support for a new North Coast secondary school. • Range of health facilities • Extra Care facilities; retirement homes, assisted living, affordable housing and key worker accommodation • New Northern Access Road linking the whole site with the rail station, RCHT and the city • New walking and cycling routes, • Improved public transport, with increased bus services, E-Bike and E-car clubs • Green and open public spaces, allotments, community farms and orchard • New community building and spaces • Up to 4,000 construction jobs, live-work housing solutions, new workspaces, apprenticeships, access to superfast broadband, support for start-ups and growth for small and medium sized enterprises • New sports, cultural and play areas. |
| <p>Create a hard working landscape that not just looks beautiful, but is productive and functional</p> | <p>Just 19% of existing green space protected</p> <p>10% increase in biodiversity</p> <p>Some integrated equipped play areas & sports facilities</p> <p>Some allotments & community gardens;</p> <p>Estate trees used as landscaping;</p> <p>Green routes used to promote pedestrian activity – not as extensive and not joined up;</p> <p>Landscape not used as the basis of a site wide concept.</p> | <ul style="list-style-type: none"> • At least 48% of the existing green space within the site protected • Up to 20 % net gain in bio diversity (double min target) • Site wide green infrastructure utilised as basis for the masterplan concept; • Sustainable drainage system • Community food production embedded in landscape with allotments, community farms and orchards • Open spaces, community facilities and play areas for children and young people • Existing woodland and hedgerows maintained where ever possible, • 55,000 new native trees planted, 720 metres of new Cornish hedge • Creation of on site tree nursery |

| Design Principle | Previous planning applications offer | Langarth Garden Village proposal offer |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Designing for climate change resilience</p> | <p>Follows some of the principles identified in Sustainable Homes Design Codes; Does not meet current Environmental and Sustainability Principles; Could be delivered to meet minimum standards</p> | <ul style="list-style-type: none"> • Creating carbon-zero, sustainable environment • High quality homes built to standard up to 20% higher than current building regulations, with a target of achieving Zero Carbon within 10 years. • On site renewable energy generation • Use of low carbon energy sources such as ground source heat pumps, geothermal energy, photovoltaic cells, solar farms and winds farms being considered • Electric vehicle charging points for every house and high levels of insulation. • Sustainable drainage systems used as natural flood prevention, enhancing biodiversity • Aim to minimise land take & increase environmental footprint; • Sustainable modes of transport, such as walking and cycling routes will help reduce individual carbon footprints down and create healthier lifestyles |
| <p>Creating a place that builds upon and celebrates this unique environment</p> | <p>Limited use of traditional materials – with focus on render and timber cladding , Number of different typologies which do not work coherently with the entire scheme.</p> | <ul style="list-style-type: none"> • Connects built environment with surrounding landscape • Sets development within the historic fields to minimise impact on existing hedgerows and creates new hedges to help increase biodiversity on the site by up to 20%. • Builds on Cornish heritage and promotes use of locally sourced building materials and local tradespeople to create variety of different housing sizes and styles • Arranges settlements into smaller clusters building based on Cornish historic settlements; • Provides variety of typologies within each cluster creating distinctive character; • Treats community facilities as focal point in central common areas. |
| <p>Making it easy and possible to get around on foot, bike and public transport, both within Langarth and into surrounding communities</p> | <p>No coherent route through the site Movement and access strategies differ from scheme to scheme; Cycling and walking addressed within each scheme individually;</p> | <ul style="list-style-type: none"> • Incorporates Northern Access Road (to be named Langarth Fordh) within the scheme, linking all areas of the site and providing some relief to the A390 • Improved public transport and new cycling and pedestrian routes for work and leisure • E-bike and car-sharing facilities, with electric vehicle charging points for every household and at community facilities. • Improved connectivity with interconnected green corridors linking to existing settlements at Threemilestone, Treliske and Gloweth, with the Royal Cornwall Hospital, Truro and Penwith College and with existing and planned retail developments in the rest of Truro. |
| <p>Help instil a strong sense of community</p> | <p>Provide various uses within the landscape strategy such as allotments, community garden and sports pitches; Propose pavilion or club house as well as community hall; Considers community orchard and outdoor sport within the land use; and integrates some open space, but lacks coherent strategy combining all the schemes.</p> | <ul style="list-style-type: none"> • Divides masterplan into six areas allowing for small scale sense of community to flourish; • Provides range of community facilities, including community buildings, allotments, community farms and orchards, retail and coffee shops, work spaces • Connects centres in natural and organic way, promoting human door-to-door network; • Provides green and open spaces, play and leisure areas, ponds etc for community interaction. • Provides schools, childcare, healthcare, and extra care facilities • Improved transport infrastructure and connectivity • Connects Threemilestone as series of gateways into the development; |

