

## Langarth Garden Village Newsletter January 2025



Welcome to the seventeenth edition of Langarth Garden Village News

Our newsletter will keep you informed about what is happening with **the development of Langarth Garden Village** with the latest information about events, activities and key milestones.

The Council's Compulsory Purchase Order for the remaining land required for the development has been approved by the Government.

You can read more about this and the other Garden Village projects below.

### **CPO process**

Cornwall Council already owns the majority of land required for the development of Fordh Langarth (previously referred to as the Northern Access Road), the two primary schools, the park and ride extension, the energy centre, the key utilities and the housing, as well as the green and community spaces.

However, there were still some interests in land and rights it had not been able to acquire by agreement. The confirmed CPO enables the Council to secure the areas of land and other interests set out in the Order which are required for the

development of the Garden Village.

The decision by the inspector appointed on behalf of the Secretary of State for Housing, Communities and Local Government follows a one-day public local inquiry held in January 2024. All objections were formally withdrawn before the inquiry.

The Side Roads Order, for road works to deliver Fordh Langarth, was confirmed by the Secretary of State for Transport on 12 September 2024.

The CPO order was confirmed by the Secretary of State on 6 December 2024.

Copies of the confirmed Order, the Inspector's Report and the Decision Letter from the Secretary of State have also been published on Cornwall Council's website and on the Langarth Garden Village website.

### **Update on delivery**

The Council recognises that schools, health facilities, open space, cycle paths, and bus networks are critical to making a community work and it is committed to ensuring that the infrastructure is in place for when the first residents move into their new homes and is progressing proposals on the ground as outlined below.

### **Fordh Langarth**

Work is continuing on the construction of the second phase of Fordh Langarth, the major spine road which runs West to East through Langarth Garden Village and will provide access to the development plots and a route from the A390 through Langarth to the Royal Cornwall Hospital at Treリスケ.

Works to the West Langarth junction are nearing completion, with final surfacing and lining in place. Landscaping operations are due to take place within the next few weeks before the junction becomes fully operational and the signals are switched on in February. Following this, there will be some minor completion works such as completion of hedging and removal of the compound.

Earthworks to the Eastern Link junction (near the Maiden Green junction) began in October, with CORMAC making good use of the dry weather between late October and early November to complete the works before Christmas. This will enable construction of the highway to begin in the Spring. Fordh Langarth is due to be completed by the end of 2025.



### **New Primary School**

A Reserved Matters application for the first new primary is currently being considered by Cornwall Council as the local planning authority. Sited in West Langarth, this first primary school will be a three-form entry school with capacity for up to 675 pupils (including a pre-school). This will be initially built as a two-form entry school, allowing for an extension to three-form entry when demand requires.

Developed around a forest school ethos, the two-storey sustainable building has been designed to create an amazing natural environment for learning, with access to outdoor spaces from classrooms, and the use of natural materials both inside and outside the building. There are also plans to install a living wall in the entrance to the school.

Facilities, including halls and sports pitches, will be available for use by the local community out of school hours.



### **Parks, green spaces and infrastructure**

Plans have been continuing for delivering the first phase of parks, play spaces and infrastructure at the Garden Village. These areas will include children's play areas, green gyms, a multi-use games area and extensive non-motorised user paths, and other amenities including lakes, rain gardens, community allotments and a community orchard and a skatepark.

As well as providing green and open spaces and connecting the first housing plots to their services, this first phase will also supplement the Suitable Alternative Natural Greenspace (SANG) at Govers Park.

Planning permission for both schemes was approved last year. The conclusion of the CPO process means that details plans can now be developed for delivering this key infrastructure in readiness for the first residents moving into their new homes.



## Housing

Work is also continuing to develop plans for the first new homes to be constructed at the Garden Village.

Following the completion of the Compulsory Purchase Order process (CPO), the Langarth project team are looking to work with a small number of house builders to develop detailed plans to deliver the first 750 new homes and community infrastructure over a five-year period.

Construction of the first houses is currently expected to begin in 2026, with the first 150 homes due to be completed in early 2027. Every housebuilder will be expected to follow the Langarth Garden Village design code to ensure the community can enjoy an attractive neighbourhood which blends seamlessly into its natural environment.

## Stewardship

The Garden Village will provide a wide range of community assets, including new parks and urban squares, green spaces, water features, cycle and walking routes, cultural facilities and community hubs.

Work is continuing to develop a Stewardship approach to ensure that a scheme is in place to manage these community spaces and assets for when the first residents arrive.

## Next steps

A decision on the planning application for the primary school is expected later this year.

We will continue to provide information about the development of the Garden Village via our website - [www.langarth.co.uk](http://www.langarth.co.uk) and in our newsletter. If you have not yet signed up to our newsletter you can do so via the website.

You can also email us with any comments at [langarth@langarthGV](mailto:langarth@langarthGV).

## Contact

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