



Press release

Major milestone met as Langarth land transfer deal is completed

30 March 2020

A major milestone in the Langarth Garden Village project has been met after Cornwall Council acquired around 120 acres of land at the site.

The transfer of land means plans for up to 3,500 homes, infrastructure such as a new primary school, the extension to the Truro Park and Ride and the new Northern Access Road (NAR) can now move ahead.

Cornwall Council can also begin the process of transferring the land to its Stadium for Cornwall partners, delivering a vital next step in this long-awaited project.

Welcoming confirmation of the land acquisition Cornwall Council portfolio holder for culture, economy and planning, Bob Egerton, said: **“This purchase is a major step in the Council’s delivery plans for Langarth.**

“Securing land is a pre-requisite for the Council’s aim to improve on the current planning position and provide a new integrated community which offers an attractive and healthy environment for growing and nurturing future communities.

“It has taken a lot of hard negotiation involving a number of partners to reach this point. Obviously we have sought advice, including liaison with our external auditors, on whether it is appropriate to proceed in the current circumstances. Following that review it remains clear that the need to ensure housing delivery and have control of a key allocation

remains of paramount importance, and therefore we have continued to conclude the transaction”.

Andrew Mitchell, Cornwall Council portfolio holder for homes said: **“We want to ensure that Langarth Garden Village provides beautifully designed homes which meet the needs and budgets of residents.**

“At least 35% of the new homes at Langarth will be affordable, with homes for older people and those with special requirements. There will also be homes for key workers, students, and good quality Council Owned market rented homes.

“This agreement means we can start looking to deliver these much-needed homes for our residents.”

The land acquisition is a vital part of the Council’s long-term strategy to provide a new community with local character, strong services and integrated and accessible transport and green spaces.

An application for outline planning permission for the Langarth scheme, which includes the construction of the NAR, is due to be submitted in early summer.

A major new transport link in Truro, the NAR will connect all the developments on the Langarth site and provide a route from the Garden village to the Royal Cornwall Hospital at Treiske avoiding the A390. It will also include facilities for public transport, cyclists and walkers along its entire length.

Subject to all the necessary approvals and consents being secured, work is anticipated to start on constructing the new road during 2021 and be completed by Spring 2024.

The Council is also working with CORMAC, the masterplanning team and other partners to create an effective Transport Strategy which provides better cycle, bus and walking connections to provide a realistic and practical alternative to car use for accessing the city centre and other services. This includes cycleways and paths that allow easy access to everywhere people want to go, as well as cycle parking and storage, cycle training programmes, car clubs and an extension to the park and ride site.

Alongside the development of the masterplan, the refreshed version of Truro and Kenwyn Neighbourhood Plan is also out for public consultation.

This includes the development of new policies to reflect the declaration of Climate Change Emergencies by Cornwall Council and Truro City Council, the major new developments at Langarth and Pydar Street, the need to make improvements to health and wellbeing and the creation of a greener city and encouraging more sustainable ways to travel.

“Cornwall Council’s involvement means this new community will be delivered as an integrated whole rather than as piecemeal development, with new schools and health facilities shaped around the needs of residents and delivered at the start of the project” said Bob Egerton.

“The first planning consents for the site were granted in 2011, so our acquisition of this key area of land is a clear demonstration of our commitment to progress the creation of Langarth Garden Village”.

Rob Saltmarsh, Managing Director, Inox Property Group added **“Inox is delighted to confirm that the sale of development land at Langarth Farm has taken place which allows Cornwall Council to proceed with its Garden Village vision, utilising £47m of Government grant funding. The sale includes the land for the Stadium for Cornwall and all associated infrastructure, a commitment Inox made over a decade ago. We look forward to matters starting on site in the very near future and seeing the project evolve.”**

A spokesperson for the Stadium for Cornwall partners; the Cornish Pirates, Truro City Football Club and Truro and Penwith College, said: **“We are relieved that completion of the Langarth development land transfer has now reached a satisfactory conclusion for all parties. It has been a long process and we would like to express our thanks to both Inox and Cornwall Council for their continued efforts in finding an agreeable solution. This is a ground-breaking deal that ensures the Stadium will be supported by top class infrastructure and appropriate housing. It now remains for the Stadium land to be handed over to the Stadium partners, and we urge that this is done with alacrity as key documentation is in place. Work on starting the Stadium for Cornwall is drawing closer and we**

are relieved that there will be no more land negotiations to cause further delay."

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Note to editors

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