| Design | Previous planning | Langarth Garden Village proposal offer |
|-----------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Principle | applications offer | Langarth Garden Village proposal offer |
| Promote healthy and active lifestyles and a sense of wellbeing | <p>Lack of coherent transport strategy to promote active modes of transport;</p> <p>Some green corridors promoting pedestrian activity;</p> <p>Some sports facilities incorporated within the landscape.</p> | <ul style="list-style-type: none"> Designed as an active and sustainable place which encourages improved health & wellbeing Prioritises walking and cycling over vehicular means of transport Promotes social cohesion with well thought-out community facilities where people can interact Provides allotments and food production areas as a way to bring people together; Provides a series of sports, play and cultural spaces. |
| Offer a mix of homes meeting the varying needs of residents | <p>Lack of coherent density or height strategy across site;</p> <p>Housing mix considered for each application in isolation;</p> <p>Dwellings generally 2 to 2.5 stories in scale;</p> <p>Limited consideration to topography</p> | <ul style="list-style-type: none"> Provides coherent plan for housing mix across the whole site, with range of well designed and high quality housing to meet the needs of all groups. 35% affordable housing (for local people), homes for key workers such as nurses and teachers, and extra care housing for older people and people with disabilities. Good mix between detached (15%), semi-detached (25%), terraced houses (55%) and bungalows (5%); Homes built to standard up to 20% higher than current building regulations New neighbourhoods built within the topography, allowing for easier access and maintenance; with range of heights and densities that work with the landscape; |
| Creating jobs and enhancing existing employment opportunities | <p>Provides District Centre and some food and non-food retail uses;</p> <p>Promote some industrial units;</p> <p>Provide hotel uses;</p> <p>Retail provisions work in isolation from one another.</p> | <ul style="list-style-type: none"> Focus on increasing economic resilience and social sustainability Aim to create stronger local businesses and stronger local labour market Promotes use of local tradespeople for construction; Creates local employment opportunities on and off site; Provides apprenticeships and work experience placements Promotes live-work housing solutions; Maximising the potential of proximity to the Stadium and Threemilestone Industrial Estate for work and leisure opportunities. |
| A vision that is deliverable | <p>Individual applications generated in isolation from each another</p> <p>No coherent strategies for transport and travel density, height, green infrastructure and climate change resilience;</p> <p>Plans have not been delivered and some are arguably not implementable.</p> | <ul style="list-style-type: none"> Masterplan developed to deliver coherent strategy for the whole site, not piecemeal development Strong vision for connected and well planned community Well thought out proposals to protect and enhance the environment, deliver climate change resilience and provide sustainable transport, high quality , well designed housing , community facilities, jobs, green and open spaces, Links to neighbouring communities Proposals work with Delivery Framework ensuring deliverability of the scheme |



2

Impact of planning application on Cornwall

Benefits of approving Langarth Garden Village hybrid planning application

Providing up to 3800* new high quality, well designed homes, helping to deliver **Cornwall's Local Plan housing allocation (*3550 homes plus up to 250 student/key worker/ extra care/specialist accommodation units)**

