

Lanner Neighbourhood Plan 2017-2030

Consultation Statement

November 2018

1. Introduction

1.1 This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012. Section 15(2) Part 5 of the Regulations sets out what a Consultation Statement should contain:

- (a) details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
- (b) an explanation as to how they were consulted;
- (c) a summary of the main issues and concerns raised by the persons consulted;
- (d) a description of how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

2. Background leading to the Neighbourhood Plan

2.1 The community of Lanner has been somewhat late in coming to the Neighbourhood Plan process. The Lanner Parish Plan of 2010 served, in part, to dampen enthusiasm for a further exhaustive range of consultations and, in part, to create a (false) sense that this document adequately conveyed community sentiment towards development and related issues.

Several planning decisions both within and outside the parish boundary, engagement with the Cornwall Local Plan examination process, and a growing feeling that doing nothing was the worst option, all led to a change of mind. Lanner Parish Council raised the advantages and disadvantages of preparing a Neighbourhood Plan in several newsletters delivered to every household over a period of two years.

2.2 Lanner Parish Council agreed to proceed with a Neighbourhood Plan in July 2016 after almost eighteen months of discussion both within council and with the community through newsletters. A Steering Group was soon established to comprise no more than one third councillors and no less than two thirds “non-councillors”. The Group has met approximately monthly and the “non-councillor” composition expanded. Application was made to Cornwall Council 22 August 2016 for the whole parish to be the subject of the Plan and this was confirmed October 2016.

3. First Steps

3.1 The first action of the Steering Group was to arrange a meeting with Emma Ball and Charlotte Caldwell of Cornwall Council for a briefing on best practice in working up a Neighbourhood Plan. It was also decided to prepare a Local Landscape Character Assessment (LLCA) to inform the Plan and provide a practical platform to draw others (including Lanner School) into the process and a tutorial by Cornwall Council Landscape Architect Kath Statham was set up. Space would be created

within the Lanner parish council website to promote emerging ideas and discussions and provide a simple on-line route for comment.

Another early decision was to apply for funding from the Community Rights Programme and first phase funding of £5,465.00 gained approval 23 December 2016.

3.2 A skeleton plan of action was drawn up. Preliminary “desk-top” research would provide background for a public consultation to determine the major issues of concern to the community. This consultation would then inform a questionnaire to be delivered to each household together with a Housing Needs Survey, Business Survey and Young Persons’ Survey. An analysis of responses according to location and grouping within the community would be kept so that additional survey work could be undertaken if there were significant sampling deficiencies. With this, and other information drawn from consultation responses and interviews, a draft pre-submission Plan would be drawn up.

3.3 There was a deliberate decision not to put a timetable to this work but to try and see it develop by its own impetus. This was potentially a wise move by default, as falling within the timespan for producing the plan were both a local and a general election. On the other hand, there was also pressure to move with some speed as delay creates uncertainty. In the event, the household questionnaire went out mid-way between the two elections on 12 May 2017.

3.4 Work on the LLCA proceeded throughout the Plan preparation period. A meeting was held with the Head Teacher of Lanner School early in the process to discuss both the participation of the school in LLCA and (being the largest employer in the parish) in the Plan process generally.

4. Consultations

4.1 In addition to the general notice published in the West Briton (responses received from Cornwall Council Affordable Homes Officer, Natural England, and Cornwall Council Highways) individual letters of notification requesting comment and participation were sent in October 2016 to:

Carharrack parish council; Carn Brea parish council; Gwennap parish council; Redruth town council; St Day parish council; Stithians parish council, Wendron parish council.

Cornwall & Isles of Scilly Primary Healthcare Trust, English Heritage, Environment Agency, Fire and Rescue Service, Highways Agency, Homes & Community Agency, Natural England, Network Rail, Police, World Heritage, J Andrews, Carn Marth Trust, Trevince Estate, W Rowe Estates, BT, CLA, EE, National Grid, NFU Helston, O2, Redruth Chamber of Commerce, Sky Broadband, South West Water. TalkTalk, Virgin Media, Vodaphone, Western Power

Anglican Church, British Horse Society, Lanner & District Silver Band, Lanner Carpet Bowls Club, Lanner Men's Institute, Lanner School, Lanner Village Hall, Methodist Church, Neighbourhood Watch, Ramblers, Carharrack Feed Stores, Coppice Inn, Lanner Fish, Lanner Inn, Lanner Moor Garage, Lanner Post Office, Lanner Surgery, Letcher Stores, Portreath Bakery.

4.2 The initial "desktop" research for the Plan also provided context for the ensuing public consultations. The first port of call was the Parish Plan and the information and actions generated by that Plan and process. Basic data concerning Lanner was updated from the Office of National Statistics which had produced fresh data since the preparation of the 2010 Lanner Parish Plan. Research also necessitated accumulating, understanding and interpreting policies and data from national, regional and local sources: particularly the National Planning Policy Framework; Cornwall Local Plan; (draft) Cornwall Site Allocations DPD; and affordable housing data.

4.3 Discussions and research conducted with and through Cornwall Council have been extensive and have included the following: Affordable Housing Team; Countryside Team; Countryside Access Team; Local Plans Team.

4.4 A Consultation Event was held on 21 January 2017, the aim of which was to assess which issues were of greatest concern to residents and the results of which would inform a questionnaire to go out to all households later in the year. The Event was also seen as an opportunity to spark discussion and interest generally. The Event was held in the Village Hall from 10:00 to 18:00.

A campaign to promote the consultation process generally and the drop-in consultation event specifically was run over a period of 10 weeks leading up to that event through the Lanner website, "Lanner Life" Facebook page, posters on Notice Boards and in the Lanner Inn, and in the Lanner School newsletters to parents.

The event focussed on stands providing information on general topics and the opportunity to leave ideas, comments and concerns with a member of the Steering Group or a parish councillor. As well as providing information about the nature of NDPs and the process for bringing them into existence, the stands covered Housing and the Development Boundary; Design and Character; Historic and Built Environment; Natural Environment and Biodiversity; Employment; Transport; Climate Change and Renewable Energy; and Community Resilience.

92 people attended the Event.

4.5 A map was made showing where those attended came from within the parish. This would be used with returns from the questionnaire to determine whether there were significant areas of under-representation in overall feedback. In terms of personal profiles, the population of Lanner is 97.3% "white British" suggesting that

there is little chance of a statistically meaningful under-representation on the basis of ethnicity. Perhaps the greatest risk of under-representation is with “native Cornish” (as an identified National minority) against other “white British”. However, we are unable to identify the significance of “native Cornish” within the community and, in any event, this is not a difference which tends to affect community life. We are confident that age groups, gender and level of ability/disability are all well reflected in engagement with the NDP process.

5 Initial Consultation Responses

5.1 Responses to initial Letters of Notification of Neighbourhood Development Plan Application (as listed in 4.1 above).

5.1.1 Cornwall Council Affordable Homes Team

“Proposal: Designation request for undertaking a Neighbourhood Development Plan for the Parish of Lanner

Note: Comments are confined only to the affordable housing implications of this proposal and are made without prejudice to any formal decision of the Planning Authority.

Summary: The affordable housing team **SUPPORT** the proposal to designate, however recommends that any Neighbourhood Development Plan permitted take into account the local need for affordable housing and any recent development activity in the area.

Relevant Policy Position: Neighbourhood Development Plans (NDP) must conform to local, national and strategic planning policy. In relation to affordable housing, the documents listed below are of particular relevance: The National Planning Policy Framework (NPPF); Former Kerrier District Local Plan (and accompanying SPG / SPD / DPD); The submission draft of the Cornwall Local Plan (2010 - 2030); The Inspector’s preliminary finding Local Plan hearing (May 2015); Post-consultation draft Affordable Housing Supplementary Planning Document (2015)

These set out the Local Planning Authority’s (LPA’s) expectations in relation to residential developments contributing towards the delivery of affordable housing, and define delivery mechanisms for this area. Consequently, the Affordable Housing Team would recommend that the documents above be used to inform the evolution of the NDP; its policies; and any site allocations, in due course.

In particular, Policy 8 of the emerging Cornwall Local Plan (including the preliminary findings of the Inspector from the hearing in May 2015), suggests that sites within built-up area should provide 25% affordable housing, as the parish lies within Value Zone 5. This effectively applies to any site that is not considered to be a rural exception site (as per the definition within the NPPF). In relation to rural exception sites, Policy 9 of the emerging Local Plan outlines that these should only normally be

permitted if they are genuinely affordable housing-led, with a presumption that a scheme will provide 100% affordable housing. In circumstances where this would not be viable without recourse to public subsidy, provision of open market housing may be supported, subject to meeting the criteria outlined within Policy 9, and capped at a maximum of 50%.

Following amendments in May 2016 to the Governments National Planning Practice Guidance (NPPG) within the document 'Planning Obligations', the minimum site thresholds where affordable housing delivery is required has changed.

The new minimum site threshold is 10 dwellings. However, Local Planning Authorities (LPAs) can apply a lower site threshold of five in Designated Rural Areas (DRA's) and Areas of Outstanding Natural Beauty (AONBs).

In AONBs and Designated Rural Areas the Council is only permitted to seek off site contributions in lieu of affordable housing on schemes delivering between 6 to 10 dwellings and not seek the provision of on-site affordable housing. The target level of affordable housing as set out in the emerging Cornwall Local Plan shall continue to apply (i.e. 25% to 50%, based upon the updated Zone areas within the emerging Cornwall Local Plan) as a basis for calculation. On schemes of over 10 dwellings the Council can seek on-site provision of affordable housing. Please note the revised threshold does not apply to exception sites which are defined as;

Small sites used for affordable housing under in perpetuity where sites would not normally be used for housing. Rural exception sites Policy 9 (set out above) seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection.

Housing Need: The Council's housing register (HomeChoice) identifies a high level of housing need in the Parish, with 144 households registered with a local connection and in housing need.

New developments should always provide a range of property types, sizes and tenures, to reflect the need to develop a mixed, yet balanced community. Typically, the Council's target provisions are in the following tenure proportions;

70% affordable rented homes

30% intermediate housing for sale

In addition to the identified registered housing need figures above the Affordable Housing Team is able to offer the NDP Group support to undertake a local housing needs survey to further assess and enhance the understanding of housing need locally. Please advise the NDP Group to contact me if they wish to discuss this option further.

Affordable Housing Details: On the assumption that the proposed NDP will seek to address the issue of future affordable housing delivery, the Affordable Housing Team recommends that the following issues be considered: Tenure; Unit mix and size;

Affordability; Delivery mechanisms and partners; Availability of funding; Phasing (should large sites be promoted); Clustering arrangements (for mixed-tenure schemes); The provision of flatted accommodation; Adapted/wheelchair accessible accommodation; Self-build (if identified as a local need)

All development proposals that deliver affordable housing should take account of: eligibility criterion, nominations procedures and housing allocation policies (i.e. HomeChoice) already in place by the Council in its role as Local Housing Authority.

If the NDP seeks to deliver affordable housing through site allocations or other mechanisms the following should be considered: Neighbourhood Development Orders; Land ownership, availability, and cost; the deliverability of a site, having due regard to all material planning considerations; Economic Viability.”

Sarah Roberts 24/08/2016

Steering Group Comment: The adoption of the Cornwall Local Plan obviously affects much within this initial response. The parish council, and the Steering Group, profoundly disagree with the Affordable Homes Officer’s headline figure of 144 as being in any way a true and proper reflection of local need for affordable housing. In addition, the accommodation of local need in its widest sense through the site allocations made for the Camborne-Pool-Illogan-Redruth Community Network Area under the Cornwall Local Plan is not taken into account in the AHO’s assessment.

Conversations with the AHO has secured an analysis and refinement of the headline assessment. First, applicants who had not renewed their registration for over 12 months despite prompting were removed (by Cornwall Council after their initial response) which reduced the figure to 103. Applicants with no declared wish to actually live in Lanner have been removed to reveal a total of 48. Band E applicants (by definition not “in need” - a prerequisite for a rural exception site) were also removed (though the AHO did not agree with that removal) to give up a net total of 22.¹

This is, of course, an academic “desk-top” analysis. The Steering Group is keen to ensure that the real needs of the community are met. The Group has therefore worked closely with the AHO to undertake a comprehensive survey of housing needs within the parish and the AHO has issued an identical survey to all those on the HomeChoice register with a local connection to Lanner but who currently reside outside the parish. The result of this survey indicates a local need for 16 new affordable homes (see Section 9 below).

