

Future homes in St Keyne

From Cllr Sarah Whiting, Chair St Keyne & Trewidland Parish Council

There has been a great deal of discussion on social media recently about the prospect of up to 500 new homes being built opposite Valley View in St Keyne. I'd like to give you all some background to this, and reassure you that nothing – nothing – like this is happening next week or even next year. We'll be discussing this at the next public meeting on 11 February in Trewidland Village Hall – but be assured, there are NO 500 house plans in the pipeline at the moment.

Why now?

In 2024, Cornwall Council started to review their Local Plan: this is the policy document that shapes planning and development across the county for 20 years ahead, and the current one is due to expire in 5 years. As part of their preparation, Planning Officers issued a 'Call for Sites' where it asked landowners if they had grounds that might be suitable for housing development.

A year later, there had been four suggestions made, and your councillors discussed this at their March 2025 meeting (you can view and download the Briefing Note we published then on our website). The comments that councillors made were *not supportive*, we passed them onto Cornwall Council, and you can see them for yourself on the website.

This is a *possible long term* planning project that your parish councillors have discussed in their public meetings several times over past years.

How many could be built?

What has happened now is that Planners have made their own assessment of potential sites, and taking on board the comments made by your councillors, estimated what the potential would be for house building there and how many properties could be accommodated. There are 3 main sites in St Keyne – land north of Valley View, a field west of Valley View and adjacent to Clemens Road. Planners estimate that up to 60, 94 and 350 houses respectively might be built there. This is the figure of 500 you might have heard about (it's actually 504 plus 6 more at Horningtops).

When is this going to happen?

Building 500 new homes in a small parish is a significant undertaking that follows a rigorous, years-long timeline. Because a project of this scale could change a community's character, plans for developments on this scale might not be presented for several years after the new Local Plan has been agreed (after 2031), and plans that could be presented must comply with the new policies and be subject to very detailed scrutiny by planning officers, parish councillors and yourselves.

What happens next?

The parish council will be discussing this in its future meetings and agreeing its response. Of course, we want to hear your views as well, and so I'm inviting you to come along to our next public meeting on 11 February to tell us what you think of it. We meet at 7pm at Trewidland Village Hall. If you can't come then, email me your opinion – but please bear in mind that this is very early days and we have a great deal more to find out. This is not something that we can just knock on the head in a few short meetings and I commit to keeping this two-way discussion going throughout the Local Plan consultation and beyond.

Cllr Sarah Whiting 20 Jan 2026
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