

The Proposal

Land at Carne Hill, on the north-western edge of St Dennis, is being considered for a residential development of up to approximately 110 new homes, including affordable housing, together with associated infrastructure, landscaping and public open space.

The proposals remain at an early stage. No development layout has yet been established, and the purpose of the current work is to establish how the site might best accommodate new housing while responding positively to its surroundings and the needs of the local community.

The Need for New Homes

There is a nationally recognised need to increase housing delivery, reflected in the National Planning Policy Framework (NPPF), which seeks to significantly boost the supply of homes. Cornwall Council has also declared a housing emergency, highlighting the shortage of suitable and affordable accommodation across the county.

This need is reflected locally. Cornwall Council’s Homechoice figures for July 2026 identify 167 households with a local connection to St Dennis seeking affordable housing, comprising:

- 82 households requiring one-bedroom accommodation
- 45 requiring two bedrooms
- 26 requiring three bedrooms
- 14 requiring four or more bedrooms

These figures demonstrate the demand for a range of accommodation, particularly smaller homes. The emerging proposals will seek to contribute towards meeting local housing needs, including the provision of at least 25% affordable housing, subject to the relevant planning requirements and further assessment.



^Fig 1. Aerial view of study area for emerging residential development outlined

^Fig 2. Stitched panoramic view of the site from Carne Hill

Why Approximately up to 110 Homes?

The site has been identified as having the potential to accommodate approximately 110 dwellings, based on an initial consideration of its area, relationship with the existing settlement and a suitable residential density. This is an indicative capacity, not a fixed development layout.

The final number of homes will be informed by the site’s physical and environmental constraints, access requirements, landscaping, green infrastructure, open space and the findings of ongoing technical assessments.

The intention is to make efficient and appropriate use of the available land while creating an attractive, well-integrated residential development that respects the character of St Dennis.

The Consultation and Planning Process

This consultation provides an opportunity for residents, neighbours and other interested parties to comment on the potential development before detailed proposals are prepared.

The project is also progressing through Cornwall Council’s pre-application process under an Ultimate Planning Performance Agreement (UPPA), allowing the emerging proposals and supporting technical information to be considered with the Council and relevant consultees.

Feedback from the community, together with the findings of specialist assessments and pre-application discussions, will help inform the preparation of an illustrative development scheme.

It is subsequently intended to submit an Outline Planning Application with all matters reserved. This will seek to establish the principle of residential development, with detailed matters such as access, layout, scale, appearance and landscaping requiring subsequent approval.

How the Proposals Are Being Developed

The information presented follows the emerging design process, beginning with an analysis of St Dennis and the surrounding area, followed by an appraisal of the site’s particular constraints and opportunities.

A programme of specialist surveys and investigations is being undertaken to assess the site’s suitability for development. The findings available to date are presented to explain the factors that will inform the evolving proposals.

Have Your Say

We welcome your views on the site’s potential development, including any local knowledge, concerns or opportunities you would like the design team to consider.

Consultation documents are available at: www.cadarchitects.co.uk/consultations

Please submit your comments by 12 noon on Thursday 22 October 2026 to: consultations@cadarchitects.co.uk



All feedback will be reviewed and considered as the proposals develop. A summary of the consultation and the responses received will be included in a Statement of Community Involvement accompanying the planning application.

St Dennis is an established Cornish village with a distinctive character shaped by its historic settlement, the surrounding china clay industry and its undulating topography, which creates a variety of views across the village and wider landscape.

The proposed development site lies on the north-western edge of the village, adjoining existing residential development and close to local education, community and recreational facilities.

Understanding the wider settlement, its landscape setting and the relationship between existing facilities and potential development is an important first stage in identifying how new homes might be successfully integrated into St Dennis.

Key Considerations:

Settlement Pattern, Topography and Views

The site is located adjacent to the existing village, providing an opportunity to create a logical extension to the established residential area. The significant changes in ground level create varied and often extensive views across the village and wider landscape. Any development should respond sensitively to the existing settlement pattern, scale and character, with the natural contours and important views informing the positioning of buildings, roads and open spaces.