Evidence of local need has been further complicated by a statement from a Cornwall Council officer at the Examination of the Local Plan Site Allocations DPD in January 2018 that the HomeChoice register has been “cleansed” (his words) from 19,000 applicants to 6,500. Up to May 2018, the Affordable Homes Officer has found himself

¹ As described later, the “discounting” of Band E is removed from the Steering Group’s position and from the Plan. This follows a new Homechoice policy formally adopted in January 2018.

unable to provide an update of his figures for Lanner. Application of a crude like reduction to the last figures provided of 103 would suggest a possible new HomeChoice total of 35 (34.21% of 103) or 16 as a total for those signifying a preference to live in Lanner).

5.1.2 Highways England

“Thank you for your letter of 24 August providing Highways England with the opportunity to comment on the application by Lanner Parish Council for designation of the parish as a Neighbourhood Development Plan (NDP) area.

Highways England is responsible for operating, maintaining and improving the strategic road network which in this instance consists of the A30 which runs to the north of the proposed Plan area. We are keen to support the development of neighbourhood plans and the delivery of local growth and therefore we have no objection in principle to the parish becoming an NDP area. However, it is possible that proposals coming forward may have the potential to impact on the strategic road network, and we would therefore welcome the opportunity to comment further on the plan as it develops to ensure there is a satisfactory assessment of traffic impacts and mitigation requirements.

If you have any queries in the meantime please don't hesitate to contact me or Sally Parish, the Asset Manager for the A30 in Cornwall.”

Steering Group Comment: This appears to be a standard response with no direct bearing on the Plan. The wish to comment further on the Plan as it emerges is noted and will be followed up.

5.1.3 Natural England

“Thank you for your email dated 24/10/2016 notifying Natural England of the above Neighbourhood Development Plan.

Natural England does not wish to make comment on the suitability of the proposed plan area or the proposed neighbourhood planning body.

However, we would like to take this opportunity to provide you with information sources the neighbourhood planning body may wish to use in developing the plan, and to highlight some of the potential environmental risks and opportunities that neighbourhood plans may present. We have set this out in the annex to this letter.

Natural England's role: Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development. The local planning authority will be aware and should

advise the neighbourhood planning body when Natural England should be consulted further on the neighbourhood plan.

Planning policy for the natural environment Neighbourhood plans and orders present significant opportunities, but also potential risks, for the natural environment. Proposals should be in line with the National Planning Policy Framework. The key principles are set out in paragraph 109:

The planning system should contribute to and enhance the natural and local environment by: protecting and enhancing valued landscapes, geological conservation interests and soils recognising the wider benefits of ecosystem services; minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

The neighbourhood planning body should also consider the natural environment policies in the area's Local Plan.

The neighbourhood plan or order should be consistent with these, and the neighbourhood planning body may decide that the emerging Neighbourhood Plan should provide more detail as to how some of these policies apply or are interpreted locally.

The attached annex sets out sources of environmental information and some natural environment issues you may wish to consider as the neighbourhood plan or order is developed.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service."

Steering Group Comment: This is a standard response with no direct bearing on the Plan. The reference resources provided are both informative and useful in the formulation of the Plan.

5.1.4 Network Rail

"Network Rail has been consulted on the Lanner Neighbourhood Development Plan 2016 - 2033. Thank you for providing us with this opportunity to comment on this Planning Policy document.

Network Rail is a statutory undertaker responsible for maintaining and operating the country's railway infrastructure and associated estate. Network Rail owns, operates, maintains and develops the main rail network. This includes the railway tracks, stations, signalling systems, bridges, tunnels, level crossings and viaducts. The preparation of development plan policy is important in relation to the protection and enhancement of Network Rail's infrastructure. In this regard, please find our comments below.

Network Rail would draw the council's attention to the following (which applies to England only):

The Town and Country Planning (Development Management Procedure) (England) Order 2015

Publicity for applications for planning permission within 10 metres of relevant railway land

16.— (1) This article applies where the development to which the application relates is situated within 10 metres of relevant railway land.

(2) The local planning authority must, except where paragraph (3) applies, publicise an application for planning permission by serving requisite notice on any infrastructure manager of relevant railway land.

(3) Where an infrastructure manager has instructed the local planning authority in writing that they do not require notification in relation to a particular description of development, type of building operation or in relation to specified sites or geographical areas ("the instruction"), the local planning authority is not required to notify that infrastructure manager.

(4) The infrastructure manager may withdraw the instruction at any time by notifying the local planning authority in writing.

(5) In paragraph (2) "requisite notice" means a notice in the appropriate form as set out in Schedule 3 or in a form substantially to the same effect.

Developer Contributions

The Neighbourhood Development Plan should set a strategic context requiring developer contributions towards rail infrastructure where growth areas or significant housing allocations are identified close to existing rail infrastructure.

Many stations and routes are already operating close to capacity and a significant increase in patronage may create the need for upgrades to the existing infrastructure including improved signalling, passing loops, car parking, improved access arrangements or platform extensions.

As Network Rail is a publicly funded organisation with a regulated remit it would not be reasonable to require Network Rail to fund rail improvements necessitated by commercial development. It is therefore appropriate to require developer contributions to fund such improvements.

Specifically, we request that a Policy is included within the document which requires developers to fund any qualitative improvements required in relation to existing facilities and infrastructure as a direct result of increased patronage resulting from new development.

The likely impact and level of improvements required will be specific to each station and each development meaning standard charges and formulae may not be appropriate. Therefore, in order to fully assess the potential impacts, and the level of developer contribution required, it is essential that where a Transport Assessment is

submitted in support of a planning application that this quantifies in detail the likely impact on the rail network.

To ensure that developer contributions can deliver appropriate improvements to the rail network we would recommend that Developer Contributions should include provisions for rail and should include the following:

- A requirement for development contributions to deliver improvements to the rail network where appropriate.
- A requirement for Transport Assessments to take cognisance of impacts to existing rail infrastructure to allow any necessary developer contributions towards rail to be calculated.
- A commitment to consult Network Rail where development may impact on the rail network and may require rail infrastructure improvements. In order to be reasonable these improvements would be restricted to a local level and would be necessary to make the development acceptable. We would not seek contributions towards major enhancement projects which are already programmed as part of Network Rail's remit.

Level Crossings

Development proposals' affecting the safety of level crossings is an extremely important consideration for emerging planning policy to address. The impact from development can result in a significant increase in the vehicular and/or pedestrian traffic utilising a crossing which in turn impacts upon safety and service provision.

As a result of increased patronage, Network Rail could be forced to reduce train line speed in direct correlation to the increase in vehicular and pedestrian traffic using a crossing. This would have severe consequences for the timetabling of trains and would also effectively frustrate any future train service improvements. This would be in direct conflict with strategic and government aims of improving rail services.

In this regard, we would request that the potential impacts from development affecting Network Rail's level crossings, is specifically addressed through planning policy as there have been instances whereby Network Rail has not been consulted as statutory undertaker where a proposal has impacted on a level crossing. We request that a policy is provided confirming that:

- The Council have a statutory responsibility under planning legislation to consult the statutory rail undertaker where a proposal for development is likely to result in a material increase in the volume or a material change in the character of traffic using a level crossing over a railway:
 - *Schedule 5 (f)(ii) of the Town & Country Planning (Development Management Procedure) order, 2010 requires that... "Where any proposed development is likely to result in a material increase in volume or a material change in the character of traffic using a level crossing over a railway (public footpath, public or private road) the Planning Authority's Highway Engineer must submit details to both*

Her Majesty's Railway Inspectorate and Network Rail for separate approval".

- Any planning application which may increase the level of pedestrian and/or vehicular usage at a level crossing should be supported by a full Transport Assessment assessing such impact: and
- The developer is required to fund any required qualitative improvements to the level crossing as a direct result of the development proposed.

Planning Applications

We would appreciate the Parish Council providing Network Rail with an opportunity to comment on any future planning applications should they be submitted for sites adjoining the railway, or within close proximity to the railway as we may have more specific comments to make (further to those above)."

Steering Group Comment: This is a standard response with no direct bearing on the Plan. There is no land within or immediately adjoining Lanner parish which is known to be owned or subject to operations by Network Rail.

5.1.5: **Stithians Parish Council**

"Stithians Parish Council discussed this at their November meeting and, whilst they are not yet committed to preparing a Neighbourhood Development Plan, the Council will do all it can to support Lanner and will be represented at the meeting on 21st January (2017)."

Steering Group Comment: Whilst this response has no direct bearing on the Plan, the Steering Group is grateful for the support given.

5.1.6. **Historic England**

Thank you for giving notice that Lanner Parish Council has applied to designate Lanner as a Neighbourhood Area under Part 2 of the Neighbourhood Planning (General) Regulations 2012.

Historic England has no objection to this proposal.

We would like to take the opportunity of the consultation to outline the range of support Historic England is able to offer in relation to Neighbourhood Plans. It would be helpful if this response can be copied to the Parish Council for their information.

Research has clearly demonstrated that local people value their heritage and Neighbourhood Plans are a positive way to help communities care for and enjoy the historic environment.

Historic England is expecting that as Neighbourhood Planning Forums come to you to seek advice on preparing Neighbourhood Plans they will value guidance on how best to understand what heritage they have, as well as assistance on preparing

appropriate policies to secure the conservation and enhancement of this local heritage resource.

Information held by the Council and used in the preparation of your Core Strategy/Local Plan is often the starting point for Neighbourhood Plans. Other useful information may be available from the Historic Environment Record Centre or local environmental and amenity groups. For example, our records show that the area contains 16 Grade II Listed Buildings and 1 Scheduled Ancient Monument. Historic England also publishes a wide range of relevant guidance. Links to these can be found in the appendix to this letter.

Plan preparation also offers the opportunity to harness a community's interest in the historic environment by getting them to help add to the evidence base, perhaps by creating and or reviewing a local heritage list, inputting to the preparation of conservation area appraisals and undertaking or further deepening historic characterisation studies.

Historic England has a statutory role in the development plan process and there is a duty on either you as the Local Planning Authority or the Neighbourhood Planning Forum to consult Historic England on any Neighbourhood Plan where our interests are considered to be affected as well as a duty to consult us on all Neighbourhood Development Orders and Community Right to Build Orders.

Historic England will target its limited resources efficiently. We will directly advise on proposals with the potential for major change to significant, nationally important heritage assets and their settings. Our local offices may also advise communities where they wish to engage directly with us, subject to local priorities and capacity.

Historic England fully recognises that the neighbourhood planning process is a locally-led initiative and communities will shape their own neighbourhood plan as informed by the issues and opportunities they are most concerned about and relevant to the local area. As a national organisation we are able to draw upon our experiences of neighbourhood planning across the country and information on our website might be of initial assistance

<http://www.historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/>. It is envisaged that the website will be progressively updated to share good practice in the management of the historic environment through neighbourhood planning.

Should you wish to discuss any points within this letter, or if there are issues about this Neighbourhood Plan Area where the historic environment is likely to be of particular interest, please do not hesitate to contact me.

Steering Group Comment: This is a standard response with no direct bearing on the Plan. The reference resources provided are both informative and useful in the formulation of the Plan.

6. Consultation Event Responses

6.1 Climate Change and Renewable Energy Monitors Ross Marshall and Cornwall Councillor John Thomas MBE.

There was both awareness and concern regarding climate change but this was expressed as a need to accommodate and mitigate its effects rather than as a desire to challenge its causes. The ability and capacity of a small rural community to influence causes was seen as negligible whereas planning for consequences was considered essential.

The greatest cause for concern related to flooding. Helping the ground to absorb rainfall and run-off by avoiding development in sensitive areas and carrying out strategic tree planting accounted for 45% of views expressed. The run-off from the trails and cycleways on Carn Marth were highlighted as a particular problem along with a more general fear about the irregular and infrequent cleansing of drains, gullies and grips. Associated with this were concerns about the absence or infrequency of litter collection in particular locations and the failure of coordination of litter picking with verge trimming, all of which add to the blocking up of water courses.

