

Lanner Parish Neighbourhood Development Plan

Basic Conditions Statement

01 February 2018

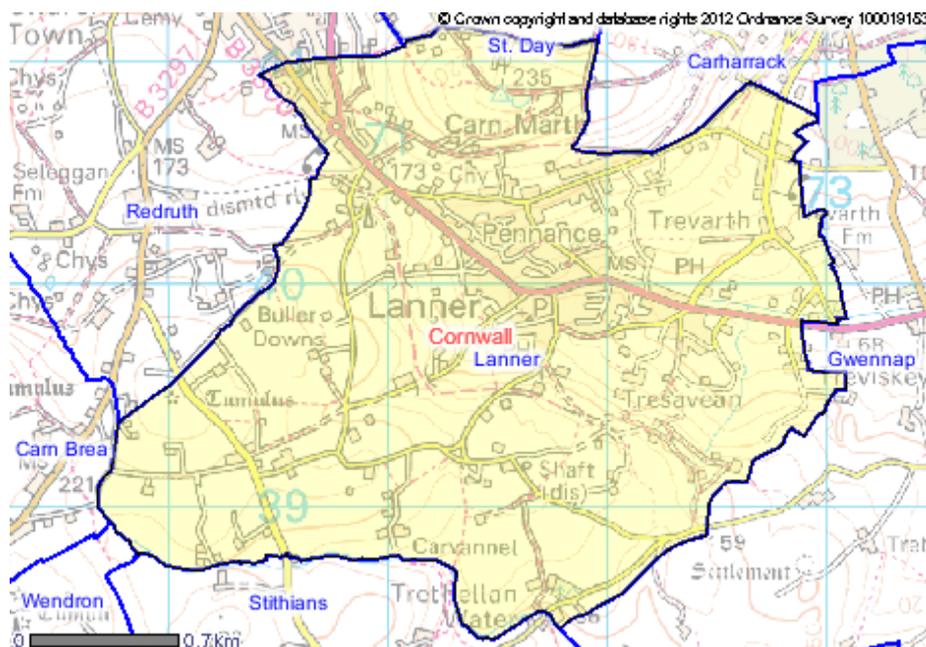
Town and Country Planning Act 1990 (as amended)

Neighbourhood Planning (General) Regulations 2012 (as amended)

Statement under paragraph 8(2) of Schedule 4B

Lanner Parish Neighbourhood Development Plan 2017-2030

Submitted by Lanner Parish Council as the Qualifying Body for the Lanner Parish Neighbourhood Development Plan Area.



The Designated Area Map

1 INTRODUCTION

This Basic Conditions Statement has been produced to explain how the proposed Lanner Parish Neighbourhood Development Plan (NDP) has been prepared in accordance with the Neighbourhood Planning (General) Regulations 2012 and how the basic conditions of neighbourhood planning and other considerations as prescribed by Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 have been met.

2 BACKGROUND TO THE LANNER NEIGHBOURHOOD DEVELOPMENT PLAN.

Production of the NDP was undertaken by Lanner Parish Council, working with and through a Steering Group the majority of which comprised members of the community who were not parish councillors. The plan is based on consultation with local people, businesses and others with an interest in the parish over a period of 18 months.

3 SUPPORTING DOCUMENTS AND EVIDENCE

The NDP is supported by the following documents: a Consultation Statement, and a statement from Cornwall Council on whether there is a need for Habitat Regulation Assessment or Strategic Environmental Assessment of the plan.

4 BASIC CONDITIONS TO BE MET

4.1 Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 requires that Neighbourhood Development Plans must meet the following basic conditions:

- a)** have appropriate regard to national policies and advice contained in the National Planning Policy Framework (NPPF) and elsewhere by the Secretary of State;
- b)** contribute to the achievement of sustainable development;
- c)** be in general conformity with the strategic policies contained in the development plan for the area of the local planning authority, in this case The Cornwall Local Plan 2010 – 2030.
- d)** meet the relevant EU obligations.

This document will outline how the Lanner Neighbourhood Plan meets all of the above basic conditions.

4.2 In addition to ensuring the plan meets these basic conditions, the plan will also be tested at Examination as to:

(a) whether the draft neighbourhood development plan complies with the provision made by or under sections 61E (2), 61J and 61L,

(b) whether the area for any referendum should extend beyond the neighbourhood area to which the draft neighbourhood development plan relates, and

(c) such other matters as may be prescribed.

5 HOW THE LANNER NEIGHBOURHOOD DEVELOPMENT PLAN MEETS THE BASIC CONDITIONS.

With regard to compliance with the relevant parts of provisions made by or under sections 61E (20, 61J and 61L:

- a) Lanner Parish Council is a qualifying body and entitled to submit a Neighbourhood Development Plan (NDP) for its own parish.
- b) The neighbourhood area is contiguous with the Parish boundary as shown on the map accompanying the neighbourhood designation application. For clarity the Plan area is shown at Figure 1 (above).
- c) The Lanner NDP expresses policies relating to the development and use of land solely within the neighbourhood area. It does not relate to more than one neighbourhood area and there are no other neighbourhood plans in place for Lanner.

A copy of the letter confirming designation of the Lanner Neighbourhood Area is attached in Appendix 1.

- d) The NDP covers the period up to and including 2030.
- e) The Plan proposal does not deal with County matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990 as 'excluded development'.
- f) The Draft Lanner Neighbourhood Plan in its present and emerging forms has been made available for consultation in accordance with Regulation 14 of the Neighbourhood Plan Regulations. Some amendments have been made to the document based on the comments received and these are summarised in the document entitled 'Consultation Statement'.
- g) Regulations made by the Secretary of State relating to NDPs in the Neighbourhood Planning (General) Regulations 2012 have been used to inform the process of making the Lanner NDP. These regulations set out:
 - the process by which neighbourhood plans are to be made and set out
 - the consultation bodies for NDPs (referred to in the Consultation Statement accompanying the plan and alluded to in f) above)
 - that NDPs which are likely to have a significant effect on European Sites (habitats) must be subject to an appropriate assessment.
- h) In the event of conflict between a NDP Policy and any other statement or information in the plan, the conflict must be resolved in favour of the policy. There are no such conflicts apparent.

i) In the case of the Lanner NDP, it is not considered that there is any benefit or reason for extending the area for the referendum beyond the Designated Neighbourhood Plan Area. None of the adjoining parish or town councils consulted have called for such extension.

6 CONFORMITY WITH GUIDANCE ISSUED BY THE SECRETARY OF STATE -

THE NATIONAL PLANNING POLICY FRAMEWORK

6.1 The National Planning Policy Framework (NPPF) states that the purpose of the planning system is to contribute to the achievement of sustainable development. The policies contained in the NPPF constitute the Government's view of what sustainable development means in practice for the planning system.

6.2 NPPF sets out 12 core land-use planning principles that should underpin plan-making and decision-taking. These are that planning should:

- be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area....
-be a creative exercise in finding ways to enhance and improve the places in which people live their lives; proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities;
- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- take account of the different roles and character of different areas, promoting the vitality of our main urban areas ... recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;
- support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources.....
- contribute to conserving and enhancing the natural environment and reducing pollution....
- encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;
- promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production);

- conserve heritage assets in a manner appropriate to their significance...
- actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and
- take account of and support local strategies to improve health, social and cultural wellbeing for all.....