Accessibility and Connections

St Dennis has a network of established, sometimes less obvious public footpaths and pedestrian routes. However, many of its older roads and lanes are narrow, enclosed by existing buildings and boundaries, and offer limited provision for pedestrians. The proposed development presents an opportunity to improve pedestrian connectivity, creating safer and more convenient routes between the site, surrounding residential areas and village facilities, such as the school.

Local Services, Facilities and Landmarks

St Dennis benefits from a range of established facilities, including a primary school, nursery, healthcare services, shops and community spaces. Where necessary, the development will contribute towards improvements to local infrastructure and services, including through financial contributions to support increased demand. The additional population will also help sustain existing shops, businesses and community facilities, supporting the long-term vitality of the village.

Public Open Space and Green Infrastructure

Existing public open spaces, recreational facilities, trees and hedgerows contribute to the village’s character, biodiversity and community life. The proposals will seek to retain and enhance these features, incorporating new landscaping, green spaces and pedestrian connections that complement the village’s existing network.

Environmental and Heritage Context

The wider area contains ecological and historic features of importance, including St Dennis Church and its historic hillfort setting, together with internationally designated habitats in the surrounding landscape. These considerations will inform the ongoing assessment and design process.

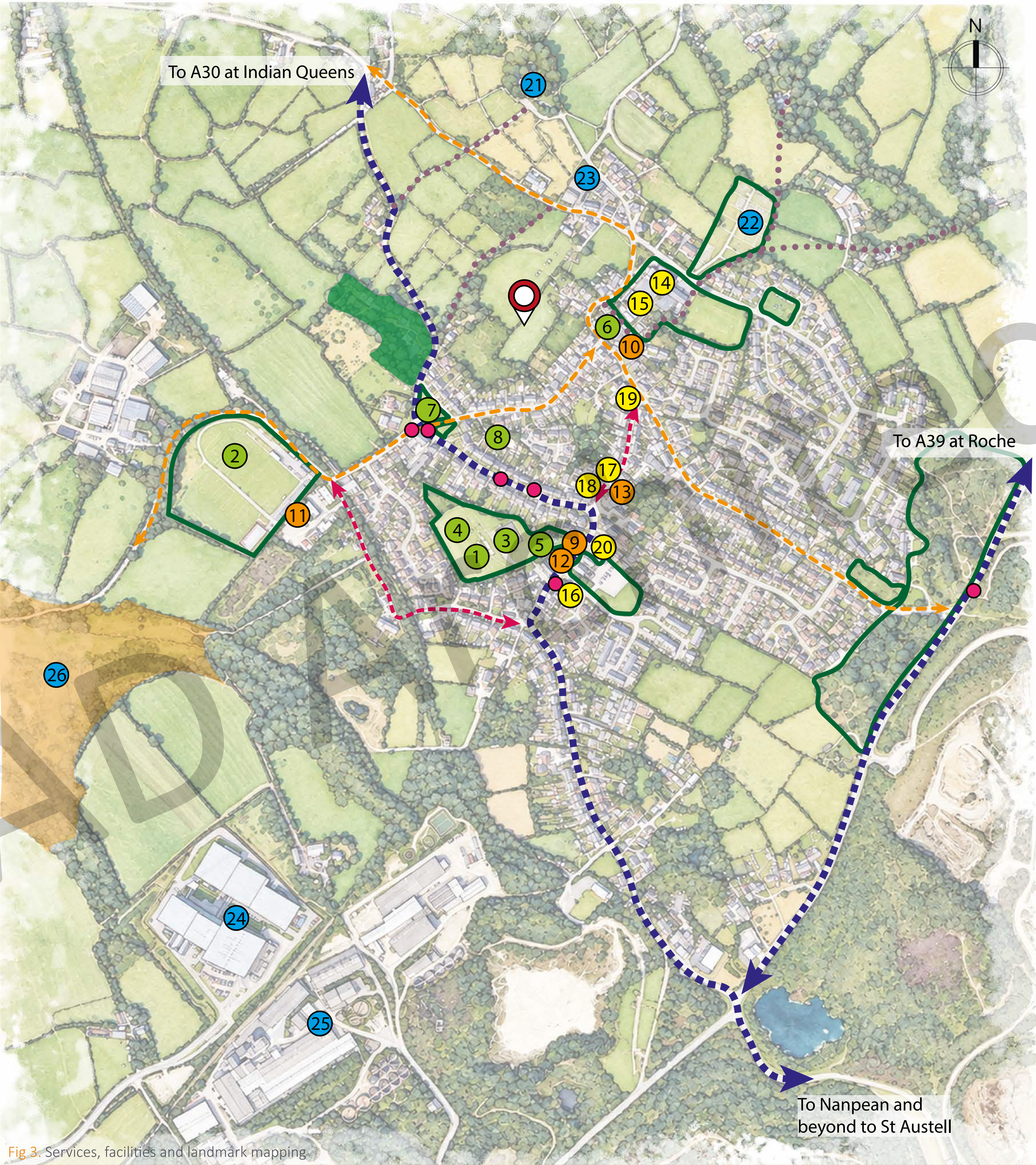


Fig 3. Services, facilities and landmark mapping

- Key:
- ‘B’ main roads
 - ‘C’ through roads
 - Unclassified connecting roads
 - Public footpath
 - Bus stop
 - Tree Protection Areas
 - Public open spaces
 - Target notes
 - Special Area of Conservation

Key to target notes:
Public Open Space and Recreation

1. St Dennis Skate Park
2. St Dennis AFC
3. Tennis Courts
4. Playing Fields
5. Equiped Play Area
6. Trelavour Square
7. Prazey Green
8. Carparks

Commercial and Community Facilities

9. Fish & Chips, Take Away
10. Commercial Inn, Pub
