LANNER

YOUR PLAN, YOUR FUTURE

Lanner Neighbourhood Plan

2017-2030



Lanner Neighbourhood Plan 2016 – 2030

Foreword

Welcome to the Lanner Neighbourhood Plan.

The aim of this 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. Lanner village and its surrounds were forged from the 19th century mining industries and it bears proud scars from those times which merit sensitive management for community benefit.

At the same time, as a community, we are alive to the fact that controlled growth is necessary to sustain and nurture our economy and existing infrastructure such as village shops and community buildings whilst also facilitating improvements in infrastructure such as school and land drainage.

There is, in addition, a need to provide for changing patterns in the size of households, particularly for smaller homes with easy access to village facilities, which has not been adequately addressed to date. The effects and requirements of longer life expectancy and also smaller family units within the community demand attention.

It is worthy of mention that the value of the process of producing this Plan is probably as great as the Plan itself. It has stimulated wide ranging discussions, has brought people together and, although hard work, has been satisfying and enjoyable.

Thanks to all who have made contributions to the shaping of our community.

Ashley Wood. FRICS.

Chairman. Lanner Parish Council.

10 May 2018

Comments on the policies in this document should be submitted in writing to Lanner Parish Clerk, Lanner Village Hall, 9 Lanner Hill, Lanner, Redruth TR16 6DB or email lannerparishcouncil@outlook.com.

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1. Introduction

1.1 The purpose of a Neighbourhood Plan is for the local community to guide development within the parish and provide guidance to any interested parties wishing to submit planning applications for development within its boundaries. The process of producing the Lanner Neighbourhood Plan has sought to involve the community as widely as possible and the different topic areas within it are reflective of matters that are of considerable importance to Lanner: its residents, businesses and community groups.

1.2 The Lanner Neighbourhood Plan has been drawn up by a Steering Group of parish councillors and local residents under the auspices of Lanner Parish Council. It builds on the work of the Lanner Parish Plan, published in 2010, draws on an extensive resident survey, well-attended consultation events, and input from local organisations and businesses, including valued assistance from Cornwall Council.

The plan sets out a vision for Lanner to the year 2030 together with a range of objectives and policies that seek to realise that vision.

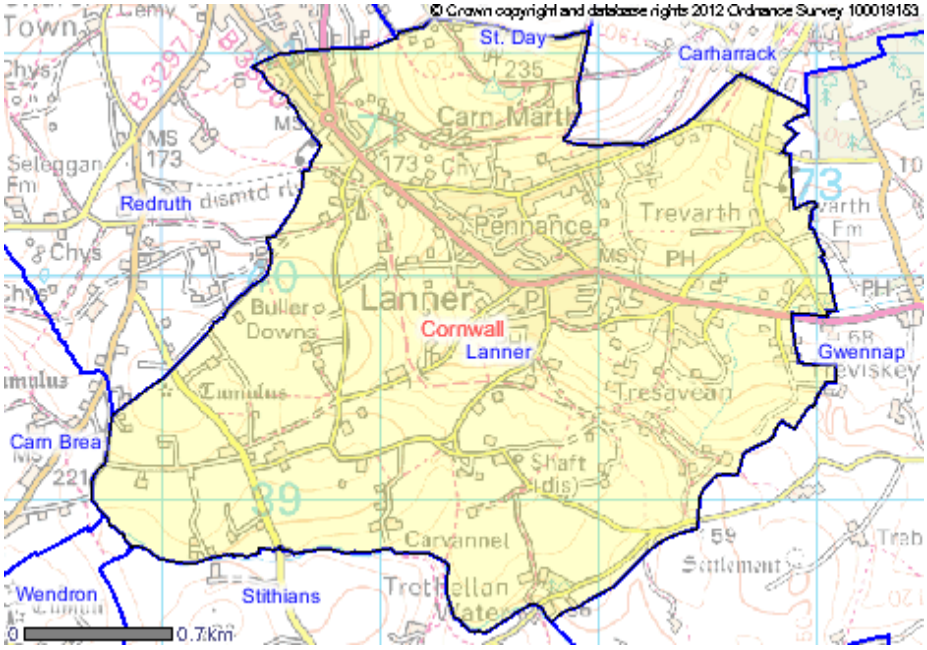
1.3 Each section of the plan covers a different topic. Under each heading there is the justification for the policies presented which provides the necessary understanding of the policy and what it is seeking to achieve. The policies themselves are presented in bright blue text. It is these policies against which planning applications will be assessed. It is advisable that, in order to understand the full context for any individual policy, the policy is read in conjunction with the supporting text.

2. The Neighbourhood Plan Process

2.1 The Neighbourhood Plan process, introduced in the Localism Act 2011, enables communities to actively engage in shaping the environment where they live and inform how and when development takes place: helping to influence the type, quality and location of that development, and ensuring that change brings with it local benefit. This Plan is drawn up in accordance with the content and spirit of that Act, the Neighbourhood Planning Regulations 2012 (as amended) and any subsequent legislation.

2.2 The community of Lanner has a sound history of making its voice heard in local decision making. In 2010, the Lanner Parish Plan was ratified by the Parish Council and set out a vision of and an action plan for how the parish wished to see itself develop. In putting together this Neighbourhood Plan, areas of concern for residents emerged during the consultation and plan development process that cannot be answered through planning policies. These concerns are noted in Appendix Seven to this Neighbourhood Plan as Community Priority Actions. Although not strictly concerned with spatial development they nevertheless provide useful context to the policies within this Plan and will also inform a revised Parish Plan.

2.3 Lanner Parish Council agreed to proceed with a Neighbourhood Plan in July 2016 after almost two years 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 frequently and the “non-councillor” composition expanded. Application was made 22 August 2016 for the whole parish to be the subject of the Plan and this was confirmed October 2015.



Map 1. The designated plan area.

2.4 Neighbourhood Planning now provides an opportunity for the community to have a real say over local decision making, to achieve long-standing goals through the planning system and address the challenges and opportunities facing the future vitality of the Parish.

2.5 The Neighbourhood Plan is based on extensive research and influenced by robust engagement with the local community as described below. In the lead up to the referendum, decision makers should consider this draft Plan to be an important reference point and give it weight as a material consideration in any development planning decisions. When the Plan is adopted it will have very significant weight in the determination of planning applications, sitting alongside the Cornwall Local Plan and the National Planning Policy Framework.

3. The Planning Context

3.1 The Plan covers the period 2017 to 2030 and it generally accords with the strategic aims of the Cornwall Local Plan and the National Planning Policy Framework (NPPF). The Plan acknowledges and is compatible with human rights and EU obligations. The policies within the Plan emerge from an appreciation of the principles of sustainable development and are framed to contribute to sensitive and sustainable development in all aspects.

3.2 It should be stressed that a neighbourhood plan does not preclude future development. But without a plan, the residents of the parish would have less influence over what development takes place within the area. It will show to the planners and prospective developers what is acceptable to the community and how the community wishes the area to develop in the future.

3.3 Although this document sets out the priorities for the plan period, the intention is that it will be regularly revisited and revised should it be viewed that the priorities of the Parish have changed. This reassessment can take place informally at any time, but also formally every five years.

3.4 It should be noted that this Plan should be read as a whole in relation to development proposals. The Plan does not provide a 'pick-and-mix' approach to development, but sets down a coherent framework of policies which, taken as a whole, seeks to deliver the Vision and Objectives of Lanner.

3.5 Where this Plan is silent on any matter it is intended that the policies of the Cornwall Local Plan or, as appropriate, the NPPF shall have full effect.

4. Consultations for the Plan

4.1 The Steering Group has developed the Neighbourhood Plan through extensive engagement with the community. It has served to identify the key issues, develop policy options and seek feedback on the emerging plan. Activities have included:

- Public exhibitions, drop-in events and local media activity.
- Face-to-face sessions with local organisations including school, local businesses, and voluntary and interest groups.
- A questionnaire distributed to all households including a Business and a Young Persons Survey.
- A Housing Needs Survey conducted with the Affordable Homes Officer of Cornwall Council.

4.2 Further detail on the consultation process is given in the accompanying Consultation Statement document.

5. Background to Lanner and its Place

5.1 Lanner was effectively created from the nineteenth century copper mining boom. Before then it was a scattering of homesteads of farmers and tinners within the parish of Gwennap, but from around 1800 it mushroomed and in 1844 became a parish in its own right. The skills and technology learnt and developed in the mining industry were already fuelling a migration of labour by the 1830s to the Americas, South Africa and Australia. Accentuated by the copper collapse of the 1860s, the industry died in Lanner with the closure of Tresavean Mine in 1929.

Periodic poverty at or just below subsistence level was a common feature of life in the parish and it was not until the latter half of the twentieth century that the decline in population was arrested.

5.2 New housing, commenced in the 1960s, initiated a recovery in the fortunes of Lanner and it is now one of the largest villages in Cornwall. Both the rural parish and Lanner village are bisected by the A393 Redruth – Falmouth road with high ground to either side, dominated by Carn Marth at 235 metres (771 feet) above sea level: but even more so by the rich industrial heritage.

5.3 According to the 2011 Census there are 1142 households in the parish accommodating an estimated 2701 persons (increased to 2850 persons - ONS Mid-Year Estimates 2015 – up 5.5%). The nature of the parish has changed: whilst retaining a rural environment where farming and open space account for 83% of a total land mass of 1452 acres, Lanner is very much a dormitory village with major employment based in Truro, Redruth/Camborne or Falmouth. In addition, village expansion together with that of Redruth has added a suburban feel to parts of the parish.

5.4 The village of Lanner lies within a valley, two miles to the southeast of Redruth and is, it is worth reiterating, bisected by the A393 Redruth-Falmouth main road which descends steeply down Lanner Hill into the village from the west. The landscape is dominated by Carn Marth (designated an Area of Great

Landscape Value) rising to the north. To the south the village is overlooked by the old Tresavean mine workings. From Tresavean a disused mineral tramway known as the Tresavean Trail (part of the World Heritage Site) contours west around the head of the valley in open countryside, to meet the rising ground of Carn Marth at Lanner Hill.

5.5 The age distribution of the population in 2014 was as follows:

Age Range	Lanner	England
0 – 15	17.6%	19.1%
Working age	59.8%	63.3%
Over retirement	22.6%	17.7%

Table 1. Age Distribution – ONS Mid-Year Estimates 2014.

Since the last full Census, the distribution of population has taken a noticeable swing to a higher proportion of retired people: an increase from 18.7%.

5.6 The most recent analysis available from the Office of National Statistics showing the distribution of land use within Lanner parish is set out in Table 2 below. As can be seen, the overwhelming proportion of land mass is given to undeveloped green space: clearly defining the parish as rural in character.

	,000 Sq M	Acres	%	Cornwall %
Total Land	5874	1452		
Domestic Buildings	104	26	1.78	0.62
Domestic Gardens	480	118	8.17	2.54
Non-Domestic Buildings	22	5	0.38	0.35
Roads	234	68	3.99	1.80
Green space	4923	1216	83.80	91.29

Table 2. Land Use Distribution in Lanner Parish – ONS.

6. Vision and Objectives

6.1 Our vision is that we as the community become empowered to:

- Maintain and enhance the characteristic features which define our particular sense of place and local distinctiveness; and
- Create a sustainable and resilient community where people want to live, work and thrive.

6.2 To fulfil our vision we have identified the following objectives:

Sustainable Development

- Ensure all new development makes a positive contribution to sense of place and local distinctiveness and has a low carbon footprint and low embedded energy.

- Minimise flood risk to homes, commercial and community buildings, infrastructure and the environment.

- Support renewable energy development in appropriate scale and locations.

- Ensure sufficient land to provide for housing need, to achieve growth as called upon by the Cornwall Local Plan, in a way that is sustainable and capable of integration within our infrastructure.

- Facilitate an appropriate mix of market, social and affordable homes including the provision of smaller properties to meet the needs of changing demographics.

Employment & Economy

- Encourage and support employment that is locally based, sustainable and diverse including health and education.

- Value and support agriculture as an integral part of our community.

Built Environment, Heritage & Historic Assets

- Protect and maintain the setting, fabric and visual character of the parish, its listed buildings and other Historic assets valued by the community.

- Preserve the distinctive identity of Lanner village in its physical relationship to the rest of the parish and to Redruth.

Natural Environment

- Respect and protect the status of Carn Marth as an Area of Great Landscape Value.

- Respect and value the local landscape character.

- Avoid, or mitigate, harm to important landscape views and maintain open views to surrounding countryside.

- Value, protect, maintain and enhance biodiversity and geodiversity features, especially where they provide ecological connectivity.

- Avoid, or mitigate, harm to biodiversity and geodiversity features so that the aggregate level and quality of those features does not decline.

Community, Sport & Leisure

- To sustain and improve the local provision of recreation and community facilities to enable everyone in Lanner to have a healthy lifestyle and enjoy a range of cultural pursuits.

- To address health and wellbeing challenges to the community through good design in the spatial and built environment.

Transport & Infrastructure

- Reduce speed limits where excessive.

- Maintain and enhance multi-use trails, bridleways and footpaths.

Broadband & Mobile Reception

- Research and establish ways to attain the highest practicable broadband speed and mobile reception, and coverage for both, in the parish

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7. Sustainable Development

POLICY ONE: Sustainable Development
When considering development proposals, a positive approach will be taken that reflects the presumption in favour of sustainable development set out in the National Planning Policy Framework (NPPF), the Cornwall Local Plan (CLP) and the other policies in this Neighbourhood Plan.