6.3 A full assessment of how the Neighbourhood Plan complies with the guidance in the NPPF is set out in Appendix 3.

7 CONTRIBUTING TO THE ACHIEVEMENT OF SUSTAINABLE DEVELOPMENT

The Lanner NDP contributes to the achievement of sustainable development by:

- Planning positively to meet housing needs of the present and future generations until 2030.
- Stating the following objectives for sustainable development within the plan:
 - Ensure all new development makes a positive contribution to sense of place and local distinctiveness and has a low carbon footprint and low embedded energy.
 - Minimise flood risk to homes, commercial and community buildings, infrastructure and the environment.
 - Support renewable energy development in appropriate scale and locations.
 - Ensure sufficient land to provide for housing need, to achieve growth as called upon by the Cornwall Local Plan, in a way that is sustainable and capable of integration within our infrastructure.
 - Facilitate an appropriate mix of market, social and affordable homes including the provision of smaller properties to meet the needs of changing demographics.
- Further information on the contribution of policies to achieving sustainable development can be seen in Appendix 3.

8 CONFORMITY WITH THE CORNWALL LOCAL PLAN

8.1 A table demonstrating conformity with the Cornwall Local Plan (and the Principles of Sustainability and NPPF) is provided in Appendix Three.

8.2 The Lanner NDP defines the existing settlement boundary for the village of Lanner and that part of the parish which abuts or is contiguous with Redruth. This is done in conformity with the Cornwall Local Plan which provides, in the preamble to Policy 7 (Housing in the Countryside), “the focus for rural settlements is to meet local need while reflecting and respecting the character of settlements. Neighbourhood Plans may, if they feel it appropriate, look to identify specific settlement boundaries consistent with this approach.”

9 COMPATABILITY WITH EU OBLIGATIONS

9.1 Cornwall Council carried out a Screening Assessment of the draft Lanner NP to assess whether the plan requires Strategic Environmental Assessment (SEA) or Habitat Regulations Assessment (HRA). This assessment is attached as Appendix Two. The Assessment that neither a SEA nor an HRA is required as the NP is unlikely to have a significant impact on the environment or on European Sites. A desktop Heritage Impact Assessment was also carried out and this is attached.

9.2 Historic England, Natural England and the Environment Agency also agreed with this outcome.

9.3 The Neighbourhood Plan is not in close enough proximity to any European designated nature sites to warrant an Appropriate Assessment under the EU Habitats Regulations so this has not been required by Cornwall Council.

9.4 The Neighbourhood Plan has regard to and is compatible with the fundamental rights and freedoms guaranteed under the European Convention on Human Rights. Whilst an Equality Impact Assessment Report has not been specifically prepared, great care has been taken throughout the preparation and drafting of this Plan to ensure that the views of the whole community were embraced to avoid any unintentional negative impacts on particular groups.

9.5 The main issues for planning are the right to family life and in preventing discrimination. The Plan makes positive contributions, such as through seeking to provide housing to meet local needs for older people and for young people wanting their first home. The population profile has revealed that there are not significant numbers of people who do not have English as a first language and it has not been necessary to produce consultation material in other languages.

9.6 The inclusive nature of the preparation of the Plan is a further benefit. The consultation, (see the Statement of Community involvement) has been inclusive, with particular efforts made to seek input via questionnaires, newsletters, at events, and through the Lanner parish council website. to discuss the emerging policies with a range of local people of all ages.

9.7 The Neighbourhood Plan has been prepared with extensive input from the community and stakeholders as set out in the Statement of Consultation. There was extensive consultation and engagement early on in the process and later in identifying issues and options. Finally, the draft Neighbourhood Plan has been consulted on as required by Regulation 14 of the Neighbourhood Planning (General) Regulations 2012, responses have been recorded and changes have been made as set out in the Statement of Consultation. The Statement of Consultation has been prepared by the Steering Group and meets the requirements set out in Paragraph 15 (2) of the Regulations.

APPENDIX ONE: Designation of Neighbourhood Area

Cornwall Council

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Web: www.cornwall.gov.uk



Application number: PA16/00013/NDP

Applicant:

Mrs Elaine Youlton
Lanner Village Hall
9 Lanner Hill
Lanner
Redruth
TR16 6DB

**Town And Country Planning Act 1990 (As Amended)
The Neighbourhood Planning (General) Regulations 2012**

Designation of a Neighbourhood Area

CORNWALL COUNCIL, being the Local Planning Authority, **HEREBY APPROVES**, the designation of a Neighbourhood Area to be used for the creation of a Neighbourhood Development Plan as set out in the following application received on 18th August 2016 and accompanying plan(s):

Proposal: The designation of the Parish of Lanner as a Neighbourhood Area

Relevant Body: Lanner Parish Council

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.



Phil Mason
Head of Planning, Housing and
Regeneration

DATED: 12th October 2016

REFERRED TO IN CONSIDERATION OF THIS APPLICATION:

The Cornwall Council has considered the proposed Designation of the Neighbourhood Area and finds that:

- The area proposed is appropriate to be designated as a Neighbourhood Area;
- The Parish Council is a relevant body for the purposes of Section 61G of the 1990 Act; and
- No substantive objection has been made to the designation of the area under Regulation 6

It is therefore considered that the Designation of the Neighbourhood Area should be approved.

APPENDIX TWO: SEA and HRA Screening Assessment

23 January 2018

Lanner Neighbourhood Development Plan – SEA and HRA Screening

As requested I have screened the Lanner Neighbourhood Development Plan (NDP) to see whether the plan requires Strategic Environmental Assessment (SEA) or Habitats Regulations Assessment (HRA.)

As required by the SEA regulations I produced a screening opinion for the Lanner NDP (pre-submission draft version 5) and consulted the statutory bodies, Natural England, Historic England and the Environment Agency. I also asked Natural England to confirm whether or not HRA was required under the HRA directive.

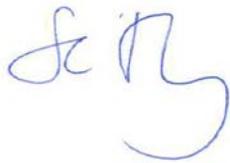
Historic England initially raised concerns about the potential for impact on the historic environment from some of the allocations indicated in the NDP. In response Cornwall Council's Historic Environment Strategy Officer carried out a desktop Heritage Impact Assessment (HIA) and Lanner NDP group made some suggested amendments to the NDP, which is now in pre-submission draft version 6.

Based on the scale and location of development proposed in the draft plan (v6), Cornwall Council is of the opinion that the Lanner NDP is unlikely to have significant effects on the environment or on European Sites and that SEA and HRA is therefore not required.

This view is confirmed by the consultation bodies and the full screening opinion, the HIA and the responses from Natural England and Historic England are attached.

If significant changes or additions are made to your plan I would advise you to have it rescreened.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'S. Furley', with a large, stylized flourish at the end.

