



**Cornwall:
Building a sustainable future**



Hayle North Quay (see page 28)

Contents

Foreword by Leigh Frost, Leader of Cornwall Council	3
About Cornwall	4
The Power of Cornwall	7
Building Sustainable Communities	9
What 'Good Growth' Means to Us	10
A Significant Pipeline	14
What We Offer	15
Key Development Opportunities	17
▷ Homes Cornwall	18
▷ Cornwall Supported Housing	20
▷ Cornwall Airport & Commercial Business Estate	22
▷ Nansledan	24
▷ Newquay Station Quarter Project	26
▷ Hayle North Quay	28
▷ Newlyn Harbour	30
▷ Goonhilly Earth Station	32
▷ Falmouth Port	34
▷ Langarth Garden Village	36
▷ Pydar Regeneration	38
▷ South Crofty Tin Project	40
▷ Ministry of Defence	42
▷ Cornish Lithium Trelavour Lithium Project	44
Contact Us	46

“Cornwall offers a clear, investable proposition — a strong pipeline, a coordinated approach through Homes Cornwall, and a commitment to delivery. We are unlocking sites, reducing barriers, and working in partnership with developers and investors to bring forward high-quality, sustainable schemes at pace.”

- Councillor Leigh Frost, leader of Cornwall Council.



Foreword

Cornwall stands at a defining moment—confident in its future and determined to deliver long-term sustainability and prosperity for its people and places.

With a heritage shaped by innovation, enterprise, and global connectivity, Cornwall is once again stepping forward—this time as a driver of a clean, resilient and inclusive economy. Our natural assets, world-class environment, and distinctive cultural identity continue to underpin a thriving visitor economy, while also enabling a new generation of high-growth sectors to flourish.

Today, Cornwall offers a unique and compelling investment proposition. From critical minerals and floating offshore wind, to space, marine autonomy and creative industries, our economy brings together opportunities that are not only nationally significant, but globally relevant. Cornwall is not simply participating in the UK's green transition—it is shaping it.

This confidence is matched by a clear commitment to delivery. Through programmes such as Homes Cornwall, we are taking decisive action to ensure that growth is supported by the homes, infrastructure and communities needed to sustain it. By increasing the supply of quality housing, strengthening our towns and places, and investing in enabling infrastructure, we are creating the conditions for long-term, inclusive prosperity.

Cornwall is building an economy that works for our communities while offering investors certainty, partnership, and opportunity. With the right partners, we are ready to go further—unlocking the full potential of our economy and delivering lasting impact for Cornwall and the UK.

Leigh Frost

Leader of the Council



Cornwall has the potential to power the future, offering a coherence and circular economy that does not exist anywhere else in the UK.

The Celtic Sea has a potential FLOW resource estimated at more than 100GW.



Cornwall is home to the UK's largest cluster of BCorps outside of London.

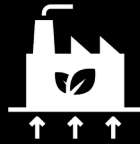


Homes Cornwall – a Cornwall Council initiative to use surplus land to deliver up to 7,000 additional homes for local people, to be delivered in partnership with the private sector.



Cornwall delivered more new homes in the last decade than Birmingham, Manchester, Leeds and Liverpool.

Cornwall has been identified as a High Potential Opportunity for tech metals such as tin and lithium.



Cornwall sits atop one of five known most lithium-enriched bodies of granite in the world.



Cornwall is home to the highest concentration of lithium ever discovered in geothermal fluids.



High grade tin, copper and tin-tungsten-copper have been discovered in Cornwall.

Cornwall's space sector has grown 164% since 2010. Cornwall's data, space and aerospace sector is set to contribute £1bn to the region's economic value by 2030.



Superb digital connectivity underpins a fast-growing cluster of digital innovation and research businesses, with 93% superfast broadband coverage and over 38% full fibre with gigabit-capable speeds.



Cornwall Council has a clear roadmap to decarbonising the region and achieving Net Zero.

Cornwall's unique heritage, culture and migration history has generated a far-reaching and valuable diaspora network, internationally connected by the Global Cornish initiative.



GLOBAL
CORNISH

CORNWALL



The Power of Cornwall

Cornwall offers a coherence and circular economy that does not exist elsewhere. The region's rich heritage and natural capital mean it has both the experience and environment to power the future with green alternatives and move from a peripheral region relying on a visitor economy, to become **one of the UK's leading energy providers.**

Our Track Record

Over the last two decades, Cornwall has been transformed. With strategic investment, we have created the conditions for long-lasting good growth. We recognise the challenges that come with innovation and the competitive global market in which we operate. We have demonstrated our ability to adapt and deliver. We provide a supportive public policy environment, focus and capacity to foster the conditions for growth.

Below Ground

Cornwall sits atop a bounty of tin, tungsten and copper, and one of the five known most lithium-enriched bodies of granite in the world. This concentration of metals essential to many of today's rapidly growing clean energy technologies, and an expanse of granite capable of producing renewable geothermal baseload heat and power, creates a unique test bed for trailblazing research, development and innovation into new green energy technologies.

On Land

Cornwall is pioneering energy-rich, renewable biofuels, produced by capturing the harmful gases usually released into the atmosphere.

Out to Sea

The region boasts one of the best wind resources in Europe and is in a leading position for the large-scale development of floating offshore wind (FLOW) in the Celtic Sea. Cornwall Council's arms length company, Celtic Sea Power is working across grid and energy planning, infrastructure, environment, and education to capitalise on opportunities afforded by the region's natural assets.

Beyond the Clouds

Cornwall is a leading force in developing the UK space industry. A growing cluster of businesses exhibiting world-class expertise in space AI, communications and satellite operations benefit from dedicated infrastructure and testing facilities here.





Building Sustainable Communities

Cornwall has ambitious plans to build the homes needed by its existing communities and meet the additional demand created by economic growth. Cornwall is targeted with delivering 4,453 homes per year, which is the second highest target of any local authority in England, outside of London.

With the right partners, we can go further, and faster, to build a variety of homes at the tenure and price that meet the needs of Cornwall's communities. Cornwall Council has taken a proactive role in building new homes and communities across Cornwall, working with partners like the Duchy of Cornwall at Nansledan to deliver a long-term masterplan and new community, and kickstarting development at Langarth Garden Village with a £165m direct investment in securing new affordable homes for local people. Furthermore, Cornwall Council is introducing a new initiative '**Homes Cornwall**' which is seeking to release some of its own surplus land to deliver additional homes for local people.

By using its own B Corp certified development company, Treveth Holdings, Cornwall Council is creating pioneering mixed-use city centre regeneration at Pydar in Truro. Cornwall offers the opportunity to do more than just build homes: Two-thirds of the region's housing pipeline will come from new Garden Villages, urban infill and urban extensions. Investing and developing in Cornwall means having the space to think big, working with a proactive council to create new communities with a real legacy.