7.1 There is no simple, catch-all definition of sustainability although international and national bodies have set out broad principles of what comprises sustainable development. Resolution 42/187 of the United Nations General Assembly defined sustainable development as "meeting the needs of the present without compromising the ability of future generations to meet their own needs". The UK Sustainable Development Strategy *Securing the Future* set out five 'guiding principles' of sustainable development: living within the planet's environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

7.2 Sustainability is perhaps better viewed then as an approach to decision making where long term costs and benefits are weighed against short term gain. The purpose of the planning system is to contribute to the achievement of sustainable development. The policies in paragraphs 18 to 219 of the NPPF, taken as a whole, constitute a clear and reasoned view of what sustainable development in England means in practice for the planning system.

7.3 There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- An economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- A social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being;
- An environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

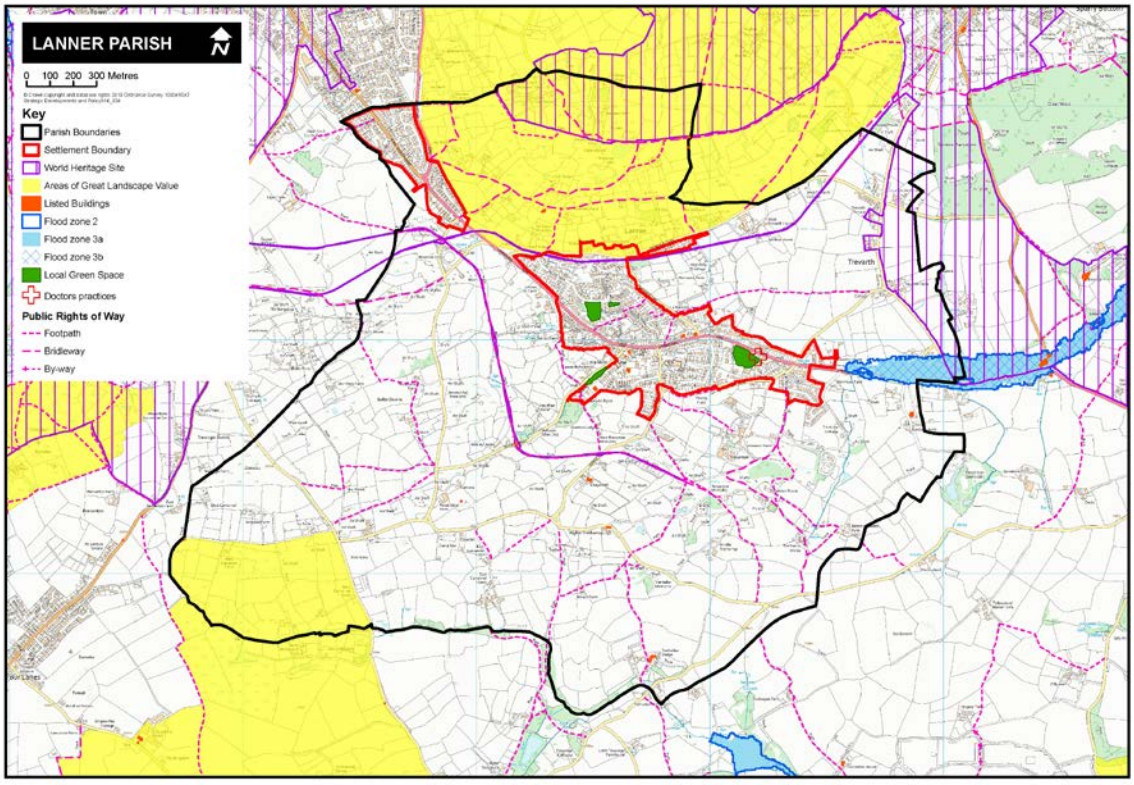
7.4 These roles should not be undertaken in isolation, because they are mutually dependent. Economic growth can secure higher social and environmental standards and well-designed buildings and places can improve the lives of people and communities. Therefore, to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system. The planning system should play an active role in guiding development to sustainable solutions.

7.5 Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to):

- Making it easier for jobs to be created;
- Moving from a net loss of bio-diversity to achieving net gains for nature;
- Replacing poor design with better design;
- Improving the conditions in which people live, work, travel and take leisure;

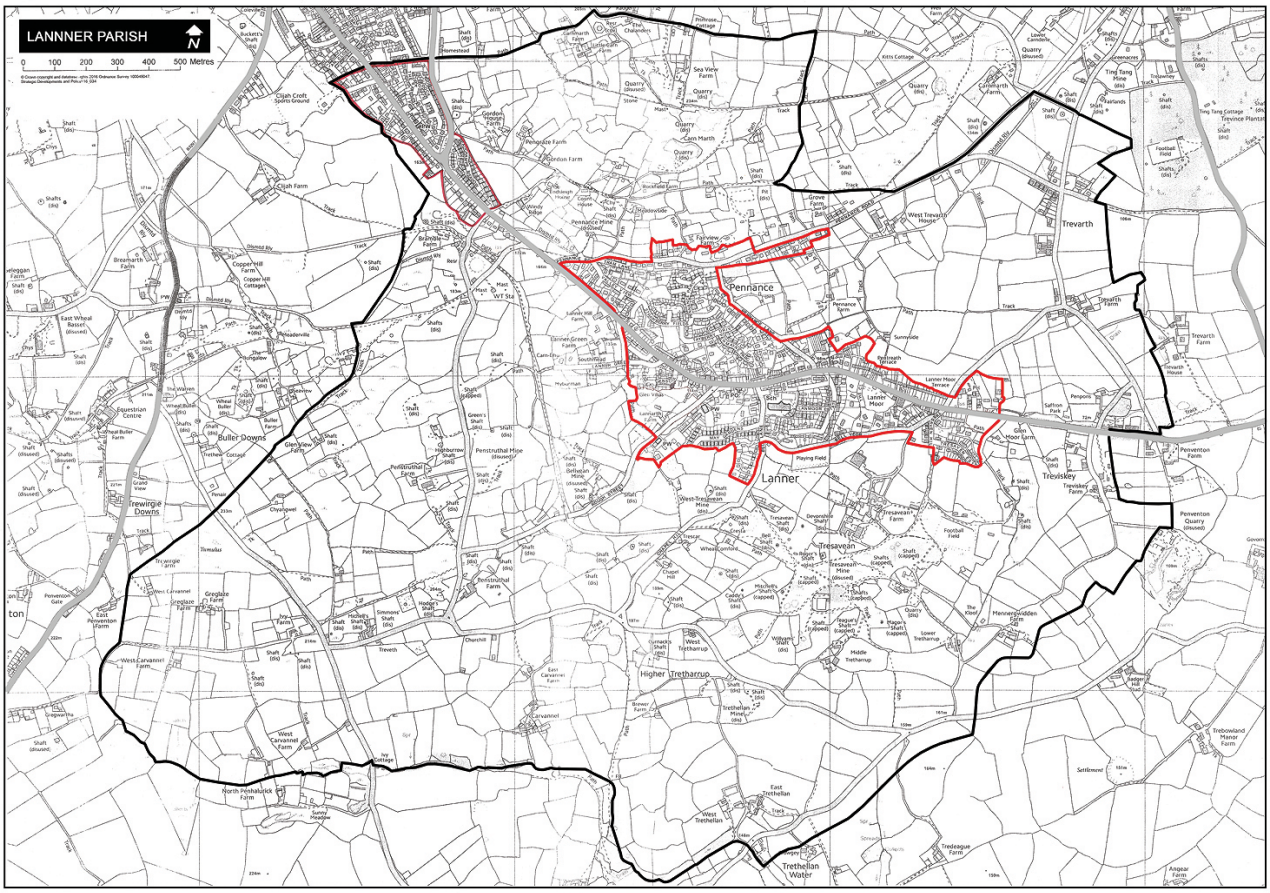
- Widening the choice of high quality homes.

7.6 The assessment of sustainability is recognised as a subjective appraisal but, in seeking a balanced and comprehensive understanding of the impact of a development proposal, consideration will be given to any positive or negative effects it may have on sustainability or resilience beyond the perimeter of the site.



Map 1. Composite Policies

8. The Village Settlement Boundary



Map 2. Village settlement boundary

8.1 There is no statutory definition of a settlement or its boundary but the following is a good working description: A settlement boundary is a line that is drawn on a plan around a village, which reflects its built form. It is also sometimes known as a 'village envelope'.

8.2 In general, there is a presumption in favour of development within the settlement boundary. Any land and buildings outside of the boundary line are usually considered to be countryside where development would be regulated with stricter planning policies. A Settlement Boundary makes it clear where "open countryside" begins and where "exception site" policies come into effect. It is easily understood and helps ensure that development is plan led. It

protects the countryside from unnecessary development and prevents ribbon development, and aids a co-ordinated and consistent approach.

8.3 The Lanner Village Settlement Boundary is defined on Map 2 and (in so far as the presence and intensity of use of the A393 allows) serves to maintain a rural village setting for residents to enjoy.

8.4 The recently completed Gyllyvean Gardens (an affordable homes extension of Tresavean Estate) has not been shown as included within the Village Settlement Boundary. This is not to deny its existence, but to emphasise the basis of its creation as a rural exception site within the time frame of this Plan: and, as such, it should not form the base for the creation of another rural exception site adjoining it within the Plan period.

8.5 In addition to the village which bears the same name as the parish, the north-west parish boundary, of and off South Downs, forms an area with its own identity having the feel of ribbon development from the periphery of Redruth. This built area is provided its own Settlement Boundary within the Plan.

8.6 The small cluster of dwellings at Trevarth represents a mature hamlet and the parish otherwise features scattered dwellings in what is predominantly farmland with occasional areas of past mining activity. Consequently, no settlement boundary has been defined for Trevarth.

POLICY TWO: Settlement Boundaries

Proposals for new housing development within the existing settlement boundaries shown in Map 2 will generally be supported.

Such proposals will comprise infilling or rounding off of existing settlements and should not intrude into the open countryside or compromise the character of Lanner as a village or parish.

Any new housing development should demonstrate quality of design and sensitivity to its surroundings and neighbours. In particular, the design should be consistent with the scale and proportion of existing houses and gardens in the area.

Development of residential gardens that causes harm to the local area by reason of any of the following will not be supported where there is:

a) Unacceptable loss of garden space(s) for the existing property(ies) such that the functional and recreational uses of the garden, in relation to the size of the dwelling it serves, are significantly impaired as described, for example, in 5.5 of the Cornwall Design Guide 2013 ; and/or

b) Significant adverse impact on the residential amenity of existing neighbouring property.

9. Housing

9.1 The housing stock of Lanner is predominantly two and three-bedroom properties of modest size as evidenced by the pattern of Council Tax Bands in Table Three below.

Council Tax Bands	Lanner	Cornwall
Band A	14.2%	24.8%
Band B	40.9%	19.7%
Band C	29.9%	21.8%
Band D	10.1%	16.0%
Band E	4.1%	8.6%
Band F	0.8%	9.1%

Table 3. Council Tax Bands in Lanner – Valuation Office Agency 2014.

The physical appearance of the built environment is also reflected in the fact that 33% of the housing stock was constructed before 1900 (against a national average of 16%) and 18% constructed since 2000 (against a national average of 10%).

9.2 The issue of second homes in Cornwall is not significant in Lanner. In 2008, only 1% of dwellings (5) were found to be second homes, although in 2011 2.37% of people who are principally resident in Lanner had a second address elsewhere (46 have a second address elsewhere in the UK and 18 have a second address outside the UK).

9.3 Lanner lies within the Camborne Pool Illogan Redruth Community Network Area (CPIR) and for the purposes of the Cornwall Local Plan and the Site Allocations Development Plan Document (Allocations DPD) is within the "residual CPIR area" for the whole of which there is an allocation of 1,000 new dwellings to be built 2010 – 2030.

9.4 The Local Plan states that (para 1.31) "The majority of parishes ……. can meet the remaining housing requirement through the following:

1. Existing sites with planning permission;
2. Infill;
3. Small scale rounding off;
4. The development of previously developed land within or adjoining settlements;
5. Rural exceptions sites.

There are however (at April 2016) some Community Network Areas where this is not the case. These are likely to require allocations through Neighbourhood Plans to enable the delivery of the housing requirement."

9.5 Cornwall Council have indicated that they are "not highlighting any allocations on the southern boundary of Redruth, so there shouldn't be any impact from the DPD on Lanner."

9.6 Data provided by Cornwall Council for completions, construction underway and extant planning permissions in the "residual CPIR area" is shown in Table Four below. Cornwall Council have also said that "a simple pro-rata distribution of the dwellings that remain to be provided for the CNA (excluding the figure specifically allocated to the main towns) would indicate that around 57 dwellings would be required across the parish (in addition to (those) completed or permitted at April 2017) to contribute to the CNA apportionment" (and thereby demonstrate conformity with the Local Plan). This figure has been revealed by applying Lanner's prescribed pro-rata proportion of 23% to the outstanding CPIR residual total.

9.7 Within Lanner parish, between 2010 and 2017 there were 60 completions with 22 under construction and 15 having extant planning permissions suggesting an average annual delivery rate of 9 dwellings a year. This is inflated though by the inclusion of 25 houses in the single development of Gyllyvean Gardens: excluding that site, there is still a rolling average delivery rate of 5

dwellings per annum. There are also a number of expired planning consents of which some 15 units are likely to be sought and granted renewal.