Sarah Furley

Group Leader

Neighbourhood Plans

Tel: 01872 224294

Lanner Neighbourhood Plan Version 6

**Strategic Environmental Assessment
Habitats Regulations Assessment**

**Screening Report
Amended draft 13.12.17**

**Lanner Neighbourhood Plan
Strategic Environmental Assessment Screening Report**

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Lanner Neighbourhood Plan Strategic Environmental Assessment Screening Report

1. Introduction

- 1.1 This screening report is designed to determine whether or not the Lanner Neighbourhood Plan (the NDP) requires a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004. The report also considers whether Habitats Regulations Assessment is required under Article 6 or 7 of the Habitats Directive.
- 1.2 The purpose of the Lanner Neighbourhood Plan is to 'describe a series of policies which seek, first and foremost, to encourage and direct the conservation and enhancement of the natural and physical environment for the benefit of all who live in, work in or visit the parish.' The NDP proposes a settlement boundary (map 2, page 12) within which approximately 72 units will be delivered, through infill and on three 'favoured sites.' (para 14.1, Policy 6 and maps 3, 4 and 5, pp24-26)
- 1.3 The legislative background set out below outlines the regulations that require the need for this screening exercise. Section 4, provides a screening assessment of the likely significant environmental effects of the Neighbourhood Plan and the need for a full SEA or HRA.

2. Legislative Background

- 2.1 The basis for Strategic Environmental Assessments and Sustainability Appraisal legislation is European Directive 2001/42/EC and was transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004, or SEA Regulations. Detailed Guidance of these regulations can be found in the Government publication 'A Practical Guide to the Strategic Environmental Assessment Directive' (ODPM 2005)
- 2.2 The Planning and Compulsory Purchase Act 2004 required Local Authorities to produce Sustainability Appraisals (SA) for all local development documents to meet the requirement of the EU Directive on SEA. It is considered best practice to incorporate requirements of the SEA Directive into an SA.
- 2.3 However, Neighbourhood Plans are not Local Development Documents and are not required to be subject to sustainability appraisal by legislation (although it is advisable to carry out some form of sustainability assessment.) Neighbourhood plans are produced under the Localism Act 2011. The Localism Act requires neighbourhood plans to be compatible with EU and Human rights legislation, therefore, depending on their content, neighbourhood plans may trigger the Strategic Environmental Assessment Directive and Habitats Directive and unless they choose to complete a full SA plans will need to be screened for SEA separately.
- 2.4 This report focuses on screening for SEA and HRA and the criteria for establishing whether a full assessment is needed.

3. Criteria for Assessing the Effects of the Neighbourhood Plan

- 3.1 Criteria for determining the likely significance of effects referred to in Article 3(5) of Directive 2001/42/EC are set out below:

1. The characteristics of plans and programmes, having regard, in particular, to

**Lanner Neighbourhood Plan
Strategic Environmental Assessment Screening Report**

- the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources,
- the degree to which the plan or programme influences other plans and programmes including those in a hierarchy,
- the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development,
- environmental problems relevant to the plan or programme,
- the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).

2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to

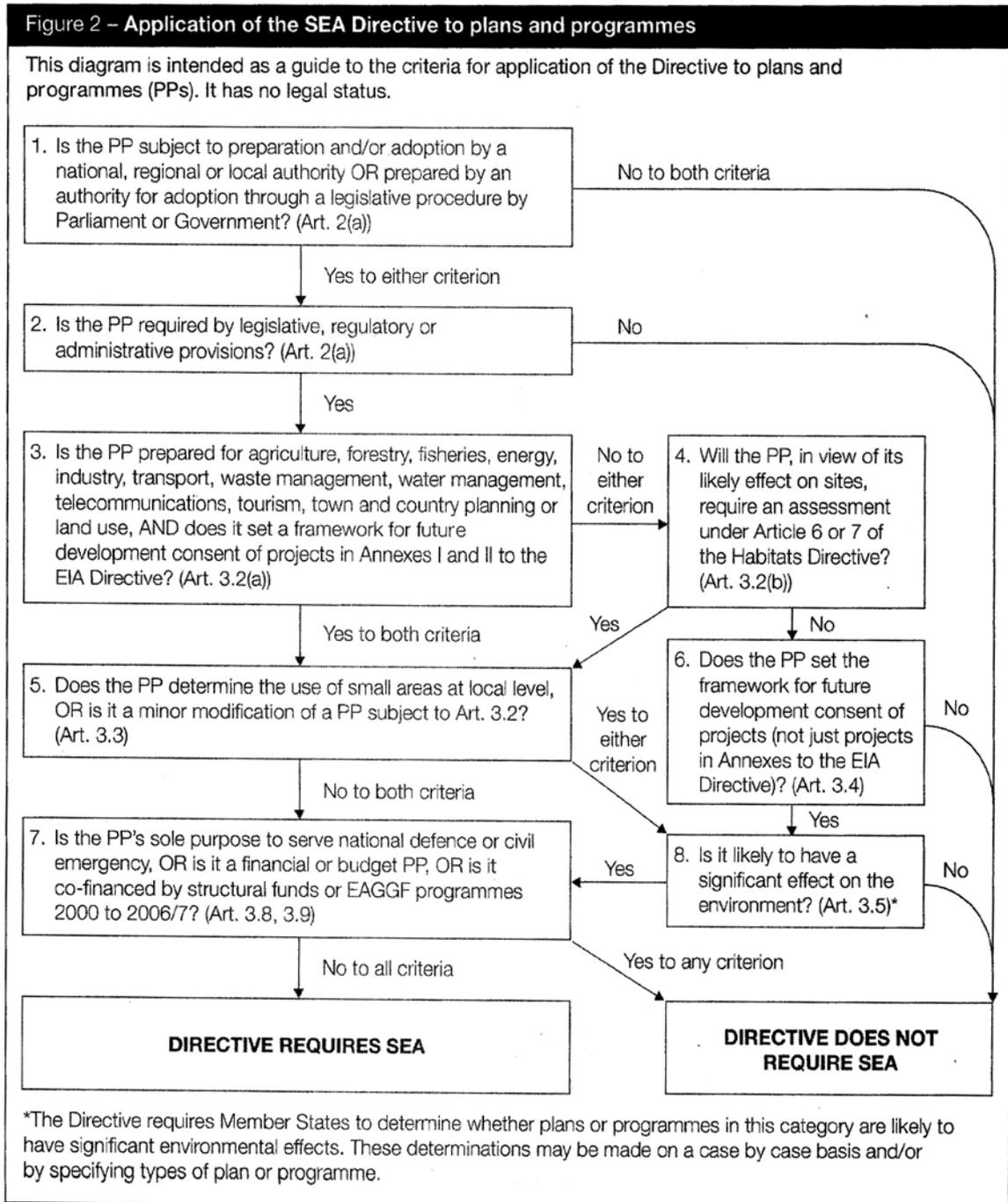
- the probability, duration, frequency and reversibility of the effects,
- the cumulative nature of the effects,
- the transboundary nature of the effects,
- the risks to human health or the environment (e.g. due to accidents),
- the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),
- the value and vulnerability of the area likely to be affected due to:
 - special natural characteristics or cultural heritage,
 - exceeded environmental quality standards or limit values,
 - intensive land-use,
- the effects on areas or landscapes which have a recognised national, Community or international protection status.

