



**Cornwall:
Building a sustainable future**



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“Cornwall’s £10 billion construction pipeline is about more than simply meeting demand; it is about creating a robust platform on which our ambitious future can be built. And by building the right homes in the right places - homes that support our growing workforce, attract vital skills, and unlock inclusive growth, **we can unleash the true power of Cornwall and lead the UK to a greener future.”**

- Lord John Hutton, Chair, Cornwall & Isles of Scilly Economic Forum



Foreword

Cornwall is uniquely positioned to lead the UK's journey to becoming a clean energy superpower. Its rich culture, history, and iconic landscape - long the foundation of a thriving visitor economy, now underpin a new era of opportunity.

Today, Cornwall's critical minerals, renewable energy, space, and marine sectors form a distinctive combination of growth opportunities unmatched anywhere else in the UK. Harnessing the power of Cornwall is essential to realising the UK's green ambitions.

The path to this future cannot be forged through innovation alone. For Cornwall to assert its role as a cornerstone of the UK's green transformation, we must secure investment in the Core and Foundational parts of its economy and the people who bring them to life.

By delivering more homes, modernising infrastructure, attracting the right skills, and improving wellbeing, we can create a framework to unleash Cornwall's full potential, driving inclusive growth and leading the UK's transition to a green economy.

Lord John Hutton

Chair of Cornwall and Isles of Scilly Economic Forum



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.



Cornwall & Isles of Scilly have been allocated £137m for local investment through the Shared Prosperity Fund.

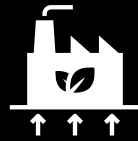


Cornwall Council has a clear roadmap to decarbonising the region and achieving Net Zero.



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.



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's data, space and aerospace sector is set to contribute £1bn to the region's economic value by 2030.

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



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. With a long-term pipeline of housing, commercial, and infrastructure development, we expect to see the delivery of 52,500 homes by 2030 and are over halfway to achieving this target. With the right partners, we can go further, faster, to build 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.

By using its own B Corp certified development company, Treveth, 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.



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.





Distinctively Cornish

Cornwall is celebrated for its biodiversity. People move to Cornwall to live, work and study, in part, due to the wealth of natural environment here. The Council has an exciting pipeline of biodiversity projects to be implemented alongside the development of new homes and communities. This will support and enhance the natural environment and meet partners' Environmental, Social & Governance (ESG) aspirations.

Towns across Cornwall are distinctive in their design; show anyone a picture of Helston or Truro, and they will tell you it's Cornwall. As we look to deliver homes at a greater pace and density, the typology of homes will change but should enhance and strengthen the distinct sense of identity that exists across Cornwall. With our partners, we are focused on long-term master planning, community engagement and ongoing stewardship. **We welcome discussions from developers who share our values and commitment to building vibrant and successful places.**