	(a) Local Plan Housing Target (April 2010-April 2030)	(b) CNA Commitments (-10%) (April 2017)	(c) CNA Completions (April 2010 – April 2017)	(d) Local Plan Target (April 2017-April 2030) (a- (b+c))
Camborne, Pool & Redruth CNA (Rural)	1000	302	450	248
	(e) Adjusted Pro Rata rate*	(f) Parish Commitments (-10%) (April 2017)	(g) Parish Completions (April 2010 – April 2017)	(h) Parish's share of the remaining Local Plan Target ((e÷100)xd)
Lanner Parish	23%	33 (37 – 4)	60	57

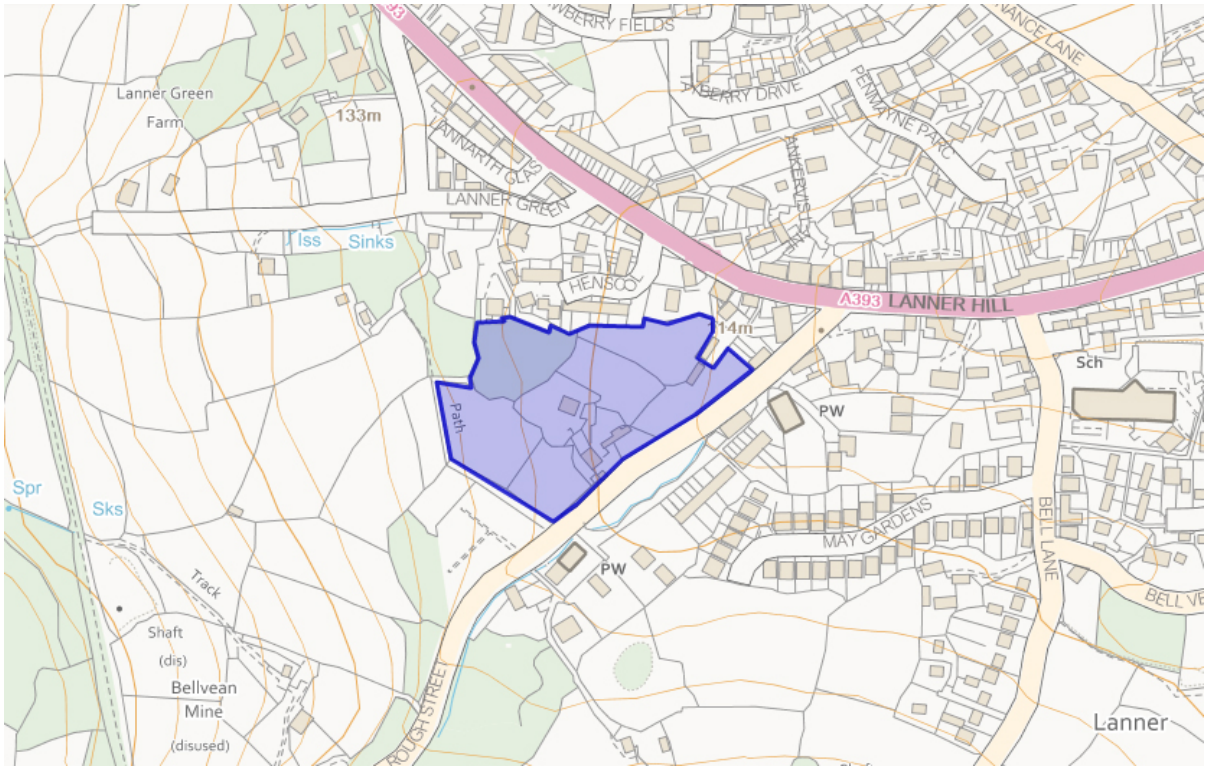
Table 4. Minimum housing target for conformity to Cornwall Local Plan.

This suggests that Lanner's baseline figure for new housing sufficient for conformity to the Local Plan can be achieved by infill alone.

9.8 Notwithstanding the conclusion in paragraph 9.7, the amount of infill development within Lanner in recent years has been fairly intensive and if relied on exclusively to accommodate growth may result in harm to adjoining properties to a particular site and to the village scene generally. This Plan therefore identifies potential space for growth which is not infill but is within the Settlement Boundary to reasonably enable the expectation of high spatial and design standards without compromising the capability of delivering required growth. In addition, research carried out in the formation of this Plan suggests demand exists for both local needs housing and for smaller sized properties to facilitate downsizing and appropriate accommodation for smaller households. This may include some sheltered or supported housing. These are goals which traditional infill alone is unlikely to deliver.

9.9 During public consultation on the Neighbourhood Plan, community support was expressed for development on land at Lannarth Farm, Rough Street (Map 3). The site could provide an opportunity to provide a public car park for users of nearby community buildings, including churches, village hall and cemetery. The community also expressed a preference for one/two-bedroom homes, aimed at those wishing to downsize, possibility with some sheltered housing. Suitable arrangements to maintain the integrity of the footpath through the site and safe vehicular access would be needed. Any development proposals for the site at Lannarth Farm would need to be assessed against CLP Policy 3, the Chief Planning Officer's Advice Note: Infill/ Rounding Off: December 2017 and Policy 7- Design.

Land at Lannarth Farm, Rough Street. A site within two ownerships and comprising about 4.7 acres. The land should be developed to include a public car park of about 20 spaces for users of community buildings including churches, village hall and cemetery. The accommodation provided should include one/two-bedroom homes aimed at those wishing to "downsize" possibly with some sheltered housing. The integrity of the footpath running through the site should be maintained and there should not be vehicular access from or to Lanner Green.



Map 3. POSSIBLE SITE FOR HOUSING AND PUBLIC CAR PARK – Land at Lannarth Farm, Rough Street

10. Affordable Homes

10.1 There are some special needs which, although superficially included within the general allocation, may require going beyond those simple parameters to be resolved. The first of these is "affordable homes".

POLICY THREE: Housing-Rural Exception Sites
Proposals for the provision of affordable housing to meet genuine local needs to be delivered on rural exception sites outside but adjacent to the existing settlement boundaries will be supported, particularly where 10 dwellings or fewer are to be delivered on any one site.

10.2 For the purpose of this Plan and Policy the following definitions are to apply:[1]

Rural Exception Sites are small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites 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. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

Local Needs. In determining the extent of local need for affordable housing a qualifying person shall first show a local connection to Lanner.
This means being permanently resident in the parish for a continuous period of at least three (3) years immediately prior to assessment; or being formerly permanently resident in the parish for a continuous period of five (5) years; or having his or her place of permanent work (normally regarded as 16 hours or more a week and not including seasonal employment) in the parish for a continuous period of at least three (3) years immediately prior to assessment; or having a connection through a close family member (normally mother, father, brother, sister, son or daughter) where the family member is currently

resident in the parish and has been so for a continuous period of at least five (5) years immediately prior to assessment.
Second, a qualifying person shall show need.

10.3 Statistical evidence from the 2013 census suggests that there may be a need within the community for the provision of affordable housing. For example, in 2012 there were 55 households on income support. Further, in 2011 there were 34 households with negative bedroom occupancy rates indicating some degree of overcrowding. Some of that need may have been alleviated with the completion of 25 new affordable homes on the village perimeter in 2014.

10.4 The average price for a two-bedroom property in Lanner 2016 was approximately £162,500. The average wage for full-time employment in CPIR is given in the Allocations DPD as £21,580. For a household with a single person in work, the likely maximum mortgage available would be £97,110 (Nationwide Building Society). To purchase an open market house, a second income to the household in the order of £18,700 would be required (with no assumption as to any deposit). Even with an "affordable home" at 80% open market value a second income of some £9,500 would be necessary.

10.5 The Allocations DPD suggests that most requirements for affordable housing will be satisfied by allocations within the urban environment of CPIR. However, it is probable that some local need can only be satisfied by development within Lanner parish boundaries.

10.6 Cornwall Council's Affordable Homes Officer has provided the following information from the HomeChoice register.[2] (It is assumed that where 0 bedrooms are referred to in the Table Five below, it is that the number simply has not been specified. It is likely that 1 or 2 bedrooms could be considered appropriate.) More information is in Appendix 3.

[2] Email from Nick Marsden, Principal Development Officer Affordable Housing, 16 March 2017.

	Minimum Bedrooms Needed					
Band	**0**	**1**	**2**	**3**	**4**	**Totals**
A	0	0	0	0	0	0
B	1	3	7	0	2	13
C	9	1	4	8	3	25
D	2	2	5	1	0	10
E	17	11	18	8	1	55
Totals	29	17	34	17	6	103

Table 5. HomeChoice Data: All applicants with Lanner local connection.

10.7 The information within Table Five has been refined to include only those applicants who have actually signified a preference to live in Lanner. More information is in Appendix 3.

	Minimum Bedrooms Needed					
Band	**0**	**1**	**2**	**3**	**4**	**Totals**
A	0	0	0	0	0	0
B	0	2	3	0	2	7
C	0	4	3	4	2	13
D	0	2	0	0	0	2
E	0	12	12	2	0	26
Totals	0	20	18	6	4	48

Table 6. HomeChoice Data: Applicants with local connection and preference.

10.8 As part of the research to prepare this Plan, a Housing Needs Survey was sent to each household in the parish with the Plan Household Survey. In addition, Cornwall Council's Housing Needs Officer sent a copy of the Survey to all applicants on his register with a local connection to Lanner. 56 responses were received.

26 of these responses were from people who have their own home and have no desire to move. The effective response was therefore reduced to 30.

Of these 30, there were then 14 who were evidently not "in need" of affordable housing or who did not require housing for at least five years. Some forms had been filled in for children who may or may not end up wanting to live locally, some failed to provide identity and others clearly possessed capital in excess of £75,000.

In all, there appeared to be 16 possible candidates on a very liberal interpretation. Half of these seem to be in immediate need and half would be ready by the time any development is completed. Looked at another way, about half would be looking for 1 or 2-bedroom accommodation for retirement/disabled adapted/single person property and the other half more conventional style. There also seems a 50:50 split in desire for rented versus shared ownership. Responses were almost entirely within Band E.

10.9 In drawing up this Plan, consideration has been given to possible exception sites should it prove the only means of adequately providing for local need for affordable housing. This has included wide-ranging consultation within the community. Most potential sites have some disadvantage in that they would extend the village settlement to the detriment of the natural or historic environment, create ribbon development which would dilute village identity or otherwise adversely impact on Policies within the Plan. Clearly, any proposal for an exception site will have to demonstrate that the local need which it intends to meet provides the least environmental damage of sites potentially available, or can best mitigate damage, and that meeting that local need outweighs net environmental damage.

11. Supported or Retirement Accommodation

11.1 Allied to the question of affordable housing is the changing demographic which sees us living longer but with the provision of housing for the elderly diminishing. Nationwide, the number of people aged over 65 is anticipated to rise by more than 50% by 2033. 37% of all UK homes are under-occupied and half of these by 50 – 69 year olds. Paradoxically, 58% of the over 60s are seeking to downsize but suitable accommodation is elusive. A small supported housing development could afford an increase in quality of life for those in the community wishing to reduce the burden of property maintenance while increasing the availability of in-home care and at the same time release housing stock for larger households.

POLICY FOUR: Housing- Supported Accommodation

Proposals to provide supported accommodation in one and two-bedroom units for the elderly and/or the disabled will be supported, particularly where there is good access for residents to village facilities. This should include some capacity for those seeking affordable housing.

12. Housing Mix

Household Composition	Lanner	Cornwall
1 Person Pensioner	13.0%	14.8%
1 Person Other	12.1%	15.2%
All Pensioner Family	11.4%	10.8%
Married Couple, No Children	16.5%	15.0%
Co-habiting, No Children	6.1%	5.3%
Married Couple with Dependent Children	16.4%	13.6%
Co-habiting Couple with Dependent Children	4.9%	4.3%
Lone Parent with Dependent Children	4.9%	5.7%
Other Households with children	2.7%	2.0%
Married Couples with Non-Dependent Children	5.0%	5.4%
Co-habiting Couples with Non Dependent Children	0.4%	0.5%
Lone parent With Non-Dependent Children	3.8%	3.1%

Table 7. Household Composition – Census 2010.

12.1 There is a particular need for one and two-bedroom accommodation generally as evidenced by the pattern of household composition in Table Seven. 59% of existing households comprise two or less persons and a further 9% are two or less persons with non-dependent children.

POLICY FIVE: Housing- Provision for Smaller Households

Proposals for residential development will be encouraged to include provision for one and two-person households. This should include capacity for affordable housing.

13. Design and Character

13.1 Any development will be expected to conform to the design standards set in the Cornwall Design Guide 2013 or its successors. At the time of writing this Plan, the Guide is under review for consultation as a Supplementary Planning Document (SPD). It can be found at http://www.cornwall.gov.uk/environment-and-planning/planning/planning-policy/cornwall-design-guide/

13.2 Notwithstanding the generality of 13.1, particular regard shall be given to the principles and requirements in Policy Six below. (Note, criteria 1-8 do not apply to extensions or modifications to existing buildings):

POLICY SIX: Principles for Design and Character in Development

Where appropriate, proposals for new development will be assessed against the following criteria:

1) The development must demonstrate how it will integrate into the existing surroundings.