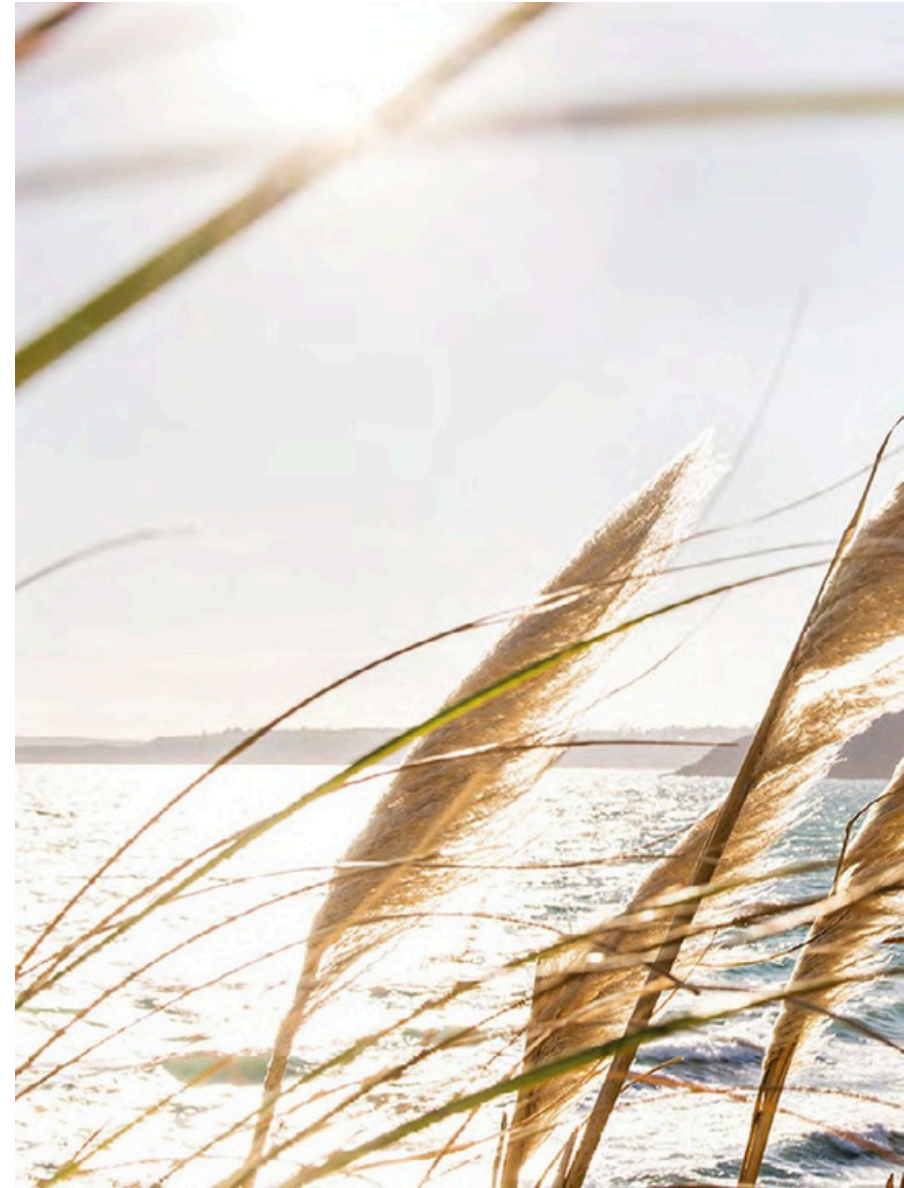
Images on facing page, clockwise from left: Pydar Regeneration, Newlyn Harbour, Nansledan with Duchy of Cornwall

What 'Good Growth' Means to Us

Cornwall is a beautiful and distinctive place. Our communities are proud of the towns and villages they call home. Our duty as stewards of Cornwall is to grow and develop the region in a way that is true to our values and respectful of our heritage. We want to see sustainable growth that is also inclusive. Our vision for the future of Cornwall includes delivery of well- paid, secure jobs that pay the Real Living Wage.

Building Sustainable Communities

Cornwall is committed to carbon neutrality and is setting a national pace in response to the climate crisis: planning and building for a sustainable future. We seek development that meets exemplary carbon neutrality standards and supports Cornwall on its journey to a net zero future. Cornwall has embraced Garden Village developments: healthy places with plenty of green space and trees, where appropriate density and connection make it easy for residents to walk, wheel, scoot or cycle to work, shops or services. There is a housing affordability crisis in Cornwall. Demand for housing has outstripped supply, with local people missing out. Building genuinely affordable housing is a top priority for the Council, and new development must meet local need as well as increase the volume of delivery.





Kernewek Diblans

'Distinctively Cornish', translated from Cornish.

Cornwall is celebrated for its biodiversity and the richness of its natural environment. It is a place that draws people to live, work and study— not only for its landscape, but for the quality of life and deep connection to nature it offers. As Cornwall evolves, there is a clear commitment to protecting and enhancing these natural assets, ensuring that growth strengthens rather than diminishes what makes the place so special.

That distinctiveness runs deeper than landscape alone. It is evident in Cornwall's culture, heritage and identity—an identity that is instantly recognisable and deeply felt by those who call Cornwall home, as well as by a global Cornish diaspora of over 6 million people connected by birth, ancestry or choice. For generations, Cornish people have travelled the world as pioneers—miners, engineers, entrepreneurs and innovators— taking with them a strong sense of place that endures across continents and generations.

Today, that enduring attachment continues to shape Cornwall's story. Through initiatives such as **Global Cornish**, these connections are being renewed and strengthened, celebrating Cornwall's unique brand and fostering relationships that span the globe. It reflects a place that is both proudly rooted and confidently outward-looking. Those wishing to connect with this growing global community can find out more at www.globalcornish.com.

Cornwall's towns and communities are a visible expression of this identity. From Helston to Truro, there is an unmistakable character and sense of place that defines Cornwall. As the region grows and evolves, there is a shared ambition to ensure this identity is not only preserved, but expressed with confidence—shaping places that feel authentic, distinctive and connected to Cornwall's past, present and promise.



GLOBAL
CORNISH

KERNEWEK OLLVYSEL



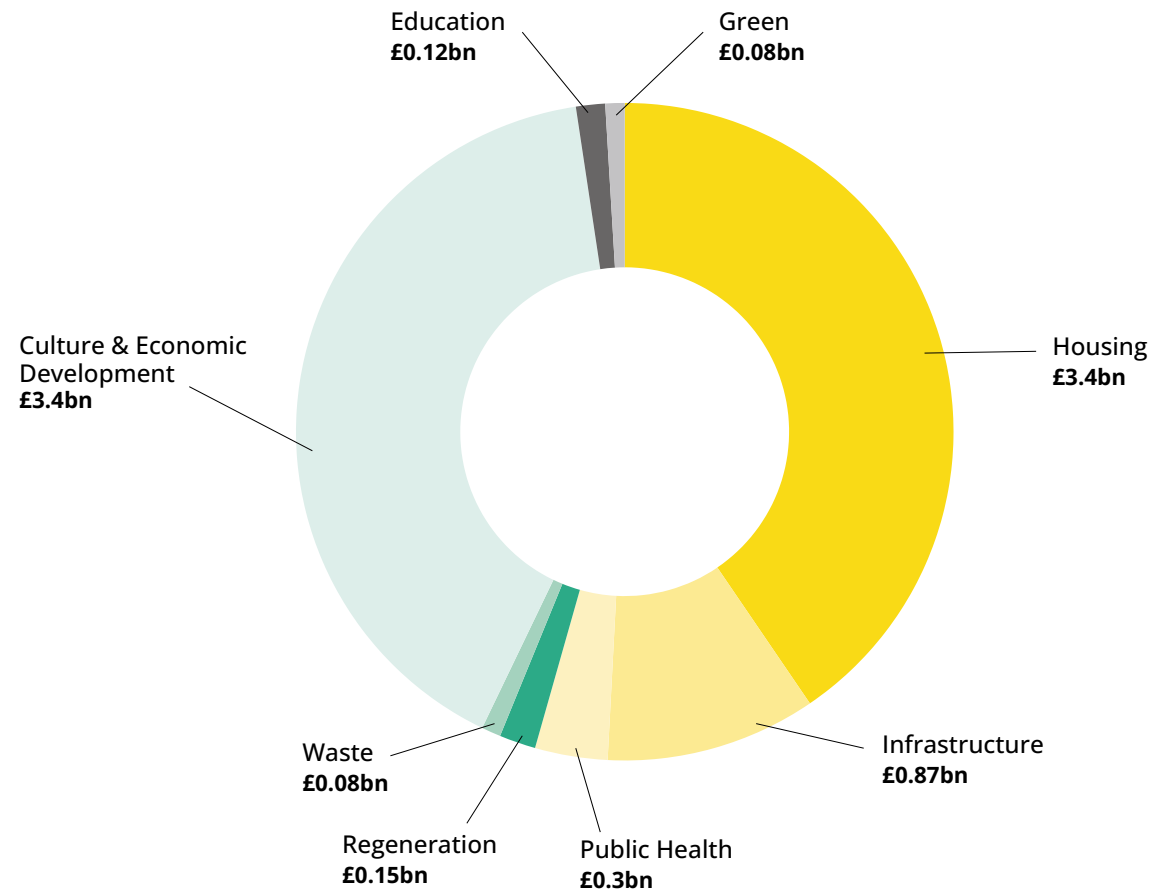
In the last ten years,
**Cornwall has delivered
more new homes than**
Birmingham, Manchester,
Leeds or Liverpool.