Source: Annex II of SEA Directive 2001/42/EC

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4. Assessment

4.1 The diagram below illustrates the process for screening a planning document to ascertain whether a full SEA is required¹.



¹ Source: A Practical Guide to the Strategic Environmental Assessment Directive

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4.2 The table below shows the assessment of whether the neighbourhood plan will require a full SEA. The questions below are drawn from the diagram above which sets out how the SEA Directive should be applied.

Stage	Y/N	Reason
1. Is the PP (plan or programme) subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2(a))	Y	Will be 'made' by Cornwall Council and used in decision making as part of the development plan.
2. Is the PP required by legislative, regulatory or administrative provisions? (Art. 2(a))	Y	Localism Act 2011
3. Is the PP prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Art 3.2(a))	N	Annex I and II projects are (typically) large scale industrial and commercial processes – the plan does not deal with this scale of development.
4. Will the PP, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive? (Art. 3.2 (b))	N	The eastern edge of Lanner parish is within the precautionary Zone of Influence for the Fal and Helford SAC. This excludes most of the settlement area and all but one of the proposed sites, but for any residential development in this area contributions will be collected for strategic mitigation of recreational impacts on the Fal and Helford. There are no other European sites within the parish and no pathways of impact identified to European sites outside the parish in the HRA if the Local Plan.
5. Does the PP Determine the use of small areas at local level, OR is it a minor modification of a PP subject to Art. 3.2? (Art. 3.3)	Y	The Plan contains land use planning policies to guide development within the parish.
6. Does the PP set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? (Art 3.4)	Y	The NDP will be 'made' and used as part of the development plan for determining planning applications in the Plan area
7. Is the PP's sole purpose to serve the national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art 3.8, 3.9)		N/A
8. Is it likely to have a significant effect on the environment? (Art. 3.5)	N	

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Table 2 likely significant effects	
SEA requirement	Comments
The characteristics of plans and programmes, having regard, in particular, to:	
1. the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources	The Plan provides local criteria based policies to control the quality of development within the parish. It establishes a settlement boundary with preferred sites within it to accommodate the housing targets of the Cornwall Local Plan.
2. the degree to which the plan or programme influences other plans and programmes including those in a hierarchy	The neighbourhood plan must be in general conformity with the National Planning Policy framework and the Local Plan.
3. the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development,	The neighbourhood development plan will be examined against four basic conditions, one of which is whether the plan contributes to sustainable development. Sustainable development is a key aim of the Lanner NDP.
4. environmental problems relevant to the plan or programme,	<p>There are no national or local nature reserves, County Wildlife Sites or SSSIs within the parish.</p> <p>The north west (Carnmarth) and south western (Carmenellis) corners of the parish are designated Areas of Great Landscape Value (AGLV) where Policy 23:2b of the Cornwall Local Plan will apply.</p> <p>Lanner does not have a conservation area. There are 17 grade II listed buildings within the parish and one scheduled monument: Round Barrow on Buller Down.</p> <p>http://www.heritagegateway.org.uk/Gateway/Results_Application.aspx?resourceID=5&index=1</p> <p>The Gwennap Mining District extends very slightly into the Parish at the north and eastern extremities:</p> <p>http://www.cornish-mining.org.uk/areas-places-activities/gwennap-kennall-vale-and-perran-foundry</p> <p>and the Tresavean Trail crosses the parish – the route of the former railway branch line serving Tresevean mine.</p>
5. the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).	N/A

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Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:	
6. the probability, duration, frequency and reversibility of the effects,	The NDP provides for development up to 2030, in line with the Local Plan period.
7. the cumulative nature of the effects,	The plan does not seek to increase development rates above local need, or the requirements of the Cornwall Local Plan. Cumulative impacts will be phased over the plan period and are subject to design and natural environment policies to control, avoid and mitigate adverse effects.
8. the transboundary nature of the effects,	The level and location of development will not give rise to transboundary effects.
9. the risks to human health or the environment (e.g. due to accidents),	N/A
10. the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),	Lanner parish has an area of approximately 595 hectares and a population of 2701,
11. the value and vulnerability of the area likely to be affected due to: <ul style="list-style-type: none"> -special natural characteristics or cultural heritage, - exceeded environmental quality standards or limit values, - intensive land-use, 	<p>Three sites are identified for development as preferred sites within the settlement boundary of Lanner. Specific housing numbers are not allocated for each site but these sites are likely to provide the majority of the 72 units, although there is scope for other infill within the boundary.</p> <p>HIA has therefore been carried out to assess the capacity of the favoured sites (and some other options) The HIA assess impacts on designated and undesignated heritage assets on and within the setting of the site the full assessment is attached, but in summary:</p> <p>Map3: Land opposite coppice gardens - minor impacts. No designated assets on site. WHS 500m to north east of site. Policy 6 requires high design standard for this gateway site</p> <p>Map 4: Lannarth Farm – moderate impacts. No designated assets on site. Lannarth Grade II former vicarage external to site and divided from it by 2 roads.</p> <p>Map 5: Land at sunnyside Pennanace Road – neutral to minor impacts. No designated assets on site or external affecting site.</p> <p>.</p> <p>The amount of development proposed in the NDP accords with the Cornwall local plan target, which in rural areas is primarily to meet local need and does not represent intensive land use.</p>
12. the effects on areas or landscapes which have	The sites identified for development are within the settlement boundary drawn around

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<p>a recognised national, Community or international protection status.</p>	<p>Lanner and adjacent to the settlement boundary of Redruth. The group have also undertaken Local Landscape Character Assessment to guide the location of development and the NDP recognises the importance of the setting of the WHS. An earlier version of the NDP identified a possible exceptions site on the boundary to Redruth in the northern area of the parish. Following HIA this site has been removed in response to the impacts identified on the setting of the WHS tramways.</p>
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5. Screening Outcome

5.1 . There are no European Sites within the NDP area; a potential pathway of impact on the Fal and Helford SAC was identified in the HRA of the Cornwall local Plan and a strategic mechanism is in place to mitigate any impact. HRA is therefore not required.

The NDP strategy is to accommodate the quantum of development required by the Cornwall Local plan targets within the settlement boundary, with a number of preferred or 'favoured' sites highlighted. This gives flexibility in the numbers that can be provided on each site and the strategic policies of the Cornwall Local Plan to protect the environment can be enforced. Stage 1 HIA has been carried out: the suggested mitigation measures exist in Cornwall Local Plan Policy 24 – this could be repeated in the NDP if desired, but general advice is not to repeat strategic policy.

It is therefore unlikely there will be any significant environmental effects arising from the Lanner NDP and SEA.is not required.