Providing an alternative access to RCHT, **reducing pressure on the very busy A390** corridor;

Providing a mix of low carbon homes with **low running costs for local people** to rent or buy, meeting local housing need and reducing poverty

Delivering investment in key infrastructure, including:

- **A 'Northern Access Road', 600 additional spaces at the park and ride, new cycle and pedestrian links and improved public transport**
- Two new primary schools and supporting **development of new North Coast secondary school**, relieving pressure on school places
- **Reduced flood risk and sustainable drainage schemes**
- New health and care facilities, including 200 extra care spaces, primary care facilities and pharmacies.
- High quality public open space, reducing recreational pressure on other natural spaces **in Cornwall**
- Directly providing new sports facilities and supporting existing sports facilities in the local area

Additional power capacity provided by new energy centre supports development of new **£100m Women and Children's hospital building and other planned improvements at RCHT**

Up to 4,000 jobs created during **construction period**, with additional employment opportunities provided **through support for start ups and SME's** and development of new employment sectors, including new food processing, professional services, digital and creative media and e-health businesses

Over £10m investment in skills and training – partnership with Constructing Excellence, Building Cornwall and local schools and colleges to support Cornwall to become self-sustaining in construction by providing local people with **training in construction skills, promoting local talent**, including apprenticeships, strengthening local businesses and developing local supply chains

Permanently protecting and enhancing cultural and heritage assets, including preserving scheduled monuments such as **Governs Round, traditional field patterns and Cornish hedges, and creating new public arts projects**

Protecting at least 48% of green space, with community farms, community gardens **and community orchards, planting 55,000 plus new native trees and new Cornish hedges, and developing new tree nursery on the site.**



Potential consequences of not approving the Langarth Garden Village hybrid planning application

Continued uncoordinated and piecemeal development of site

Buildings on additional 30% of green space, loss of woodland and Cornish hedges, biodiversity net gain reduced by 50% across site

Lower quality homes, lower levels of affordable housing, loss of key worker and student accommodation and extra care facilities

Loss of key infrastructure – ie Northern Access Road and sustainable transport links

Increased risk of flooding in wider area

Challenges to housing delivery and consequent displacement of pressure to less sustainable locations

Delays in provision of new schools and community facilities

Lost opportunity of 55,000 new trees across site, significant impact on delivery of Cornwall's Climate Emergency and Forest for Cornwall plans,

Loss of investment in skills and training, leading to increased shortage of people with construction skills in Cornwall

Impact on heritage, including potential threat to scheduled monuments, Cornish hedges etc

Loss of ability to secure key utilities infrastructure for RCHT improvements



3

Statistics

At least
48%
of the existing green
x




space within the site
protected
(compared with just 19% in the
previous planning applications)


Around
117 hectares
of green space provided,
including new areas of woodland,
parks, green and community
spaces, informal play areas.



Up to
20%
net gain in biodiversity
double the current 10%
minimum requirement



Around
18 megawatts
of green energy
installed on roofs
(domestic solar photovoltaic
panels)




Buildings constructed
to a thermal efficiency
standard up to...
50%

higher than
current building
regulations

Net
carbon
footprint
of the residential
dwellings

achieved through better
insulation, air source heat
pumps and solar panels

5 hectares
(12.3 acres)
of new woodland
55,000 plus native trees)
and a further 7 hectares
(17.3 acres) of hedgerow
woodland



720 metres

35%
of new Cornish hedges
affordable housing

Buildings constructed to
a standard up to...
20
higher than
current building
regulations

Approximately
4,000
new construction jobs

More than
£10m
investment in skills,
training and work
experience

More than
£200m
generated by spending
from new residents and local
spending from new jobs over 10 years

4

Biodiversity



Garden villages are by their nature green. **The proposed Langarth Garden Village application will protect at least 48% of existing green space within the site and increase biodiversity by up to 20%, double the minimum requirement.**