Newquay Station Quarter (see page 26)

A significant pipeline

Cornwall offers an impressive pipeline of development opportunities, with **£10.6bn forecast capital spend in the next 10 years.**





What We Offer

We work proactively with developers to bring forward strategic planning applications, navigate the planning process, and co-invest in schemes to drive a faster pace of delivery. We recognise the importance of a well-resourced, strategic approach to development management and ensure we provide the best advice, support and guidance to investors and developers. We work closely with the construction sector, colleges and training providers to ensure that the right skills and labour are available to meet demand in Cornwall. Developers and contractors can expect tailored support for recruitment, entry-level training, and skills development in green and modern construction methods.

With a significant pipeline of development opportunities, we are looking to encourage contractors, consultants and subcontractors to expand their operations to Cornwall and help us deliver our ambitious plans.





Key Development Opportunities

Cornwall Council and private landowners will deliver a wide range of significant development projects in Cornwall over the coming decade.

These projects support Cornwall's plan to drive green growth by embracing emerging regional opportunities. The modernisation of Falmouth Docks will facilitate Celtic Sea development opportunities, including progressing FLOW. Increased operational capability at Goonhilly will support growth generation at this important Enterprise Zone.

Developments also support the region's strategic focus on creating sustainable communities and enhancing key sectors to drive economic growth.

Homes Cornwall

- ▷ Cornwall Housing target: 4,453 homes per year.
- ▷ Cornwall builds circa 2,600 homes per year, but we need to deliver more.
- ▷ Cornwall Council is one of the largest planning authorities in England; since 2009-10 it has regularly delivered more affordable homes than Manchester, Leeds, Sheffield, Birmingham, Bristol and Liverpool.
- ▷ Cornwall's population is estimated to be at least 680,000 people by 2050, a 20% increase.
- ▷ Cornwall has over 26,000 homes with planning permission, yet to be delivered.



Location of opportunity: Cornwall-wide

Organisation: Cornwall Council

Total project value: Significant

Timescales: Immediate

Overview of project:



Cornwall Council has developed a new initiative, **Homes Cornwall**, releasing surplus Council owned land to support the delivery of up to 7,000 additional homes for local people.

Cornwall has been given a new housing target of 4,453 homes per year, which is **the second highest target of any local authority** in England, outside of London. This represents a 68% increase over both the previous goal and recent delivery rates.

Cornwall Council wants to work collaboratively with investors and developers that share its values of delivering high quality sustainable homes at an accelerated pace. The intention is to **release surplus Council owned land that can be brought forward by the private sector** to deliver the breadth of housing needed by our residents. Our land commitment, coupled with the private sector's expertise and finance, will create an efficient route to delivery.

The Homes Cornwall project is a major political priority for the Council's new administration, which is committed to bringing sites that would not otherwise be available to the market. The aim is to **boost housing delivery, including market rented homes, to local people.**

Cornwall has a plethora of opportunities:

- 26,000+ homes with planning permission, some of which need investors / developers to help bring them to fruition. Sites range from small rural housing sites of 5-10 homes to urban extensions of 200-300 homes up to 500-1000 homes, and new communities of 1500 homes or more.
- Cornwall Council is developing its next Local Plan, which is the planning policy document future planning applications are assessed against. A range of new sites will be allocated to support the delivery of Cornwall's new housing target – the Council are interested in engaging with landowners and developers that have identified land they would like to bring forward.
- Through pre-application services, Cornwall Council is ready to engage with developers exploring opportunities to secure planning permission for good quality sustainable schemes, alongside or ahead of the development of the next Local Plan.

Cornwall Supported Housing

Extra Care, Residential care and Nursing care

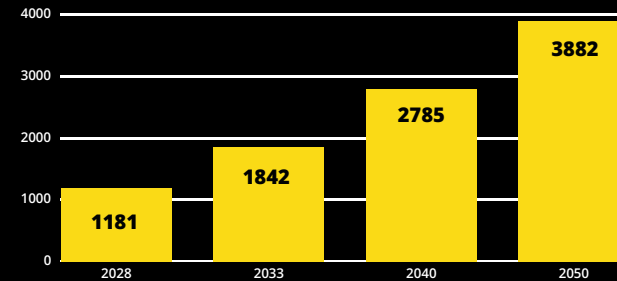
- ▷ The Council needs to deliver an additional c.1,840 extra care units, c.200 residential care beds and c.860 nursing care beds by 2033.
- ▷ The Council has created a new development framework for investors, developers and providers to deliver extra care and care homes. Should the 13 extra care schemes and 24 care homes be delivered the framework value over an 8-year period if estimated to be £1.8 billion.
- ▷ Additionally, the Council has a targeted disposal route that enables the Council to release its land assets for the purpose of building new services and delivering the strategic objectives.
- ▷ The Council will be making five prepared sites available from its own land, for the purpose of accelerating extra care development. More are expected to be added.

Supported Accommodation for Homeless Young People, Young Parents and Families

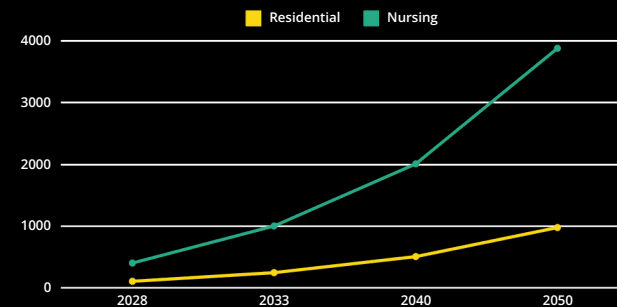
- ▷ The Council will be recommissioning services for supported accommodation for young people, young parents and families, running a tender for these services with a contract value of £5.95m over the next five years.
- ▷ There will be significant opportunities to develop infrastructure, where the Council will need to deliver c.170 units by 2033.