Draft screening Lanner - njc

Heritage impact assessment key		The criteria and colour key set out below have been used in assessing the site allocations
Neutral / negligible		Either no known heritage asset on, adjacent to or near site, or agreed assessments have been undertaken and have led to appropriate scoping of mitigation measures and master planning requirements.
Minor impacts <i>NPPF: Less than substantial harm to the heritage asset</i>		Heritage assets are known to be on and/or adjacent to the site, with potential for either minor negative impact on the significance of undesignated assets, or of less than substantial harm to the significance of designated assets. Potential mitigation required: assessment, master plan layout, densities & design responding to HE issues; specific measures to preserve/enhance sites or assets.
Moderate impacts <i>NPPF: potential for harm (in some cases substantial harm) to, or loss of the heritage asset; but capable of avoidance and/or mitigation; overall outcome would be less than substantial harm</i>		Potential for harm (in some case substantial harm) to heritage assets known to be on and/or adjacent to the site, but capable of moderating through mitigation (including avoidance, reduction and offset). <i>Potential mitigation required: detailed assessment, detailed site allocation policy, master plan layout, densities & design (including design briefs and/or design codes etc.) responding to HE issues; specific measures to preserve/enhance sites or assets.</i> May require amendment to proposed allocation area or inclusion of policy wording requiring mitigation. Demonstration of substantial public benefits of delivery of (parts of) the site may still be required in certain instances, if mitigation measures are not implemented or fully successful.
High impacts <i>NPPF: Substantial harm to, or loss of the heritage asset; not likely to be resolved by mitigation</i>		Potential for substantial harm to or loss of important heritage assets known to be on or adjacent to the site, not likely to be resolved by mitigation. <i>Potential mitigation still required to bring sites forward: highest levels of assessment; detailed site allocation policy, master plan layout, densities & design (including design briefs and/or design codes etc.) responding to HE issues; specific measures to preserve/enhance sites or assets.</i> Such mitigation may prove insufficient to protect/enhance heritage assets, even with amendment to proposed allocation cell area; allocation would require clear justification for the potential harm, demonstrating substantial public benefits that outweigh harm or loss.
Impacts previously assessed and managed		Heritage assets known to be on or adjacent to the site and there is/may be the potential for serious impact, however previous assessments and agreed measures etc. are in place, which require continued monitoring and management. (NOTE: some sites may no longer be progressed as Site Allocations due to existing development activity prior to allocation process)

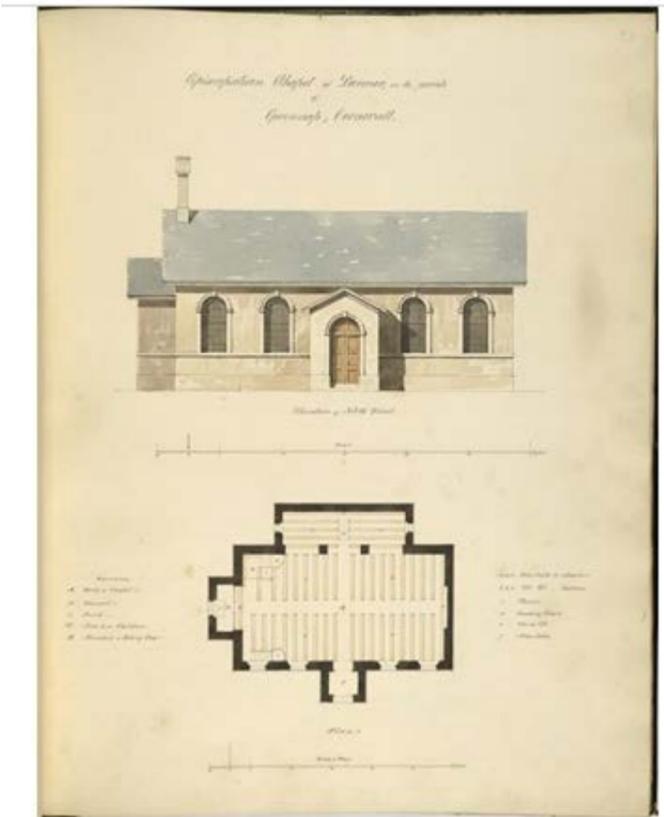
Site ref	source	Asset status	Historic Environment Assets – on site	Historic Environment Assets - external affecting site	Existing Studies	CC SHET Heritage assessment	Initial Impact Appraisal	CC SHET prior assessment recommendations	suggested mitigation measures
Area [MAP 3 Land opposite Coppice Gardens]	HER	designated	N/A	WHS (setting; visual and narrative)	1. WHS documentation 2. Mineral Tramways	1. Although mapped as AEL (historic landscape character with highest archaeological potential), mining activity probably restricts this to (high) industrial archaeology potential, but unlikely to be sufficient to stop development 2. Site constraints (mining) possible 3. Setting as much as site constraints; • part of setting (visual and narrative) of WHS; • setting of non-designated assets adjoining; • Landscape setting/edge of built-up area - relationship to countryside.		Assessments to be done or, if existing, made available as soon as feasible in order to inform precise layouts, densities, design solutions etc.: • Desk Based Assessment & Walk Over Survey • Geophysical survey to minimise impact • archaeological trial trenching etc. where appropriate • Assessment of impact on setting, context and inter-relationship of HE assets/historic landscapes including setting of WHS and historic settlements	1. Proposal(s) should comply with the WHS Management Plan (setting of WHS) 2. Mitigation to include appropriate design/densities etc. responding to historic context; archaeological assessments/Watching briefs/targeted excavation etc. as appropriate 3. historic/archaeological recording and interpretation as required
		Non-designated	AEL						
	Other	Non-designated	<ul style="list-style-type: none"> 1841 –Tithe – part of Tresevean mine 1880 map indicates (disused) mining activity – leats, waste, buildings, boundary stones Remains still evident on 1946 aerial photo 	Early-mid C19 Cottages (and former mine buildings?) to west (row on Tithe Map) and east					
Not Allocated Tresavean	HER	designated		<ul style="list-style-type: none"> WHS – MCO55545 Tresevean Brach line forms whole south site boundary DCO6350 Former Lanner vicarage II DCO7457 - RAILWAY BRIDGE over Tresevean Line DCO7264 - CHAPEL HILL FARMHOUSE 	1. WHS documentation 2. Mineral Tramways 3. mine capping watching briefs	1. AEL is historic landscape character with highest archaeological potential; there appear to be surviving medieval??? Fields and known associated settlement sites; on edge of ancient moorland; high pre-industrial archaeological potential 2. Known Intense mining activity; high industrial archaeology potential; 3. Site constraints (mining) possible 4. Setting as much as site constraints: • adjoins and setting (visual and narrative) of WHS; • adjoins and setting of designated and non-designated assets adjoining (HER: 'Part of a very good group near the centre of Lanner'); • Clear Landscape setting/edge of built-up area - relationship to countryside/moorland/industrial landscapes.		1. Assessments to be done or, if existing, made available as soon as feasible in order to inform precise layouts, densities, design solutions etc.: • Desk Based Assessment & Walk Over Survey • Geophysical survey to minimise impact • archaeological trial trenching etc. where appropriate 2. Assessment of impact on setting, context and inter-relationship of HE assets/designated assets/historic landscapes including setting of WHS and historic settlements	Mitigation and master-planning/policies required; to include 1. extent of development, design solutions, densities etc. to respond to and be demonstrably informed by historic and landscape character of site and wider context; 2. development to respond to and be demonstrably informed by archaeological assessments/building recordings/Watching briefs/targeted excavation etc. as appropriate 3. Proposal(s) should comply with the WHS Management Plan (setting of WHS) 4. historic/archaeological recording and interpretation as required
		Non-designated	<ul style="list-style-type: none"> AEL – surviving medieval field patterns (associated with Bell Farm?); associated medieval cross in churchyard MCO12671: Tresevean Mine (West 						