Specific proposals include:

- Planting **over 5 hectares of new woodland (around 55,000 new native trees)** as part of the **Forest for Cornwall** plans to support cleaner air and help capture carbon.
- **Creating a new tree nursery** on the site
- Locating new housing completely in the landscape, connected with the existing **settlements through a green buffer along the A390**
- Providing **allotments, community farm, community gardens and community orchards** to support food production and bring communities together
- Designing **the main road through the site (NAR) with high quality landscaping**
- **Retaining existing field patterns** where possible and **protecting existing Cornish hedges, rivers and wetland areas** to provide habitats for insects, songbirds and badgers.
- **Creating 720 metres of new Cornish hedges, and wildflower meadows**
- Providing **sports pitches and public open spaces** for play and recreation
- Improving access to existing countryside with **walkable green corridors**, cycleways and **pedestrian walkways connecting all parts** of the development, and creating river and **woodland walks.**
- Improved **surface water drainage**, with new basins, wetlands and swales increasing biodiversity and providing habitats for insects, songbirds, badgers, otters and other amphibians
- Using **robust design codes** to ensure buildings and other structures on the site incorporate green roofs or green walls.
- Ensuring **new buildings will have bird boxes, bat boxes and bat bricks** and, where appropriate, incorporate barn owl or bat 'lofts, together with hedgehog holes in fences to allow the animals to easily move between gardens.
- Encouraging **future home owners to leave an area of their garden "wild"** to encourage wildlife, and to plant pollinator friendly plants and small trees, etc.

5 Drainage

The proposals for Langarth Garden Village **are based around the development of sustainable drainage, using new infiltration/attenuation ponds, wetlands and swales to provide a natural flood prevention system.**

Using the natural characteristics of the environment to slow, store and clean water will help to increase biodiversity and protect and enhance species.

It also allows rainwater from the site to be **controlled and restricted in a more efficient and effective way than the current green field runoff.**

A new South West Water sewer will pump **sewage from the development to Truro's Newham waste water treatment works. Based on previous discussions between the private developers and South West Water, treatment capacity has been increased to accommodate the proposed development. There are two pumping stations currently being proposed by South West Water which will be located within the Langarth development land.**

In the event of a power failure, storage is provided upstream of each pumping station which allows for temporary power supplies or **tankers to deal with flows until the pumping station is operational again.** The pumping stations will incorporate odour mitigation measures.

The Council's involvement means these drainage improvements and flood prevention measures can take place in a single co-ordinated way at the start of the scheme rather than having to wait for **a significant number of houses to be built to access funding from developers through section 106 agreements and CILs.**



6 Sustainable Development

The proposals for Langarth Garden Village will **help to deliver Cornwall Council's ambitious** climate change strategy as well as providing residents and businesses with access to cheaper, greener energy.

Langarth will have its own renewable power energy centre on the site. Located next to the **park and ride, this will include a transformer compound to house the electricity substation and a bespoke battery storage area which will provide storage for green energy produced on the site for residents and provide an income from the sale of surplus power back to the National Grid.**

Delivering the energy strategy will generate **around 18 megawatts of green energy at Langarth as well as helping to achieve net zero carbon within 10 years.**

Buildings will be constructed to a thermal efficiency standard up to 50% higher than current building regulations.

Other proposals include:

- Using **heat pump technology and solar panels to power and heat buildings, providing low carbon homes, offices and buildings with low running costs for residents and businesses on the site.**
- **Providing higher levels of insulation and electric car charging points in every house**
- Providing **solar panels on car ports on the proposed park and ride extension**
- Exploring the potential of district heating using **geothermal energy as a renewable source of heat.**
- Using **modern methods of construction such as modular design for key buildings such as the new schools and community buildings to help reduce building waste.**



7

Travel and transport

New residents at Langarth will be encouraged to choose alternatives to the car when travelling. **The masterplan prioritises people over cars, providing safe and convenient walking and cycling routes and improved public transport services for people to travel for work, school or leisure**, alongside the provision for future technology, including the use of electric vehicles.