- ▷ **31,727 accessible / adapted homes**
- ▷ **5,610 units of retirement / sheltered housing**
- ▷ **11,308 other supported housing units**

Projected additional Extra Care units requirement 2028 - 2050



Projected additional care home requirements by 2050



Location of opportunity: Cornwall-wide
Organisation: Cornwall Council
Total project value: c. £82m over 5 years
Timescales: Immediate

Overview of project:

The Cornwall Supported and Specialist Housing Strategy 2023-2050 outlines a comprehensive plan to **deliver over 48,000 new and improved supported housing units** across Cornwall by 2050. This strategy fosters a stable and attractive environment for institutional investors seeking long-term, social impact investments. We are committed to creating more inclusive and prosperous communities and are keen to prioritise energy efficient and environmentally responsible housing developments. The Council is creating an approved provider framework for investors, developers and providers to deliver CQC regulated supported living services, non-CQC regulated daily living services and young people services. Housing and Support services in Cornwall are focused on meeting health & social care needs related to disabilities, autism, physical disabilities, mental health and/or complex needs. **During 2023/2024 the Council spent approximately £48 million on these services.**

By 2033, we aim to deliver:

- **12,965 new accessible homes** for people with physical disabilities, learning disabilities, mental health needs and long-term conditions
- **5,545 new homes** for older adults through provision of Extra Care, Residential Care, Retirement and Nursing Care
- **325 new specialist housing** for those at risk of homelessness and/or have complex multiple needs
- 170 new specialist housing for vulnerable young people
- An additional 435 units minimum by 2033 and there will also be opportunities around council owned sites.
- **The overall contract revenue for services is estimated at £75m.**

The need for supported accommodation is **driven by many social and economic factors**, but one of the most significant, which will be driving need in the future, is the **changing nature of Cornwall's population**.

The population of Cornwall is expected to be:

- ▷ **628,436 by 2033,**
- ▷ **651,917 by 2040,**
- ▷ **680,846 by 2050.**

There will be **a significant increase** in the number of older residents.

The over-90 cohort is currently 6,800, **but is anticipated to rise to 17,500 by 2050**, which is a rise of 257%.

Cornwall Airport and Commercial Business Estate

- ▷ **Prime Strategic Asset:** 650-acre of freehold estate, ~200 acres consented (LDO to 2035) and an established income and development upside.
- ▷ **Scalable Development Opportunity:** available and shovel ready semi-serviced plots: B1, B2, B8, Class E. Masterplan is currently under review unlocking additional business opportunities with both airside and landside expansion potential for emerging industries and uses.
- ▷ **High-Growth Sectors:** Logistics big-box & last-mile hubs, Aviation: MRO hangars (wide-body capable), Space: operational horizontal launch spaceport, Digital: data centre potential, Drone technology. R&D along with air side operations, Vertiport opportunity under consideration and included in master planning discussions.
- ▷ **Infrastructure Advantage:** 2,744m runway (wide-body capable), existing aviation & commercial assets available to lease. Regional airport (~500k passengers)
- ▷ **Energy & ESG Value:** 5MW solar (private wire), expansion to other renewables and geothermal heat and energy, energy centre & storage potential.
- ▷ **Income + Value Creation:** existing rental income streams, asset repositioning opportunities, long-term capital growth and diversification.



Location of opportunity:	Newquay
Organisation:	Treveth Commercial
Total project value:	Multiple projects ranging from £3M - £30m
Timescales:	2026 – 2056 – 30 year masterplan exercise

Overview of project:

Treveth Holdings LLP has developed a comprehensive masterplan for the 650-acre airport estate north of Newquay, enabling both **immediate and long-term development and investment** at what is potentially the most significant site for infrastructure and growth in the South West.

The masterplan encompasses Cornwall Airport Newquay, Aerohub Business Park, the Spaceport Cornwall Zone, Kernow Solar Farm, and approximately 200 acres of strategic land—offering **unrivalled opportunities for multi-sector development**.

The site is already home to advanced technology businesses that thrive alongside the established Spaceport Cornwall. Adjacent land provides scope for future-technology enterprises to benefit from the region's growing technical expertise, supported by the Centre for Space Technologies, which delivers a suite of world-leading R&D and innovation facilities.

Cornwall Airport Newquay aims to expand its commercial and passenger operations to support increased commerce and tourism across the region. Its **unconstrained 2,744m runway** accommodates commercial and private aircraft, search and rescue operations, air ambulances, and occasional military activity.

Opportunities for new operators across multiple aviation sectors continue to grow, supported by ongoing investment in infrastructure and the wider expansion of the airport estate.

The Aerohub—one of the UK's largest designated Enterprise Zones—benefits from a detailed **Land Development Order that enables immediate development**. A significant number of its serviced plots are expected to progress to construction and occupation through 2026 and 2027, with additional plots available for office, retail, industrial, and major logistics uses.

The masterplan also identifies further opportunities to enhance existing energy infrastructure at the Kernow Solar Park, which currently has a **generation capacity of 5MW**—enough to power approximately 1,000 homes.

Treveth Holdings LLP welcomes interest from third-party investors, developers, and end users seeking to participate in the long-term growth of this strategically important site.

Nansledan

- ▷ Nansledan has the benefit of a Local Development Order (LDO), granted in 2021.
- ▷ 900 homes built to date.
- ▷ 40 commercial units completed to date (up to 90,000 sq m upon completion, including the upcoming High Street, "Market Street").
- ▷ Opportunities include GP Surgery; Care Home(s); Later Living apartments/homes; retail, food and beverage and offices in Market Street.
- ▷ Innovative renewable energy solutions continue to be trialled and implemented.
- ▷ A multi-sport facility is currently being designed behind the existing Primary School.
- ▷ More than 20% Biodiversity Net Gain.





Location of opportunity: Newquay, Cornwall

Organisation: Duchy of Cornwall

Total project value: Substantial

Timescales: 2014 - 2045

Overview of project: Nansledan is the Duchy of Cornwall's market-leading mixed-use, mixed-income development on the east side of Newquay, in North Cornwall.

Upon completion, **the community will comprise 3,700 homes and will also be home to an aspirational High Street, "Market Street"**. 850 homes have been completed to date, alongside a two-form entry primary school, extensive parks and play areas and 40 commercial units (across 4 existing centres). Market Street will be the 5th and largest commercial centre in Nansledan, offering a range of spaces for artisan businesses and established brands. Phase 1 is underway and will include a Tesco supermarket, market hall/food hall, retail spaces, cafes and restaurants, and offices (including flexible offices).

At the centre of the Duchy's vision for Nansledan is a desire to provide a happy, healthy community. This will be achieved through **front-line services (such as a proposed GP practice) and other preventative health measures, including a Mental Health Hub, health and fitness studios, sports facilities and significant access to nature**. The community is designed around walkability to reduce car reliance and promote walking, cycling and public transport. Homes are designed with a 'fabric first' approach, prioritising local materials to reduce embodied carbon, alongside renewable energy solutions to reduce operational carbon. **An electricity 'smart grid' (combining solar PV, a private wire network and communal battery) is being installed in Market Street to further reduce operational carbon and minimise running costs for businesses**. The Duchy aspires to connect community to countryside through growing and education initiatives on its adjacent farm, also providing links between local growers/producers and Market Street. In doing so, the Duchy wishes to create a circular economy and deliver economic and social impact for the surrounding area.