2) It must ensure adequate provision of infrastructure.

3) Access to public transport will need to be clearly identified and, where appropriate, new development should look to provide links to existing walking and cycling infrastructures.

4) The proposal will need to demonstrate it meets the requirements of all the policies of this Plan and takes account of the character and appearance of the natural and historical environment of the area.

5) The proposal will need to establish a strong sense of place.

6) Any development should create a safe and accessible environment where crime and disorder (and the fear of crime) do not undermine either quality of life or community cohesion.

7) The development design should demonstrate a good street layout with adequate parking, low vehicle speed and good access for emergency vehicles and refuse collection.

8) The development should have well defined public and private spaces that maintain the local rural character and appearance of the area.

9) The development should respond to the semi-rural nature of the parish, and reflect the identity of local surroundings and materials. However, this should not prevent or discourage appropriate innovation.

10) The development should use good quality materials that complement the existing palette of materials used within the parish.

11) The development should be visually attractive through good architecture and appropriate landscaping.

12) The development should make provision for adequate external amenity space including refuse and recycling storage and car and bicycle parking to ensure a well-managed and high quality streetscape.

13) The development should be restricted to houses of two storeys unless there is a strong justification for otherwise.

14) The development should avoid an apparent excessive bulk of houses by careful design of roof elevations.

15) All development shall reflect or reinforce the existing road frontage where a clear historic building line has been established.

16) External security lighting shall be sited so as to prevent light pollution or inconvenience to neighbours or pedestrians. Aerials and satellite dishes shall be placed out of sight or as unobtrusively as possible.

14. Environment, Rural Landscape and Biodiversity

14.1 The major part of Lanner is contained within the Carnmenellis Landscape Area as described in Cornwall Council's (2007) Cornwall and Isles of Scilly Landscape Character Study. The Area's features as applied to Lanner parish include "a gently undulating open and exposed elevated granite plateau, boggy in places, with radiating valleys at the edge". The landscape possesses significant remains of mining and quarrying industry including mine engine houses and related structures and settlements. Permanent pasture and rough grazing dominates, with some horticulture on south facing slopes, and Cornish hedges enclosing small to medium scale fields of Anciently Enclosed Land, once highly managed, are a universal feature. Pylons, masts and poles are prominent in places. Long views are enjoyed from elevated areas.

14.2 A much smaller part, being the east of the parish, is contained within the Camborne, Redruth and Gwennap Landscape Area. The description, as applicable to Lanner, is not dissimilar to that described in 14.1 above. It presents a rolling landscape with many visible mining relics, including old engine houses and revegetating spoil heaps with remnant surviving or developing woodland, heath or wetland. The pastoral landscape is of improved and rough grazing with extensive areas of rough land. There is a strong field pattern enclosing small-medium scale fields and narrow lanes.

14.3 Members of the Lanner community have worked together, under the guidance of Cornwall Council Landscape Architect Kath Statham, to produce a Local Landscape Character Assessment (LLCA) to inform and support this Plan. The resulting Assessment Map accompanies this Plan.

14.4 The LLCA identifies a range of potential pressures for change which could impact on the landscape and makes recommendations as to how the effects of change might be managed or mitigated. This Plan endorses those recommendations which are highlighted in Appendix Four below.

14.5 The Lanner landscape is dominated by

- Carn Marth (771 feet – 235 metres) which rises above the village to the north.
- The slopes of Tresavean to the south which rise to a plateau of Grade 3 and 3a farmland and scattered areas of old mine waste and scrub.
- The steep slopes rising around the head of the valley to the west which link Carn Marth to Tresavean.

Carn Marth is an Area of Great Landscape Value (AGLV): defined in the Cornwall Local Plan as an area of high landscape quality with strong and distinctive characteristics which make it particularly sensitive to development. Within an AGLV the primary objective is conservation and enhancement of the landscape quality and individual character. There are no SSSIs (Sites of Special Scientific Interest) or other national designations within Lanner parish.

14.6 A further landscape consideration is the presence of the Cornwall and West Devon Mining Landscape World Heritage Site (WHS). This is referred to in section 17 below. Only very small areas of the parish actually lie within the WHS but its Management Plan Supplementary Planning Document (SPD) confers significance on Lanner's landscape as part of the Site's setting. To quote the SPD (para. 5.1): "The concept of the 'setting' of the WHS is an important one. It can be defined as the physical and cultural context in which the inscribed Areas lie. The setting of the Site requires protection because it affects the way that the Site is viewed and perceived in its surrounding landscape. The Nomination Document for the WHS states that 'The setting of the Site includes the physical monuments and landscape components which provide additional historical context, and a physical space in which events could affect the visual appreciation of these elements."

14.7 Residents and visitors clearly value the rural nature, open views, varied habitat, and biodiversity of the Plan area. Biodiversity describes the variety of life and is the key environment strand within the concept of sustainability. Maintaining biodiversity requires conserving, and where possible enhancing, important areas for species and habitats. Appended to this Plan are the results of some surveys of flora and fauna carried out within the parish which, while

not exhaustive, provide an indication of the indigenous species. These lists will be added to as research reveals more.

14.8 The extensive mining industry seriously depleted trees from the landscape and today relatively few are evident. There are six clusters of Tree Preservation Orders in the parish: at the Coppice Inn (2 Lime, 1 Beech, 1 Rhododendron, 1 Sycamore, 1 davidia involucrata “handkerchief tree”); at Greenfields, The Close (Copper Beech, Sycamore, Beech); at Murtons Terrace (an unspecified number and type); land adjoining Chi Hallow, Bell Veor (6 Ash, 2 Holly, 1 Hawthorn, 15 Sycamore); 30-34 Strawberry Fields (1 Elm); and Treviskey (5 Oak, 7 Sycamore and 5 Holly).

14.9 Japanese Knotweed and other invasive weeds present a real threat, not only to biodiversity but to buildings and other structures. There is urgent need for land owners (including Cornwall Council) to tackle the danger that these plants pose in an active, effective and responsible way.

14.10 The intention of the Plan is to:

a) Conserve the rural and semi-rural nature of the plan area.
b) Maximize biodiversity for environmental, amenity and economic reasons within the constraints of a largely agricultural landscape.
c) Protect and enhance existing valuable habitat, consistent with the constraints of landscape, amenity and the economic activities of the plan area. (Valuable habitat is defined as existing mature habitat that supports high biodiversity.)
d) Create new high value habitats where possible and appropriate.
e) Manage all such habitats so that biodiversity, amenity and economic value is optimised.

POLICY SEVEN: Landscape, Environment and Biodiversity- General Principles

Where appropriate, any new development proposal must show that it will conserve and enhance the landscape and natural environment of the Plan Area. In particular, it should conserve the landscape and scenic beauty of the AGLV, conserve trees/woods/orchards, green corridors, natural streams and ponds and any areas of habitat supporting a high level of biodiversity.

Any proposal for the development of new habitat to mitigate the potential loss of existing mature habitat must show how the mitigation and a net environmental gain within an appropriate and acceptable timeframe will be achieved.

POLICY EIGHT: Development and Existing Trees

All new residential development areas, as well as incorporating new tree planting and landscaping schemes, should be designed to safeguard any existing significant trees including allowing sufficient distance between them and new buildings to avoid later pressure for their removal.

POLICY NINE: Development and Public Rights of Way

Existing public rights of way and means of public access provide a high level of amenity value and will be protected and wherever possible enhanced by development. In the event that a public right of way crosses a proposed development site, the proposal will not be supported unless it can be satisfactorily demonstrated that either the current course of the right of way can be retained or that any diversion would not result in any adverse impact on residential amenity or the safety of the general public or the enjoyment of the special quality of the area by residents and visitors.

POLICY TEN: New Tree Planting and Woodland

Proposals to plant trees, copse and woodland will generally receive positive support, but should reflect the landscape character in both location and species selected and should respect and maintain important identified views and vistas.

15.1 Historic Landscape and Heritage

15.1 Lanner's very existence is rooted in the Cornish mining industry. Tresavean mine, in particular, pioneered steam technology and deep lode exploitation and by 1836 it was employing over 1,300 persons. Between 1818 and 1858, Tresavean was the third largest copper producing mine in Cornwall. It boasted Britain's first "man engine" providing a mechanical lift to a depth of 1,728 feet in place of using ladders. It had the tallest chimney of any Cornish mine (150 feet), was the first mine to be dewatered by electrically driven turbines, and at its closure in 1929 was the second deepest mine in Cornwall at 2,660 feet.

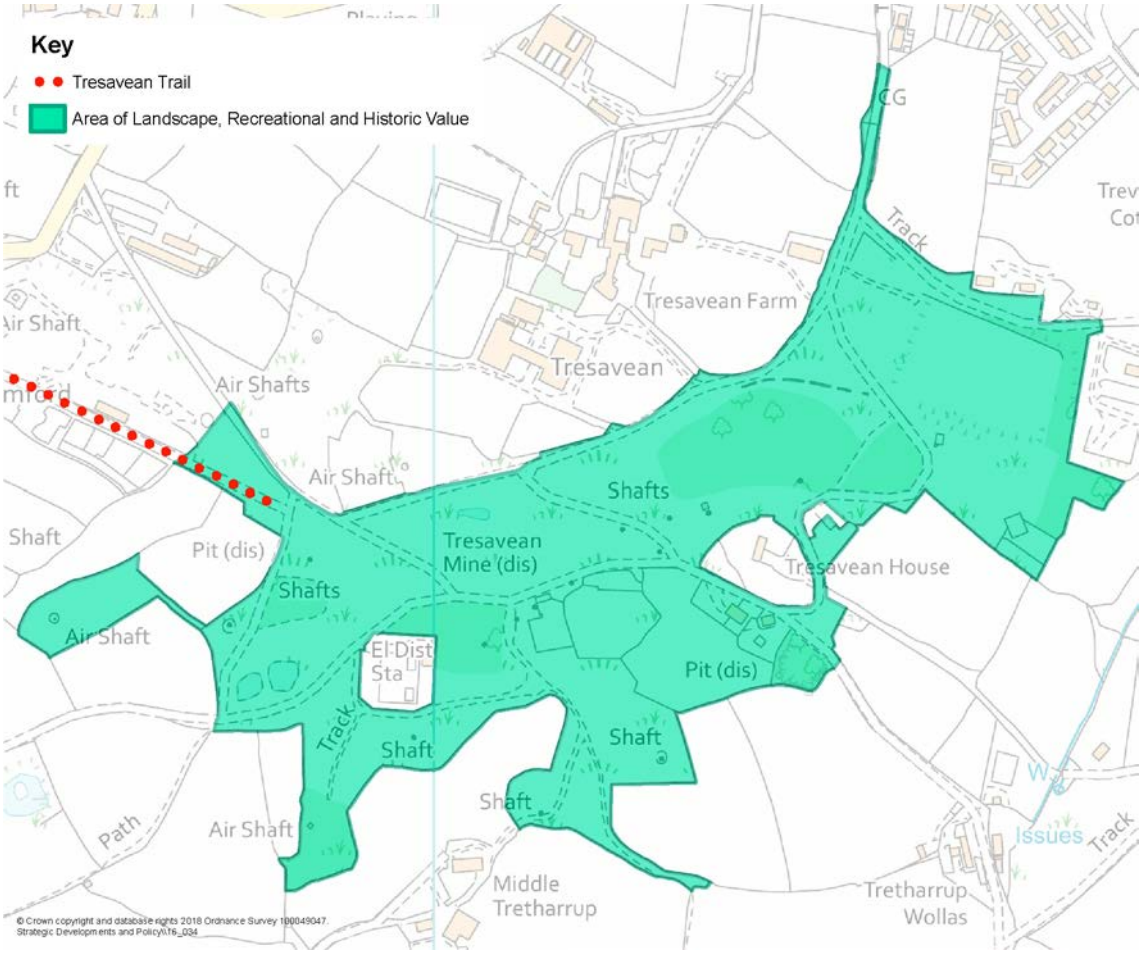
Many features of industrial archaeology survive including Tresavean's arsenic flues and the remains of Tresavean Stamps engine house (the only surviving structure of some 13 engine houses on the Tresavean sett).

The site of the old Tresavean Mine, extending to some 11 hectares, is owned by Cornwall Council and is shown coloured green on Map Nine below. This land was compulsorily acquired for "public access" in 1986. All exposed mineshafts on the site were capped and there are no known hazards on the land. It is maintained by Cornwall Council to Service Level 1/Level 2 only, which is to provide minimal or basic maintenance to comply with statutory responsibilities and ensure accessibility and visitor safety[3]. Encouragement should be given to increase maintenance standards to Service Level 3 (conserve important landscape, habitats and features and improve visitor experience) and eventually to Service Level 4 (long term site enhancement to minimise negative environmental impact) on the old Tresavean Mine site reflecting the aims and standards in Cornwall's Environmental Growth Strategy 2015 – 2065.

15.2 On the other side of the valley from Tresavean is Carn Marth, AGLV, where the engine house and Count House of Pennance Consols mine (formerly Wheal Amelia) are to be found. Further up the Carn is the old Harvey's Quarry where Holmans engineering company tested pneumatic drills which were then sent out to mines across the world. Also on the Carn is Hicks' Quarry which produced much of the granite for Redruth's Victorian houses. The quarry is

[3] Email from Toby Lowe, Countryside Team Leader, Cornwall Council. 19 October 2015.

now an open-air amphitheatre owned and managed by the Carn Marth Trust. This is shown coloured green in Map 4.