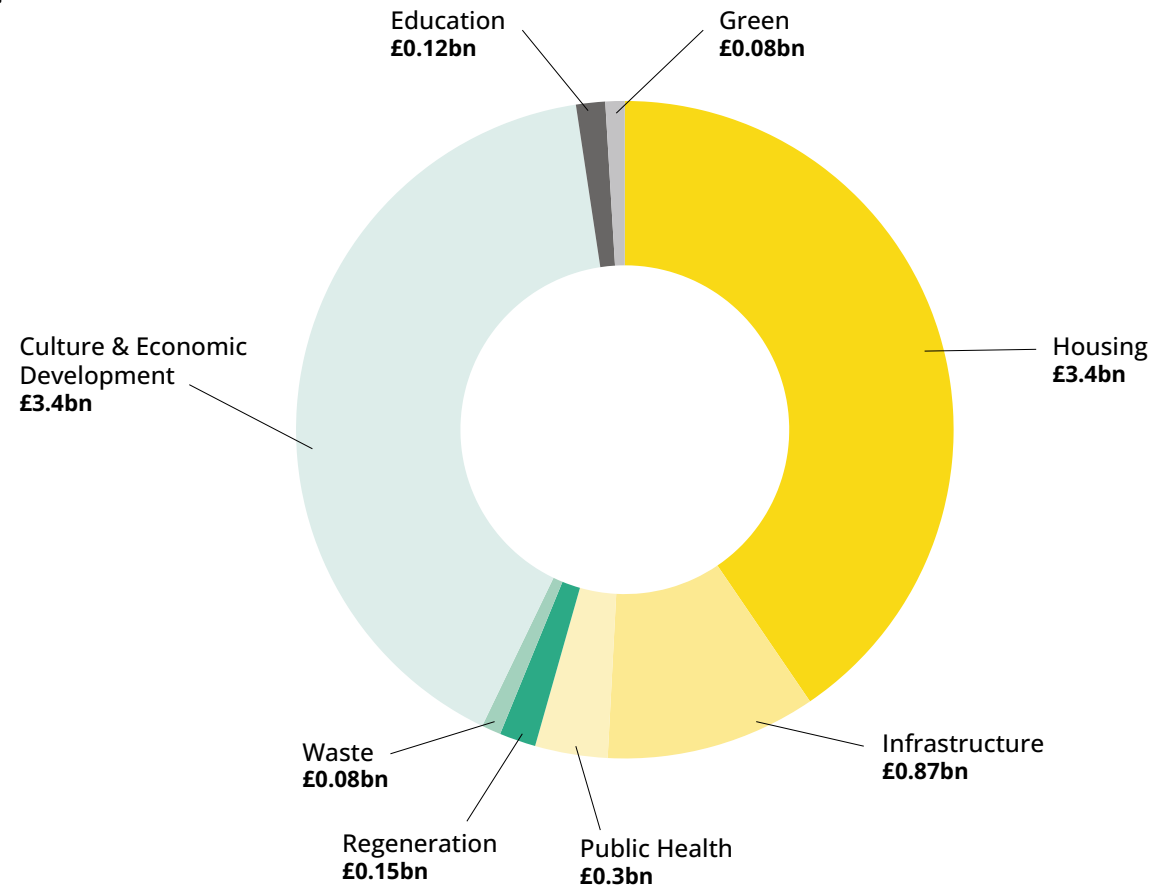


In the last ten years,
**Cornwall has delivered
more new homes than**
Birmingham, Manchester,
Leeds or Liverpool.