There was very little comment about renewable energy. *(This could reflect extensive public concern within the preceding year when a proposed solar panel farm was fought off: perhaps it was felt that views had been put sufficiently robustly already).*

6.2 Community and Resilience Monitors Veronica Rossignol and Rev. Peter Fellows.

“People were generally satisfied with the information provided and the way in which it was presented.

Most comments were about the traffic speeding down the A393 and many suggested speed cameras at the top and the bottom of Lanner Hill.

Mobile phone signal, or the lack of it, was also a cause for concern.

There were enquiries about the Post Office and, surprisingly, not everyone knew about the excellent service we now have in the Village Hall on Tuesday and Thursday afternoon.

‘Parking’ and the lack of it was talked about. There were also many people who reflected on the Lanner Emergency Plan meeting (held December 2016), plus a repeat list or poster of a suggested crisis pack. *(The Emergency Plan and the Crisis Pack list will be on the parish council website once the final Emergency Plan is approved).*

One person suggested a Defibrillator to be situated in an accessible position in the

Square. This has also been brought up at Neighbourhood Watch meetings. *(This is a subject which has been discussed in depth by the parish council with a full briefing by the leading area coordinator. However, it has been decided not to proceed on grounds of cost and practicality).*

Neighbourhood Watch added 9 more members to the Scheme from the Consultation Event”.

6.3 Design and Character

Monitor Rob Lambourne

A series of plans and drawings were prepared and displayed as visual aids to a series of questions asked of consultees to determine attitudes and concerns. The questions posed required only a simple multiple-choice response.

91% of respondents preferred multi-unit development sites to be for a maximum of 10 dwellings, the remainder expressing no preference. Again, 91% would prefer to see development as infill either within the village settlement boundary or on brownfield sites. 9% considered greenfield sites to be acceptable.

The same proportion – 91% - held that extensions to dwellings should be proportional to the existing building and the plot size. 5% did not have concerns over restricting the size of extensions and 4% expressed no opinion.

In considering extensions to the front of a property, 68% thought this was generally inappropriate and to be avoided. 14% had no problem with the idea of extensions coming forward of the building line whilst the remaining 18% thought each case should be considered on its merits.

95% held that all new developments, including extensions, should provide the ability for storm water run-off to be dealt with on-site. The remaining 5% questioned as to whether this was achievable in all situations.

Respondents were asked if, where possible, new building should use materials in keeping with local building identity: to which 95% were in favour.

86% considered that all new dwellings should provide on-site parking space for two vehicles. The remaining responses were more or less equally divided between no parking provision, space for one vehicle, or space for more than two vehicles.

Other comments received were for new builds to have capacity for loft/upward conversions/extensions; for a policy on empty houses (*this is something subject to Local Plan policy*); environmental/embedded energy to be taken into consideration when evaluating building materials; and a call for more pro-active enforcement action.

6.4 Employment

Monitors Mary Anson and Mike Rabey

This subject received the weakest response from those attending and was the least helpful in the framing of the questionnaires and surveys to be sent out. Whilst there was a wish list for a range of new businesses to open up in the village, there was also a realisation that the existing businesses need to be supported better if they are to be retained.

The importance of broadband both as a prerequisite to attracting businesses and in retaining them was appreciated and the weaknesses of the present service well voiced.

6.5 Historic Environment and Heritage Monitors Chris Bosworth and Helen Bilham

“As a starting point to encourage residents to consider Lanner’s historic environment and heritage, a map with several spots of interest (not exhaustive) was displayed with photos illustrating our parish both in the present and past.

Questions to prompt discussion were also asked, for example:

1. Should the Old Coal Yard on the Tresavean Trail be preserved or used for housing? Interestingly, a notable number of residents were unsure of this particular location. A mixed bag of responses varying from no development, thus helping to maintain the natural break from Redruth, to an opportunity to develop a brown field site. *(This site was subject to a planning application fairly recently but was refused permission with objections coming from several bodies including the parish council and World Heritage).*
2. Which buildings do you value in Lanner for their historic interest? *(There was much interest in this topic and it will be included in the Household Survey for detailed response).*
3. Should Tresavean be kept as an amenity and site of historic interest? This was supported by a survey with the question “How much do you value the history of Tresavean?” 93% of the respondents rated it as high. There is a significant nostalgic attachment to Tresavean as well as value linked to the mining history of this particular area and the repeated comment was Tresavean is viewed as a recreational asset as well as a historic one.
4. A second survey was conducted. “How much do you value the history of Carn Marth?” 100% of respondents rated this as high. Of these, only 7% had not walked any of the footpaths on Carn Marth but they still acknowledged it as a highly important area of Lanner.

Overwhelmingly, the photographs prompted many memories and, voiced within those, a strong insistence that Lanner should maintain its identity and most certainly not meld into Redruth.

Another resource displayed was a map from Cornwall Council of the listed buildings of which there are 17 (including 5 stones on Carn Marth). A commonly held thought was that both Carn Marth and Tresavean had been granted some sort of status, and if not then they should. (*In fact, only Carn Marth has AGLV status*).

A series of photographs that provoked particular comment was three taken from a similar perspective from Tresavean in 1910, 1990 and just one week prior to this Event. These images show the development that has taken place and how fields have been replaced with housing. Consensus was that continuing developments will be to the detriment of the views from Tresavean and there was a similar concern over the encroachment on Carn Marth”.

6.6 Housing and the Development Boundary Monitors Tim Luscombe and Ashley Wood

The presentation sought to stimulate thoughts on how much new housing might be required, what type of housing, and where it might be located. 79% of those expressing a view saw some need for more housing but this was inevitably qualified in one way or another. 21% made a positive statement that they wished no new housing development whatsoever, but the reasons were unclear other than they considered the overall population high enough.

The suggested village settlement boundary was well understood and received almost universal approval, often with the added comment that there is a need to preserve both the identity of the village and its rural backdrop of open countryside.

Although the overwhelming majority saw a need for development almost no one thought this should be substantial in size or impact whether open market housing or affordable/social housing. Infill or rounding off received unqualified support from 23% but 30% felt there should be no development without infrastructure improvements: the capacity of the local school and concerns over flooding were the most cited worries.

10% of comments from those who considered there was some need to build more houses specifically stated they did not want to see any large developments (in addition to those supporting infill). 15% acknowledged a likely need for affordable housing (although the appropriateness of the word “affordable” was often questioned) but were clear that they thought such houses should be for *local* people only. 8% thought it would be beneficial to build 1 or 2-bedroom properties to facilitate downsizing.

6.7 Natural Environment and Biodiversity Monitors Carole Allen and Ann Shannon

Dog fouling was very much to the fore of concerns with suggestions of new bins for Wheal Buller car park, Ankervis Lane, Strawberry Fields and Penance Parc. Similarly, litter and fly-tipping are seen as a major menace.

Tresavean should be allowed to regenerate naturally and, in particular, prohibition of trial bikes and all-terrain vehicles should be subject to more effective enforcement. The conflict between walkers and bike riders – including cyclists – was a constant complaint.

The planting of more trees and better management of existing trees should be encouraged.

The overarching view was that the community should cherish what it has and take action to discourage misuse of our environmental assets.

6.8 Recreation and Leisure

Monitors Elaine Lambourne and Helen

Bosworth

Information was imparted and gathered using a range of interactive tools including maps, posters, “post-its” and photographs.

By far the most popular outdoor activities were walking related with particular importance attached to Carn Marth and also the Tresavean Trail, but consultees stressed the value placed on public open spaces generally and the network of footpaths and bridleways. Green spaces were seen as fundamental, not only to recreational activity by all age groups, but also to the identity of Lanner as a community.

The Village Hall was the most frequently referenced venue for indoor activities with carpet bowls and the Wednesday market seeming the most well-attended.

Of those providing a response to specific questions, 91% would be supportive of a rise in Council Tax if that money was spent inside the parish (that is, a rise in precept). Protection of public areas from vandalism was a major concern (82%) although practical ways of tackling this were difficult to see. Litter, and dog waste, were also very big issues (95%) with a call for more collection bins to be provided. The need for more public open space was a fairly well balanced matter, but making as much as possible accessible with mobility issues recorded 95% in favour, suggesting a review of the issue is merited.

The *idea* of allotments was supported by 84%, though it was unclear whether this reflected potential take-up or acknowledged the existing allotments within the parish which are 1 mile from the village centre.

Other, unprompted, concerns which were repeated by many included car parking (for the Village Hall in particular) and protecting green spaces within the village.

6.9 Transport

Monitors Liz Repper and Sandy Steward

The biggest worry confronting residents is traffic speed – particularly on the A393, but also on minor roads which are being used as “rat runs” by commuters and, increasingly, large commercial vehicles. For the main road, the use of average speed

cameras was the most called for proposal to resolve the problem, but also use of standard cameras as already signed with *enforcement*.

Reducing speed limits to 20 mph in some areas (“20 Is Plenty”) was put forward by a substantial number of residents. Pennance Road was particularly mentioned as a minor road subject to inappropriate speeds due to width constrictions and its use by walkers, cyclists and horse riders using the Trails. Other residential roads were also put forward as suitable for lower speed limits but these did not command the same numerical importance.

The provision of a pedestrian controlled crossing to the A393 was put forward by many: the location suggested ranged between Lanner Square to the site of the ex-Post Office.

People were fairly evenly divided as to whether more yellow lines are required or not. It was a universal complaint though that yellow lines are ineffective without enforcement (which is notable by its absence). The parking of vehicles on the pavement, particularly outside the village stores, was berated by many: especially so when pedestrians had to step into the road as a result.

7. Post-Consultation Event

7.1 Discussions were held and emails exchanged with landowners who had come forward at the Consultation Event with development aspirations, to clarify their intentions. Where these were felt to be able to command at least a significant level of support or interest from consultations to date, the parish council or the steering group, they were to be incorporated in the Household Survey for comment by the whole community. These discussions also precipitated slight amendments in the proposed Village Settlement Boundary line in order to facilitate the best development options.

7.2 Also to be included within the Household Survey for community comment would be the two SHLAA sites within the parish boundary (on which no community input had previously been sought) and the site off Pennance Parc with a lapsed permission for 14 dwellings. No further potential sites were to be actively included in the Survey although other sites could be nominated.

7.3 Further advice was obtained from Cornwall Council in respect of design and approach for the household survey at a meeting with Sarah Furley of the Planning Policy Team.

8. The Household Survey

8.1 The Household Survey (together with the Housing Needs Survey, Business Survey and Young Persons Survey) were distributed to all households in the parish in the week commencing 08 May 2017 by Cornwall Council with the parish council distributing copies to all known businesses within the parish and to those land owners who had shown interest in development. All survey forms were supplied

with a stamped addressed envelope for returns and a random draw prize of £50 was offered to encourage returns of the Household Survey with a £10 draw also being offered on returns to the Young Persons Survey. At the same time, Cornwall Council's Affordable Homes Officer distributed copies of the Housing Needs Survey to those on the HomeChoice register with a local connection to Lanner, returns being made direct to the parish council.

8.2 Returns were required to be made by 29 May 2017. Out of the 1259 Household Surveys issued, 288 responses were received giving a response rate of 22.9%.

8.3 The questions, and the responses were as set out below. In addition, whilst the questions usually required only a Yes/No answer, the opportunity was provided for expanded or additional comments. Where these additional comments were either significant in number (in excess of 5% of total comments received on that question) or of particular interest or merit, they are indicated below. Note that percentage figures regarding comments relate to total comments and not to total responses.