Newquay Station Quarter Project

- ▷ A rare chance to shape a **new mixed-use town-centre neighbourhood** working with Cornwall Council in one of Cornwall's most economically active and fastest-growing towns.
- ▷ High footfall, central location adjacent to rail and transport improvements—ideal for mixed-use, residential-led development.
- ▷ Strong demand drivers from Newquay's expanding residential areas (Nansledan, Trevethick Manor) and established tourism and hospitality economy.
- ▷ **Low planning risk** due to site allocation and strong alignment with Council objectives.
- ▷ Opportunity to deliver an exemplar **climate-resilient coastal community**, enhancing ESG credentials.
- ▷ Strong pipeline development opportunity, with **start on site expected within four years**, offering scale and deliverability.
- ▷ Located on **underutilised brownfield land**, aligning with national and local priorities for sustainable town centre regeneration.
- ▷ Linked to the transformational **£56m Mid Cornwall Metro**, improving regional connectivity and unlocking higher land value potential.





Location of opportunity: Newquay

Organisation: Cornwall Council

Total project value: Build costs estimated in range £200m-£250m. Generating value of £350m-£400m.

Timescales: Start on site within 4 years

Overview of project: The Newquay Station Quarter (NSQ) is a major town centre regeneration initiative designed to transform underutilised brownfield land surrounding Newquay Railway Station into a vibrant, sustainable, and people focused urban neighbourhood. Anchored by improved transport connectivity, the project aims to create a welcoming gateway that strengthens links between the station, town centre, coastline, and wider communities.

The vision sets a new benchmark for sustainable development in Cornwall, aligning with Cornwall Council's priorities for stronger communities, clean and green environments, enhanced economic resilience, and improved mobility. The policy compliant concept scheme proposes a diverse, mixed use neighbourhood comprising approximately **428 new homes**, including **95 Extra Care units**, supported by a balanced mix of tenures to promote inclusion and social cohesion. Around **4,000m² of commercial and civic space**, including a new public transport terminus, will contribute to an active, economically resilient quarter.

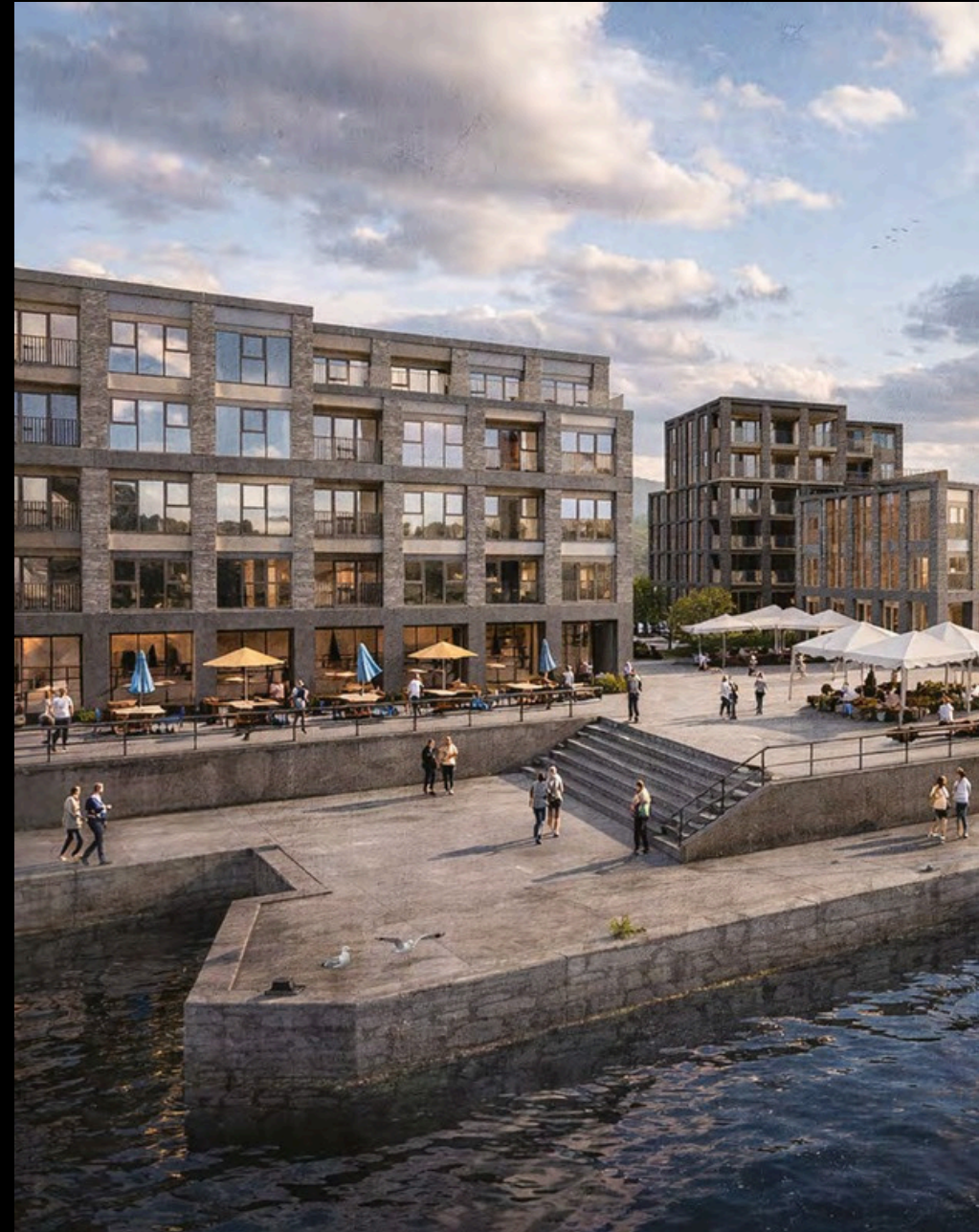
Movement and accessibility are central to the masterplan, with walkable streets, cycle connections, mobility hubs, and an integrated public realm designed to reduce car dependency. Landscape-led design will create a greener, healthier environment that reflects Newquay's coastal character, enhances biodiversity, and improves climate resilience.

Architecturally, the project will draw on the area's heritage and semi-industrial character to establish a distinct identity, using materials and forms that respect Newquay's coastal microclimate. Opportunities for the reuse or redevelopment of the Newquay Police Station to be explored to maintain a policing function and presence while unlocking further housing potential.

With an estimated **project value of £350m-£400m**, and **build costs of £200m-£250m**, the development is closely linked to the forthcoming £56m Mid Cornwall Metro, which will catalyse growth and support delivery. Construction is anticipated to commence within four years, creating a climate ready, well connected, and socially vibrant neighbourhood at the heart of Newquay's future

Hayle North Quay

- ▷ Housing-led regeneration delivering a strong mix of family homes and affordable housing aligned to local market need.
- ▷ 100-bed internationally branded hotel opportunity, positioned to capture year-round coastal tourism demand (with an operator in advanced discussions).
- ▷ Commercial and employment growth through a curated mix of retail, workspace and leisure, with an emphasis on local and boutique operators.
- ▷ Beach bar and outdoor sauna and cold plunge already activating the site, supporting local enterprise and driving early footfall.
- ▷ Authentic working harbour at the heart of the development, which will support fishing, marine and watersports activity in the long term.