Specific proposals include:

Roads

- **Construction of new Northern Access Road** connecting all the developments on the site **and providing a route from A390 through Langarth to RCHT**
- Designed with high quality landscaping, the road will be pedestrian friendly with a 20mph speed limit
- **Upgrading the A390 as part of wider** transport strategy for Truro

Walking and Cycling

- **3 km of new high quality walking and cycling** routes within the site
- **Interconnected green corridors linking to** existing settlements and with existing and planned retail developments in the rest of Truro
- **Connection to Saints Trails multi-user route** from Threemilestone to St Agnes
- **Crossings over the A390 to link Langarth to** Threemilestone, and adjoining employment, education and healthcare facilities;
- **Additional traffic-free / low traffic walking and** cycling routes to Truro railway station and into Truro city centre
- **Provision of secure cycle parking within** curtilage of properties and at community locations
- **Provision of e-bike hire system with docking** points in LGV, Threemilestone and Truro city centre

Public transport :

- New mobility hubs at Langarth and Threemilestone
- Enhanced bus services serving **Threemilestone and linking Truro to Redruth** and Newquay via Perranporth; with proposed new bus service from Langarth to Truro via **RCHT**
- **Enhanced Park & Ride bus service linking Langarth with Truro College, RCHT, County Hall, Truro Station and Truro City Centre; providing accessibility to all key services** within 30 minutes
- **Additional 600 spaces at Langarth Park & Ride bringing total to 1,800 spaces;**
- New bus stops located within village centres along the NAR.

E-Cars and e bikes

- **E-bike and e-carclubs**
- Electric charging points at transport hubs and at households
- **Secure bike storage at the site and included in** design of new homes



8

New homes

The proposals for the Garden Village will provide the opportunity for people from **diverse backgrounds to live at Langarth by** providing well designed, high quality housing of the right mix. This includes homes which are **adaptable for different stages of life.**

All the houses will be built to an energy efficiency standard at least 20% higher than current Building Regulations .

Specific proposals include:

- **A mix of housing sizes, types and tenures to meet local needs**, including detached, semi-detached, terraced houses, apartments and bungalows
- **35% of affordable homes (for local people)** distributed (pepper potted) throughout the site and phased in line with the rest of the development
- **The proportion of affordable homes will be binding** on all developments on the site.
- **Housing for key workers** such as nurses and teachers.
- **Self-build, live-work, and co-living homes.**
- Student accommodation.
- Extracare housing for older people and people with disabilities.
- Retirement homes, pathway homes, assisted living and intergenerational housing.
- **All homes on the site will be low carbon**, using renewable energy for heat and power
- All homes will have higher levels of insulation helping to reduce running costs.
- All homes will have electric vehicle charging points