8.4 Homes

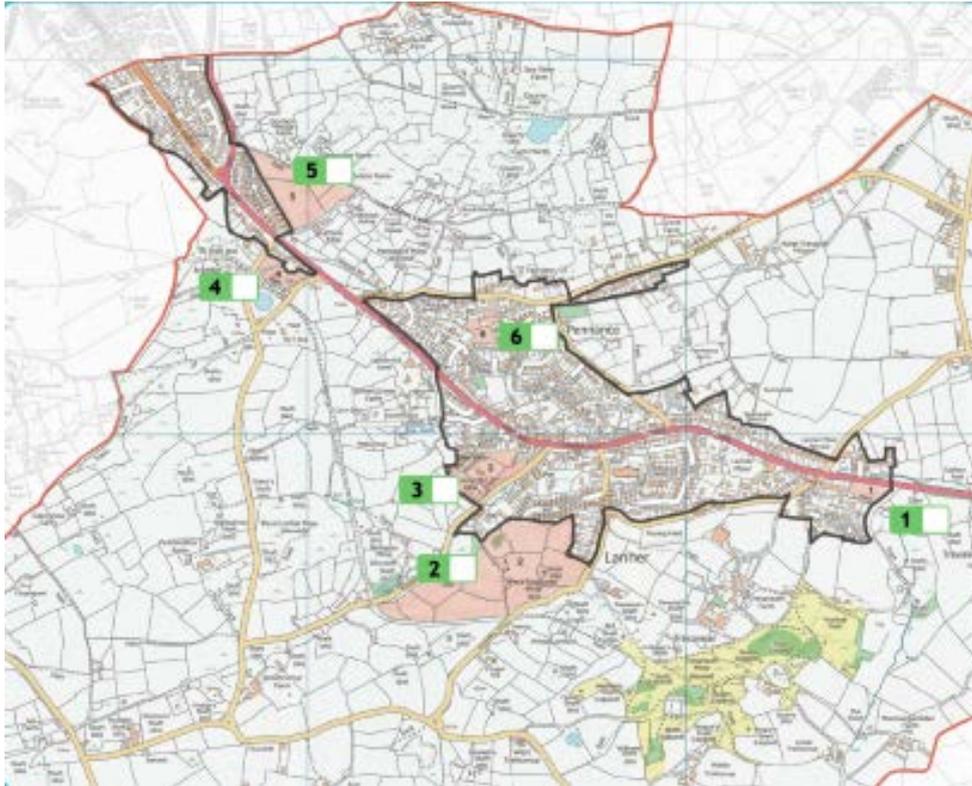
Q1: Do you agree with the proposed Settlement Boundary (as delineated with a thick black line on the map below)? [Yes – 88%](#)

Q2: Do you agree that sites identified for development should be of quality design standards that respect local identity? [Yes – 96%](#)

Q3: Do you agree maximum protection should be sought for the Tresavean mine area of the valley? [Yes – 94%](#)

Q4: Proposals for outside the Settlement boundary should only be considered if they are affordable homes led to meet local need? [Yes – 90%](#)

Steering Group Comment: These responses are reflected in the draft Plan.



Q5: Residents were asked for their preference with regard to development of the sites brought forward and identified on the map above.

Site 1: For 10-14 homes with emphasis on quality design, being at the 'gateway' to the village. [Yes – 89%](#)

Site 2: This is listed on Cornwall Council's Strategic Housing Land Availability Assessment (SHLAA) as having the capacity for 227 homes (175 from 2020-25 and 52 from 2029-30) [Yes – 20%](#)

Site 3: Potential for a mixed housing development including one/two bed homes aimed at those wishing to "downsize" possibly with some sheltered housing and a car park for users of community buildings. The site is about 4.7 acres. [Yes – 74%](#)

Site 4: A small site of about 1.5 acres for affordable home led development. [Yes – 83%](#)

Site 5: Another SHLAA site with given capacity for 76 homes 2020-25. [Yes – 54%](#)

Site 6: With a now lapsed planning permission for 14 homes, it is possible that a lower density of development could be required from any new application. [Yes – 79%](#)

Steering Group Comment: Sites 1, 3, 4 and 6 will be recommended for development within the Plan.²

Site 2 will not be recommended for development. In addition to receiving overwhelming rejection in the Household Survey, the site is outside the village settlement boundary, has poor access, would be damaging to the landscape and environment, and cannot be justified in terms of local need for affordable housing.

Site 5 received a fairly even split in the Household Survey response. Where the identity of respondents could be identified, of those who support development of the site 61% live a fair distance away – that is to say, east from the lower part of Lanner Hill. Of those against the site, 29% live fairly close – that is, from mid-Lanner Hill west.

Paradoxically, of those supporting the site, 86% support maintaining Carn Marth as an AGLV; 76% wish to resist further development on the slopes of Carn Marth; and 85% support retaining greenfield land around the Settlement Boundary.

The site is outside the village settlement boundary and cannot be justified on the basis of local need for affordable housing, it would encroach on the lower slopes of Carn Marth, it is approached by a private unmade road (Carn Marth Lane) which also has a dangerous junction with Lanner Hill, and development would appear as an extension of Redruth to the detriment of maintaining the integrity of Lanner.

Cornwall Council has said it would not be minded to grant a permission on this site.

Consequently, Site 5 is excluded from recommendation within the Plan.

8.5 Heritage

Q6: Residents were asked to nominate significant buildings or structures which they consider should have recognition of importance if changes are proposed? Those nominated in significant numbers were:

All Victorian Terraces

Carn Marth Quarry

Christchurch, Rough Street

Figgy Dowdy's Well

Lanner Churchyard, Rough Street

Lanner Square

Maud Pascoe Memorial, Lanner Square

² Site 1 has since received planning consent for five dwellings and has been removed from the draft Plan. On the advice of Historic England, Site 4 has also been removed as it is an exception site and therefore, by definition, cannot be in the Plan.

Methodist Church, Rough Street

Methodist Hall, Rough Street

Tresavean Stamps Engine House and arsenic flues

Village Hall, Lanner Hill

Steering Group Comment: Some nominations, such as Pennance Consols (Wheal Amelia) and Tresavean Trail already have significant protection and have been therefore excluded from the list: otherwise, the importance of these structures to the community is noted in the Plan.

8.6 Transport

Q7: Would you like to see a reduction in traffic speed through the village? **Yes – 78%**

Steering Group Comment: Speed appeared to be a particularly important subject to residents, with 157 (68%) of respondents providing additional comment. Of these, 24% were content with existing speed limits with another 20% indicating that they would be content if the existing limits were enforced. 13% of those commenting desired speed cameras on the main road through the village, particularly average speed cameras. 10% called for traffic calming measures and 5% for more road signage. There were also 3 respondents calling for a roundabout at the Coppice Inn.

43% of those providing additional comment to the question were unequivocal in seeking a reduction in speed limits. The majority of these voices were for a reduction to 20 mph along the A393 as it runs through the village or at least from the school to the Lanner Moor playing field. There were also calls to reduce the speed limit along Sandy Lane to 30 mph; along Pennance Road to 20 mph; to 20 mph on all housing estates; to 40 mph from Comford to Lanner on the A393 and to 30 mph through Trevarth hamlet.

Q8: Where would you like to see a pedestrian crossing? **The leading response was for Lanner Square – 43%.**

Steering Group Comment: Subsequent to the issue of the Household Survey, Cornwall Council carried out a pedestrian/vehicle survey at Lanner Square. In applying a formula to seek justification for a pedestrian crossing, the result was so far below the minimum required that a crossing is not a possibility. Traffic control therefore rests with setting the right speed limits and enforcing them.

Q9: Do you think any other location than Site 3 should be considered for a car park? **No – 74%**

Q10: Would you be interested in a car-share scheme with other residents? **No – 93%.**

8.7 Landscape

Q11: Do you agree we should seek to reinforce and support the importance of Carn Marth as an Area of Great Landscape Value? **Yes – 96%.**

Q12: Do you agree further development on the slopes of Carn Marth should be resisted? **Yes – 93%**

Q13. Do you agree maximum protection should be sought for the Tresavean mine area of the valley? **Yes – 93%**

Q14. Do you consider that greenfield land around Settlement boundaries should be retained? **Yes – 93%**

8.8 Design

Q15. Should home extensions to the front of the traditional dwelling (other than modest porches) be discouraged? **Yes – 70%**

Q16. Should home extensions to the rear of the dwelling be generally supported provided they are in proportion to plot size? **Yes- 97%**

Q17. Should loft conversions or 'upward extensions' be generally supported? **Yes – 89%**

Q18. Should a proportion of 'new builds' incorporate room-in-the-roof adaptability? **Yes – 90%**

Q19. Should all new homes provide a minimum of two parking spaces on site? **Yes – 91%**

Q20. Should storm water be contained within the site curtilage of new developments? **Yes – 93%**

8.9 Leisure

Q21. Do you feel existing open spaces within the village used for recreation should be retained and protected from development? **Yes – 98%**

Q22. There appears to be interest in the provision of allotment space near to the village core. Would you be interested in taking up an allotment if available? **No – 84%**

8.10 Services and Climate Change

Q25. Would you support community tree planting and, if so where would you suggest as a location? **Yes – 84%**

Suggested locations: Entrance to village, Carn Marth, Tresavean, Sandy Lane and Penstruthal

Q26. Are there any areas in Lanner which you feel do not cope adequately with surface water run-off? **Yes – 62%**

Suggested locations: Bell Lane, Lanner Moor, Pennance, Tresavean, Rough Street, Sandy Lane, Carn Marth, Treviskey

Q27. Do you have reception problems for mobile phones? **Yes – 52%**

Providers with poor reception: EE, O2, 3Mobile, Vodafone, Giff Gaff, Tesco, Talk Mobile and BT Mobile

Q28. Would you wish to see a renewable energy farm/plant in the parish?

Those who answered could choose more than one answer.

None – 45%, Wind – 37%, Solar – 25%, Anaerobic – 13%

If the ability to provide more than one answer is discounted, the answer becomes No – 51% and Yes – 49%.

8.11 Environment

Q29. Do you favour increasing the availability of ‘dog poo’ bins in known ‘hot spots’? Yes – 66%

Q30. Should we seek a ‘street light curfew’ on residential streets? Yes – 57%

Q31. The area shown as yellow on the map (above) is owned by Cornwall Council. Should we seek to enhance and improve it as a local nature reserve? Yes – 89%

Q32. Do you consider it acceptable to use covert CCTV in certain areas to catch fly tipping? Yes – 90%.

Steering Group Comment: All points raised from 8.7 through to 8.11 are included within the Plan.

9. Housing Needs Survey

Each household had a Housing Needs Survey form sent to it, as did everyone on Cornwall Council’s Homechoice register who had recorded a local connection to Lanner. There were 56 written responses indicating an interest in “affordable homes”.

26 of these were from people who have their own home and have no desire to move: this despite the form saying “Only return if you feel you need affordable housing”! The effective response was therefore reduced to 30.

Of these 30, there were then 14 who were obviously not “in need” of affordable housing or do not require housing for 5 years+. There were further distortions to the replies: some were clearly filled in by parents for children who may or may not end up wanting to live locally and others whose local connection is tenuous, their identity unknown, or their finances indicated as being in excess of £75,000.

Taking a very liberal view there appear to be 16 possible candidates. Half of these are seemingly in immediate need and half would be ready by the time any development completed. Looked at another way, about half would be looking for 1 or 2-bedroom properties for retirement/disabled adapted/single person property and the other half more conventional style. There also seems to be a 50:50 split on

desire for rented versus shared ownership accommodation. They are almost all Band E applicants.

All the response forms were forwarded to Cornwall Council's Affordable Homes Officer for scrutiny.

Steering Group Comment: The result of this survey is included within the Plan. The Plan reflects a considered need for a minimum of 16 affordable homes of different sizes and design but with a significant bias to 1 and 2-bedroom properties. It is recommended that the parish council undertakes Local Housing Needs Surveys every five years.

10. Business Survey

10.1 A Business Questionnaire was sent to each known commercial undertaking in the parish but, because we also wanted the opinions of the self-employed and those who work from home, a Business Questionnaire was also sent out with each Household Survey. Consequently, any statistical conclusions can only be referenced to the responses received versus the total businesses in the parish, the latter being unknown.

10.2 There was a total of 29 responses.

10.3 Of those responding, 64% were self-employed/sole proprietor; 21% in a partnership; 10% in a limited liability company and 5% in a family business. In addition, there was a response from Lanner School.

10.4. One of the respondents runs a care-home business from within the parish but the care homes are all located elsewhere. There are some 200 employees, full and part-time. This business is excluded from the analysis in this paragraph as it is so untypical of the rest.