Location of opportunity: Hayle, West Cornwall

Organisation: Sennybridge Hayle Ltd

Total project value: £295m

Timescales: 3-5 years

Overview of project: Hayle North Quay represents one of the most significant long-term regeneration opportunities in West Cornwall. Set within the exceptional landscape of the Hayle Estuary, the scheme benefits from UNESCO World Heritage status, a working harbour, and proximity to The Sunday Times' Beach of the Year 2024, creating a **highly distinctive coastal investment location**.

Once complete, the development will deliver a diversified, **mixed-use destination**, including:

- 520 private and affordable family homes
- A 100-bed hotel delivered by an international brand to support the area's tourism market
- A broad mix of retail and commercial space anchored around high-quality public realm
- A beach bar and restaurant with integrated community space
- Enhanced harbour facilities and long-term financial support for Hayle Harbour for the fishing industry, marine users and local water sports clubs
- Improved public realm and upgraded parking infrastructure for residents and visitors
- Improved pedestrian access to Hayle beach, strengthening the visitor economy

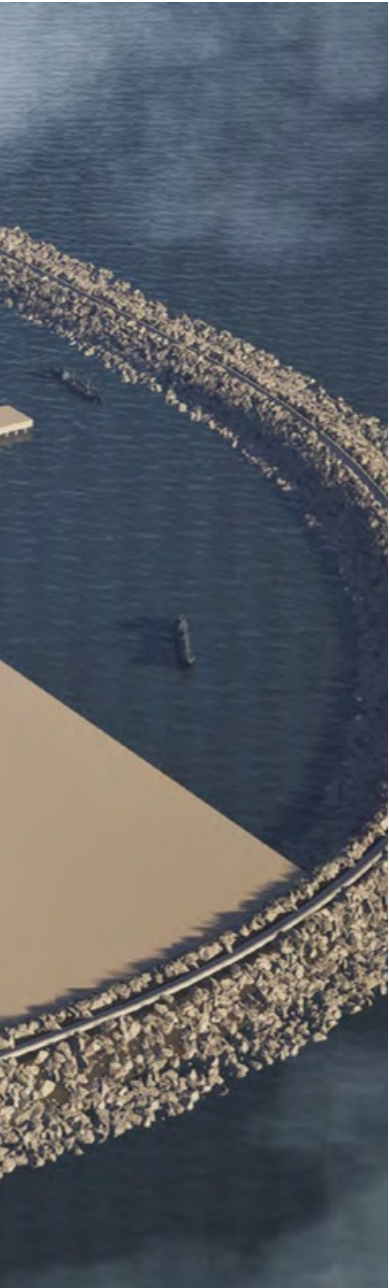
The project will be delivered in clearly defined phases, providing flexibility and risk management. The development team is actively **seeking investment and delivery partners for both the residential and commercial components**, offering opportunities across housing, hospitality, retail and leisure uses.

Hayle North Quay offers investors the chance to participate in a transformational coastal regeneration, supporting sustainable growth, job creation, and a resilient tourism and marine economy, while contributing to the long-term success of one of Cornwall's most distinctive harbour towns.

Newlyn Harbour

- ▷ Safeguarding and expanding the fishing industry.
- ▷ Service base for Floating Offshore Wind (FLOW).
- ▷ New shipyard to service fishing and support vessels.
- ▷ Approximately 13 hectares of new/reclaimed land for investment in commercial/industrial enterprises.
- ▷ Initial surveys indicate a good/very good fit with Treasury Green Book.
- ▷ Discussions already started with potential public and private sector partners.





Location of opportunity: Newlyn, Cornwall

Organisation: Newlyn Pier & Harbour Commissioners

Total project value: £300m

Timescales: 5-10 years

Overview of project: Newlyn is the largest landing value fishing port in England. Its harbour has a unique location, 15 miles from Land's End, making it adjacent to some of the best fishing grounds in Europe and to all shipping entering the Western Approaches, the Celtic Sea and the English Channel.

Modern fishing vessels have a deeper draft than more traditional designs, therefore Newlyn Pier and Harbour Commissioners (NPHC) wish to **expand the existing harbour into the deeper water alongside the current harbour**. NPHC commissioned WSP Ltd to provide the designs that could accommodate the industry's expansion. NPHC have undertaken a light touch Treasury Green Book analysis to show the Benefit Cost Ratios, Gross Value Added and thereafter the financial costs and returns.

The findings identified that the new harbour will also provide space for partners in new and emerging maritime industries, such as Floating Offshore Wind (FLOW) servicing planned in the Celtic Sea. **It will allow the operation of a modern shipyard to accommodate vessels up to 50m in length and 1250 tonnes.**

The development requires a new breakwater, but it will also create **over 13 hectares of new land and up to 1350m of new quay frontage**, which can be developed to provide new industrial and commercial property. The key element in the construction is stone, which may be available from the adjacent quarry.

The development requires both public and private partnerships. NPHC has entered discussions with a number of organisations that include:

The Crown Estate, Damen Shipyards Group, MDL Ltd, Tower Group and Cornwall Council.

This is a unique opportunity for the public and private sector to become partners in one of Cornwall's biggest infrastructure projects.

Goonhilly Earth Station

- ▷ Securely contained area for development within the wider 164-acre site.
- ▷ Existing high-speed connectivity and upgrade options.
- ▷ Existing 3 phase power and water, adjacent 340kVA solar on the operational site, and nearby, separately owned wind farm.
- ▷ ~1,300 m² two-storey building.
- ▷ Easy road access, car park, and existing perimeter fencing.
- ▷ Adjacent to the Goonhilly operational site and data centre.





Location of opportunity: Lizard Peninsula, Cornwall

Organisation: Goonhilly Earth Station Ltd

Total project value: Range £1m - £20m

Timescales: Immediate and longer term opportunities

Overview of project: Goonhilly Earth Station Ltd (owner and operator of the Goonhilly Earth Station site) is seeking to increase operational capability from secured parts of its 164-acre real estate and recognises there is **untapped potential for property development** on the 6.78-acre part of the site described herein.

The secure area has the potential for various commercial developments including campus extensions, research hubs, hospitality and accommodation, visitor and conference centres, high-tech business and innovation spaces, and more. It already features a ~1,300 m² two-storey building – formerly the site’s visitor centre.

Goonhilly Earth Station is within a designated Enterprise Zone (EZ). A key feature of this status is the ability to retain growth in business rates income for ongoing reinvestment in the designated site for a period of 25 years. This is expected to remain in place at the Earth Station until 2041.

The wider site has undertaken a multi-million (£GBP) project to repurpose its large antenna assets. It’s now **the world’s leading provider of commercial lunar and deep space communication services** and delivers commercial satcom, national security, and data centre solutions. The site’s iconic status and unique features have attracted global attention from investors, researchers, and media.

The 6.78-acre site-for-development has recently hosted large-scale events, TV and film productions and music and science festivals. Its retired 26m satellite antenna ‘Arthur’, remains an iconic landmark, offering a one-of-a-kind setting for future developments.

Redevelopment is likely to be strongly supported by regional stakeholders and Goonhilly Earth Station Ltd is keen to identify **forward-thinking development partners** for this unique opportunity.

Falmouth Port

- ▷ Wharf modernisation (planned and subject to consents).
- ▷ Installation of shore power to wharfs (underway).
- ▷ Supply chain opportunity for companies involved in the construction and maintenance and operations of Floating Offshore Wind.