Site ref	source	Asset status	Historic Environment Assets – on site	Historic Environment Assets - external affecting site	Existing Studies	CC SHET Heritage assessment	Initial Impact Appraisal	CC SHET prior assessment recommendations	suggested mitigation measures
			Tresevean) • MCO11827 - BELL VEAN mine						
	Other	Non-designated	<ul style="list-style-type: none"> Farm site? Hunters Lodge [71512 39655] Small holding or re-used mine buildings? Appear to be extensive leats/or earlier field systems on NMP PROW to be regarded as historic asset 	MCO33534 Lanner Church (Wightwick potential listed quality?)					
MAP 4 Land at Lannarth Farm Rough Street	HER	designated		DCO6350 Former Lanner vicarage II	<ol style="list-style-type: none"> WHS documentation Mineral Tramways 	<ol style="list-style-type: none"> AEL is historic landscape character with highest archaeological potential; there appear to be surviving medieval Fields and known associated settlement sites; on edge of ancient moorland; high pre-industrial archaeological potential Probable medieval settlement site – possibly original settlement at lanner (with cottages immediately west-north-west); key element tin understanding history and settlement development adjoins and setting of designated and non-designated assets (HER: 'Part of a very good group near the centre of Lanner'); Landscape setting/edge of built-up area – interface/relationship to countryside/moorland/industrial landscapes. <p>Although not WHS, lanner is a key industrial settlement related to the WHS narrative and physical sites – any significant development here could be said to potentially impact WHS setting/fall within remit of WHS management Plan.</p>		<ol style="list-style-type: none"> Assessments to be done or, if existing, made available as soon as feasible in order to inform precise layouts, densities, design solutions etc.: <ul style="list-style-type: none"> Desk Based Assessment & Walk Over Survey Geophysical survey to minimise impact archaeological trial trenching etc. where appropriate Assessment of impact on setting, context and inter-relationship of HE assets/designated assets/historic landscapes including setting of WHS and historic settlements 	<ol style="list-style-type: none"> Mitigation and master-planning/policies required; to include extent of development, design solutions, densities etc. to respond to and be demonstrably informed by historic and landscape character of site and wider context; development to respond to and be demonstrably informed by archaeological assessments/building recordings/Watching briefs/targeted excavation etc. as appropriate Proposal(s) should comply with the WHS Management Plan (setting of WHS, narrative as much as physical)historic/archaeological recording and interpretation as required
	Other	Non-designated	<ul style="list-style-type: none"> PROW to be regarded as historic asset Early (1907-46) C20 Burial ground 	Assets: Church Row and 'village green'					

Site ref	source	Asset status	Historic Environment Assets – on site	Historic Environment Assets - external affecting site	Existing Studies	CC SHET Heritage assessment	Initial Impact Appraisal	CC SHET prior assessment recommendations	suggested mitigation measures
			<ul style="list-style-type: none"> Brenmar House– is it C19 cottage shown on mapping? 						
Not Allocated Land by Lanner Band Room	HER	designated	<ul style="list-style-type: none"> WHS – southern boundary formed by MCO55544 - Tresavean Branch of 1838. WHS - Site bisected by MCO54525 Redruth and Chasewater Railway 		<ol style="list-style-type: none"> WHS documentation WHS SPD Mineral Tramways 	<ol style="list-style-type: none"> Site constraints: <ul style="list-style-type: none"> most importantly, site contains internationally significant WHS designation (tramways); this is unusually asset-specific (as opposed to broad landscape site), the wider context (i.e. rest of potential allocation cell), contains potentially high significant assets/sites associated – tramways junction/operation, sidings, service yard, associated buildings etc.; also issue of historic setting - tramways in this section running through moorland and mining landscape, not through built-up areas; the potential for inscribed site, context and setting of WHS to be adversely impacted is high – apart from tramway routes, known mining activity south-east sides of site – so high industrial archaeology potential post-medieval farmland, but still retains potential for pre-industrial (medieval or earlier) field patterns/settlement /archaeology settlement separation: –part of significant gap between Redruth and Lanner, not really part of historic Lanner settlement which was valley-based –this site is spreading onto upland zone Landscape setting/edge of built-up area - relationship to countryside elevated area. remnant mining/moorland landscape currently undervalued and under-maintained –could be significantly enhanced –important element on public –access long-distance routes associated WHS- key to maintain this access and context of upland mining zone Archaeological constraints, mitigation and possible costs are 		<ol style="list-style-type: none"> WHS - HIA assessment in line with WHS SPD guidelines May trigger SEA??? Other assessments to be done or, if existing, made available as soon as feasible in order to inform precise layouts, densities, design solutions etc.: Desk Based Assessment & Walk Over Survey Geophysical survey to minimise impact archaeological trial trenching etc. where appropriate Assessment of impact on setting, context and inter-relationship of HE assets/designated assets/historic landscapes including setting of WHS and historic settlements 	<p>Note: Constraints/mitigation/reduction in achievable numbers/costs mean site likely to be uneconomic/difficult to achieve. Mitigation and master-planning/policies required; to include:</p> <ol style="list-style-type: none"> Proposal(s) should comply with the WHS Management Plan Policies extent of development, design solutions, densities etc. to respond to and be demonstrably informed by historic and landscape character of site and wider context; development to respond to and be demonstrably informed by archaeological assessments/building recordings/Watching briefs/targeted excavation etc. as appropriate historic/archaeological recording and interpretation as required
		Non-designated	<ul style="list-style-type: none"> MCO39014 - EAST WHEAL BULLER - Post Medieval mine MCO12828 - WHEAL BEAUCHAMP - An ancient copper mine later incorporated into Wheal Buller. HLC = Post-medieval enclosed land 	MCO35883 et al – mining remains – Copper Hill/Wheal Beachamp/Wheal Buller to east, south and west					
	Other	Non-designated	<ul style="list-style-type: none"> 1840 - Cottage and Fields (early moorland intake?) 1880-1907 – buildings and yards (?) associated with tramways shown in north-centre of site (NMP capture too) 1907 – shaft (north of present Hall) shown in south-east corner; issues/stream shown on OS is coming from 						

