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**Langarth
Garden Village**
Growing futures, nurturing communities



Welcome to the sixteenth 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** by providing the latest information about events, activities and key milestones.

The last few weeks have involved some significant milestones for Langarth Garden Village.

Work on the first phase of the Langarth Sports Hub - a floodlit 3,000-capacity FA-compliant football pitch and stands - was completed at the end of July, enabling Truro City Football Club to return home for the start of the football season.

Planning permission for the first phase of parks, play spaces and infrastructure was approved during the summer and work is progressing well on the construction of the second phase of the Northern Access Road.

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

Sports Hub

Following the completion of the final works on the construction of the Sports Hub, Truro City Football Club played their first home match against Dorking Wanderers at their new stadium at Langarth Garden Village on 10 August.



Turning a muddy field at the edge of the Park and Ride into a new permanent home for the club has been a fantastic achievement which has seen hard work, enthusiasm and commitment from everyone involved in the project.



Backed by Sports England and key local stakeholders, including local Cornwall Councillors Dulcie Tudor and David Harris, Kenwyn Parish Council and Truro City, this first phase of the Sports Hub was successfully delivered managed by Treveth Holdings acting on behalf and working in partnership with Cornwall Council with support from CORMAC and Truro City Football Club.



Our objective has been to create a community at Langarth Garden Village from day one. Not only does this new pitch provide a home for Truro City Football Club, but it also provides us with the first building block in the creation of this new community.

Delivering this ambitious and high-profile project in such a tight timescale (the pitch needed to be ready by the beginning of August), was always going to be a challenge. Add in the topography of the site and an extremely long period of wet weather in the Spring and it was clear that carrying out the extensive earthworks required and then laying the pitch in time for the end result to meet the standards set down by the FA were going to create additional challenges for all involved.

The design and construction of the pitch was carried out by CORMAC, contracted by Cornwall Council, with support from Prenn Ltd, CAD architects, Advance Engineering, PC Surveyors, and Airey & Coles.

The team of up to 50 CORMAC staff and sub-contractors, with support from Treveth project manager Richard Cleghorn, were determined not to be beaten and rose to the challenge – ensuring that the green pitch was ready for inspection at the crucial time.

The main pitch, grandstands and temporary facilities were formally handed over to the club at the end of July. Work on providing a permanent club house and facilities, and a Community Hub building requires additional funding and separate planning

applications. If successful, work is expected to begin on delivering these phases of the project during 2025.

The plans for the Sports Hub also include another full sized floodlit artificial community pitch which will have a 3G surface and provide an all-weather and all year-round training and playing facilities for local teams including Threemilestone Football Club. Other organisations will include future residents of the Garden Village as well as the communities of Threemilestone and Truro and potentially the wider area.

Delivering these facilities also requires additional funding. Work is currently taking place to identify and secure the funding needed to progress the community pitch.

Detailed plans are also being developed to set out how the facility will operate with discussions on a Community Use Agreement taking place. A review of community needs included consultations with Threemilestone Football Club and other local sports clubs.



Fordh Langarth

Construction of the Northern Access Road (NAR), which will be re-named as Fordh Langarth when complete, is progressing well. The NAR is 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 Treliske. The project is both on schedule and budget.



The new road is the first element of the Garden Village to be constructed and supports the Council's commitment to provide key infrastructure before work begins on building the new houses. Funded by Homes England, and designed and constructed by CORMAC, the £47.5m project is being delivered in phases running West to East.



The Northern Access Road will have a 20 mph speed limit to provide a safer environment to maximise sustainable transport and create an urban feel. Between the West Langarth Junction and the Royal Cornwall Hospital, the new route will have a 3.5m wide segregated cycle lane on the north side and 2m wide footways to the north and south, creating a culture of active travel that's quick, safe, healthy and good for the environment. The road will have five pairs of bus stops at key locations so the maximum distance to a stop will be 400m (1/4 mile). New bus services will be provided for the first home occupation.

The first phase runs between the new West Langarth roundabout on the A390 to the Threemilestone Park & Ride. Preliminary design work for the whole scheme began in 2019 with an interim link road designed to provide access for the construction of the main road constructed in 2021. Enabling works followed including site investigation, soil sampling, ecological and environmental monitoring, archaeological investigations, site fencing, and vegetation clearance alongside the detailed design. Construction work of the new road and associated utilities and services formally began in March 2023.

Following earthworks, the drainage network has been installed to carry surface and foul water, with ducting to support the development of the geothermal district heating network. This was followed by the installation of filter drains, drainage ponds and headwalls. Then followed the installation of cycle way, foot way and highway kerbs and edging, before the sub-base and surfacing of each was carried out. Work has progressed sequentially across the site, with the new West Langarth roundabout now partially opened to allow construction of the south side of the roundabout and also complete the Saints

Trails network connecting St Agnes to Threemilestone.

At the eastern end of the site, new ducting has been laid to enable the hospital to realign its fibre optic communications cables before a gas main, water main and low voltage cables are diverted into the new footways adjacent to the helipad. Cormac have also constructed a new wall next to the helipad to provide protection from helicopter downwash.

Delivering the first phase has been a major civil engineering project. The significant challenge of constructing a road on the side of a valley has resulted in excavating and then re-using 120,000 m³ of material across the site. Unlike many other major developments, all the excavated subsoil has been stored on site before being re-used elsewhere on the scheme to minimise material going off site.