Similarly, the response from the primary school is not included in the general analysis below. The school employs 9 people full time and 29 part-time. 15 employees live in Lanner parish (40%). Funding is a serious issue for the school and restricts capacity and ambition. Mobile phone reception and waste disposal are of concern and, but to a lesser degree, broadband.

The remaining 27 businesses employ (including owners of the business) 66 people: 68% full time; 30% part-time and 2% casual. The largest employer provides 8 full time jobs. 53% of the workforce live within the parish.

10.5 Of those responding, 29% were in building and construction; 18% were in professional services; 9% in retail; and the remainder fairly equally in agriculture, arts and crafts, automotive sales and repairs, catering, education, health and services.

10.6 36% of businesses saw their market as being regional, 7% national and 11% as international. Thus, only 46% defined their market as being simply local. This highlights the importance of good communications through the internet, broadband and mobile phone reception: issues which arise elsewhere.

10.7 21% of the responding businesses anticipated expanding and providing an additional 2 full time and 6 part-time jobs. The anticipated need for additional space is mainly for ancillary storage or for waste storage/disposal.

10.8 There is a clear need for greater community support of retail and service outlets if these are to have financial viability and continue in business. Lanner has already lost its Post Office (although, luckily, it has secured a part-time outreach service at the Village Hall). Respondents in retail businesses have clearly indicated that increased local competition could have devastating effects.

The support given between any one local business and another also appears weak.

These results probably reflect the fact that Lanner is very much a dormitory village with most economic and social activity taking place elsewhere.

25% of respondents would be interested in forming a Lanner Business Club. There is interest expressed in receiving support and training in advertising and the media (including a local business directory), handling accounts on-line, and first aid at the workplace.

10.9 Of the infrastructure supporting their businesses, 79% expressed concern about mobile phone connectivity, 68% about broadband connectivity, 36% about security, 32% about flooding, and 28% about waste disposal.

Steering Group Comment: The issues raised from this survey are either reflected in the proposed policies of the Plan or, where they are not concerning spatial matters, will be discussed further by Lanner parish council.

11 Young Persons Survey

11.1 There were 28 responses received, a return of about 6%. The age range was from 5 years to 18 years with a mean age of 13 years 5 months.

11.2 20 respondents were at school and 7 at college, of which 3 had a part time job. 1 respondent had an apprenticeship.

11.3 53% travelled to their place of education by car, 25% by bus, 18% walked, and 4% cycled.

11.4 68% socialised mainly outside Lanner with 75% relying on the family car for transport and 25% bus. Redruth was the main destination by a long measure but other locations feature, particularly where sport or activities such as music or dance are undertaken.

11.5 28% do not engage in any social activities within Lanner. Of those activities that are undertaken in Lanner, 25% use the playing fields for chatting with friends, and some 15% engage equally in walking, Lanner Band, church, and scouts. Less popular activities include cycling, skateboarding, football and horse riding.

11.6 When asked what facilities respondents would like to see in Lanner, the most popular replies were: cinema (12 – 43%); adventure trail (10 – 36%); tennis (8 – 28%); athletics (7 – 25%); dance (6 – 21%); music other than silver band (6 – 21%) and youth club/cafe (9 – 32%)

Steering Group Comment: Several of these activities already take place within Lanner or are about to. This suggests that communication needs to be improved, possibly utilising a range of media.

11.7 Asked what they liked most about living in Lanner, 42% said equally that they appreciated the friendly community and also the footpaths and trails for walking. The countryside was a key factor for 29%, followed by the recreation park (25%), a feeling of safety (21%) and also relative quiet.

11.8 Asked what they least like about living in Lanner, 38% referred to the main road and speeding traffic. After that, the only common concerns were a lack of things for teenagers/children to do (23%) and poor mobile reception (12%).

11.9 70% thought it most likely that they would get a job in Cornwall after leaving education but where in Cornwall that job might be or where they would live was unknown. Only 17% thought it likely that they would continue to live in Lanner after leaving full time education.

Steering Group Comment: The issues raised from this survey are either reflected in the proposed policies of the Plan or, where they are not concerning spatial matters, will be discussed further by Lanner parish council.

12 Interim Consultations

12.1 Housing

Following a request to Cornwall Council in August 2017 for an update on housing completions, starts and extant/lapsed planning permissions for the year 2016/17, it was noticed that some of the completions and permissions had CPIR marked against them. The explanation for this³ was that that part of the parish which is an “urban extension” of Redruth (constituting about 10% of the dwellings in Lanner parish) is being monitored with reference to the CPIR urban target.

To quote from the emails:

“I have discussed the issue at length with the manager of the monitoring team, Martin Cookman. The aim of the housing targets guide is to enable parishes creating

³ Emails from Sarah Furley, Group Leader Neighbourhood Plans, Cornwall Council 07 September and 29 September 2017

a neighbourhood plan to include a housing statement in their plan and therefore satisfy the examiner that they are demonstrating general conformity with the Cornwall Local Plan. Whilst we are trying to be fair and consistent in our approach, this is in many senses an academic exercise to provide parishes with a guide to their strategy – and won't reflect exactly what is happening on the ground.

There are several parishes within Cornwall where urban areas extend into the parish. For these areas the monitoring team have taken a view as to whether to adjust the baseline figure or whether the whole parish contributes to the 'urban' total or is essentially rural. For those parishes, where there is an allocation in the site allocations DPD (e.g. Ludgvan) or where the parish is mainly urban (e.g. Illogan) we have calculated the rural area excluding the built-up area from the rural percentage.

For Lanner we had taken a different view; the parish is essentially rural in character – there is just that spur of Redruth built up area extending into the parish from the north. There are no allocations for CPIR within Lanner parish, and although the monitoring team will attribute small amounts of windfall development in that northern area of the parish to the urban total, I don't think this suggests that Lanner parish should alter its strategy as a rural parish.

If you felt very strongly about this, we could recalculate the baseline figure. I've done it roughly and if we exclude the houses that are part of the built-up area of Redruth, I think this reduces the pro rata share to 14%. However, it also means that Lanner will receive a proportion of the 'windfall' estimate for CPIR main town allocation, this time based on the proportion that those houses represent of the whole built up area – again my rough calculation is about 1.4%.

It is in many ways academic, as we would expect all areas to have a strategy that aims at a figure above the baseline – nevertheless if we are going to publish targets we need to be consistent. However, as you rightly say, you have already proposed a strategy within your draft plan that demonstrates a good margin above the minimum baseline figure and have agreed that strategy with the parish council. I don't think adjusting the baseline figure will alter your strategy in reality and therefore suggest that it is not altered."

Steering Group Comment: The technical issues raised here are noted but, in view of the proposed housing strategy in the draft plan which has emerged from community engagement, reducing the baseline requirement from 57 dwellings to something in the order of 45 – 47 would be of academic interest only and no further adjustment is sought.

12.2 Affordable Housing

The following email was sent to the Affordable Homes Officer on 04 July 2017 and the actual Housing Need Survey forms followed shortly after.

“Attached is a spreadsheet analysing the responses received. The allocation of a “band” is strictly my interpretation of the reply content, but I have erred on the liberal side. Interestingly less than a handful of responders seem to be on the HomeChoice register.

SUMMARY

There were 56 written responses. 26 of these were from people who have their own home and have no desire to move. This despite the form saying “Only return if you feel you need affordable housing”!

That reduces the response to 30.

There are then 14 who are obviously not “in need” of affordable housing or do not require for 5 years+. There are further distortions to the replies: some are clearly filled in by parents for children who may or may not end up wanting to live locally and others whose local connection is tenuous, their identity unknown, or their finances possibly being well in excess of £75,000.

Taking a very liberal view there seem to be 16 possible candidates. Half of these are seemingly in immediate need and half would be ready by the time any development completed. Looked at another way, about half would be looking for 1 or 2 bed properties for retirement/disabled adapted/single person property and the other half more conventional style. There also seems to be a 50:50 split on desire for rented versus shared ownership accommodation. They are almost all Band E applicants.

It is quite likely from the analysis we’ve done so far that the Neighbourhood Plan will be able to provide for at least 16 and most likely more affordable homes and/or sheltered housing to permit down-sizing within the parish including that from existing HA homes.

I anticipate that the parish will continue to undertake 5-year reviews of housing needs.

Would you be willing to cast your eye over the actual forms in due course to check that we’ve gone through them fairly?”

A reply was received 22 November 2017, “Everything looks fine as far as I can tell – no further comments.”

Steering Group Comment: The Affordable Homes Officer’s comment to the survey and its analysis was noted with interest. No revision of the conclusions drawn in the draft Plan appear necessary.

12.3 Strategic Environmental Assessment.

In the course of screening, two amendments were made to the Draft Plan on the recommendation of Historic England. First, reference to three sites for future housing development as “allocated sites” was removed and the words “preferred sites” substituted because we were advised that “allocation” required much greater detail: for example, housing density and layout. Second, reference to a possible exception site outside the village settlement boundary for future affordable housing was removed since logically an “exception” to the Plan could not be within the Plan. In addition, Historic England had objections to this site for development on grounds of potential damage to the historic environment.

On 23 January 2018 Historic England responded to the rescreening of the revised NDP and confirmed that they are now satisfied that the Lanner NDP will not have significant impacts on the environment. Natural England have also confirmed that HRA and SEA are not required.

Cornwall Council therefore issued the formal screening decision to confirm that SEA and HRA are not required. A copy of the decision is included in the Basic Conditions Statement and demonstrates that the Plan does not breach European environmental legislation.

Steering Group Comment: The screening decision is noted and welcomed. It is reproduced with this Consultation Statement as Appendix One.

13. Pre-Submission Draft Consultation.

13.1 The formal consultation period for the Pre-Submission Draft ran for six weeks from 02 March to 13 April 2018. Notice was published in the West Briton newspaper on 01 March. Prior to that date a copy of the Draft and the Basic Conditions Statement had been delivered to Cornwall Council (18 February). Notification was also sent to each of the organisations, bodies and individuals named in paragraph 4.1 above. Each household in the parish was sent a newsletter (22 February) which included the principles on which the Plan is based and a copy of the formal consultation Notice inviting written comments. The draft Plan and supporting documents were all published on the parish council’s website (long before submission of them to Cornwall Council) and hard copies were available for inspection at the parish council office, Anglican church, Methodist church, doctors’ surgery, the Coppice Inn and Redruth Library. The Notice was also published on the parish council notice boards.

13.2 A public meeting to present, and answer questions on, the Draft Plan was held in the Village Hall on 14 March. Approximately 50 people attended. As with the original public meeting on the Plan, tables were set up to focus on particular issues where documents and maps could be viewed and comments left in writing. This

meeting also provided the opportunity for a public presentation of the completed Local Landscape Character Assessment.

13.3 Because of the volume of concerns expressed about vehicle speed in the parish a separate public meeting was held on this one issue on 18 April 2018 at which residents were invited to discuss their ideas for solutions (rather than focus on describing the problems) and some 70 residents attended. Also present was a panel of professionals to help guide the discussion on legal, practical and financial constraints: police Inspector Mark Eccles; WPCSO Ellie Grey; Adrian Drake (Cormac); and Cornwall Councillors John Thomas and Mark Kaczmarek.

14. Pre-Submission Responses

Cornwall Council Local Plan Team

14.1 General Comments

- The document is clearly written, with the policies flowing from the vision and objectives. However, it might make the NDP more user friendly if the supporting information was summarised more briefly within the document and some of the detail moved into an Evidence Base document.
- A list of Policies in the contents would also help users of the document.
- In the comments on individual policies below, some have been identified where the policy repeats existing strategic policy, without adding any extra local detail. NDPS are advised to avoid repetition and these policies, where identified, could be removed.
- Policy wording needs to be a clear instruction to a developer or decision maker as to what sort of development is acceptable and how an application should be considered. Some of the policies (identified below) contain aspirational wording or express community wishes, but don't indicate how a development proposal should be determined. This wording should be moved to the policy objective/supporting text and the actual policy wording made more precise.

Steering Group Comment: Creating an Evidence Base document has been considered on several occasions. However, it is felt that this would add to an unwieldy collection of documents where the reader has to continually cross-reference to achieve a smooth narrative. As it is, a full understanding of the community's concerns and aspirations requires the reading of four documents: The Plan itself; this document; the Basic Conditions Statement and the LLCA. The supporting information is considered to be as brief as possible without losing comprehension or fostering ambiguity.