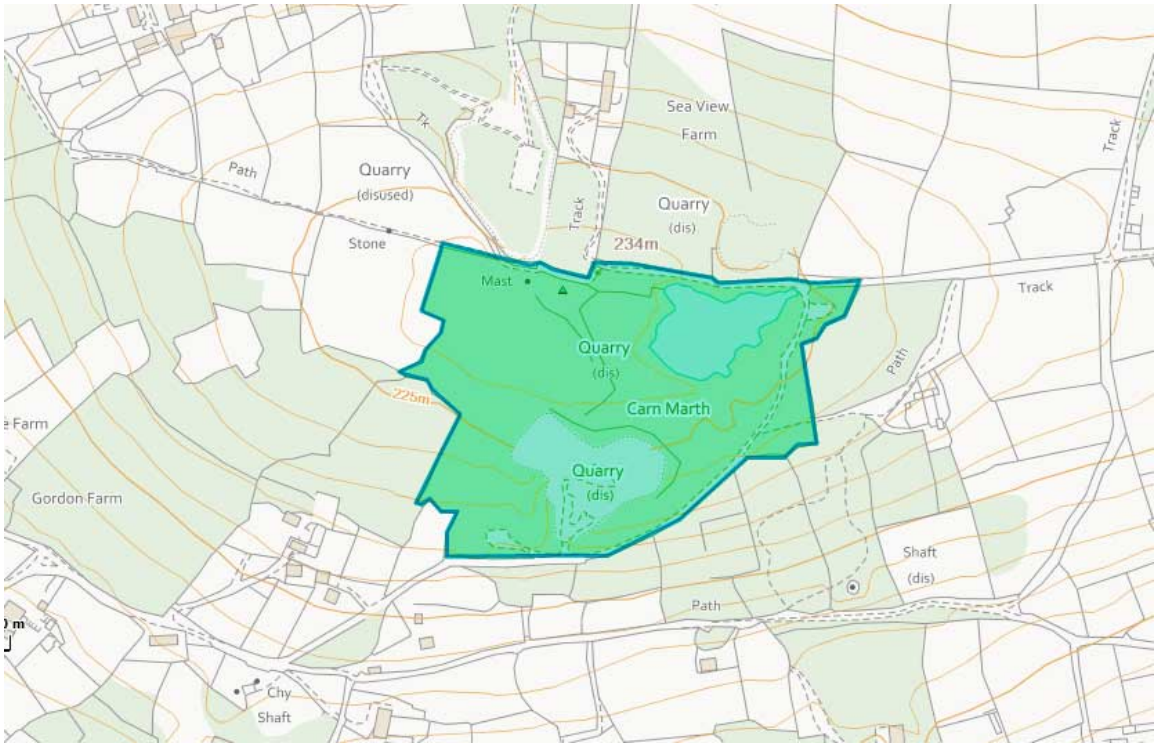
Map 4. Tresavean Mine Area of Landscape, Recreational and Historic Value

Tresavean Mine: 11 hectares of rough open space owned by Cornwall Council for public access (see 17.1 above).

POLICY ELEVEN: Tresavean Mine Area of Landscape, Recreational and Historic Value

The landscape and its historic features on the south and west slopes rising from Lanner village to Tresavean and encompassing the skyline parallel to the Mineral Tramway identified in Map 4 will be afforded a sense of value and protection reflecting its connections and proximity to the World Heritage Site. In particular, any development in the Tresavean Mine Area of Landscape, Recreational and Historic Value must demonstrate that all landscape and historic features will be conserved, enhanced and unharmed.

15.13 With its profound mining history and significant (world) impact on the development of that industry, it is perhaps surprising that the whole of the parish - particularly Tresavean and Carn Marth – are not included within the World Heritage Site. Within the parish is a network of 12 miles of footpaths, bridleways and multi-use trails, most of which are connected with the mining heritage. The most important of these is probably the Tresavean Trail which is an asset of the WHS. The Tresavean Trail is the course of the horse-drawn tramway which formed part of the Hayle Railway and along which Welsh coal and Tresavean copper were hauled. The line closed in 1936.



Map 5. Carn Marth Area of Landscape, Recreational and Historic Value

Carn Marth: The Carn Marth Trust own some 19 acres of land and rent a further 19 acres from Cornwall Council (though the latter is in Carharrack parish and is not included in this designation), managing and maintaining the land as a public amenity and including an open-air amphitheatre where theatrical performances are put on several times a year.

POLICY TWELVE: Carn Marth Area of Landscape, Recreational and Historic Value

The Area of Carn Marth, identified in Map 5, is special to Lanner and its identity. Its status as an Area of Great Landscape Value should be respected and safeguarded. Any development within the Carn Marth Area of Landscape, Recreational and Historic Value should maintain the character and landscape quality of the area and conserve and reflect its historic mining heritage. Any development on the slopes of Carn Marth will be resisted.

15.14 The NPPF requires the community to conserve significant heritage assets in a manner appropriate to their significance, so that they can be enjoyed for

their contribution to the quality of life for present and future generations. According to the NPPF, a heritage asset is “a building, monument, site, place, area or landscape identified as having ‘significance’ meriting consideration in planning decisions, because of its heritage interest”. ‘Significance’ is defined as “the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting”. Heritage assets include nationally protected (Historic England) listed buildings and their settings, archaeological sites and conservation areas and their settings as well as undesignated heritage assets (including locally listed buildings).

15.15 Listed Buildings and Structures are referenced in Appendix Five. In addition, there are also referenced buildings and structures brought forward by the community through the NDP consultation process as having particular Local Significance.

POLICY THIRTEEN: Heritage Assets

The significance of designated Heritage Assets within the Parish must be recognised and given the requisite level of protection and respect as set out in CLP Policy 24: this includes those structures held to be of value by the community and set out in Appendix Five to this Plan as well as formally Listed buildings and structures.

16.1 Infrastructure and Services

16.11 The parish has a number of local facilities and amenities which primarily serve the local community, although some (such as the Band Room and the churches) support a wider community.

- School: Lanner Primary School, currently with 247 pupils from 3 to 11 years.
- Health: Lanner Moor Surgery. The nearest dental practice is in Redruth. The closest hospitals are at Barncoose, Redruth or Treliske, Truro.
- Community facilities: Village Hall (which also houses the Parish Council office, sub-post office and the Snooker club), Methodist church and hall, Christchurch Anglican church, Band Room, Scout Hall.
- Village stores, petrol filling station and shop, bakery, fish and chip shop, two public houses, dance studio, animal feed store.

Water Supply and Sewage Disposal

16.12 Properties in Lanner are served with mains water supply, save for a few rural homes which elect to have their own private borehole supply. The mains water supply comes from the South West Water covered reservoir towards the top of Lanner Hill opposite Carn Marth Lane. Some properties experience weak or variable water pressure when taking their supply off old shared private water pipes.

Most properties within the village itself are serviced by mains sewers with the rural areas primarily connected to private sewage disposal systems. Properties to the north west of the top of Lanner Hill drain towards Redruth, but the vast majority of properties drain to the Gwennap sewage treatment works.

Energy

16.13 Lanner is served by mains electricity but there is no mains gas available within the village. Properties which do have gas have their own private supply of liquid petroleum gas. Oil fired heating is also quite common. In 2011, only 6.3% of households did not have central heating compared to some 17% ten years previously. However, it should be noted that this figure is still way out of line with a national average of 2.7%.

Communications

16.14 The modern economy is changing and provision of a good communications network is a basic requirement. The 2011 Census highlights how people are working differently to a generation ago – in Lanner parish, 15.8% of the economically active population are self-employed. These people will usually be working from home with no employees or support and need a computer with good and reliable broadband connection.

16.15 The need for superfast broadband to serve Lanner is, therefore, paramount. Broadband speeds are reported by residents to vary wildly depending on where in the parish they are. In its 2015 manifesto, the government committed to delivering download speeds of 24Mbps to 95% of the UK by the end of 2016. Since then, a further announcement pledges that access to at least 10Mbps should be on a similar footing to other basic services such as water and electricity. This 'Universal Service Obligation' will mean that consumers will have the right to request a broadband connection wherever they live.

POLICY FOURTEEN: Superfast Broadband

All new residential, commercial and community properties should be served by a superfast broadband (fibre-optic) connection. The only exception will be where it can be demonstrated that this would not be either possible, practical or economically viable. In such circumstances, sufficient and suitable ducting should be provided within the site and to the property to facilitate ease of installation at a future date on an open access basis.

17. Employment

17.1 There is little employment within Lanner parish – the school is the largest employer – and therefore out-commuting is high. Lanner's shops and services meet the most basic everyday requirements of its residents, the primary school has a good reputation and there are reasonable recreational facilities. Connections by road are good but public transport is limited in range, frequency and travel-time.

17.2 Of the 2013 adults in the parish aged from 16 – 74, 1306 are economically active. With 1247 people in employment, this gives a headline unemployment rate of 4.5%. Within the given age range, 65% of males are working and 53% of females. Perhaps unsurprisingly, the average male paid working week is 41.81 hours and the average female paid working week is 28.92 hours. 219 people are self-employed.

Employment By Industry	Number	%	Change Since 2001
Agriculture Forestry & Fishing	20	1.61%	-57%
Mining & Quarrying	7	0.56%	+57%
Manufacturing	97	7.83%	-33%
Electricity/Water/Gas	13	1.05%	+8%
Construction	128	10.33%	+13%
Wholesale/Retail	213	17.19%	+2%
Hotel & Catering	72	5.81%	+100%
Transport, Storage, Communications	52	4.20%	-16%
Financial	19	1.53%	-20%
Real Estate/Business	20	1.61%	-78%
Public Administration, Defence	88	7.10%	+26%
Education	128	10.33%	+75%
Health	227	18.32%	+35%
Arts & Recreation	53	4.28%	
Administration	53	4.28%	
Scientific or Technical	49	3.95%	

Table 9. Employment by industry. ONS 2010.

POLICY FIFTEEN: Development for Employment and Commerce

Proposals that support working from home, local tourism, the development of small scale social enterprises and other businesses that meet the needs of the community, such as the creation of live-work units, will be supported provided that they would:

a) Not involve the loss of dwellings.

b) Contribute to the character and vitality of the local area.

c) Not give rise to a detrimental impact on residential amenity.

d) Not adversely impact upon road safety.

e) Conform to the environmental and other policies in this Plan.

18. Transport

18.1 Significantly, only 9.9% of households have no car or other motorised vehicle (which is well below the county average of 16.3%) and 46% have two or more cars (well above the Cornwall average of 38%). The average number of cars per household is 1.51. Nationally, 25.8% of households in England have no car. This illustrates the absolute and relative importance of the car to economic and social life for Lanner residents.

18.2 Of those people who are in employment, 84% go to work in their own vehicle and only 3.2% use public transport (this has fallen from parity with the county average 10 years ago to just one half of today's figure of 6.3%) - the remainder either work at home (5.6%) or walk/cycle. The average distance travelled to work is 14.54km (9.65 miles).

18.3 The road traffic accident rate in the parish is 0.4 accidents per 1,000 people per year. More information can be seen in Appendix 8.

18.4 It is evident that Lanner residents rely heavily on the car and this is reflected in the high number of households having two or more cars. Consequently, while Cornwall Council generally seeks 1.5 parking spaces per household, it is considered that 2 parking spaces per household is a more appropriate approach in the Neighbourhood Plan Area. This is not to surrender any desire to encourage and plan for greater use of public transport or for more people to walk or cycle: but there is a need to recognise reality. Economic conditions also mean that more domestic garages are being used as utility rooms or even the footprint for home extensions- so a higher level of on-site car parking is appropriate.

POLICY SIXTEEN: Off-street Parking Requirements for Housing Development

Wherever possible, development proposals should include provision for adequate off-road vehicle parking spaces, to facilitate unimpeded road access for other road users, including motor vehicles and pedestrians. Proposals that do not demonstrate adequate off-road parking will not be supported, particularly in instances where additional on-street parking will be detrimental to highway safety or impede access for public transport, emergency vehicles or any other service vehicles. In most instances, on-site parking for two motor vehicles will be considered a suitable minimum requirement.

POLICY SEVENTEEN: Development and Vehicle Speeds on Highways

Any development proposals which help to reduce the speed of vehicles travelling through or within the parish will be supported. Development which would add to traffic on the north side of Pennance road will be avoided or limited.

18.5 The parish is served by two bus routes. The first is Route U2 operated by First Kernow running from Redruth to Falmouth with one bus every half hour in both directions (Monday – Saturday, two-hourly on Sunday). The first bus leaves Lanner at 0654 and the last arrives at Lanner at 2310. The journey takes 38 minutes (7.8 miles or 19 minutes by car). The first bus to Redruth is at 0636 and the last bus 2252 with a journey time of 7 minutes.

The second service is route 46 also operated by First Kernow. This service runs from Camborne to Truro, the first bus leaving Lanner at 0721 and the last bus leaving Truro 1745. The service runs two-hourly but not on Sundays which severely restricts its usefulness to Lanner particularly for those working overtime or shift work.

The time taken for a bus journey to Truro is approximately 51 minutes (9.8 miles or 26 minutes by car). Similarly, the bus to Camborne is two hourly and takes 66 minutes for a 7.9-mile journey or 17 minutes by car.