Among the circa 100 people who are currently on site or have been involved in the construction of Fordh Langarth are a number of ecologists and environmental specialists working in-house for Cormac and supported by CEC Ltd who have been working to protect the impact of the works on wildlife and increase biodiversity.

CORMAC have also worked with local schools and colleges to provide opportunities for young people to learn new skills, with apprenticeships offered in areas such as construction, building and engineering. The site has 3 apprentices and has led the way in the introduction of the Cormac T Level programme in conjunction with Truro & Penwith College. Talks to local schools about the project and sustainability have also taken place.

Formal access for the construction of Phase 2, which runs between Threemilestone park and ride and the hospital, was granted in January 2024, enabling works could then start which allowed earthworks to begin in April 2024. Work has now begun on constructing this phase of the scheme, with the earthworks completed by the end of July 2024.

Based on the current scope of work, the construction of Fordh Langarth is due to be completed by the end of 2025.



New Primary School

The Reserved Matters planning application for the first new primary school is currently being considered by the Local Planning Authority. The application can be viewed here - [PA23/05687 | New 3 Form Entry Primary School](#).

Sited in West Langarth, the first primary school will be a three-form entry school with capacity for up to 675 pupils (including a preschool). This will be initially built as a two-form entry school, allowing for an extension to three form entry when demand requires.



Parks, green spaces and infrastructure

Plans for the first phase of parks, play spaces and infrastructure at the Garden Village have been formally approved by the Local Planning Authority. The infrastructure will enable the first phase of housing delivery.

The parks will provide green space for first residents moving into the Garden Village in the future, as well as supplementing the Suitable Alternative Natural Greenspace (SANG) at Govers Park, a key piece of green infrastructure approved previously (delivery timescales to be confirmed once the CPO is concluded and housing trajectories are more certain).

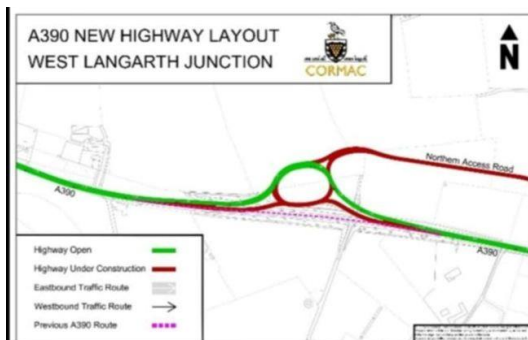
As well as providing green and open spaces and connecting the first housing plots to their services, these areas will include children's play areas, green gyms, a multi-use games area and extensive non-motorised user paths, and other amenities including lakes, rain gardens, community allotments and a community orchard and a skatepark.



Changes to road layout at Penstraze

June saw a significant change to the road layout on the A390, with traffic diverted from the existing section of road at Penstraze through the north side of the new West Langarth roundabout.

Part of the Northern Access Road scheme, the change has enabled CORMAC to link sections of shared use path with the Saints Trail which was completed earlier this year.



Housing

Work is 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 will be 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.

Work on constructing the first houses is expected to begin in 2026, with the first 150 homes due to be completed at the beginning of 2027.

Stewardship

Members of the Langarth Stewardship Working Group (LSWG), made up of members from Kenwyn Parish Council, Truro City Council and the Cornwall Council Divisional Members, are continuing to work with Cornwall Council and Treveth to develop a scheme to manage community assets at the Garden Village and ensure that the emerging new community connects with those already in existence. A Full Business Case will be developed over the next few months and into 2025, informed by the work undertaken with the Working Group.

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. It is vital that these community spaces and assets are protected and maintained.

CPO process

Following the public inquiry in January 2024, the Secretary of State for Transport's decision is awaited on the Side Roads Order (SRO). The Council is keeping in regular contact with the National Casework Unit (who process the SRO decision on behalf of the Secretary of State).

Once the Secretary of State for Transport makes their decision on the SRO then the Inspector will be able to close the Compulsory Purchase Order (CPO) inquiry and make their decision on the CPO. Again, the Council is keeping in contact with the Planning Casework Unit (who process the CPO decision on behalf of the Inspector). The Council will write to all those directly affected as soon as the decisions on the SRO and CPO are received.

Press and site notices will also be published. In anticipation of the forthcoming decisions, our Land Referencing team (Ardent Management) will be contacting relevant landowners to confirm the details we hold are up to date.

Construction students visit Langarth Garden Village

We are committed to investing in the next generation.

With plans to construct more than 3,600 new homes at Langarth, the Garden Village will be looking to recruit a significant number of construction professionals during the next 25 years.

As well as recruiting apprentices to work on different parts of the Garden Village, the project team invited 30 brick laying and carpentry students from Truro and Penwith college to visit the site as part of an initiative to inspire the next generation of skilled workers. Introducing students to a project in its earlier stages helps them to see the scheme as a whole, rather than just focusing on the construction side of things.

Another of the key topics covered during the visit was the importance of sustainable practices in construction. Langarth Garden Village is committed to sustainability, with specific elements including the development of a geothermal network, its own tree nursery and the use of sustainable urban drainage ponds (SUDs).

Students also looked at the plans for the integration of the first new primary school, the creation of the new parks, gardens and open spaces, the construction of Fordh Langarth, the new road which links all part of the site, and the innovative use of geothermal heating.

The aim of the project team was to provide the students with an insight into how a project of the scale of Langarth Garden Village can be successfully delivered, whilst teaching them about the importance of sustainability and show how they could get involved in the future.

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 the [Langarth website](#) 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.

Contact

 Email us at langarthgv@cornwall.gov.uk



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