A significant pipeline

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

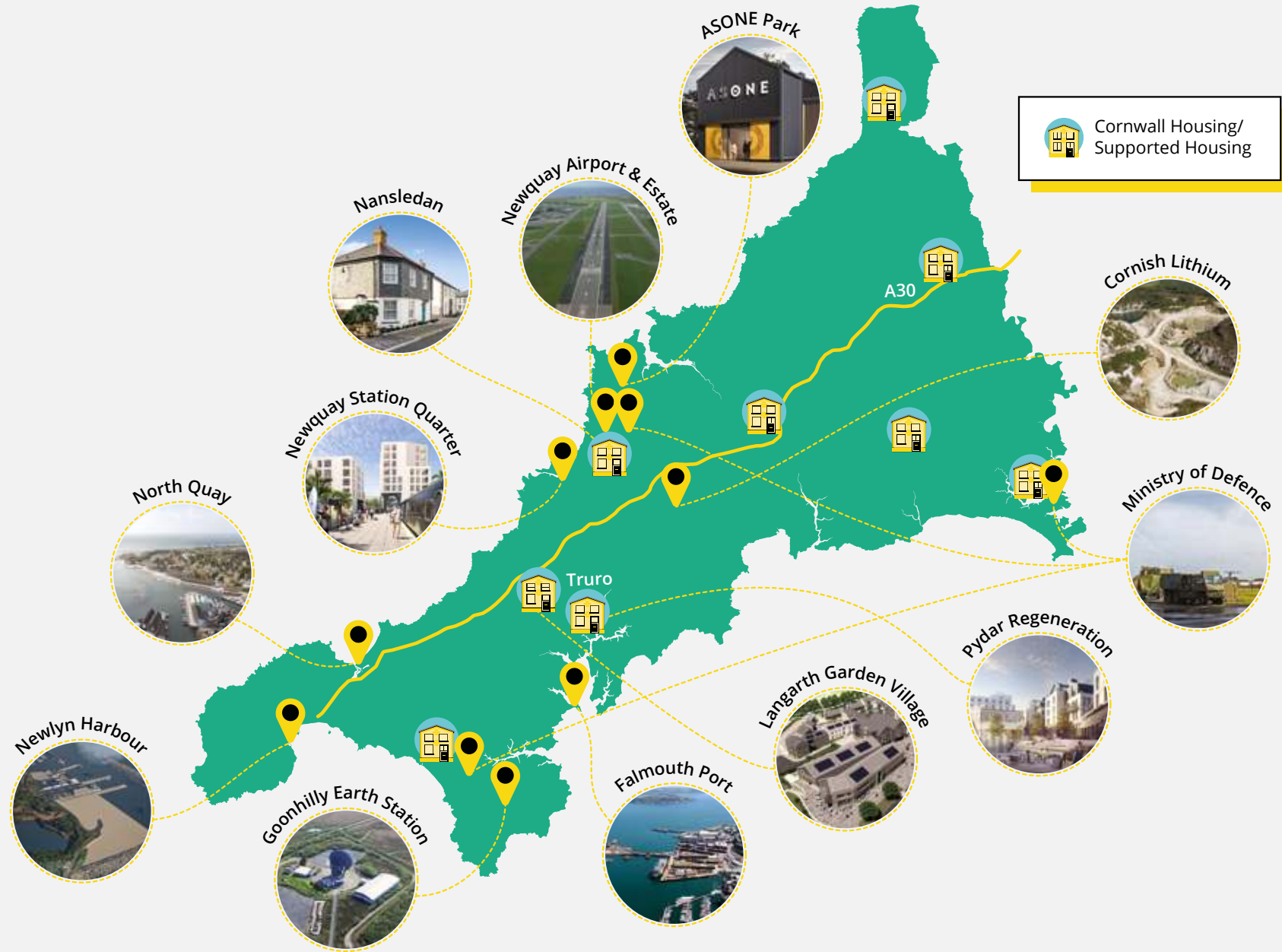




What We Offer

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.

Cornwall Housing Delivery

- ▷ Cornwall Housing target: 4,421 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

Total project value: Significant

Timescales: Immediate

Overview of project:

Cornwall has ambitious housing growth plans, which is reflected in its new housing target of delivering **at least 4,421 homes each year**. This represents a 68% increase in the previous target and recent rates of delivery.

Cornwall Council wants to work collaboratively with investors and developers that share its values of delivering high-quality sustainable homes at an accelerated pace. Furthermore, Cornwall needs to be delivering a breadth of different accommodation to support future residents – including: more family housing, higher density flatted developments, later living schemes, affordable homes etc.

Recognising the challenges that the planning system can represent to investors, **Cornwall Council offers a proactive planning service that enables developers to mould pre-application support to suit developer needs**. Officers can work collaboratively alongside developers, from exploring initial project ideas, through to supporting the preparation of planning applications within a programme of investments.

Cornwall has a plethora of opportunities:

- Over 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 also developing its next Local Plan, which is the planning policy document future planning applications are assessed against. This document will allocate a range of new sites to support the delivery of Cornwall's new housing target – therefore the Council are interested in engaging with landowners and developers that have identified land they would like to bring forward through the policy framework.
- Furthermore, through Cornwall Council's pre-application services, the Council is also happy 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.

As well as supporting investors in an advisory or regulatory capacity, Cornwall Council is **one of the largest landowners within the region**, which includes land that represents current or future housing development opportunities – a few of which are articulated within this document.

From SMEs wanting to deliver a small number of homes per year, to UK/International investors wanting to deliver at scale and pace, Cornwall offers the opportunities and ambition to support a range of business models.

Cornwall Supported Housing

Extra Care, Residential care and Nursing care

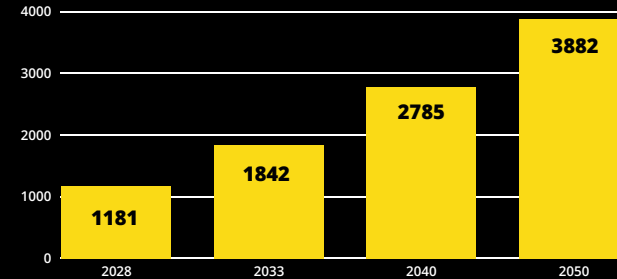
- ▷ The Council needs to deliver an additional c.1,840 extra care units, c.200 residential care beds and c.860 nursing care beds by 2033.
- ▷ The Council is creating a new development framework in 2025 for investors, developers and providers to deliver extra care and care homes. Should the 13 extra care 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