F Williams provides a school bus (route 312) to Redruth school at 0805, arriving 0822 and a return journey leaving Redruth school 1500 and arriving in Lanner 1516.

Without huge investment taking place, public transport is unlikely to gain in significance for Lanner residents. Low fuel and other running costs make the car attractive and the decline in high street shopping coupled with an increase in home deliveries/on-line retail services also affects demand for buses. Reductions in subsidised travel for pensioners and school children and increased costs for bus companies all add to static or declining levels of service.

However, that sea-change may be coming. As part of the "Cornwall Devolution Deal" a Showcase Corridor of integrated public transport is planned to come into effect December 2018 when the train service will become half-hourly. Lanner will be in the bus corridor within this technology driven system, being part of the link between Redruth and Falmouth. New bus shelters will be provided and timetables and passenger information digitally displayed. The overall system will include smart ticketing and air quality monitoring.

18.6 The Plan therefore seeks to live with the reality of car ownership and, where possible, mitigate its immediate adverse effects rather than make assumptions for increased use in alternative means of transport which are unlikely/speculative within the Plan period.

18.7 Although most road surfaces are adequate if not good, there are also many where long standing pot holes and surface erosion provide cause for complaint. By far the worst of the road surfaces reported is in Rough Street. Concerns are also raised that where repairs are carried out they do not appear to last for very long.

18.8 The parish is also fortunate in having some 12 miles of multi-use trails, footpaths and bridleways which are very well used, mainly for recreational purposes. Cornwall Council has a statutory duty to maintain footpaths and bridleways and in Lanner have entered into a partnership with the parish council for the latter to organise strimming to keep paths open. The cost burden of this arrangement now falls disproportionately on the parish council but residents have asserted, for the present, that they would rather pay an increased precept on Council Tax than see these footpaths and trails become overgrown.

18.9 It has long been recognised that there is a need for a car park to accommodate vehicles for those visiting or using the cemetery, churches, village hall and other community buildings and activities such as Remembrance Day Parade or Village Show.

19. Climate Change and Renewable Energy

19.1 The threats posed by climate change are very real; particularly to communities living in a valley where the risks of flooding can be great. Our Plan therefore seeks to ensure consideration is given to the careful use and reuse of all resources but focuses unapologetically on mitigating flood risk.

POLICY EIGHTEEN: Mitigation of Adverse Effects on Climate Change

All new development within Lanner shall seek to achieve high standards of sustainability and, in particular, demonstrate in proposals how design, construction and operation has sought to:

a) Reduce the use of fossil fuels.

b) Promote the efficient use of natural resources, the re-use and recycling of resources, and the production and consumption of renewable energy.

c) Adopt and facilitate the flexible development of low and zero carbon energy through a range of technologies.

d) Adopt best practice in sustainable drainage systems.

19.2 Lanner Moor is officially recognised as an area where flooding occurs, but other areas have been identified which may be affected in times of heavy rainfall. These include Pennance Road, Sandy Lane by the roundabout, Tresavean Terrace, Tresavean Estate, Bell Lane, Rough Street, Lanner Square, Church Green, and Bell Veor.

19.3 Many, if not most, of these flooding risks are seen as a result of poor planned maintenance of drains, ditches and gullies. Cornwall Council has elected not to operate a planned maintenance policy, or at least very limited regular maintenance, but opts instead for response based maintenance.

19.4 The intention of this Plan is to ensure that:

a) Any new houses built in the parish are not at risk from flooding.

b) Any housing development does not exacerbate the flood risk to any other part of the parish or adjacent parishes, whether to housing or other land.

c) Run off from any new housing development can be dealt with without increasing the risk of pollution to groundwater, watercourses and ditches, or land.

POLICY NINETEEN: Flood Risk and Mitigation

New housing development of over 1ha in Flood Risk Zone 1 will need to demonstrate it has a site-specific flood risk assessment, which shows that the risk of flooding from all sources both on and off the site is minimised and managed effectively.

All housing development will be required to ensure that, as a minimum, there is no net increase in surface water run-off. Priority should be given to incorporating Sustainable Drainage Systems (SuDS) to manage surface water drainage, unless it is proven that SuDS are not appropriate.

Unless any of the measures below can be demonstrated to be unnecessary, applicants for planning permission should show how their proposals:

a) are supported, where required, by a sequential, risk-based approach to the location of the development, in order to avoid possible flood risk to people and property; as well as setting out measures to manage any residual future risk;

b) incorporate measures to reduce vulnerability to the impacts of climate change;

c) incorporate proportionate and appropriate pollution control measures to prevent adverse impacts on the water environments;

d) are in line with Environment Agency Practice Note GP3 'Groundwater Protection, Principles and Practices';

e) include SuDS as the preferred method of surface water disposal. Connection of surface water to the mains sewer should only be considered as a last option.

Where SuDS are provided, arrangements must be put in place for their whole life management and maintenance. Where either SuDS are not feasible / appropriate or if the development will exacerbate existing drainage issues elsewhere within the Plan Area, financial contributions and/or mitigation may be required from development on sites where measures to address flood risk or to improve the environmental quality of watercourses have been identified as needed, such as appropriate off-site drainage and water run-off management.

19.5 The topography within the parish, its significance as a setting of the World Heritage Site, and the potential for cumulative landscape and visual impact arising from large-scale wind and solar energy proposals suggests that it is unlikely that such proposals would be acceptable. That said, any proposals which are put forward would be measured on their merits against the policies and guidelines of Cornwall Council.

POLICY TWENTY: Renewable Energy

Free standing renewable energy proposals of an appropriate scale will be supported for solar, heat pumps, anaerobic digestion and water power where they:

a) Do not adversely affect the quality and character of the landscape, and;

b) Do not adversely affect local heritage such as archaeological sites and historic buildings, including their settings; and

c) Do not adversely affect sites of nature conservation importance or biodiversity; and

d) Would not result in the irreversible loss of the best and most versatile agricultural land; and

e) Protect local and residential amenity; and

f) Have regard to the amenity and natural beauty of the area; and

g) Include a scheme to remove the generating infrastructure as soon as reasonably practicable once it is no longer used for energy generation.

20. Health and Wellbeing

20.1 Lanner has a strong community spirit with numerous local clubs and societies. There is a high level of satisfaction among residents towards Lanner as a place to live (the 2008 Place Survey indicated this applied to 84% of the population compared to a national average of 79%).

20.2 The average life expectancy for Lanner (ONS 2010-2014 data) is 78 years for men and 83 years for women. These figures are just slightly below the averages for the region and for England. A similar pattern emerges from statistics showing the expectancy for a healthy life and for a disability free life: the difference being no more than 1 or 2 years. That apparently small difference in time translates to a more attention arresting mortality ratio: 114 for Lanner compared to 94 for the South West and 100 for England.

20.3 19.7% of the population (558) have a limiting long-term illness and 6.3% (171) are classed as being in bad or very bad health. The overall cancer rate is very slightly above regional and national averages but significantly *lower* in the four main types of cancer. However, the local rate of heart disease is higher; for circulatory and respiratory diseases markedly higher and for strokes alarmingly so.

20.4 The high rates of long-term illness and age-related diseases will be statistically linked to the relatively high number of retired people in the parish (30% higher than the average proportion in England). Overall obesity levels are in line with the national average and, encouragingly, children are well below the national average. Only 25.6% of the local population eat five or more portions of fruit and vegetables a day. The proportion of those who “binge drink” from time to time is no greater than the regional average but the proportion of those who smoke is higher, at 22.3%.

20.5 With regard to long-term illness and disability, Lanner records over 17% more sufferers than the national average and 30% more in the working-age

range. Claimants for Disability Living Allowance are 30% above the national average at 5.6% of the population. There is an anomaly: the 2011 Census shows 373 people providing unpaid care and 98 providing unpaid care of over 50 hours a week – yet only 70 people receive Attendance Allowance (as at 2016).

20.6 Economically, people living in Lanner have a headline weekly household income well below the average for England. This is £580 compared to £766 (a difference of 24%). After housing costs are taken out though, the difference is reduced to 13%: but still a substantial one. Fuel poverty is 17.5% compared to 9.6% nationally but child poverty is 21% lower. Employment related benefits are broadly lower than national averages.

20.7 Another factor which is linked to health and wellbeing is air pollution. Although Lanner village is bisected by the A393, 2012 figures show levels of three of the four major pollutants at less than one tenth the national standards for defining clean air. The one exception is particulates which show parity to regional and national averages but still only four tenths of the clean air minimum standards.

POLICY TWENTY-ONE: Health and Recreation

Development proposals which facilitate or encourage healthier lifestyles will be supported. Community health and recreation facilities are, wherever possible, to be retained and new ones will be supported. Loss of provision will only be acceptable where it can be shown that:

- **there is no need for the facility or service,**
- **the existing service is no longer viable or sustainable, or**
- **adequate facilities or services exist or the service can be re-located where similarly accessible by walking, cycling or public transport.**

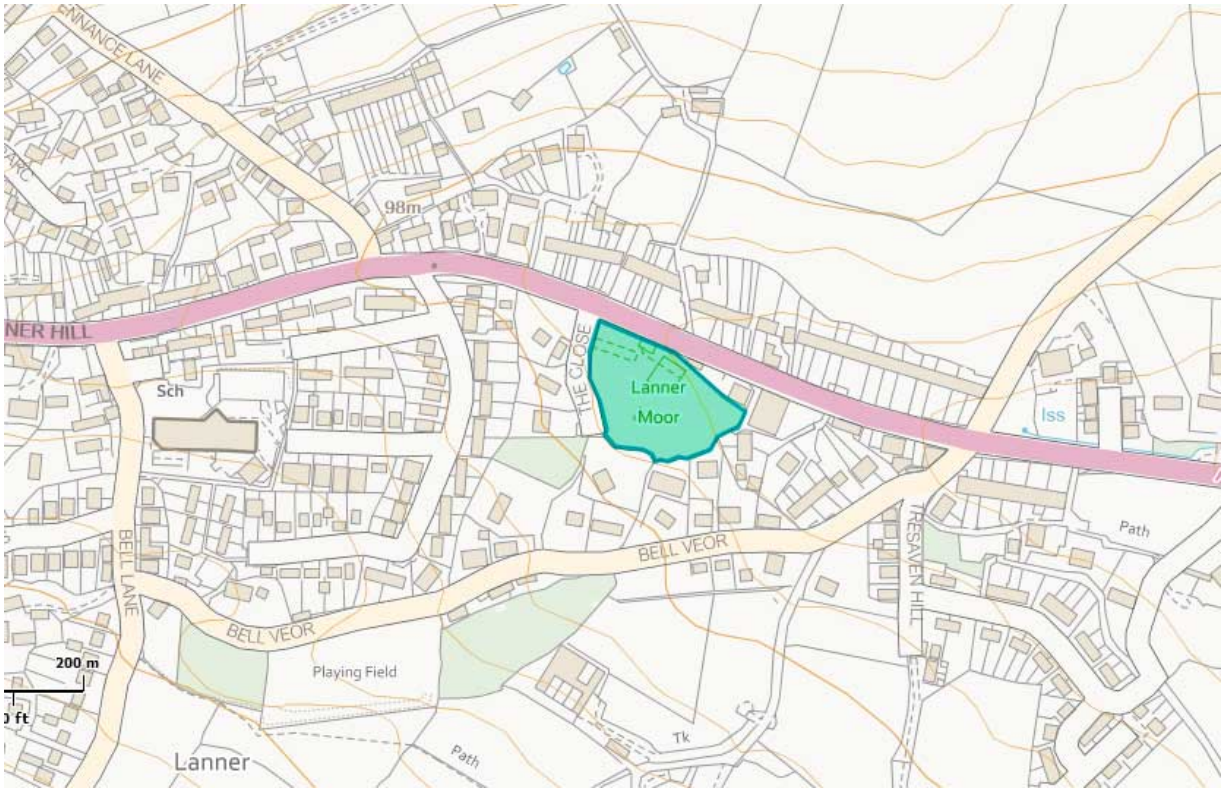
21. Open Spaces, Access to the Countryside, Recreation

21.1 Under the NPPF, neighbourhood plans have the opportunity to designate Local Green Spaces which are of particular importance to the local community. This will afford protection from development other than in very special circumstances. Paragraph 77 of the NPPF says that Local Green Spaces should only be designated: "where the green space is in reasonably close proximity to the community it serves; where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of wildlife; and where the green area concerned is local in character and is not an extensive tract of land."

21.2 Four green spaces were identified by the local community during the engagement process as being demonstrably special to them and there was strong support to ensure their protection.