A list of Policies is considered unnecessarily repetitive in what is a relatively short document where the existing Contents page facilitates easy navigation. No confusion or difficulty has been expressed in this respect by any member of the public or

indeed developers: we have in fact received a surprising number of compliments on clarity and layout.

The point about repetition of strategic policies is noted and, where applicable, acted on. However, some of the suggested repetitions are not that, but are adaptations of, extensions of, or giving local significance to strategic policies. Where appropriate, we have changed text to make the difference more obvious.

The comment about giving “clear instruction to a developer” is understood but we believe the value of this Plan is far wider than that narrow constraint. The aspirations and concerns of the community on issues such as health and welfare, road safety, anti-social behaviour and so on all need to be assimilated into development location and design and, if applicable, acknowledged and reflected in proposals. The concept of community in context also needs to be grasped by decision makers generally. The Neighbourhood Plan has to express the character of the community if it is to be owned by the community otherwise it risks being simply a footnote to the Local Plan.

14.2 Legal and General Conformity Issues.

- Band E of the HNR should not be discounted
- Local Need criteria should not vary from the CC definition
- Please see also detailed comments from the Affordable Housing team

Steering Group Comment: In view of the new Homechoice policy introduced in January 2018, of which we were only aware in early April 2018, we are content not to discount Band E.

We have to question that the Plan is not in conformity with regard to a definition of “local need”: simply because we are unable to identify a definition of “local need” in the Local Plan or in NPPF and have not received a straight answer on this from the Affordable Homes Officer.

We are happy that our reference to local connection criteria should be as is used by Cornwall Council. Though local connection is not the same as local need.

There is an established definition of *housing need* in the NPPF: *The NPPF defines households as being in housing need if they are unable to access a suitable home in the open market. That is, a household that cannot access a home suitable for their needs in the right location at an affordable price.* We are wholly in agreement with that definition. That need is to be reflected in the Cornwall Affordable Housing SPD, but that document has not been published for consultation let alone subjected to Examination. It is due out in July.

Local need, which is the principal test to apply against proposed exception sites, is the housing need which is required by a particular community for those with a local

connection. This is not Cornwall Council's definition though – as far as we can see, they don't have one. Thus, we don't see there is a conformity issue here.

What the AHO doesn't like, of course, is that we are saying that if a household with a local connection doesn't express any wish to live in the parish then we shouldn't be planning to build a dwelling here for that household. This, we believe, is a logical argument and meets the NPPF definition: that the home should be in the right location.

We do not think it wise to agree a "definition" that doesn't yet exist.

14.3 Policy 1.

This Policy repeats the aims of the NPPF and CLP Policy 1 without adding any local detail - could be removed. A shorter statement about the overall aim of the NDP to achieve sustainable development could be included instead.

Steering Group Comment: We believe that our Policy 1 is different in approach to sustainability than as described in the Local Plan and even NPPF. Our Policy requires proof that developments are sustainable within themselves and – importantly – taking into account their effect on other elements of the community. The Local Plan, in particular, suggests that sustainability of a development is much more of an internal matter with the accent on the economic role and has a greater flexibility towards the other pillars of sustainability. In addition, the importance and complexity of sustainability as a core of development and decisions generally cannot surely be stated too often.

14.4 Map 1.

Village settlement boundary – the delineation used in the SA of the CLP was only used to enable a 'points of the compass' assessment of constraints around some of the settlements in Cornwall, to assess delivery of the housing target. It's not a big issue, but reference to this is a bit odd. It's not a published settlement boundary – you could refer to the settlement boundary in the former Kerrier deposit draft Local Plan – or neither!

It would be useful to extend the top of the map a little further to show why the settlement boundary around the periphery of Redruth stops as it does (at the extent of the parish boundary.)

Steering Group Comment: Agreed.

14.5 Policy 2a.

Reference to 'unacceptable loss of garden space' is vague. It would strengthen the policy to relate this either to village character or to the function of a garden.

Steering Group Comment: Agreed.

14.6 Paragraph 11.2.

Policy 9 of the CLP is referred to as Rural Exceptions Sites so the definition in the glossary of the NPPF is engaged and footnote 6 is not required.

Steering Group Comment: It is important to the Plan that this footnote is retained. There is no evidence at this time that Cornwall Council's use of "rural exception site policy" has changed nor is there anything in the Local Plan to confirm any limitation on its use. As a community, we want clarity and certainty.

The Affordable Homes Officer has called for an agreed definition of local need and that is something which this Plan wishes to assist. This footnote illustrates why that definition is so important. The way in which local need is assessed by the AHO versus the needs of those with a local connection is highly debatable. In November 2017, the parish council received a request for help in finding a local tenant for a new affordable house in Lanner which the AHO was unable to fill from a list of over 100: a number which was still being put forward to the Planning Office in the early months of 2018.

Quantifying local need is further complicated by what was referred to at the Examination of the Cornwall Site Allocations DPD in January 2018 as a "culling" of the HomeChoice register from 19,000 to 6,500 (that is, by two-thirds). Presumably this will impact on the AHO's analysis for Lanner: we still await confirmation as to what this will be.

We have amended the footnote to remove reference to discounting Band E.

14.7 POLICY 3.

The actual Policy wording is ok (although prefer fewer to less in this context) – but statements made in the supporting text are not in general conformity with CLP. Please see also legal and general Conformity issues section above and the comments from the Affordable Housing Team.

Steering Group Comment: We have changed "less" to "fewer".

The criteria for assessing "local connection" have been changed to meet those currently in the Cornwall Affordable Homes SPD 2018.

As stated in footnote 6, we are waiting for the AHO to provide new information from the HomeChoice register reflecting the new policy and "culling" of the old list. We have asked that he also refines his table to eliminate his 0-bedroom (bedsit) column. When that information is to hand we will rewrite paragraphs 11.6 and 11.7.

We have deleted paragraph 11.8 which references Band E.

14.8 Maps 3, 4 and 5

The text here is written in blue, which could confuse the reader as it is similar to policy text. Could be made clearer that this is guidance.

Steering Group Comment:

The text is written in blue because it is part of Policy Six. Because of the size of the maps, the whole is disjointed when in hard copy. We will try to address this potential confusion as the Plan is redrafted. However, the text does refer to “the following locations” so reference to those sites is to be anticipated.

We have removed the old Map 3 because that site has since obtained planning permission. Maps 4 and 5 have been renumbered 3 and 4 (and subsequent maps in the Plan will also be renumbered).

14.9 Policy 7

Referred to as Policy 6 in para 15.2. The design and character section would be stronger if there was a village design statement to establish what the character of the village is. Applicants and decision makers will then know how to judge whether a proposal responds to the character of the area. This would also provide better justification for the requirement for new development to be 2 storeys and avoid excessive roof bulk. Elements of the policy in part 16) will not require planning permission and this should be moved to supporting text.

Steering Group Comment: “Policy Six” has been changed to “Policy Seven” in paragraph 15.2. In addition, reference to 14.1 has been changed to 15.1.

We have elected to rely on the Cornwall Design Guide and do not feel there is anything to be gained in creating a village design guide. There is no constant or consistent vernacular in either design or materials and so we look to broad principles of good design but which will need to be interpreted in different ways according to the specific site and its environs. We also have to consider policy which is suited to the hamlets and scattered dwellings within the parish. For these reasons our Policy 7 seeks to supplement and draw out the principles of good design which we feel are apposite in our community but without imposing rigidity.

14.10 Policy 12

This is an aim/action - not a policy. Could be listed as an action in Appendix 7.

Steering Group Comment: Agreed. This has been deleted as a Policy and has become text in 17.1 and referenced in Appendix Seven.

Policy 14 has become Policy 12 and Policy 13 moved to follow 17.3. All subsequent Policies are renumbered as a result.

14.11 Policy 13

Needs to be reworded to indicate how development will be assessed. eg ‘Development proposals must demonstrate that they will conserve and enhance the landscape and its historic features on the south and west slopes....etc

Steering Group Comment: Agreed.

14.12 Policy 15 (now 14)

Does not add any extra protection or local detail of NPPF and CLP Policy 24 and could be removed.

Steering Group Comment: The Policy has been expanded to show that it is about structures especially valued by the community and not Listed structures alone.

14.13 Policy 19 (now 18)

These are projects/actions – not policy

Steering Group Comment: As stated in 13.3, speed and the safety of pedestrians, cyclists and horse riders are a priority concern within the community. There is little merit perceived in advancing the aim of Connecting Cornwall:2030 to increase walking and cycling in particular if these activities cannot be carried out safely. We therefore feel that it is essential for decision makers to understand the importance the community attaches to the issue of speed, what its aims are, and to recognise that any consideration they can demonstrate towards the problem will help gain community support for the overall proposal. To omit these aims would challenge the community's faith in the Plan.

As a consequence of the public meeting on Speed held April 2018, we were made aware of Radar Class surveys done in January/February 2017 at the top of Lanner Hill and near the Playing Field. These add further justification to people's concerns and the need for development to take account of them. This information is added to the text.

14.14 Policy 21 (now 20)

A site-specific Flood Risk Assessment (FRA) is required for development sites which are:

1. Located in Flood Zone 1 and have a site area greater than 1 hectare;
2. Located within a Critical Drainage Area (CDA), notified to the LPA by the Environment Agency;
3. Located fully or partially within Flood Zones 2, 3a and 3b;
4. In an area of known flood risk and/or drainage issues.

The FRA must consider all forms of flooding and the effects both on and off the proposed site.

An NDP cannot impose stricter requirements.

Para 21.2 names some areas where there is known flooding. NDPs can identify areas of known flood risk and drainage issues if they are not already designated. Evidence required to justify this would include:

1. Existing FRAs undertaken for developments in the area;

2. A diary of flood events/drainage issues which should include date, time, and location of the event. Comments, details of the eyewitnesses and land owners (if known);
3. Photographs;
4. Video footage;
5. Sketches.

Have you got the evidence to back up the flood risk of these areas and if so, please show the areas on a map? (may be worth getting some input from Jackie Smith Sustainable Drainage lead officer)

Steering Group Comment: Most of the village of Lanner lies in a steep-sided valley which creates considerable run-off. The resulting flooding problems are well documented: Lanner Square has been the subject of severe flooding; the Methodist Church in Rough Street is frequently affected; Cornwall Councillor John Thomas is in regular contact with Cormac over the quoted areas; the Trails (including Carn Marth Lane) are regularly subject to severe run-off which has actually brought soil and debris onto the A393. Cornwall Council therefore has a wealth of evidence on this subject.

The housing estates of Strawberry Fields, Tayberry Gardens and Pennance Parc have surface water taken to an attenuation tank (which was actually designed by one of our Group) because of the impervious nature of the ground.

Any development poses the risk of run-off onto other people's property and the risks in this topography and geology are such that it is not unreasonable for all sites to provide a risk assessment – even if that simply says “no risk”. We have experience of too many developments taking place without any discernible thought to the problem being given in the design stage.

Consequently, we have retained this Policy.

14.15 Policy 23. (now 22)

Policy is not necessary. In June 2015 a Ministerial Statement was issued stating that planning applications for wind energy development involving one or more wind turbines should only be granted planning permission where the development site is in an area identified as suitable for wind energy development in a Local or Neighbourhood Plan; wind turbines will therefore not be permitted unless your NDP designates an area for turbines.

Steering Group Comment: With respect, Ministerial Statements are an expression of government policy and are more susceptible to change (and challenge) than other forms of direction. Our wish is to reinforce the undesirability of turbines in the landscape.

14.16 Policy 24. (now 23)

This isn't clear policy wording. The first two sentences could be moved to supporting text and policy reworded to resist the loss of recreational facilities (along the lines of CLP Policy 4.4 which relates to community facilities.) eg Development proposals which facilitate or encourage healthier lifestyles will be supported. Community health and recreation facilities and should, wherever possible, be retained and new ones supported. Loss of provision will only be acceptable where the proposal shows:

- a. no need for the facility or service;
- b. it is not viable; or
- c. adequate facilities or services exist or the service can be re-provided

in locations that are similarly accessible by walking, cycling or public transport.

