

# Hayle North Quay Community Newsletter

June 2026



CGI: Zone 1B



## Latest updates

We're excited to share the latest updates on the Hayle North Quay development, one of Cornwall's largest regeneration projects. Stay up to date and sign up for our e-newsletter by visiting our [webpage](#) or scanning the QR code.

### Zone 1B The Wharf apartments are approved

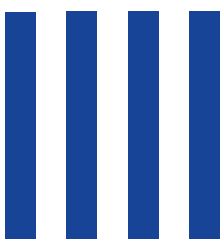
The first updated planning submission for Zone 1B The Wharf apartments has been approved, paving the way for construction to finally begin on the long stalled, partially built buildings and basements on site.

The approved changes are extremely minor, consisting of minor amendments to the current consent, largely focused on small internal layout adjustments. These refinements are critically important as they make the buildings affordable to construct, enabling the completion of structures that have stood unfinished for several years and restoring momentum to this important regeneration project.

[Find out more about Zone 1B on our webpage.](#)



CGI: Zone 1B



# HAYLE NORTH QUAY

# Update to our plans

Since planning permission was granted in 2013, there have been significant changes in costs, market conditions and labour availability. In response, we have reviewed the entire scheme to identify opportunities to improve deliverability and unlock progress.

Most of the proposed updates have now been resubmitted through a series of non-material amendment applications, with a small number to follow in the coming weeks. These introduce minor refinements to the existing consent while maintaining the overall vision and alignment with community priorities. A detailed planning application timeline is available on our [webpage](#).

## These changes will:

- **Deliver more family homes**, strengthening the mix of housing available for local people.
- **Provide improved commercial space** designed specifically to support local businesses, without competing with Hayle's existing high streets.
- **Secure a 100 bedroom hotel** within the same approved building envelope, bringing new visitors and investment to the town.
- **Create a permanent home for Gilbert's Beach Bar, Café and sauna**, reinforcing the waterfront as a vibrant community destination.
- **Support local fishermen and the long term operation of Hayle Harbour**, ensuring the project continues to enhance the town's economic and cultural identity.

See over the page for the changes to the zone applications we have resubmitted.



# HAYLE NORTH QUAY

# Updated plans submitted

Updated plans for zones 2, 3, 6 and 10 have now been resubmitted. These changes reflect feedback we've received, creating a lower-density, more family-friendly development that better fits Hayle's coastal character.

## Zone 2 – Homes only, more space

Now fully residential, with flats largely replaced by family terrace houses.

### Benefits:

- Family homes with gardens and two parking spaces
- Around 30% reduction in scale, creating a more open feel



## Zone 3 – Improved parking and access

All flats replaced with a new 90-space car park.

### Benefits:

- Accessible parking, EV charging and motorcycle spaces
- New planting along North Quay Road



## Zone 6 – More landscaping, larger homes

Reduced development following the hotel's relocation.

### Benefits:

- Reduction in footprint, from five to three buildings
- 42 homes (1–3 bedroom)
- Improved parking and landscaping
- Permanent Gilbert's beachside café with terrace
- Maintained access to the beach, slipway and fisherman's wharf



## Zone 10 – Built for families

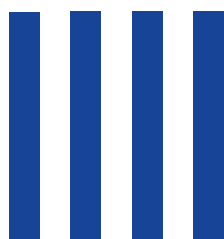
Mostly family homes, reduction in flats.

### Benefits:

- Lower building heights (two storeys)
- Improved landscaping



Overall, these updates reduce density and prioritise homes, open space and accessibility, creating a better place for both the local community and future residents.



# HAYLE NORTH QUAY

# Hayle Beach Litter Pick

Join the Hayle North Quay community litter pick and help protect this special coastal environment. Whether you have 10 minutes or an hour, every bag collected makes a real difference in keeping the area clean for everyone to enjoy.

## Getting involved is simple.

### Step 1:

To help us plan, let us know in advance your group size and planned collection time/place by emailing [hello@haylenorthquay.co.uk](mailto:hello@haylenorthquay.co.uk) or [contact@gilberts-hayle.co.uk](mailto:contact@gilberts-hayle.co.uk).

### Step 2:

Collect a litter-picking kit from:

- **Old Customs House** (Monday–Friday, 10am–4pm) or
- **Gilbert’s Beach Bar & Kitchen** (Daily, 10am–4pm)

### Step 3:

Return your filled bag to **Gilbert’s Beach Bar and Kitchen** and:

- **Enjoy a free non-alcoholic drink at Gilbert’s Beach Bar** (T&Cs apply)
- **Enter into Escape to the Sauna’s Monthly Prize Draw**, with the chance to win a complimentary 1 hour sauna session (ages 16+ only).

It is a simple way to give back, meet the community, and enjoy a few well-earned rewards along the way.



## Bungalow and Tyson building demolition update

Demolition works of the Bungalow and Tyson building are now complete, enabling the next phase of works to deliver the family housing.

## Rick Rescorla memorial plaque

The memorial plaque along the Rick Rescorla Walk has been cleaned and restored by Councillor Peter Channon for the 25th anniversary. Born in Hayle in 1939, Rescorla gained worldwide recognition for his bravery during the September 11 attacks in 2001, helping to save thousands of lives.

Often called “The Mighty Cornishman,” his courage was evident long before, during distinguished military service in Vietnam, where he received numerous honours.

The plaque recognises a lifetime of service and sacrifice and forms part of ongoing tributes to his legacy. It provides a place for reflection, ensuring his story continues to inspire future generations in Hayle and beyond.



## Contact Us:

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