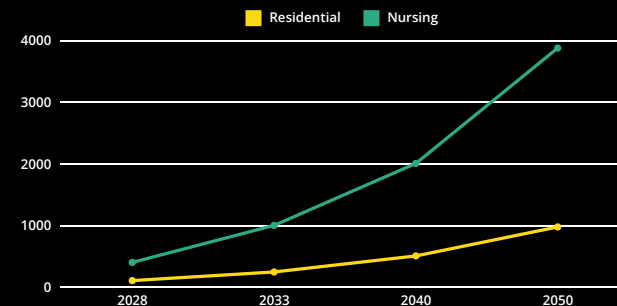
- ▷ The Council will be recommissioning services for supported accommodation for young people, young parents and families, running a tender for these services with a contract value of £5.95m over the next five years.
- ▷ There will be significant opportunities to develop infrastructure, where the Council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

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 will spend approximately £48 million on these services.**

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%.

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.**

ASONE Park

- ▷ Master-planned creative hub with specialist facilities for music, film, and live performance.
- ▷ Eco-friendly design and ESG-aligned investment, incorporating energy-efficient technologies.
- ▷ Diverse revenue streams, including rental income, equipment hire, and corporate services.
- ▷ High-growth industry positioning, attracting global production companies and creative talent.
- ▷ Education and training through ASONE Academy, ensuring a skilled workforce.
- ▷ Luxury accommodation and leisure facilities, enhancing appeal for industry professionals.
- ▷ Significant economic impact, generating jobs and supporting local businesses.





Location of opportunity: St Merryn Airfield, Cornwall

Total project value: £120M Capital, £18M Revenue/Programme

Timescales: 2025 - 2036

Overview of project: Cornwall is set to become a major hub for digital broadcast and live performance with the launch of ASONE Park a **330,000 square-foot development in St Merryn, designed for music, film, TV, and corporate entertainment.**

More than a business park, ASONE Park is a creative ecosystem, offering:

- Specialist rehearsal spaces and high-tech recording studios
- Luxury offices, conference areas, and serviced accommodation
- Venues, logistics, and equipment hire for events and productions
- On-site hotel, spa, and catering facilities

This future-facing infrastructure will attract creative professionals, drive economic growth, and position Cornwall as a key player in the media and performance industries.

A Unique Investment Opportunity

ASONE Park offers diverse, long-term revenue streams across property, media production, and support services. Demand for top-tier broadcast and performance facilities continues to rise, **offering investors the chance to secure stable rental income and asset appreciation.**

Its niche focus on creative industries makes it ideal for portfolio diversification, while eco-friendly design aligns with ESG principles—appealing to responsible investors.

Driving Innovation and Skills

At the crossroads of entertainment and technology, ASONE Park supports innovation and high-growth businesses. Through the ASONE Academy, in partnership with education providers, it will also deliver industry-ready training, from short courses to corporate and postgraduate programs.

Economic and Social Impact

ASONE Park is not just about returns—it’s about legacy. The project will create jobs, support local businesses, and foster a vibrant creative community in Cornwall.

Cornwall Airport & Estate

- ▷ 650 acres of Freehold estate in Cornwall.
- ▷ Circa 200 acres of undeveloped land.
- ▷ Benefits from a Local Development Order to 2035 covering the airport and business park underpinned by the 2015-30 Cornwall Airport Newquay masterplan.
- ▷ Designated as one of the UK's largest Enterprise Zones.
- ▷ Regional airport with 500k passengers per annum
- ▷ 9 airlines to 19 destinations using the airport.
- ▷ Home to UK's first consented Spaceport for horizontal launch systems.
- ▷ One of the UK's longest runways - 2,744m.
- ▷ Serviced business park.
- ▷ 5MW Solar farm.
- ▷ Existing rental income stream.





Location of opportunity: Newquay

Total project value: c. £300m+

Timescales: Immediate

Overview of project: Cornwall Council is currently in negotiations with a preferred private sector partner who will work with them through a Joint Venture partnership to invest and develop this key, 650-acre strategic site.