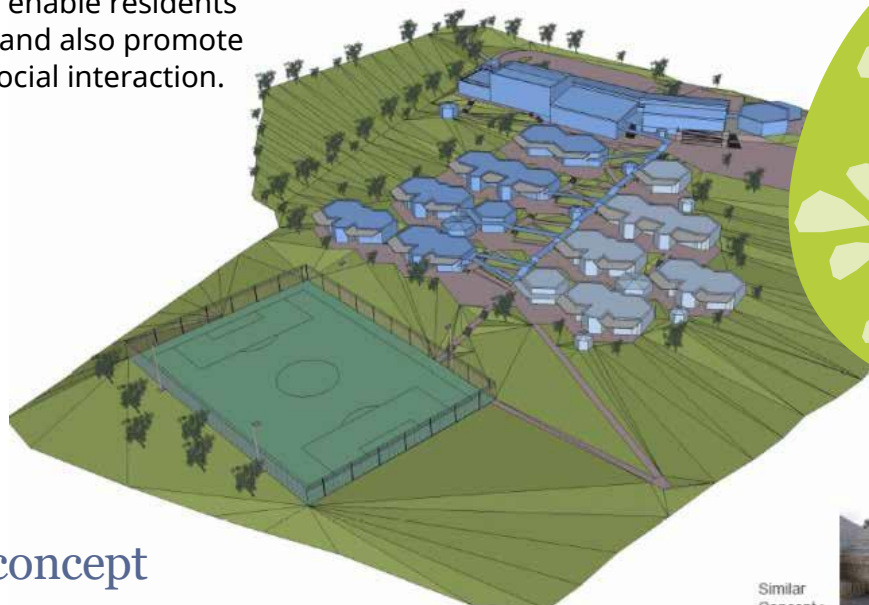
9 Community infrastructure

Plans for Langarth Garden Village include providing a wide range of community assets, including **new schools, health facilities, parks, green spaces, footpaths, street furniture, cultural facilities,** community buildings and other facilities.

A stewardship scheme will be created to manage community assets.

Specific proposals include:

- **Wide range of community buildings in the village centres**
- **Two primary schools** - a three form entry **school with capacity for up to 675 pupils** (including pre school) in West Langarth to be open at the start of the project (the building will be initially constructed as a two form entry school and designed to allow for an extension to three form entry when demand requires) and a two form entry school with capacity of **up to 465 pupils (including pre school) adjacent** to the Governs round and new forest area. The location of both means they would be suitable for use as a forest school.
- **Health and care facilities**, including access to primary care facilities and pharmacies
- **Local convenience shops, cafes and coffee shops**
- **Allotments, community farm and community orchard** to enable residents to grow their own food and also promote a healthy lifestyle and social interaction.
- **Open and green spaces**
- **Amenity and civic spaces**
- **Public access sports facilities**
- **Mix of play areas suitable for young children and teens** – for example open spaces for informal play, designated play areas with equipment for young children, multi use **games area (MUGA) and BMX and skate park** for teens,
- **Investment in community projects** in Threemilestone and Highertown to help reduce pressure on local services. These **community projects include: Community Hall at All Saints Church Highertown, upgrading the Community Centre, providing new playing pitches, improving the village centre to reduce congestion and increase parking.**



A forest school concept

Similar
Concept >





Langarth Garden Village is designed to be an active and sustainable place which can **contribute to improving residents' health.**

Specific proposals include:

- Providing **community facilities where residents can meet and interact**
- Providing **green and open spaces** and mix of play areas
- Providing interconnected **green corridors linking all areas of the site, and also providing links to the city and surrounding communities**
- Providing **new walkways and cycle routes for work and leisure use**
- Providing **improved public transport**, with increased bus services, cheaper fares and **E-Bike and E-car clubs to encourage people to leave their cars at home.**
- Providing **integrated health facilities** which meet the needs of the new residents **and avoid increasing pressure on RCHT** and existing primary care facilities – including extra care housing for older people and people with disabilities, retirement homes, pathway homes, assisted living and intergenerational housing.
- **Investment in Highertown and Threemilestone areas** to help ensure local community services do not come under pressure as a result of the scheme.



11

Employment and businesses

The proposals for Langarth Garden Village will provide additional employment opportunities, **with live-work housing solutions, new work spaces, access to superfast broadband, and specific support for start-ups and growth for small and medium sized enterprises.** As well as providing **new construction jobs, the project will also be working with partners to support the growth of local businesses and provide jobs in other sectors.**