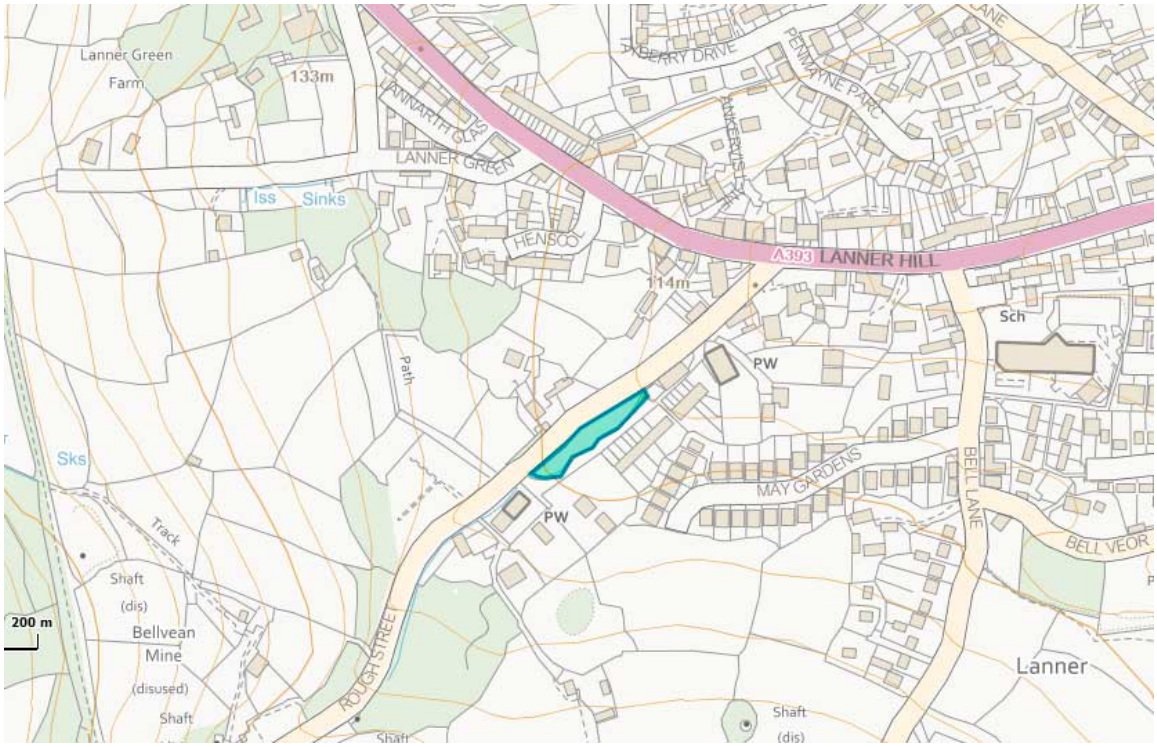
POLICY TWENTY-TWO: Local Green Spaces

The following areas are designated as Local Green Spaces: Proposals for development on these Local Green Spaces will not be permitted unless it can be clearly demonstrated that it is required to enhance the role and function of an identified Local Green Space.



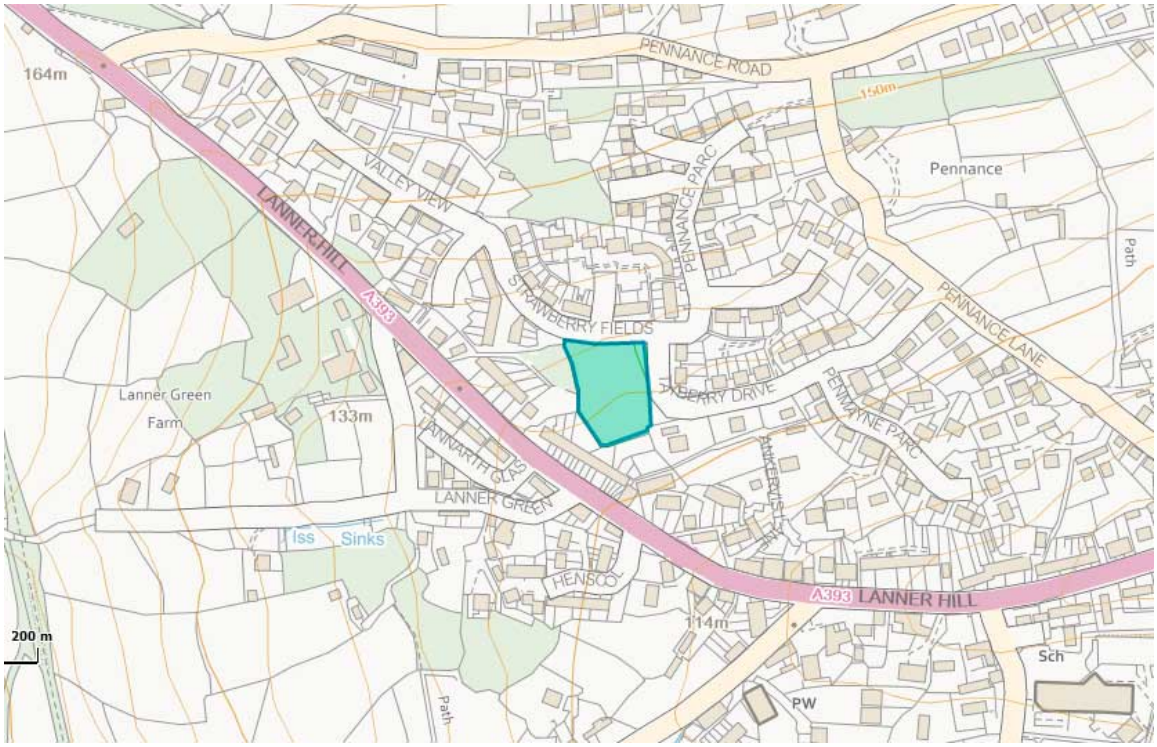
Map 6. Lanner Moor Playing Field – Local Green Space

Lanner Moor Recreation Field: providing a range of play and sport equipment for young people of all ages. Includes public toilets. (Owned by Fields In Trust – formerly National Playing Fields Association. Run under lease by Parish Council).



Map 7. Church Green, Rough Street – Local Green Space

Church Green: a partially secluded grassed area for quiet relaxation. Located off Rough Street. Leased and managed by the Parish Council.



Map 8. Strawberry Fields Playing Field – Local Green Space

Strawberry Fields Recreation Ground: providing play and sport equipment for all ages, including adults. Owned and managed by Lanner Parish Council.



Map 9. Tayberry Drive Recreation Area – Local Green Space

Tayberry Drive: a small recreation area with play equipment for younger children. Owned and managed by Coastline Housing.

21.3 There are other areas within the parish also providing the opportunity for rest, reflection and recreation. The cemetery off Rough Street with its lawn cemetery extension also has a Garden of Reflection for those wishing quiet moments. Sports pitches are found on the Tresavean side of the valley for the school and also for Lanner football club. There is ambition for a rugby club pitch if a suitable site can be found.

21.4 There are privately run (commercial) allotments at Ivy House, on the SW parish boundary one mile from the village centre, with extensive capacity. There does not appear to be a sufficiently high demand for further allotment space closer to the village to justify increasing provision.

Monitoring and Review

The Neighbourhood Plan is a living document concerning an active, evolving community. It is therefore important that it is reviewed at regular intervals. It is particularly important that it is reviewed whenever its policies might be invalidated by a change in the circumstances on which they were based, e.g. housing demand or housing provision.

Note that it is not possible to update a Neighbourhood Plan so if, after review, it is considered necessary to introduce changes, the Parish Council may make a proposal for the existing plan to be replaced by a new one. The process for the making of the replacement plan is the same as the process for the making of the existing plan.

Appendices

Appendix One: Housing Land Availability Survey as at 01 April 2018

Plots with Planning Permission

PA17/04034 Wesley House, Rough Street	1
PA18/00405 Land off Lanner Moor	5
PA17/Land East of 6 Murtons Terrace	1
PA17/01227 Land North East of Carn Marth house, Pennance Road	1
PA16/05233 Land SSE of Gwel an Eglos, Bell Vean	1
PA16/05788 Land West of 1 Woodlands Terrace, Lanner Hill	1
PA15/05631 Land adj Fiddlers Green, Pennance Road	1
PA15/08429 Land r/o Hunting Gate House, Trevarth	1
PA15/04929 Barn north of Sharidon, Trevarth Road	1
PA15/00865 Land East of Tresavean Hill	2
PA15/08665 Lanner Inn, Lanner Square	1
TOTAL	16

Plots Under Construction

PA15/06593 Lanner Fish, Lanner Hill	1
PA15/10440 Land adj to Lobriggan, Clijah Lane, South Downs	1
PA17/09184 Land adjoining Pensilva, Lanner Hill	1
PA15/03033 Land off Lanner Green	1
PA15/08320 Land adj Rose La Mer, Murtons Terrace	1
PA12/06120 Land at Tresavean Hill	1
PA12/05926 Glenmoor Farm, Lanner Moor	1
PA11/02662 1 Bell Vean	2
W2/PA07/01 Barn at Penpons, Penpons Lane, Treviskey	1
W2/PA09/01 Land adj 27 Penmayne Parc	1
W2/PA09/01 Land adj New Haven, Wheal Trefusis, South Downs	1
W2/PA05/01 Land adj 46 Lanner Hill	2
TOTAL	14

Completions by Housing Year

2018 14
2017 6
2016 2
2015 28
2014 3
2013 4
2012 11
2011 6

TOTAL 74

All data supplied by Cornwall Council

Appendix Two: Comparative Growth Within the "Mining Villages"

Housing Development 2010 – 2013

Parish	Completions 2001 - 2013	Completions 2010 - 2013	Under Construction	Not Started
LANNER	106	21	11	55
Carharrack	49	32	21	7
Gwennap	25	5	5	13
Portreath	51	18	47	11
St Day	65	9	8	15
Stithians	52	11	8	10

Source: Cornwall Council

Housing Development 1991 - 2010

Parish	1991 Dwellings	2001 Dwellings	2010 Dwellings	Change 1991-2010	% Change 1991-2010
LANNER	891	1076	1161	270	30%
Carharrack	585	597	614	29	5%
Gwennap	611	647	667	56	9%
Portreath	671	721	754	83	12%
St Day	737	739	795	58	8%
Stithians	818	851	892	74	9%

Source: Cornwall Council

The first table above shows housing growth in the first 3 years of the Cornwall Local Plan. The second table gives a wider perspective of development by showing the preceding 20 years.

So, for 2010-13 growth in Lanner was 8%. For the other "Mining Villages" parishes the respective growth was: Carharrack 10%; Gwennap 3%; Portreath 10%; St Day 4% and Stithians 3%.

Appendix Three: Affordable Homes Banding

Information from the Cornwall Council Affordable Housing Team- March 2017.

Band A	
Exceptional Needs	Where 'substantial evidence from a statutory organisation, such as the police, is provided which concludes that risk to life or serious harm could result if an immediate move is not obtained (includes victims of domestic violence, racial harassment, and witness intimidation).
Welfare	Applicants awarded an 'urgent priority' by the Welfare Assessment Panel.
Adapted Property	The applicant occupies a Council or Registered Social Landlord (RSL) property within the Cornwall Homechoice area that is fully wheelchair accessible, where no household member requires the adaptations and an applicant who needs an adapted property in the location has been identified.
Multiple Needs	An applicant qualifies under two or more of the Band B criteria, excluding the multiple needs assessment.

Band B	
Statutory Homelessness	Applicants to whom Cornwall Council has accepted a full housing duty under the current Homelessness legislation.
Welfare	Applicants awarded a 'high priority' by the Welfare Assessment Panel.
Lack of Bedrooms	Applicant lacks 2 or more bedrooms in their current home, UNLESS evidence exists that the overcrowding is deliberate. (This excludes applicants in temporary accommodation).
Disrepair	Applicants living in private sector accommodation awarded a 'high disrepair assessment' by the Councils Environmental Health department.
Move-on	The applicant is formally accepted under the move-on quota scheme.
Downsizing	Tenants in Cornwall who are under-occupying a Council or RSL property.
Redevelopment Programme	Where a social housing tenant residing in Cornwall is required to move permanently due to a redevelopment programme and wishes to apply for a move through the scheme.
Multiple Needs	An applicant qualifies under two or more of the Band C criteria, excluding the multiple needs assessment.

Band C	
Homelessness Other	Applicants who are homeless or threatened with homelessness but not owed a main housing duty by Cornwall Council.
Welfare	Applicants awarded a 'medium priority' by the Welfare Assessment Panel.
Disrepair	Applicants living in private sector accommodation awarded a 'medium disrepair assessment' by the Councils Environmental Health department.
Lack of bedrooms	Applicants who lack one bedroom in their current home.
Support/Facilities	The applicant, or a member of their household, needs to move to a particular 'locality within Cornwall, to give or receive on-going support from 'close family members, or to access specialist medical facilities.
Work/Training	The applicant, or a member of their household, needs to move closer to their place of work/training (of a non-casual nature) within Cornwall.
Multiple Needs	An applicant qualifies under two or more of the Band D criteria.

Band D	
Welfare	Applicants awarded a 'low priority' by the Welfare Assessment Panel.
Disrepair	Applicants living in private sector accommodation awarded a 'low disrepair assessment' by the Councils Environmental Health department.
Shared Facilities	Applicants share bathroom or kitchen with non-family members.
Children living in flats and/or lacking a garden	Applicant has child/children less than 10 years of age and lives in a property above ground floor, with no lift. Applicant has a child/children less than 10 years of age living in a property without access to a garden.

Band E	
Welfare	Applicants awarded a 'nil priority' by the Welfare Assessment Panel.
Disrepair	Applicants living in private sector accommodation awarded a 'nil disrepair assessment' by the Councils Environmental Health department.
Owner Occupiers/Savings	Applicants who have savings or equity over £75,000.
Tenancy Issues	Applicants with a history of anti-social behaviour or rent arrears (unless appropriate action is being taken).
Adequately Housed	Applicants in accommodation that is suitable for their needs.