The Airport & Estate is situated northeast of Newquay in mid-Cornwall. It is home to Cornwall Airport Newquay, Aerohub Business Park, the Spaceport Cornwall Zone, Kernow Solar Farm, and **c.200 acres of undeveloped land**. The Airport and Aerohub Business Park to its south is one of the UK's largest designated Enterprise Zones. It benefits from having a **Local Development Order designation** (simplified planning) for both the airport and the business park which will last until 2035. Three of the 14 serviced plots have recently been developed for offices and industrial schemes. The site is also home to Spaceport Cornwall, a leading UK space cluster, and the Centre of Space Technologies providing a series of world leading R&D and innovation facilities designed to provide safe, dedicated and responsible access to space. This includes launch critical operation facilities, landside offices and laboratory space.

The site is adjacent to RAF St Mawgan, owned by the Ministry of Defence (c.450 acres), a base to some 3,000 service personnel. **The airport has seen strong passenger growth in the past few years, achieving 426,000 passengers in 2023/24 and is expected to reach 600,000 passengers over the next 10 years.** The Airport has an unconstrained 2,744m runway that serves both commercial and private air movements, search and rescue services, air ambulances and occasional military aircraft. The Kernow Solar Farm to the south of the airport produces 5MW - enough power to serve 1000 homes.

Cornwall Council will be interested in speaking to third party investors, developers, and end user / occupiers to explore how they may be able to help unlock this site's full potential.

Nansledan

- ▷ Nansledan has the benefit of a Local Development Order (LDO), granted in 2021.
- ▷ 850 homes completed to date (up to 3,700 upon completion).
- ▷ 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

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

- ▷ A dynamic mixed-use commercial and residential quarter anchored around a multi-modal transport hub.
- ▷ The integration of landscape, including planted balconies, green roofs, sheltered landscaped courts and wider green corridors, are proposed to buffer the rail lines.
- ▷ Optimising of building orientations to promote daylighting and natural ventilation - enhancing biodiversity with an integrated landscape approach.
- ▷ Building will be lean, with minimized embodied carbon, utilizing modern methods of construction to create structures and spaces that can endure and adapt to exposed weather conditions. Emphasis will be placed on robustness, weathering, and the prioritization of nature-based infrastructure, such as bioswales.
- ▷ Community gardens, car-free streets and growing spaces permeate the masterplan, creating safe places to play, work, grow, meet and socialise.
- ▷ A new 'seaside architecture' that responds materially to the place, whilst creating the romance and excitement of the buildings that historically have defined the romance of the UK coastline. From the Victorian Pleasure Gardens to Grand Edwardian Hotels, and the swooping Art Deco curves to more recent, overly prevalent designs that feature gravity defying balconies, tinted glasses and rendered expanses of walls. In contrast to this ubiquity, we are proposing sculpted solid buildings that 'shape' to the urban context.





Location of opportunity: Newquay

Total project value: £100m - £200m

Timescales: Start on site within 4 years

Overview of project: The transformational £56m Mid Cornwall Metro scheme will lead to a much-anticipated boost in economic activity in Newquay and has bought forward long-standing local ambitions to regenerate the area around Newquay station. Cornwall Council is looking to work with partners to deliver a **first phase of regeneration to create a vibrant Station Quarter for Newquay which will boost the High Street economy and provide high-quality residential and commercial property.**

Newquay is an engine for growth in Cornwall and the wider South West region; it plays a key role in Cornwall's tourism and hospitality sector, hosts the hugely popular annual Boardmasters festival and is home to Cornwall's major regional airport. There is a significant expansion of housing in the town being delivered through the Duchy of Cornwall's Nansledan scheme extending to the North East, and Treveth's Trevithick Manor scheme extending to the South of the town.

This project will see a focus on **low embodied carbon buildings and infrastructure, optimising nature-based systems such as bio-swales, natural detention basins and tree planting.** An equal emphasis is on low carbon buildings in operation, meeting the highest targets for passively generated energy reduction. Low carbon technologies and Renewable energy sources - namely PVs to be integrated.