Site ref	source	Asset status	Historic Environment Assets – on site	Historic Environment Assets - external affecting site	Existing Studies	CC SHET Heritage assessment	Initial Impact Appraisal	CC SHET prior assessment recommendations	suggested mitigation measures
			mine –adit leat?			high. More appropriate for dealing with via normal planning for exception site, small-scale or single unit development rather than allocation??			
Not allocated Pennance Downs	HER	designated	MCO39041 WHEAL ZAUSEN - A tin mine of great antiquity, Wheal Zausen was supplying water for the dressing floors of Wheal Sparnon in 1765	MCO35843 MOUNT CARBIS - shafts (north-west of site)	1. WHS documentation 2. Mineral Tramways	1. Site of and adjoins and setting of non-designated assets 2. settlement separation: –part of significant gap between Redruth and Lanner, not really part of historic Lanner settlement which was valley-based –this site is spreading onto upland zone 3. Landscape impact could be critical: setting/edge of built-up area - relationship to countryside elevated area. remnant mining/moorland landscape currently undervalued and under-maintained –could be significantly enhanced –important element on public –access long-distance routes associated with both WHS and Carn Marth - key to maintain this access and context of upland mining zone 4. apart from tramway routes, known mining activity south-east sides of site –so industrial archaeology potential, 5. post-medieval farmland still retains potential for pre-industrial (medieval or earlier) field patterns/settlement /archaeology		1. Assessments to be done or, if existing, made available as soon as feasible in order to inform precise layouts, densities, design solutions etc.: <ul style="list-style-type: none"> Desk Based Assessment & Walk Over Survey Geophysical survey to minimise impact archaeological trial trenching etc. where appropriate 2. Assessment of impact on setting, context and inter-relationship of HE assets/designated assets/historic landscapes including setting of WHS and historic settlements	Mitigation and master-planning/policies required; to include 1. extent of development, design solutions, densities etc. to respond to and be demonstrably informed by historic and landscape character of site and wider context; 2. development to respond to and be demonstrably informed by archaeological assessments/Watching briefs/targeted excavation etc. as appropriate 3. Proposal(s) should comply with the WHS Management Plan (setting of WHS, narrative as much as physical historic/archaeological recording and interpretation as required
	Other	Non-designated	<ul style="list-style-type: none"> NMP – mining remains in south of site; field boundaries in north part of site MCO54529 - The line of the Redruth and Chasewater Railway forms the south-west boundary. Boundary stones shown on 1880 map HLC = REL, but in this context significant because of potential relationship to industrial landscape; also former moorland edge, so may retain high potential for pre-industrial activity; actually could be early and historically significant enclosure from waste (major 						

Site ref	source	Asset status	Historic Environment Assets – on site	Historic Environment Assets - external affecting site	Existing Studies	CC SHET Heritage assessment	Initial Impact Appraisal	CC SHET prior assessment recommendations	suggested mitigation measures
			boundaries shown on Tithe Map)						
MAP 5 6 Land at Sunnyside, Pennance Road	HER	designated				1. HE constraints appear to be minimal – largely a matter of good contextual design, especially if adjoining properties retain historic character; perimeter hedge rows may have some age 2. Some limited archaeological potential as moorland edged/early enclosure/industrial activity		1. Assessments to be done or, if existing, made available as soon as feasible in order to inform precise layouts, densities, design solutions etc.: • Desk Based Assessment & Walk Over Survey • Geophysical survey to minimise impact • archaeological trial trenching etc. where appropriate 2. Assessment of impact on setting, context and inter-relationship of HE assets	1. extent of development, design solutions, densities etc. to respond to and be demonstrably informed by archaeological assessments /Watching briefs/targeted excavation etc. as appropriate 2. historic/archaeological recording and interpretation as required
		Non-designated		MCO54526 Tram Lane in Pennance preserves the line of the Redruth and Chasewater Railway. (but limited immediate impact)					
	Other	Non-designated	<ul style="list-style-type: none"> former moorland edge (part of Pennance Downs), so may retain high potential for pre-industrial activity; actually could be early and historically significant enclosure from waste (major boundaries shown on Tithe Map) also potential industrial activity (Pennance mine etc.) 	Adjoining cottages (Kantar/ Sunnyside) on site of historic smallholdings – are these original buildings?					



RIBAPIX REF NORIBA82533

ARCHITECT/DESIGNER Wightwick, George (1802-1872)

COUNTRY UK: England

CITY Lanner

SUBJECT DATE 1840

IMAGE DATE 1840

STYLE Italianate

MEDIUM Drawing

LIBRARY REFERENCE VOS/202 f.20

ORIENTATION Portrait

COLOUR / B&W Colour

CREDIT RIBA Collections

NOTES NOTES: The church at Lanner was built as a chapel-of-ease in 1840, but when Lanner became a parish in 1844 it was consecrated as the parish church in 1845. This design is one of a number of drawings bound into five volumes entitled 'Architectural works of George Wightwick', made between 1832 and 1850. Wightwick instructed his articulated pupils to make this detailed set of retrospective drawings to illustrate every building of importance he had designed. The drawings were intended to serve both as a record of Wightwick's completed buildings and as a method of conveying to his students the design process from initial working design to finished structure.

APPENDIX Three: Policy Analysis

DETAILED CONSIDERATION OF LANNER PARISH NEIGHBOURHOOD DEVELOPMENT PLAN POLICIES

This table sets out how each policy reflects the aims of local and national policy and supports the achievement of sustainable development.

With regard to Promoting Sustainable Development, + indicates positive promotion and ++ indicates very strong promotion.

Policy	Promoting Sustainable Development				NPPF	Cornwall Local Plan
	Social	Economic	Environ mental	Commentary		
Policy 1: Sustainability	++	++	++	Sustainability of development but also its effects on the community and environment as a whole dictate all policies in the NDP.	Core principles of sustainability in NDP conform to those in NPPF.	The NDP definition of sustainability closely follows the NPPF definition, the Local Plan definition being more “relaxed”. Nevertheless, the NDP is in conformity with both.

<p>Policy 2: New Housing within the existing village settlement boundary</p>	<p>++</p>	<p>++</p>	<p>++</p>	<p>The settlement boundary seeks to protect the valued rural landscape. Within that boundary, development will be supported if it accords with other relevant NDP policies. Outside of that boundary there will be a presumption against development unless it conforms to Cornwall Local Plan Policy 7 (Housing in the Countryside) or Policy 9 (Rural Exception Sites).</p>	<p>To proactively drive and support sustainable economic development to deliver the homes the community needs..... encouraging the effective use of land by reusing land that has been previously developed (brownfield land).</p>	<p>This Policy conforms to the principles in Local Plan Policies 2 (Spatial Strategy), 2a (Key Targets), 3 (Role and Function of Places), 12 (Design), 13 (Development Standards), and 21 (Best Use of Land and Existing Buildings).</p>
<p>Policy 3: Affordable Housing on Exception Sites</p>	<p>++</p>	<p>++</p>	<p>+</p>	<p>Support will be given to affordable housing on rural exception sites where it meets a demonstrable and genuine local need without undue damage to the environment or landscape.</p>	<p>To support sustainable economic development to deliver the homes the community needs.</p>	<p>This Policy conforms to the principles in Local Plan Policies 2a (Key targets), 3 (Role and Function of Places) and 9 (Rural Exception Sites).</p>

Policy 4: Supported Accommodation	++	++	-	A local need for small units of accommodation particularly for the elderly, infirm or disabled has been identified.	To proactively drive and support sustainable economic development to deliver the homes the community needs	Local Plan Policies 2 (Spatial Strategy), 2a (Key targets), 3 (Role and Function of Places), 6 (Housing Mix) and 13 (Development Standards) all apply to and support this NDP Policy.
Policy 5: Housing Mix	++	++	-	A local need for smaller dwellings than the standard three-bedroom home has been identified.	To proactively drive and support sustainable economic development to deliver the homes the community needs	Local Plan Policies 2 (Spatial Strategy), 2a (Key targets), 3 (Role and Function of Place), 6 (Housing Mix), 13 (Development Standards) all apply and support this NDP Policy.
Policy 6: Favoured Sites for New Housing	++	++	++	Favoured sites for larger developments than infill have been identified to accommodate basic housing	To proactively drive and support sustainable economic development to deliver the homes the	Local Plan Policies 2 (Spatial Strategy), 2a (Key targets), 3 (Role and Function of Place), 6 (Housing Mix), 13 (Development Standards), 24 (Historic

