



Government approves Compulsory Purchase Order for Langarth Garden Village

Plans for Langarth Garden Village have reached another major milestone following approval of a Compulsory Purchase Order for the remaining land required for the development.

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 All objections were formally withdrawn before the inquiry.

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 set out in the Order which are required for the development of Langarth Garden Village.

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

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

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, with the planning application for the first new primary school currently being considered by the Local Planning Authority

Work is also progressing well 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ke. This

project is both on schedule and budget, with the construction of the road due to be completed by the end of 2025.

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

Ends

Notes to editors

In accordance with the statutory process, a Notice of the Confirmation of the Order will be published in the West Briton. As well as containing details of the Order, the notice also provides information on where people can view a copy of the confirmed Order and the basis on which it can be legally challenged.

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