

The Lanner NDP Steering Group and Lanner Parish Council have recently been advised of additional, recent, representations made in respect of the submitted NDP. This note is to provide comment on those representations which we hope will assist you in your task.

1. Submission by Influence Planning on behalf of Mr J Phaby regarding land at Glenmoor Farm, Lanner Moor.

This site was the subject of a planning application PA17/10687 which Cornwall Council REFUSED in January 2018 for the following reasons:

1 The application site is located outside of the established settlement of Lanner, and does not represent infill or rounding off as defined in policy 3 of the Cornwall Local Plan Strategic Policies 2010 - 2030. The development therefore represents an undesirable and sporadic extension of the built form in the adjoining countryside, with no logical natural barrier to further growth, which will lead to the erosion of the character and appearance of the natural environment. In the absence of any special circumstances to justify residential development in this context, the proposal does not represent sustainable development and would be contrary to policies 2, 3, 7, 12 and 23 of the Cornwall Local Plan Strategic Policies 2010 - 2030 and paragraphs 7, 17 and 55 of the National Planning Policy Framework 2012.

2 The proposed properties are considered to constitute poor design, failing to respond to the landscape and negatively impacting upon the visual amenities of the area. The development does not accurately replicate traditional, converted, rural buildings as intended, but rather presents as a discordant feature in the setting due to the poor arrangement of openings and the general form and features. The impact is enhanced as a result of the scale and massing of the units, which will result in a prominent development that fails to take any opportunity to improve the character and quality of the surrounding area. The development is therefore considered contrary to policies 1, 2, 12 and 23 of the Cornwall Local Plan Strategic Policies 2010 - 2030 and paragraphs 17, 56, 58 and 60 of the National Planning Policy Framework 2012.

This decision is now subject to an Appeal, as yet undetermined.

It would seem the representation regarding the submitted NDP is to act as a fall-back should the Appeal fail.

We reject the comments within the letter of Influence Planning entirely.

- The site does not constitute infill or rounding off as described in the Local Plan or the Chief Planning Officer's Guidance Notes, the latter of which refers to "proposals must be adjacent to existing development and be contained *within* (our italics) an existing boundary feature for example a road, Cornish hedge or stream. Suitable sites are likely to be surrounded on at least two sides by existing built development. Development resulting in the creation of a further site for rounding off is unlikely to be rounding off in itself" and, specifically, infill "is development that would fill a gap in an otherwise continuous frontage which will normally be a road frontage."
- The NDP is in conformity with the Local Plan as certified by Cornwall Council.

- The NDP provides a positive approach to development – planned development – and substantially exceeds the Basic Housing Requirement called for by the Local Plan. The assertions in the letter are simply untrue.
 - The former Kerrier District Local Plan is not relevant. Although it was not adopted (due to its formation at the same time as Cornwall Council was becoming a unitary authority) it still “carried weight”. The footnote to para 11.2 indicates the concern expressed by the Examining Inspector of the Cornwall Local Plan on the results flowing from the sort of approach to exception sites which Influence Planning seem to favour.
 - The exclusion of Gyllyvean Gardens from within the settlement boundary was (as is explained in the submitted documents) because of its recent status as a rural exception site. The submission by Influence Planning is that rural exception sites can be used ad infinitum to extend development further into the open countryside.
2. Submission by Influence Planning on behalf of Mr C Stark regarding land at Hideaway, Pennance Road, Lanner.

This site was the subject of a planning application PA17/08939 which Cornwall Council REFUSED in January 2018 for the following reason:

1 The application site is located outside of the settlement of Lanner and the proposed development does not represent infill or rounding off as defined by Policy 3 of the Cornwall Local Plan Strategic Policies 2010 to 2030. The development therefore represents an undesirable extension and intrusion of the built form into the undeveloped countryside to the detriment of the character and appearance of the rural landscape. Furthermore, it would erode an important green space within the landscape between Lanner and the built form along Pennance Lane. In the absence of any special circumstances to justify residential development in this context, the proposal is not considered to represent sustainable development and would be contrary to policies 1, 2, 3, 7 and 23 of the Cornwall Local Plan Strategic Policies 2010 - 2030, and paragraphs 7, 17, 55, 61 and 109 of the National Planning Policy Framework 2012.