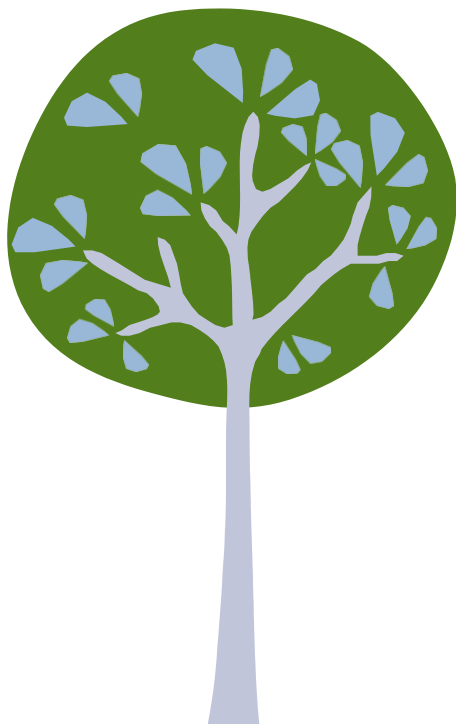
Specific proposals include:

- **Creating approximately 4,000 new construction jobs**
- Encouraging the use of **local supply chains** to strengthen businesses not only in Truro but also in the wider area
- Providing **new workspaces, live work housing solutions and improved broadband network** to provide opportunities for freelancers, start-ups and SMEs to grow
- Developing **new employment sectors**, including new food processing, professional services, digital and creative media and e health businesses
- Investing **more than £10 m in skills and training to support Cornwall** to become self sustaining in construction by providing **local people with training in construction skills**
- Promoting use of **local tradespeople**
- **Working with stakeholders to deliver an apprenticeship programme** which provides **at least 16 places a year over 20 years**
- Providing **work experience placements and traineeships** for students from schools, colleges and universities
- Using local supply chains to boost employment
- Encouraging **community events and activities, such as local farmers' markets** and events to provide local employment opportunities
- **Creating partnerships with Constructing Excellence, Building Cornwall and schools and colleges to promote local talent and skills**, support innovation in the building industry and promote the use of new

The project has already been working with local companies to develop the masterplan and planning application, bringing their local knowledge and expertise to the project and generating income for the local economy.

Other local firms have been involved in producing strategies for sustainable transport, climate change, biodiversity and community infrastructure and delivering consultation and engagement.

Local companies involved in developing the project so far include **Atlantic Arc Planning, Poynton Bradbury Wynter Cole, CORMAC, WSP, Cornwall Environmental Consultants, Maltby Land surveyors, Treework Environmental Practice, Magnitude Surveys, Kemp Engineering & Land Surveying, The Environment Partnership, Cornwall Wildlife Trust and Garner & Tonic.**



Culture and creativity are engrained in the vision for Langarth Garden Village in order to reflect the area's existing natural character and Cornish heritage.

One of the key principles in the masterplan is to protect heritage features on the site **as well as to preserve historic field patterns and existing Cornish hedges wherever possible.**

The Council has purchased Governs Farm, securing the future of the historic Governs Round and surrounding Ancient Woodland, and paving the way for the creation of a new area of public open space with hundreds of new native trees being planted to replace those previously removed by farming.

Local centres will include focal features **and public art that reflect the traditional Cornish culture, history and heritage, including the development of new market squares** with other features such as water features and lighting. This will help to create a strong sense of place and **define vistas along the Northern Access Road.** These will be reinforced further through the choice of street furniture, surfacing, planting and interpretation, **with opportunities explored for bespoke interpretation features such as paving, seating, lighting and artwork in order to** strengthen character and identity.

The provision of art in the public realm is also important in developing a sense of place and belonging, whilst also aiding the collective wellbeing of residents and visitors. Artistic and cultural experiences will help promote creativity within the community and provide a platform for local artists and **creatives to exhibit their work.**

Specific proposals include:

- **Commissioning local artists** to produce **work to incorporate in community spaces**
- **Using artwork** to create visually stimulating environments;
- **Reflecting local Cornish character** through the use of art installations;
- **Providing a variety of works including sculptures; digital art; performance art; landscaping etc;**
- Exploring opportunities to use **artwork for wayfinding;**
- **Using artwork to reflect the identity of character areas;**
- **Encouraging art and culture** within the community to promote social interaction