North Quay

- ▷ Proposals received planning permission from Cornwall Council in April 2021. The majority of the site has full, detailed planning permission. Land at Hilltop is currently subject to a reserved matters planning application which is undergoing review by Cornwall Council.
- ▷ Development is already supporting local businesses, such as local coffee shops and recreational facilities.
- ▷ Community space delivered as part of the development and the developer is actively looking for partnerships.
- ▷ Vision centres around the following pillars: efficient delivery, community well-being, home ownership, preserving heritage and celebrating history, and supporting the local economy.
- ▷ Latest reserved matters application includes a 25% reduction in building footprint, more family homes and accessible space, and an ecological and nature-led landscape design.





Location of opportunity: Hayle, Cornwall

Total project value: £280m

Timescales: 3-5 years

Overview of project: Hayle North Quay is one of the largest long-term regeneration projects in Cornwall. Set within the striking scenery of the Hayle estuary the development benefits from World Heritage Status, The Sunday Times' beach of the year 2024 and a working harbour.

When complete, it will deliver 520 homes, a proportion of which will be affordable.

Additionally, **the development will feature a hotel, a wide range of retail, commercial and office space, alongside industrial space for the fishing industry, a community hall, community space and a 186 sqm sports facility.**

The development will be delivered in phases and partners are being sought to help deliver the housing and commercial elements.

The redevelopment of Hayle North Quay is a huge opportunity to contribute positively to the vibrant coastal community of Hayle, supporting local businesses, forging partnerships with charities, delivering jobs and contributing positively to the fishing and tourist economy.

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

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

- ▷ Goonhilly is an iconic operational space communications location.
- ▷ The property identified for development is within an Enterprise Zone.
- ▷ Area 27436 m² / 2.74 ha / 6.78 acres. Perimeter 699.72m.
- ▷ 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.
- ▷ High-speed connectivity.
- ▷ ~1,300 m² two-storey building.
- ▷ Easy road access, car park, and existing perimeter fencing.
- ▷ Multiple development opportunities exist.
- ▷ Adjacent to the Goonhilly operational site and data centre.
- ▷ Opportunities for partnership working with Goonhilly.





Location of opportunity: Goonhilly Earth Station, Cornwall

Total project value: Range £1m - £20m

Timescales: Immediate and longer term opportunities

Overview of project: Goonhilly Earth Station Ltd (site owner and operator) is focused on increasing the operational capability from secured parts of the 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 features a ~1,300 m² two-storey building, formerly the site's visitor centre.

The Enterprise Zones in Cornwall have demonstrated a number of successes. It has been agreed not to further increase the number of Enterprise Zones within the region. Therefore, the existing zones, such as Goonhilly Earth Station, should continue to benefit from business rates growth generation from the Enterprise Zones being reinvested into those zones until 2037/43.

The 6.7-acre area identified has the potential for various commercial developments; **Campus extensions or research hubs, Hospitality and accommodation (professionals and visitors), Visitor and conference centres, High-tech business and innovation spaces, Other.**

The operational site has undertaken a multi-million (£GBP) project to repurpose its large antenna assets, and is now the world's leading provider of commercial lunar and deep space communication services. The site's iconic status and unique landscape have attracted global attention from investors, researchers, and media. The 6.7-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

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 3800 houses.
- ▷ Early infrastructure works are progressing on site.
- ▷ High profile new development scheme.
- ▷ District Heat Network.
- ▷ 48% green spaces.
- ▷ Designed to current active travel guidelines.
- ▷ Building with Nature design accreditation.
- ▷ 35% Affordable Homes.
- ▷ 12 acres of new trees planted.
- ▷ Net zero carbon by providing high levels of insulation on buildings and the use of heat pump tech and solar panels to reduce energy use.



Location of opportunity: West Truro

Total project value: c. £300m+

Timescales: Immediate start

Overview of project: Langarth Garden Village (LGV) is a pioneering development that aims to create thriving green communities through an infrastructure-led approach. With 48% green space and 12 acres of woodland, LGV will be 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 includes 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.

The Master Developer will oversee, guide, and manage the implementation of Langarth Garden Village, working to the set programme, constraints, and parameters - its primary function is **delivery**.