11. The Pitch Sports Bar
12. The Clays Kitchen, Cafe
13. Pizza & Kabab House, Take Away

Education, Healthcare and Community Services

14. School – St Dennis Primary Academy
15. Nursery – St Dennis Academy
16. The Clays Practice – St Dennis Surgery
17. St Dennis Pharmacy
18. Convenience Store & Paypoint
19. Clay TWC & Micro Library
20. St Dennis War Memorial Institute & Working Men’s Club

Other Landmarks and Surrounding Uses

21. Church & Ancient Iron Age Hill Fort
22. Cemetery
23. St Dennis Methodist Church
24. Energy Recovery Centre
25. Clay Works
26. Special Area of Conservation – Breney Common and Goss & Tregoss Moors

The site comprises a series of agricultural fields, together with areas of vehicle storage and other existing uses, on sloping land at the north-western edge of St Dennis.

A detailed appraisal of the site is being undertaken to identify the physical, environmental and technical constraints that may influence its suitability and capacity for residential development.

The accompanying plan identifies initial opportunities and constraints, including existing access points, changes in ground level, boundary features, neighbouring properties, heritage considerations and potential connections with the surrounding settlement.

These factors, together with the findings of specialist investigations, will help determine the most appropriate arrangement of housing, access roads, landscaping, drainage and public open space.

Specialist Site Investigations

A range of surveys and technical assessments has been commissioned to establish the site’s development potential and identify matters requiring further investigation or mitigation. These include:

Archaeology and Heritage Assessing historic land uses, below-ground archaeological potential and the setting of nearby designated heritage assets.

Ecology and Biodiversity Identifying existing habitats, protected species considerations and opportunities for biodiversity protection, enhancement and measurable net gain.

Trees and Hedgerows Assessing the condition and value of existing trees, their root protection areas and opportunities for retention and additional planting.

Ground Conditions Reviewing geology, historic mining, potential contamination, groundwater and the need for further ground investigations.