Location of opportunity: Falmouth Docks, Cornwall

Organisation: A&P Group

Total project value: Significant

Timescales: Immediate

Overview of project: Home to one of the world's largest natural deep-water harbours, A&P Group's Falmouth Dock facility is one of the largest ship-repair complexes in the UK.

With three large graving docks and extensive alongside deep-water berthing providing capacity for vessels up to 100,000 tonnes, A&P Falmouth provides a complete range of marine repair services thanks to its on-site engineering, electrical, paint and fabrication workshops and ongoing relationship with specialist contractors and OEMs.

There is a **significant opportunity to modernise Falmouth Docks to facilitate Celtic Sea development opportunities**, including the integration of Floating Offshore Wind devices and the ongoing operations and maintenance activities.

Langarth Garden Village

- ▽ Master plan consent for 3,800 houses.
- ▽ Early infrastructure works commenced in 2025.
- ▽ Flagship development for Cornwall and for the UK.
- ▽ District Heat Network.
- ▽ 48% green space provision.
- ▽ Designed to active travel guidelines.
- ▽ Building with Nature design accreditation achieved.
- ▽ Up to 35% affordable homes.
- ▽ 12 acres of new trees planting.
- ▽ Net zero carbon through high levels of insulation, heat pumps and solar panels.





Location of opportunity:West Truro

Organisation: Treveth Holdings

Total project value: c. £300m+

Timescales: Immediate start

Overview of project: Langarth Garden Village (LGV) is a pioneering development that is creating a thriving green urban community through an infrastructure-led approach. With 48% green space and 12 acres of woodland, LGV is meticulously designed to offer a healthy and attractive living environment for its residents.

The development comprises a mix of housing types, shops, schools, and community facilities, with a focus on creating a self-contained community that caters to the needs of its residents within walking distance.

LGV incorporates eco-friendly design features such as energy-efficient buildings, renewable energy sources and water management methods, with 17.5 megawatts of solar energy to achieve net zero carbon and 28% biodiversity net-gain. The development also allows for up to 35% affordable housing, 200 extra care units and two primary schools.

The unique aspect of LGV is its “Infrastructure First” philosophy, which prioritises the provision of essential services such as power, water, drainage, sewers, and telecoms through a main “spine” road (Fordh Langarth). This approach also ensures that parks, cycle ways, play spaces and sustainable drainage are integrated into the infrastructure, setting the parameters for national housebuilders to access and build on serviced plots in line with the Garden Village phased delivery programme.

LGV is set to deliver a sustainable and attractive living environment that fosters a strong sense of community and responds to the needs of its residents. With a power and utilities system designed to operate entirely on locally sourced renewable energy, LGV is positioned as a flagship development for Cornwall and for the UK as a whole.

Pydar Regeneration

- ▷ Outline planning has been granted to develop the site and ownership now sits with Treveth, specialists in housing delivery across Cornwall.
- ▷ The project has over 90% public support and engagement has been extensive, allowing co-design and support from all community stakeholders.
- ▷ A clear strategic and city centre identity with excellent public transport connectivity that will include enhanced pedestrian and cycle routes.
- ▷ Increased biodiversity, with new tree planting and promotion of health and wellbeing.





Location of opportunity: Truro, Cornwall

Organisation: Treveth Holdings

Total project value: £175m

Timescales: Early 2027 - 2030

Overview of project: By **transforming this brownfield site into a distinctive, well-designed neighbourhood** along with public spaces, Pydar aims to meet the evolving needs of current and future residents without losing its unique identity.

To deliver on this vision, Pydar relies on purposeful collaboration among local government and residents to ensure new housing is affordable, context-sensitive, and phased in ways that minimise risk and gets to completion. Residential development will be phased and closely coordinated to support a variety of homes that echo Truro's traditions, alongside inclusive housing options for a diverse range of households. Pydar will be integrated with the city centre and surrounding community to keep local amenities accessible, and flexible design standards will allow Pydar to grow while safeguarding its scale and sense of place.

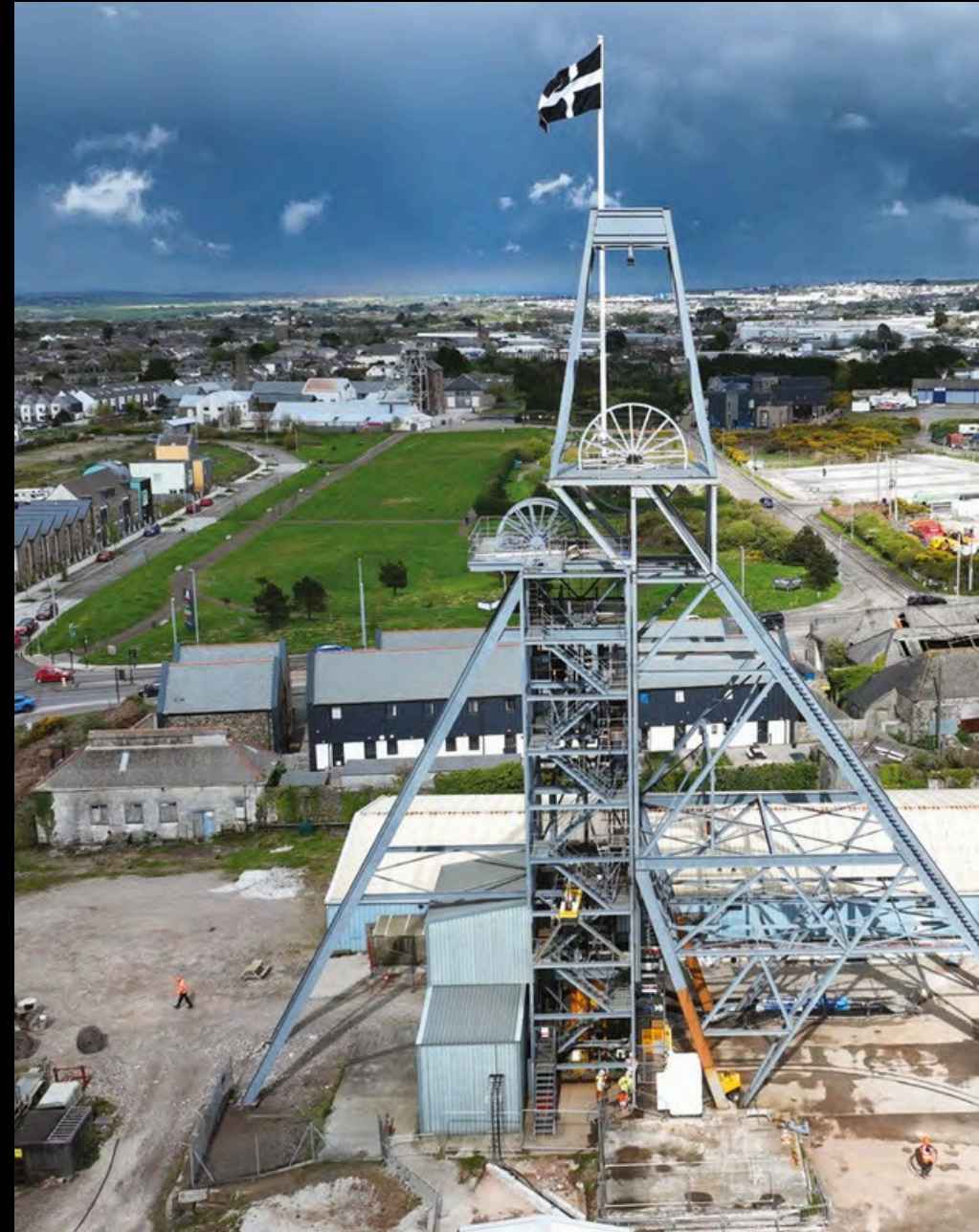
Through this approach, Treveth seeks to translate broader ambitions for housing growth into genuine local success, **building a resilient, liveable future rooted in the values and aspirations of its residents.**