This decision is also subject to an Appeal, as yet undetermined.

Again, it would seem the representation regarding the submitted NDP is to act as a fall-back should the Appeal fail.

We reject the comments within the letter of Influence Planning entirely for similar reasons to those pertaining to their representations on the land at Glenmoor Farm. In addition, a permission granted on this site would seriously put at risk the conservation of all of the open land west from the private lane serving Hideaway to Pennance Lane: that is a proposition which could endanger the likelihood of seeing our NDP pass referendum.

Influence Planning have also failed to consider the importance of both sites in the context of maintaining an open character to the slopes of Carn Marth and Tresavean as a setting for

the World Heritage Site and the valued landscape of which they form a part. An aim of the Steering Group and the Parish Council has been to seek the provision of adequate new housing development while steering this to locations which will not disturb or adversely impact on the natural or historic landscape.

3. The Cornwall Council Development officer has asked what the statement “a qualifying person will have a desire to actually live in Lanner” means.

The Homechoice register provides but a crude indication of local need. It tells us of the degree of need according to given criteria and also flags up local connection. Using the resulting data to determine the amount of affordable housing required to satisfy local need (and thus justify the scale of rural exception sites) is not sufficiently accurate however. So, in para 11.6 the data suggests 103 new homes are required (March 2016) but when only those applicants who expressed Lanner as one of their three preferred locations are considered, the headline figure was reduced to 48 (a reduction of 53%).

That was before an overhaul of Homechoice which, according to Cornwall Council’s Matthew Brown at the Allocations DPD Examination, saw the countywide total reduce from 19,500 applicants to 6,000. That being so, it seemed very strange that the Lanner total remained virtually unchanged at 100.

Our Housing Needs Survey also informed an opinion that the amount of affordable homes required by Cornwall Council to satisfy local need is excessive.

On being asked to provide details of preference of location given by those with a local connection (which had been supplied without difficulty in past years), the Affordable Homes Officer said (in May 2018) that this was not possible. It does not seem to have been possible since. It was imparted that the county total had risen to 12,067 which remains 38% lower than the previous year’s figure yet Lanner’s need apparently remains constant (or greater, if we look at percentages, by some 56%, even after Gyllyvean Gardens failed to be filled by local people).

Our research, local knowledge and analysis suggests our Housing Needs Survey is nearer the truth of the matter. Many Homechoice applicants work and/or socialise some distance from the parish and (given also income/expenditure restraints on unnecessary travel) causes other locations to be preferred.

There is no point in building homes where they are not needed.

4. The Tree Officer suggests that there is insufficient reference to trees and hedges, biodiversity and ecology.

With all due respect, we must challenge this assertion.

Lanner is not very well endowed with trees – so many having been felled in the past for use in mining and the exposed slopes and contaminated wasteland ill-suited for growth. Live

hedges are also a rarity in Lanner, as elsewhere in Cornwall, with granite stone “Cornish hedges” being the norm.

The natural environment and the historic built environment (the latter being the overarching concern of most, if not all, Cornish hedges) are well identified in the Vision and Objectives of the Plan (paras 7.1 and 7.2). They are also identified in detail within the Local Landscape Character Assessment which supplements the Plan.

The importance of the environment as having a pivotal role in assessing sustainability is reinforced (para 8.3). The need for development to take account of the natural and historic environment is specifically mentioned in Policy Seven.

The importance of the natural environment including trees, hedges, habitat and biodiversity is referenced pages 34 – 37 and described in some detail including a list of TPOs and requiring or promoting tree planting in Policies Eight, Nine and Eleven.

Further discussion of environmental assets is provided in section 17, not least in Policies Twelve, Thirteen, Fourteen and Fifteen.

Appendices Four and Six also provide information and recommendations to help maintain and improve the natural environment including tree planting and biodiversity.

Please do not hesitate to come back to us if any of these points require further explanation or expansion.

Ashley Wood FRICS
Chairman. Lanner Parish Council.