				<p>requirement within the settlement boundary under the Cornwall Local Plan, so removing infill and rounding off as the sole providers of new housing. This will enable a more discerning approach to quality of design, spatial issues and aid protection of the historic and village environment. Public benefit is also sought by a car park to serve community buildings and cemetery.</p>	community needs	Environment) all apply and support this NDP Policy.
<p>Policy 7: Design and Character</p>	++	++	++	<p>By fostering quality design, spatial and environmental standards in new development the quality of life and well-being of all will be maintained and raised.</p>	<p>To secure high quality design and a good standard of amenity</p>	<p>This Policy conforms to the principles identified in Local Plan Policies 2 (Spatial Strategy), 12 (Design), 13 (Development Standards), 25 (Green Infrastructure) and 26 (Flood Risk Management)</p>

Policy 8: Protecting Landscape and the Environment	++	++	++	The rural landscape and features surrounding the built environment enhance and support health and wellbeing, the local economy and property values and are the building block for biodiversity.	Conserving and enhancing the natural environment.	The NDP Policy conforms to the strategic principles of Policies 2 (Spatial Strategy), 16 (Health and Wellbeing), 23 (Natural Environment), 24 (Historic Environment), 25 (Green Infrastructure) and 26(Flood Risk Management) within the Local Plan.
Policy 9: Protection of Trees	+	-	++	To afford special protection for mature trees: a rarity in the local landscape.	Conserving and enhancing the natural environment.	The NDP Policy conforms to the principles of Local Plan Policies 2 (Spatial Strategy), 16 (Health and Wellbeing), 23 (Natural Environment) and 25 (Green Infrastructure).
Policy 10: Protection of Public Rights of Way	++	-	++	Lanner's PROWs are especially valued and used by the local community and also have significant importance	Promoting healthy communities. Actively manage patterns of growth to make the fullest possible use of walking and cycling	Conformity to Local Plan Policies 2 (Spatial Strategy), 16 (Health and Wellbeing), 24 (Historic Environment), 25 (Green Infrastructure).
Policy 11: Planting of Trees	+	+	++	The planting of trees in the landscape, denuded in the 19 th Century mining boom, is to be encouraged.	Promoting healthy communities. Conserving and enhancing the natural environment	Conformity to Local Plan Policy 16 (Health and Wellbeing)

Policy 12: Improvement of old Tresavean Mine site.	++	-	++	A site owned by Cornwall Council with minimal management inputs. Devolution to parish council is sought to increase biodiversity and enhance public access experience.	Promoting healthy communities. Conserving and enhancing the natural environment	Supports Local Plan Policies 2 (Spatial Strategy), 16 (Health and Wellbeing), 24 (Historic Environment), 25 (Green Infrastructure).
Policy 13: Protection of southern slopes from Lanner village to skyline	+	+	++	Protection of valued landscape	Conserving and enhancing the natural environment recognising the intrinsic character and beauty of the countryside.	Supported by Local Plan Policies 2 (Spatial Strategy), 16 (Health and Wellbeing), 23 (Natural Environment), 24 (Historic Environment), 25 (Green Infrastructure).
Policy 14: Protection of Carn Marth	+	+	++	Protects the most valued landscape (an AGLV).	Conserving and enhancing the natural environment recognising the intrinsic character and beauty of the countryside	Supported by Local Plan Policies 2 (Spatial Strategy), 16 (Health and Wellbeing), 23 (Natural Environment), 24 (Historic Environment), 25 (Green Infrastructure).
Policy 15: Protection of Designated Heritage Assets	+	+	++	To protect heritage for present and future generations	Conserve heritage assets in a manner appropriate to their significance	Complements Local Plan Policies 2 (Spatial Strategy), 16 (Health and Wellbeing), 24 (Historic Environment).

Policy 16: Provision of Superfast Broadband to all new properties.	+	++	-	Reflects the relatively high number of business based from home and education requirements of all ages.	Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places need	Complements Local Plan Policy 5 (Business and Tourism)
Policy 17: New Local Businesses to Support Community	+	++	+	The NDP seeks to aid new businesses and sustain existing ones, while recognising the function of the parish as a dormitory location for town-based employment.	Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places need	Supported by Local Plan Policies 2 (Spatial Strategy), 4 (Shopping, Services and Community Facilities), 5 (Business and Tourism).
Policy 18: Provision of adequate off-road parking	+	+	+	In addition to parking for residential development this policy is also allied to the aim of a car park for community buildings mentioned in the notes to Policy 6.	Requiring good design to enhance and improve the places in which people live their lives	Complements Local Plan Policies 13 (Development Standards), 27 (Transport and Accessibility).
Policy 19: To Reduce Vehicle Speeds	++	-	++	To improve road safety for people and property.	To enhance and improve the places in which people live their lives	Supported by Local Plan Policy 16 (Health and Wellbeing)

Policy 20: Sustainability and Climate Change	+	+	++	To reduce dependence on and usage of fossil fuels.	Meeting the challenge of climate change	Supported by Local Plan Policy 2 (Spatial Strategy) and 14 (Renewable and Low Carbon Energy).
Policy 21: Minimising Flood Risk	+	+	++	These policies aim to protect and conserve the landscape and reduce flooding.	Conserving and enhancing the natural environment. Meeting the challenge of climate change and flooding	Supported by Local Plan Policy 2 (Spatial Strategy), 16 (Health and Wellbeing), 23 (Natural Environment) and 26 (Flood Risk Management).
Policy 22: Renewable Energy (other than by wind turbine)	+	+	+	Favouring smaller scale proposals which are sensitive to their environmental and landscape impacts.	Conserving and enhancing the natural environment. Meeting the challenge of climate change	Conforms to Local Plan Policies 2 (Spatial Strategy) and 14 (Renewable and Low Carbon Energy)

Policy 23: Wind Turbines	+	-	+	Wind turbines not favoured due to landscape impact	Conserving and enhancing the natural environment.	Conforms to Local Plan Policies 2 (Spatial Strategy) and 14 (Renewable and Low Carbon Energy)
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Policy 24: Health and Recreation	++	+	+	Support for existing and future facilities which aid health and wellbeing.	Promoting healthy communities. Conserving and enhancing the natural environment.	Conforms to Local Plan Policies 2 (Spatial Strategy), 16 (Health and Wellbeing), 24 (Historic Environment), 25 (Natural Environment), 26 (Green Infrastructure)
Policy 25: Local Green Spaces	++	+	+	Protection for valued local green spaces.	Promoting healthy communities. Conserving and enhancing the natural environment.	Conforms to Local Plan Policies 2 (Spatial Strategy), 16 (Health and Wellbeing), 24 (Historic Environment), 25 (Natural Environment), 26 (Green Infrastructure)