Pydar will be a great opportunity to support Truro's housing needs and job growth aspirations. Benefits of the project include:

- Over 300 new homes
- New green space and public areas
- Connection to the River Allen and city centre
- Over £300m in long-term economic benefits to Truro and Cornwall

South Crofty Tin Project

- ▷ **Permitted brownfield redevelopment** – South Crofty benefits from planning permission for underground mining and processing, environmental permits including dewatering, and existing site infrastructure, reducing development complexity relative to greenfield projects.
- ▷ **Advanced, high-grade UK tin project** – South Crofty is the fourth highest grade tin Mineral Resource globally and the highest grade tin asset not currently in production, positioning it as a rare advanced-stage opportunity in a Tier 1 jurisdiction.
- ▷ **Strategically significant critical mineral asset** – Tin is classified as a UK Critical Mineral and is essential for electronics, semiconductors and renewable energy systems, supporting domestic and European supply chain resilience.
- ▷ **Attractive project economics** – The updated Preliminary Economic Assessment indicates a lowest quartile cost position and robust project economics, supporting strong potential cash generation.
- ▷ **Strong regional and governmental support** – Backed by community engagement and local and national government support, with potential to generate over 300 direct skilled jobs and up to 1,000 indirect roles.
- ▷ **Upside potential** – Resource conversion and ongoing technical work provide scope to extend mine life and optimise future production capacity.





Location of opportunity: Redruth, Cornwall

Organisation: Cornish Metals PLC

Total project value: £198 million

Timescales: First tin production by mid-2028

Overview of project: Cornish Metals plc (AIM: TIN), is a mineral exploration and development company working towards re-opening its wholly owned and permitted South Crofty underground tin mine located in Cornwall, UK. South Crofty is one of the highest-grade tin resources globally with potential to become a new, low-cost global producer. The company also holds other mineral rights in Cornwall with potential for discovery of tin, copper, lithium, tungsten, zinc and silver mineralisation.

South Crofty represents **a strategically important redevelopment of a historic UK mining asset** at a time of increasing global demand for secure and responsible tin supply. Tin is classified as a critical mineral in the UK and is essential for electronics, semiconductors and the energy transition. The project is permitted with existing surface infrastructure in place, significantly reducing development risk relative to greenfield projects.

Cornish Metals has made significant progress with dewatering the historic underground workings and related shaft and pump station refurbishment, enabling underground access for further technical work. The company is continuing programmes such as **underground drilling, technical studies and resource conversion work to advance the project toward financing and development**. Alongside its development activities, Cornish Metals maintains a strong focus on ESG, with South Crofty expected to generate over 300 permanent, high-skilled jobs and up to 1,000 indirect roles across the regional supply chain. The company actively supports STEM education and skills development through partnerships with institutions including the University of Exeter, Camborne School of Mines and local Colleges, while operating under a governance framework centred on health, safety and transparency. The redevelopment is intended to contribute to long-term economic regeneration in Cornwall and strengthened domestic critical mineral resilience.

For investors and infrastructure stakeholders attending UKREiiF, South Crofty offers exposure to an **advanced-stage UK mining project with strong ESG credentials, established planning permissions, existing site infrastructure and a defined pathway toward redevelopment**, positioning it as a nationally significant and regionally transformative opportunity.

Ministry of Defence

- ▷ Strengthening regional economic growth through strategic defence support.
- ▷ Supporting Cornwall's role in the space and aviation sectors.
- ▷ Ensuring sustainable infrastructure for long-term operational efficiency.





Location of opportunity: Various MoD sites, Cornwall

Organisation: Ministry of Defence

Total project value: £1bn+

Timescales: Q3 2025 onwards

Overview of project: RNAS Culdrose, HMS Raleigh and RAF St Mawgan all play a pivotal role in the UK's defence infrastructure and support both national security and local economic growth. RNAS Culdrose, is one of the largest helicopter bases in Europe. HMS Raleigh is the Royal Navy's premier training establishment for new recruits.

The MOD is working to provide **new Single Living Accommodation (SLA) and other critical infrastructure** necessary to ensure the smooth operation of each of the sites, over the next few years. The likely **programme cost is in excess of £1 billion**.

This work aligns with Cornwall's regional priorities, such as supporting skilled employment, fostering innovation and strengthening Cornwall's strategic position as a hub for space, aviation, and defence-related industries.

Cornish Lithium - Trelavour Lithium Project

- ▶ Nationally Significant Infrastructure Project designation.
- ▶ Brownfield development repurposing former china clay pit & infrastructure.
- ▶ 10,000tpa lithium hydroxide monohydrate production by 2029 = 20% Critical Mineral Strategy domestic lithium production target.
- ▶ 20 year mine life and 50% upgrade in resource estimate.
- ▶ Innovative low carbon processing technology - IP & Patents owned by Cornish Lithium.
- ▶ Feasibility study completed and DCO application in process.





Location of opportunity: St Dennis, Cornwall

Organisation: Cornish Lithium

Total project value: >£400m

Timescales: Construction 2027 s/t DCO approval

Overview of project: The Trelavour Lithium Project is a lithium hydroxide (LiOH) mining, processing and production development, producing refined battery grade lithium hydroxide product.

Located south of St Dennis in the historic china clay mining district of St Austell, Cornwall. The Project will **repurpose a former china clay pit and associated land, utility and transport infrastructure** to supply 10,000 tonnes per annum of LiOH from 2029 over a project life of at least 20 years, representing 20% of the lithium production target in the UK's Critical Minerals Strategy - Vision 2035.

In September 2024, the Secretary of State for Housing, Communities & Local Government published a direction under section 35(1) of the Planning Act 2008 allowing the Proposed Development to be treated as a **development of national significance** for which a Development Consent Order is required under section 35 of the Planning Act 2008. A full feasibility study and as part of the DCO process two phases of consultation and a Preliminary Environments Impact Report are complete. The DCO is on schedule for submission in Q3 2026.

Lithium production will service the rapidly growing UK and international cathode active material and battery manufacturing supply chain for use in electric vehicles, large scale battery storage and all forms of consumer electronics.

In September 2024, a Demonstration Plant was opened at the Project site to prove and optimise the technology to refine the lithium-enriched granite ore and extract LiOH through a two-stage process:

- Concentrate processing that uses physical processes to separate and concentrate lithium-bearing mica from the lithium enriched granite ore derived from the Trelavour Pit.
- Hydrometallurgical processing of the mica concentrate using a process whose IP is owned by Cornish Lithium to extract high purity lithium hydroxide monohydrate.

Contact Us

We are actively seeking discussions with investors, potential partners and anyone interested in supporting the region's strategic focus on creating sustainable communities and enhancing key sectors to drive economic growth.

To learn more about any of the opportunities featured, please get in touch.

Email: economicdevelopment@cornwall.gov.uk



□ Find out more



TREVETH