It would help to show the facilities referred to on a map – and also be aware that whilst the NDP can resist the change of use of premises, health providers will control the provision of healthcare services.

Steering Group Comment: Agreed. Policy amended but no need to provide a map or otherwise determine or fix the facilities referred to as this would prove inflexible against changing circumstances.

Affordable Housing Officer

14.17 Definition of Local Need

The definition is not in line with Cornwall HomeChoice policy, s.106 "local connection" details the following;

In the case of parishes:

- (a) being permanently resident therein for a continuous period of at least three (3) years immediately prior to Advertising; or*
- (b) being formerly permanently resident therein for a continuous period of five (5) years; or*
- (c) having his or her place of permanent work (normally regarded as 16 hours or more a week and not including seasonal employment) therein for a continuous period of at least three (3) years immediately prior to Advertising; or*
- (d) having a connection through a close family member (normally mother, father, brother, sister, son or daughter) where the family member is currently resident therein and has been so for a continuous period of at least five (5) years immediately prior to Advertising*

All applicants on the Homechoice Register are eligible for affordable housing. The bandings are merely a way of ranking the priority of all those with housing need (A-E bands).

It must be stressed that Band E is not "essentially saying there is no need" – this would be incorrect and misleading, all Bands including E are in housing need and eligible for affordable housing.

Applicant preference (“desire”) for living in a Parish can change with time, circumstance and the availability of housing. Preference is only an indication of where applicants wish to live at a point in time i.e. demand not need.

Steering Group Comment: As already stated, our reproduction of the criteria for “local connection” has been changed to that in the new HomeChoice policy introduced in January 2018. Similarly, with the change in Banding definitions we have removed any reference suggesting Band E applicants should be discounted in an assessment of local need.

We continue to assert that, for the purpose of assessing local need in validating rural exception sites, local need does not equate to local connection. It is accepted that preference of location can change over time – but that can go either of two ways: jobs change, family dependents die, and so on. We can only plan from the evidence before us. To build houses for people who have a local connection but no desire to live locally runs against the principle of need described in NPPF.

14.18 Zero Bed Need

Clarification of zero bed need – 0 refers to bedsit need – as we no longer provide new build bedsits, zero and one bed need is combined. Suggest it may be clearer combine these figures and simply show a one bed need column.

Steering Group Comment: Agreed. As suggested above, we request the AHO provides a new table based on the latest HomeChoice figures for the parish.

14.19 Band E

It would be incorrect and misleading to state Band E “are unlikely to be offered affordable housing by a registered provider in their current status.” Current HomeChoice policy including Band E does not include applicants with savings over £60,000 (no longer £75,000), history of anti-social behaviour in the last 2 years or rent arrears – none of these groups would be eligible to register on HomeChoice.

Although some Band E applicant may be deemed as adequately housed in terms of assessing priority, their housing circumstance is neither a long term nor affordable solution to meeting their housing need.

The NDPs proposed definition of Local Need and disregard of Band E presents us with strong concerns regards conformity and are not supported.

Steering Group Comment: Agreed now that the Banding criteria has changed under the new HomeChoice policy.

Open Spaces Officer 14.20 The National Planning Policy Framework 2012 (para 73) requires that planning policies should be based on robust & up to date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. This has been undertaken for larger settlements such as Camborne, Illogan, Pool & Redruth, which follow the methodology in the adopted Open Space for Larger Towns in Cornwall, found at:
<http://www.cornwall.gov.uk/environment-and-planning/parks-and-open->

spaces/open-space-strategy-standards. This has not yet been undertaken in rural settlements such as Lanner.

Section 23 of the draft NDP identifies six open spaces for designation as Local Green Spaces, but there is no evaluation of the quantity, accessibility (distribution) or quality of these open spaces. Consequently, there is nothing to inform whether there is an adequate or over-provision of a type of open space, or if some residents live in areas with deficiencies, or where & how investment needs to be directed. Consultations with sports clubs would be recommended to ascertain pitch requirements & investment aspirations.

The NDP makes no mention of standards to be used in support of Local Plan policy 13.2, which requires that all new development will be expected to achieve the provision of public open space on-site, in proportion to the scale of the development and providing for different types of open space based on local need, unless there is access to alternative facilities that would meet the needs of the new development.

In the absence of local standards, the National Playing Fields Association (NPFA) standards would apply, even though they are known to be problematic, especially in rural areas. These require principally the provision of sports pitches, equipped children's playgrounds and areas for informal recreation and play. Details of assessments of open spaces and the setting of new future standards (quantity, accessibility & quality) should follow the same methodology and use the same definitions as set out in the adopted strategy for larger towns, in order to ensure a consistency with the planning policies throughout the county. We regret that the Public Space Team is unable to provide this service free of charge at this time, but should you require advice on the application of the methodology or its conclusions please do not hesitate to contact us.

Steering Group Comment: The proposed designation is to preserve the given open spaces. These are defined on a map and briefly described. A more detailed description of each site including acreage and an inventory of facilities could be provided but we do not see this as being useful for this purpose. There is no call for investment or any evaluation on whether more space is needed. There are other open spaces with public access which are described but which are not Local Green Spaces.

The parish council made a £30,000 investment for facilities in the Strawberry Fields recreation area in 2016 after taking over responsibility from Cornwall Council. With the community, the parish council is providing additional play facilities in the Lanner Moor recreation field for disabled children 2018/19.

We have mentioned the aspiration for a rugby pitch but no site has been designated (or suggested) for it. The football club has its own pitch, leased from Cornwall Council, and they have ambitions to provide a changing room. There have been no calls for additional facilities from our household or youth surveys. The comment seems to be applying urban criteria to a rural village.

We have not mentioned Local Plan policy 13.2 because we have been informed there is no need for repetition here. The NDP is not proposing any large-scale development

which would require consideration of further open space allocation. Any perceived need for contributions to recreational facilities/open space will no doubt be picked up by Cornwall Council in s106 requirements.

Landscape Officer 14.21 This NDP has worked to produce a Local Landscape Character Assessment which is a valuable evidence base to underpin the references to enhancement and conservation of the character of the Parish.

Vision and Objectives – p12 - under Natural Environment it would be beneficial to note the importance of respecting and value in the local landscape character.

Policy 11 – p37 – It may be advisable to mention that proposals for tree planting should reflect the landscape character (in location and species selected) and respect and maintain important identified views and vistas.

Steering Group Comment: Agreed. Policies amended accordingly.

CIL 14.22. Lanner Parish is in CIL Charging Zone 5, and as such, development in the area will not be liable to pay CIL (under current proposals). This also means that the Parish Council will not receive the guaranteed 15% of the CIL income raised in the parish (25% with a made NDP). However, discussions are currently underway within Cornwall Council to determine what CIL income will be spent on and how this money can be accessed. It is probable that this will involve some sort of bidding process, and if this is the case, then Lanner Parish Council would still be able to access CIL funds to deliver certain types of infrastructure within the parish.

Steering Group Comment: Noted.

Fire Service

14.23 With an aging population people are remaining in their properties much later in life than in previous generations. This means that traditionally designed properties will not meet the requirements of future occupants. By planning now for full life occupation or having designated properties with adaptations for reduced mobility these issues will not arise.

300 people die each year in domestic fire, those at risk are the very young and very old. The installation of a fire suppression system at the design stage will only cost 1-2% of the build cost but reduce the likelihood of a fire death to almost zero.

Add a requirement for the installation of fire sprinklers system

Steering Group Comment: The general comment is agreed and it is the intention of this Plan that new designated properties with adaptations will be introduced into developments (see Objectives, Policy 4 and Policy 6). It is considered that fire suppression, including sprinkler systems are a matter for Building Regulations rather than Planning but the point is appreciated.

Transport

14.24 General

Connecting Cornwall: 2030 is the third Local Transport Plan for Cornwall and sets out a 20-year transport vision which supports economic prosperity and a move towards more sustainable travel, with less reliance on the private car: the intention being to encourage vibrant, accessible and safe town environments providing strong links between communities, both in Cornwall and beyond.

In general, many of the policies contained within the Neighbourhood Plan align with the Local Transport Plan aims in particular where they relate to the provision of or supporting existing walking, cycling and public transport links.

Support the proposals to improve public transport, pedestrian and cycle links and links should be provided as part of new or upgrade/change of use of existing development where appropriate.

Steering Group Comment: Noted.

14.25 **Policy 7** New development proposals should look to provide links to existing walking and cycling infrastructure

Steering Group Comment: Agreed.

14.26 **Policy 17 (now 16)** Where appropriate to scale of development provision should be made to access new business units by walking, cycling and public transport. This could include measures such as cycle parking, lockers and shower facilities.

Steering Group Comment: This seems unnecessary in what is essentially a small rural village.

14.27 **Policy 19 (now 18)** Speeding exceedances will need to be clearly evidenced prior to potential measures being considered.

Steering Group Comment: As detailed in the text, Cornwall Council RadarClass speed surveys provide the evidence required.

14.28 **Policy 24 (now 23)** Future development should look to provide access or an upgrade to current recreational facilities.

Steering Group Comment: We do not understand this response in the context of the Plan.

Public Health

15.1 Planning and public health are inextricably linked, and championing good spatial design can promote good health and wellbeing among the local residents. For this reason, public health believes that Neighbourhood Development Plans are important to securing good health and wellbeing outcomes and that opportunities should be taken to promote health during this process.

The Lanner NDP contains some policies that are supportive of health and wellbeing, including:

- Good provision for Open Spaces, Access to the Countryside, Recreation

- The provision of a health profile for Lanner, and the understanding of the key health challenges faced by residents in Lanner
- Support of development proposals that encourage healthier lifestyles
- Consideration of housing need, including accessible and lifetime homes, affordable homes, and energy efficiency, both in relation to fuel poverty and climate change
- Encouragement of healthy lifestyles through the protection of sport and leisure infrastructure and trails, bridleways and footpaths
- Encouragement of a net gain for the environment

These policies are supportive of health and wellbeing in Lanner. However, further thought could be given on how to maximise this potential.

How the plan could further support health and wellbeing

We have a number of recommendations that would further enable health and wellbeing within Lanner:

1. Make health and wellbeing an objective of the Lanner NDP

Lanner community would benefit from the addition of health and wellbeing as an objective of the NDP. While the Plan does contain reference to policies that are supportive of health and wellbeing, moving the existing health and wellbeing profile to the front of the document and stating health and wellbeing an objective of the NDP would give greater emphasis to the opportunities to address health and wellbeing challenges through the spatial and built environment.

The promotion of health within the NDP in this way would be supported by the Local Plan, which contains a policy (Policy 16) directly relating to spatial planning as a measure for improving health outcomes and preventing ill health. This policy makes provision for the health and wellbeing of Cornish residents through the following objectives:

- protecting people and the environment from unsafe, unhealthy and polluted environments
- improving and protecting air quality
- maximising the opportunity for physical activity through the use of open space, indoor and outdoor space and active travel networks
- providing storage for cycles and other equipment
- encouraging provision for growing local food and providing flexible open spaces that can be adapted to the health needs of the community.

Steering Group Comment. Health and Wellbeing are now entered into the list of Objectives for the Plan. Ways in which this Objective is to be achieved are threaded throughout the various policies in the Plan.

2. Active travel

The Lanner NDP does reference the provision of infrastructure for healthy lifestyles offered within the parish, including the network of mining trails that are maintained by the Parish Council. The plan also supports new developments to enable healthy lifestyles. However, further reference could be made on the need to offer walking and cycling routes between new developments and key locations for services and facilities.

Street connectivity, mixed land use and compact residential design are considered to be important features of a walkable neighbourhood and there is evidence to suggest that walkable neighbourhoods can encourage active travel and thereby promote physical activity⁴. Active travel (cycling, walking and use of public transport) can increase physical activity levels and improve physical and mental wellbeing. Given that 31% of children in Camborne, Pool and Redruth CNA (Reception and Year 6) are overweight or obese, and 30.2% adults are physically inactive (Cornwall wide data), active travel could be utilised as a means to address this. The Lanner NDP also notes that the local rates for cardiovascular and respiratory diseases are higher than the national average for England, with the rate of stroke markedly higher. These health conditions can often be prevented or treated with healthy lifestyle choices, so the Plan has an opportunity to embed opportunities for physical activity and active travel so that the built and spatial environment of Lanner supports the health of residents.