Overall, the goal of LGV is to create a sustainable and attractive living environment that fosters a strong sense of community and meets the needs of its residents. With plans to create a power and utilities system wholly reliant on locally sourced renewables, LGV is set to become a world-class flagship scheme, not only for Cornwall, but for the whole of the UK.



Pydar Regeneration

- ▷ Outline planning has been granted to develop the site with RMA's secured for Phase 1. Shovel Ready.
- ▷ The project has over 90% public support and engagement has been extensive, allowing co-design and support from all community stakeholders.
- ▷ Over 3.5 acres of new open spaces, high quality public realm, play and landscape areas.
- ▷ A clear strategic and city centre identity with excellent public transport connectivity and enhanced pedestrian and cycle routes.
- ▷ Views and vistas towards landmark heritage assets, promoting legibility and adding value to the new development.
- ▷ Potential to create an active nature trail along/under the Truro Viaduct, connecting to the train station in the west and the River Allen and National Cycle Network routes to the east.
- ▷ Increased biodiversity, maximum new tree planting and promotion of health and wellbeing.
- ▷ Possible regeneration opportunity sites close by - catalyst for further redevelopment opportunities.





Location of opportunity: Truro, Cornwall

Total project value: c. £230m

Timescales: Aug 2029-April 2033

Overview of project: Pydar is an award-winning, Council-led regeneration project in the heart of Truro. It will deliver new housing as well as unlocking site allocations within the Local Plan, creating a more resilient and mixed community with a higher density of city centre living.

As Cornwall Council's flagship development, arm's length development company, Treveth have been appointed as delivery partner. Pydar will transform **4.5 hectares of under-utilised brownfield land in the heart of the city** to create a new neighbourhood promoting multi-generational living.

The delivery of **c16,000 sqm of innovative work and learning spaces, a new hotel, employment spaces, exciting riverside park, sustainable transport, new walking and cycle links, leisure, hospitality, cultural facilities and event spaces** in the Pydar area will increase footfall on the High Street.

Outputs and benefits include:

- 360 homes - of which 139 are affordable.
 - 16,000 sqm of non-residential space.
 - Over 4,000 sqm for a new education, innovation and enterprise centre.
 - 476 student beds across the development.
 - Over 64% (3.5 acres) of the site will be open space.
 - Connections to National Cycle Network and train station.
 - Over £307m in expected long term economic benefits.
- ▷ Renewable Energy – over 60% on-site renewable sources (£0.50m).
 - ▷ Buildings Energy Efficiency.
 - ▷ Air Quality Improvements.
 - ▷ Biodiversity Improvements – Over 50% Net gain (£4.45m).
 - ▷ Active Travel (£4.99m).
 - ▷ Heat (£4.31m.)

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

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 Hard Rock Project

- ▷ Targeting 10,000 tonnes per year of Lithium Hydroxide Production by 2028.
- ▷ 20-year mine life.
- ▷ Granted Nationally Significant Infrastructure Project status.
- ▷ Existing china clay pit and infrastructure.
- ▷ Innovative low-carbon processing methodology.
- ▷ Mineral Resource declared.
- ▷ Feasibility Study expected mid 2025.





Location of opportunity: St Dennis, Cornwall

Total project value: c. £400m

Timescales: Construction commencing 2027

Overview of project: Cornish Lithium is repurposing a former china-clay pit near St Austell in Cornwall to produce lithium through responsible hard rock extraction. The company plans to extract lithium using a new process technology. This extraction method should produce fewer carbon emissions than other processes used worldwide.

Cornish Lithium intends to produce 10,000 tonnes per year of battery-grade lithium hydroxide in Cornwall. By rejuvenating an existing pit, the environmental impact of its hard rock extraction is minimal. No new pits will be created, and much of the required infrastructure is already in place, including power, rail and road.

Cornish Lithium's Trelavour Hard Rock Project has been designated as a Nationally Significant Infrastructure Project (NSIP). The Secretary of State for Housing Communities and Local Government, The Rt Hon Angela Rayner MP, is of the view that the project is nationally significant for the following reasons:

- The project is likely to have significant economic impact and will be important in driving growth, nationally and regionally.
- Its influence will impact on a region that is wider than a single local authority area.
- It focuses on the extraction of a strategically important industrial mineral.

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 with Cornwall Trade & Investment:

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