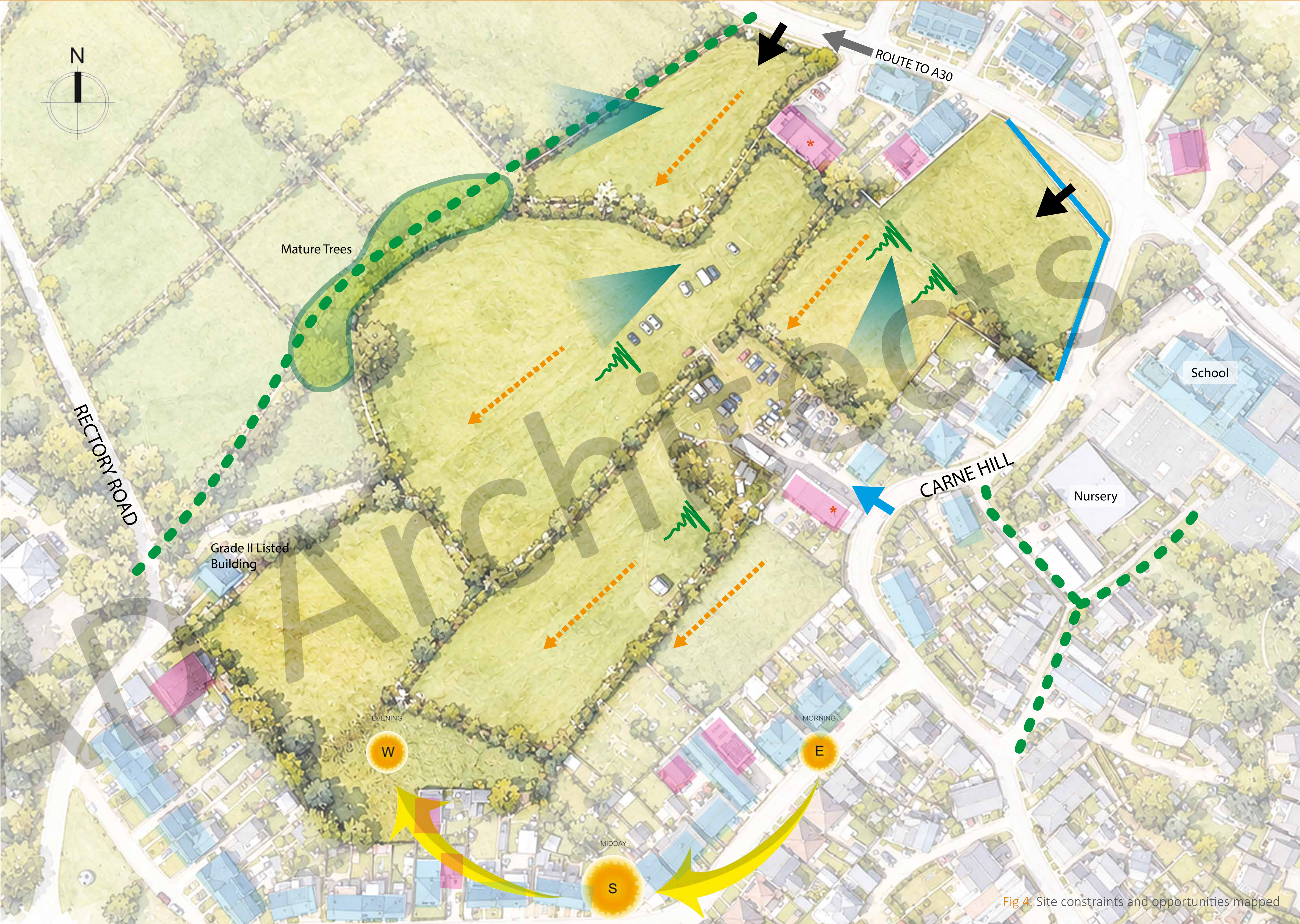
Highways and Access Examining potential access arrangements, visibility, vehicle movements and safe pedestrian connections.

Drainage and Infrastructure Investigating surface water management, existing services, infrastructure, capacity and requirements.

Developing the Proposals

The findings available to date from the specialist consultants are presented in the following information, identifying both opportunities and matters requiring further assessment.

This evidence will inform an evolving illustrative development layout, which will be reviewed through the pre-application process and refined in response to technical advice and public consultation.



Key:

Footpath
1 Storey Building
(*over 4m)
2 Storey Building

Steeper Ground
View Across Topography
Direction of Fall

Existing Access
Possible Proposed Access
Boundary Wall

Mature Trees

Fig 4. Site constraints and opportunities mapped