Prioritisation of active travel can also reduce over reliance on motorised transport, contributing to improved air quality and a reduction in road injuries, which is also commented on within the Plan.

Steering Group Comment: The extent and location of anticipated development suggests that the provision of additional walking and cycling routes is not a priority in spatial planning. The parish council, supported by grant and community funding, has provided outdoor adult training equipment and an all-age “assault course” at Strawberry Fields and will be installing additional play equipment at Lanner Moor recreation field in 2018/19 aimed at disabled children. The issue now seems to be to get more people to use the facilities available – including walking children to school versus driving them. The division of the village by the A393 is a considerable problem in encouraging walking as speed surveys indicate that around half of all vehicles travel through the village in excess of the speed limit.

In addition, travel to work is, on average, over 9 miles so other forms of transport are at a disadvantage from a time/convenience point of view.

3. The food environment

The food environment plays an important role in promoting a healthy diet, but this is a complex system influenced and determined by a series of factors, including a

⁴ Gov.uk website

person's proximity to food retail outlets and the type of food available. The NDP has an opportunity to influence the food environment by making healthy food more accessible and available, and restricting unhealthy food through class A5 regulation.

In addition to regulating class use, the Plan could consider how it can support healthy diets and access to healthy affordable foods. Research of moderate quality indicates that increased access to healthy, affordable food for the general population (e.g., food in schools, neighbourhood retail provision) is associated with improved attitudes towards healthy eating and healthier food purchasing behaviour⁵). It also indicates that improved dietary behaviours, such as increased fruit and vegetable consumption, are associated with increased access to healthy, affordable food vegetables⁶. The provision of allotments could be considered within the NDP, as evidence shows that gardening in an allotment setting in may result in numerous positive physical and mental health-related impacts and outcomes⁷

Steering Group Comment: We fully agree with the benefits of healthy eating but our research suggests more allotments are not the answer. In any event, allotments don't need planning permission.

4. Social isolation

As 40% of adults aged over 65 years old live alone in Camborne, Pool and Redruth CNA, community facilities and services are an important consideration and further thought should be given to how the NDP can help to address social isolation through the provision of social infrastructure, opportunities for social interactions and the new developments. Improving neighbourhood walkability and access to recreational and non-recreational destinations (such as grocery stores, schools and other amenities) can also impact positively upon social interaction among older adults⁸.

Steering Group Comment: The major "preferred" development site in the Plan will provide level access to shops and community facilities from supported housing.

5. Green space and green infrastructure

Lanner NDP clearly outlines areas for protection under open spaces designation in the NDP area. This is important as access to green space is associated with numerous positive health outcomes, including improved physical and mental health, and reduced risk of cardiovascular disease, risk of mortality and other chronic

⁵https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/625568/Spatial_planning_for_health_an_evidence_resource.pdf

⁶https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/625568/Spatial_planning_for_health_an_evidence_resource.pdf

⁷https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/625568/Spatial_planning_for_health_an_evidence_resource.pdf

⁸https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/625568/Spatial_planning_for_health_an_evidence_resource.pdf

conditions⁹. There is consistent evidence that having access to recreational infrastructure, such as parks and playgrounds, is associated with reduced risk of obesity among adolescents and increased physical activity and is therefore an important policy for health and wellbeing.

Resources

For further information on building homes that support health and wellbeing, see Public Health England's guidance on spatial planning for health evidence review.

And for a health profile for Camborne, Pool and Redruth, see <https://www.cornwall.gov.uk/media/28425272/camborne-pool-redruth-cna-profile.pdf>

This can be analysed specifically to Lanner Parish if requested.

Natural England

16.1 **Policy 6 and maps 3,4 and 5** deal with preferred sites for development. We recommend that you specify for each of these sites that biodiversity net gain should be delivered as part of the development. You could use this opportunity to specify what the net gain should look like for each of these sites. The sites do not appear to be allocated but clarification on this within the text would be useful. We would like to point out that it would give more certainty about what will be delivered on each of these sites, and how, if the plan would allocate the sites for development.

16.2 **Policy 7:** We recommend that you specifically require biodiversity net gain to be delivered as part of every development. It is worth noting that the requirement for biodiversity net gains is strengthened in the new consultation draft of the NPPF which was published recently

Steering Group Comment: The original Map 3 has been deleted as this site has obtained planning permission and the other two maps renumbered 3 and 4 respectively.

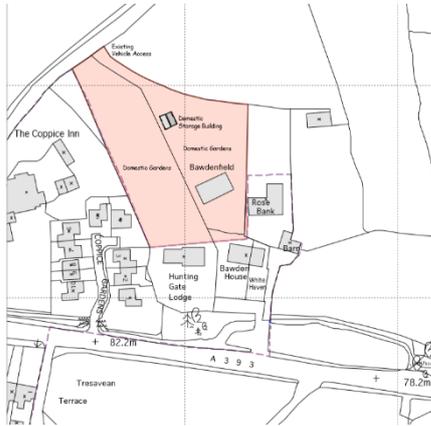
We do not consider it equitable, and possibly not practical, to seek a net gain in biodiversity from every development. We consider our proposed policy of requiring mitigation of any loss in biodiversity sufficient and justifiable. Mitigation could include off-site contributions to wilderness areas in public ownership or held in trust for the community (for example, Tresavean Mine area or Carn Marth). But in any event, we are advised that we can rely on strategic policy to deliver on this issue.

Mr Paul Langford

⁹https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/625568/Spatial_planning_for_health_an_evidence_resource.pdf

17.1 Mr Langford brought to our attention several typographical errors and points to aid clarity. All of these have been adopted with thanks from the Steering Group.

Mr & Mrs M Louis-Smith



18.1 Mr Charles Green, agent for Mr & Mrs Louis-Smith wrote to suggest that the land at Bawdenfield, Lanner Moor, shown coloured pink on the map be included within the Settlement Boundary. As well as the house Bawdenfield there is an extant permission for one additional dwelling. No further information or justification was provided.

Steering Group Comment: The Group were unable to justify extending the Settlement Boundary to include this land. There are numerous similar large properties on the outskirts of the Settlement Boundary and the Plan already affords provision for new housing well in excess of the Basic Housing Requirement of the Cornwall Local Plan.

APPENDIX ONE

From Sarah Furley 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 (presubmission 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.

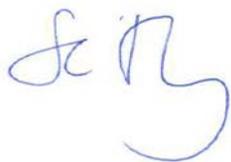
Historic England initially raised concerns about the potential for impact on the historic environment from some of the allocations indicated in the NDP. In response Cornwall Council's Historic Environment Strategy Officer carried out a desktop Heritage Impact Assessment (HIA) and Lanner NDP group made 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,



Sarah Furley

Group Leader

Neighbourhood Plans

Tel: 01872 224294

Email: sarah.furley@cornwall.gov.uk

Letter from Natural England to Sarah Furley 12 October 2017.

Planning consultation: Lanner Neighbourhood Plan - SEA and HRA screening

Thank you for your consultation on the above dated 20 September 2017.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

We agree with the conclusion of the SEA screening report that a Strategic Environmental Assessment would not be required. We consider that, based on the material supplied with the consultation, in so far as our strategic environmental interests are concerned, significant environmental effects resulting from the neighbourhood plan are unlikely.

We also agree with the report's conclusions that the Lanner Neighbourhood Plan would not be likely to result in a significant effect on any European site either alone or in combination and therefore no further assessment work under the Habitats Regulations would be required.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries relating to the specific advice in this letter only please contact Corine Dyke on 02080 268177 / 07717 888537 or corine.dyke@naturalengland.org.uk. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

Yours sincerely

Corine Dyke Lead Adviser Sustainable Development Team – Devon, Cornwall & Isles of Scilly

Lanner Neighbourhood Plan Version 6

**Strategic Environmental Assessment
Habitats Regulations Assessment**

**Screening Report
Amended draft 13.12.17**

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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

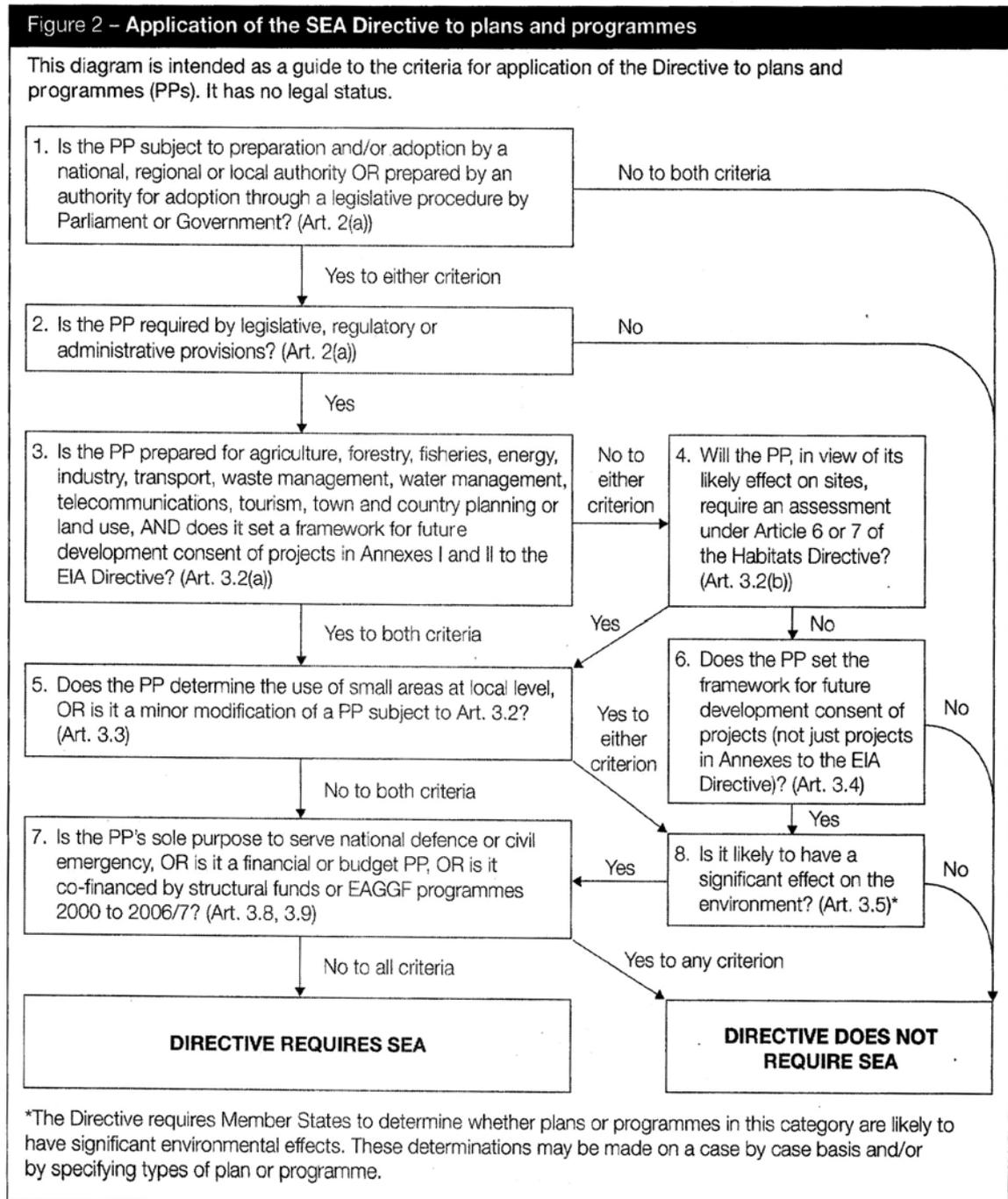
3.1 Criteria for determining the likely significance of effects referred to in Article 3(5) of Directive 2001/42/EC are set out below:

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

4. Assessment

4.1 The diagram below illustrates the process for screening a planning document to ascertain whether a full SEA is required¹⁰.



¹⁰ Source: A Practical Guide to the Strategic Environmental Assessment Directive

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	

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

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: -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	The sites identified for development are within the settlement boundary drawn around

<p>have 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.