

Plans for development at major new suburb of Newquay move forward

A high street being developed as part of a major new suburb in Newquay has received formal approval from the Duchy of Cornwall and will go out to tender this summer.

The Nansledan scheme, which is being designed by architects Corstorphine & Wright, will create a new shopping, working and lifestyle destination for North Cornwall. The development will include a mix of shops, eateries, offices including a co-working hub, leisure and community space.

Market Street is at the centre of Nansledan, on the east side of Newquay and within reach of the North Cornwall coastline. The high street will be accessed immediately off the proposed Newquay Strategic Route, which is due to open in early 2025.

From Market Street, residents and visitors will be able to access a newly created leisure and nature trail through an adjoining wetland area, including a children's play area.

According to Corstorphine & Wright, the architectural style is inspired by local rural barns and farmsteads, while the main road frontages will follow a traditional design in line with the Nansledan Design Manual.

The development will be targeting an EPC rating of A for the building envelope while sustainability features will include solar panels, a communal battery and electric vehicle charging points in the first phase, the architects said.

Ian Wilson, director at Corstorphine & Wright, said: "We are pleased to see the Market Street development move forward to the next stage. Our design aims to seamlessly blend

traditional Cornish architectural elements with modern sustainable practices.

“By integrating locally sourced materials and renewable energy solutions, we are creating a scheme that not only honours local character but also paves the way for a sustainable future. This development will serve as a vibrant community hub, providing residents and visitors with a dynamic mix of retail, dining, and communal spaces, adding to the success of Nansledan as a whole.”

Construction work is set to begin at the start of 2025.