Appendix Four: Recommendations from Lanner Local Landscape Character Assessment to Manage or Mitigate the Effects of Development on the Landscape.

Existing field patterns and traditional hedges and walls should be retained.

Encourage limited development in appropriate locations to preserve the open character of the countryside and the rural “feel” of localities.

Maintain the visual integrity and distinctiveness of the existing built environment.

Avoid development on skyline and the use of non-traditional materials on prominent sites.

Retain and manage pasture as a CO2 sump for carbon capture, discourage intensive use of pasture by overgrazing and poaching of land, and act against the proliferation of ad-hoc structures, including shipping containers, caravans and sheds.

Encourage appropriate tree planting and avoid the removal of native trees and woodland.

Consider the use of natural temporary screening to mitigate the impact of unregulated storage such as out-of-season caravans, Winnebagos, boats, allotments and to reduce the cumulative effect of their presence in the landscape.

Promote awareness that so-called waste or wilderness sites are becoming biodiverse wildlife habitat which should be valued.

Conversion of redundant farm buildings should remain proportionate to the existing footprint.

Ensure that new development is sympathetic to its environment, reflecting local character and setting, appropriate in scale and design.

To ensure there is no incremental erosion of the countryside, new single dwellings should not justify “infilling” or further “rounding off”.

Development should not intrude on or detract from sites of historic importance nor prevent appreciation of significant local landmarks.

Consideration should be given to the impact of surface water run-off from development on existing habitat/environment and, in particular, there should be compliance with storm water mitigation best practice.

Promote the maintenance of public rights of way and stiles with appropriate signage. Use by off-road motor vehicles should be discouraged, as should the spread of Japanese Knotweed and other invasive species.

Avoid widening/straightening of lanes and discourage use of lanes by large vehicles to minimise damage to walls, hedges, bridges.

Minimise light pollution.

Appendix Five: Heritage Structures

Listed Buildings and Structures

Boundary Stone on North Side of Track at SW 717 408

Boundary Stone on North Side of Track at SW 718 408

Boundary Stone on West Side of Track at SW 719 409

Chapel Hill Farmhouse

East Trethellan Farmhouse and Attached Outbuildings

Farm Building Approximately 10 Metres East of West Tretharrup Farmhouse

Glyn Garth**,** Pennance Lane

Group of 3 Boundary Stones on North Corner of Junction of Tracks at SW 718 408

Group of 3 Boundary Stones, One on the South and 2 on the East Sides of Forecourt to Lanner Inn

Melrose House

Oak Villa Lanner Hill

Parish Boundary Stone at Junction of Lanes at SW 697 391

Powder House in Field Approximately 100 Metres South of Hillside Farmhouse at SW 709 392

Pump Engine House at SW 712 405

Railway Bridge, Rough Street

The Vicarage

Treviskey House

Community Nominated Heritage Assets

Carn Marth amphitheatre

Christchurch, Rough Street

Figgy Dowdy's Well, Carn Marth

Lanner Churchyard

Lanner Square

Lych gate, Lanner cemetery

Maud Pascoe Memorial drinking water fountain, Lanner Square

Methodist Church, Rough Street

Methodist Hall, Rough Street

Two round-headed granite crosses at Christchurch, Rough Street

War memorial. Rough Street

Tresavean Stamps Engine House and arsenic flues

Victorian Terraces (all)

Village Hall, Lanner Hill

Appendix Six: Recordings of Biodiversity

Carn Marth (taken from a 4-hour survey March 2011 by first year degree students)

Common Name	Scientific Name	Special Status
PLANTS		
Alder	*Alnus glutinosa*	
Austrian Pine	*Pinus nigra ssp. Nigra*	
Bell heather	*Erica cinerea*	
Blackthorn	*Prunus spinosa*	
Bracken	*Pteridium aquilinium*	
Bramble	*Rubus fruticosis*	
Broad Buckler Fern	*Dryopteris dilatata*	
Broad-leaf Dock	*Rumex obtusifolius*	
Broad-leaf Pondweed	*Potamogeton natans*	
Broom	*Cytisus scoparius*	
Buck's-horn Plantain	*Plantago coronopus*	
Buddleia	*Buddleia davidii*	
Cherry Laurel	*Prunus laurocerasus*	
Cleavers (Sticky-weed)	*Galium aparine*	
Common Ash	*Fraxinus excelsior*	
Common Couch	*Elytrigia repens*	
Common Feather-moss	*Eurhynchium praelongum*	
Common Hazel	*Corylus avellana*	
Common Male-fern	*Dryopteris filix-mas*	
Common Polypody	*Polypodium vulgare*	
Cow Parsley	*Anthriscus sylvestris*	
Creeping Buttercup	*Ranunculus repens*	
Daffodil	*Narcissus pseudonarcissus*	
Daisy	*Bellis perennis*	
Dandelion	*Taraxacum officinale*	
Elder	*Sambucus nigra*	
Entire-leaved Cotoneaster	*Cotoneaster integrifolius*	
European gorse	*Ulex europaeus*	
Forsythia	*Forsythia x intermedia*	
Foxglove	*Digitalis purpurea*	
Goat Willow	*Salix caprea*	
Hair Moss	*Polytrichum commune*	Cornwall Long List
Hairy Bittercress	*Cardamine hirsute*	
Hard Fern	*Blechnum spicant*	
Hart's-tongue Fern	*Phyllitis scolopendrium*	
Hawthorn	*Crataegus monogyna*	
Hedgerow Crane's-bill	*Geranium pyrenaicum*	
Herb Robert	*Geranium robertianum*	
Hogweed	*Heracleum sphondylium*	
Holly	*Ilex aquifolium*	
Holm Oak	*Quercus ilex*	
Honeysuckle	*Lonicera periclymenum*	
Himalayan Cotoneaster	*Cotoneaster simonsii*	

Ivy	Hedera helix	
Ivy-leaved Speedwell	Veronica hederifolia	
Lady Fern	Athyrium filix-femina	
Lesser Celandine	Ranunculus ficaria	
Leyland Cypress	Cupressocparis leylandii	
Ling	Calluna vulgaris	
Lords and Ladies	Arum maculatum	
Montbretia	*Crocosmia crocosmiiflora*	
Mossy Stonecrop	Crassula tillaea	Cornwall Long List
Navelwort	Umbilicus rupestris	
Norway Spruce	Picea abies	
Pendunculate Oak	Quercus robur	
Primrose	Primula vulgaris	
Red Campion	Silene dioica	
Rhododendron	Rhododendron ponticum	
Ribwort Plantain	Plantago lanceolate	
Scaly male-fern	Dryopteris affinis	
Sessile Oak	Quercus petraea	
Sheep's Sorrel	Rumex acetosella	
Soft Rush	*Juncus effusus*	
Stinging Nettle	Urtica dioica	
Sycamore	Acer pseudoplatanus	
Tall Fescue	Festuca arundinacea	
Tutsan	Hypericum androsaemum	
Western Gorse	Ulex gallii	UK and Cornwall Long List
White Clover	Trifolium repens	
Wild Privet	Ligustrum vulgare	
Wild Teasel	Dipsacus fullonum	
Winter Heliatrope	Petasites fragrens	
Wood Sage	Tuecrium scorodonia	
Wood Sorrel	Oxalis acetosella	
Yellow Iris	Iris pseudacorus	
Yew	Taxus baccata	
BIRDS		
Blackbird	*Turdus merula*	
Blue Tit	*Cyanistes caeruleus*	
Bullfinch	*Pyrrhula pyrrhula*	UK and Cornwall Middle List
Buzzard	*Buteo buteo*	UK and Cornwall Long List
Carrion Crow	*Corvus corone ssp. Corone*	
Chaffinch	*Fringilla coelebs*	
Collared Dove	*Streptopelia decaocto*	
Dunnock	*Prunella modularis*	UK and Cornwall Long List
Feral Pigeon	*Columba livia*	
Great Tit	*Parus major*	UK and Cornwall Long List
Greenfinch	Carduelis chloris	UK and Cornwall Long List
Herring Gull	Larus argentatus	UK and Cornwall Long List
House Sparrow	Passer domesticus	
Jackdaw	Corvus monedula	
Magpie	Pica pica	

Raven	Corvus corax	
Robin	Erithacus rubecula	
Woodpigeon	Columba palumbus	
Wren	Troglodytes troglodytes	
INVERTIBRATES		
Buff-tailed Bumblebee	Bombus terrestris	
Common Earthworm	Lumbricus terrestris	
Oak Marble Gall Wasp	Andricus kollari	
Seven-spot Ladybug	Coccinella septempunctata	
OTHER		
Common Frog	Rana temporaria	UK and Cornwall Long List
Common Toad	Bufo bufo	UK and Cornwall Long List
(lichen species)	Hypogymnia physodes	
Orange-peel Fungus	Peziza aurantia	

Lanner Cemetery (taken from a survey 2009)

Common Name	Scientific Name	Special Status
PLANTS		
Ash	*Fraxinus excelsior*	
Bird's Foot Trefoil	*Lotus corniculatus*	
Blackthorn	*Prunus spinosa*	
Bluebell	*Scilla non-scripta*	
Bramble	*Rubus fruticosus*	
Cat's Ear	*Hypochaeris radicata*	
Common Dog Violet	*Viola riviniana*	
Common Hawkweed	*Hieracium vulgatium*	
Common Knapweed	*Centaurea nigra*	
Common Nettle	*Urtica dioica*	
Common Ragwort	*Senecio jacobaea*	
Creeping Buttercup	*Ranunculus repens*	
Daisy	*Bellis perennis*	
Dandelion	*Taraxacum officinale*	
Elm	*Ulmus procera*	
European Gorse	*Ulex europaeus*	
Germander Speedwell	*Veronica chamaedrys*	
Greater Stitchwort	*Stellaria holostea*	
Green Alkanet	*Pentaglottis sempervirens*	
Groundsel	*Senecio vulgaris*	
Hawthorn	*Crataegus monogyna*	
Hedge Bedstraw	*Galium mollugo*	
Herb Robert	*Geranium robertianum*	
Hop Trefoil	*Trifolium campestre*	
Holly	*Ilex aquifolium*	
Horse chestnut	*Aesculus hippocastanum*	
Ivy	*Hedera helix*	
Lady's Smock	*Cardamine pratensis*	

Lesser Celandine	*Ranunculus ficaria*	
Navelwort	*Umbilicus rupestris*	
Pignut	*Conopodium majus*	
Primrose	*Primula vulgaris*	
Privet	*Ligustrum ovalifolium*	
Red Campion	*Silene dioica*	
Red Clover	*Trifolium pratense*	
Ribwort Plantain	*Plantago lanceolata*	
Scarlet Pimpernel	*Anagallis arvensis*	
Self-Heal	*Prunella vulgaris*	
Sheep's Sorrel	*Rumex acetosella*	
Silverweed	*Potentilla anserina*	
Sycamore	*Acer pseudoplatanus*	
BUTTERFLIES		
Holly Blue	*Celastrina argiolus*	Cornwall Long List
Meadow Brown	*Maniola jurtina*	
Orange Tip	*Anthocharis cardamines*	
Small Copper	*Lycaena phlaeas*	
Speckled Wood	*Parage aegeria*	
MOTHS		
Six Spot Burnet	*Zygaena filipendulae*	

Appendix Seven: Community Concerns (Action List)

Research indicates that 91% would find an increase in Council Tax acceptable if the money was spent locally. Essentially, this signifies acceptance of an increase in precept by the parish council to fund local projects in the Plan period.

Survey all public green spaces, including footpaths and bridleways, to determine what improvements are required to afford maximum accessibility for people with mobility issues. In the first instance, levels of accessibility can be publicised. After that, subject to practicality, legality, cost and frequency of use, work should be scheduled in and effected.

Seek increased maintenance standards on the old Tresavean Mine site to improve biodiversity and quality of public access. This could include acquisition by the parish council from Cornwall Council.

Community-led tree planting on publicly owned land will be encouraged.

Address Litter – and anti-social behaviour generally. Consider the provision of additional litter bins in strategic places.

Revisit discussions with Cornwall Council for an increase in the hours after darkness when street lights are off.

Dog fouling – increase the number of dog bins, particularly at known “hot spots”.

Reduce inappropriate use of trial bikes and other unauthorised motor vehicles on bridleways and footpaths.

Aid the provision of changing rooms in football field.

Support the search for a suitable location in the parish for Lanner rugby club.

Pursue discussions with providers for better broadband and mobile phone reception.

Initiate covert CCTV in known areas for fly-tipping.

Speed monitoring: Encourage the proper enforcement of existing speed limits, particularly along the A393, Pennance Road and through Trevarth. Pursue the installation of average speed cameras on the A393.

To reduce the speed limit of vehicles on the A393 within the parish from its eastern boundary (Penventon Farm/Comford end) to the edge of the village to 40 mph.

To reduce the speed limit of vehicles on all roads within the parish to 40 mph or lower where appropriate according to risk posed to persons, animals and property.

Support the provision of more and improved facilities for young people.

Encourage local people to support local business and encourage business to business activity locally.

Appendix Eight: Road Traffic Data

A RadarClass traffic survey carried out by Cornwall Council over 8 days in July 2011 on the A393 at Treviskey showed 3182 vehicles per day entering the village in a westbound direction and 3334 leaving the village in an eastbound direction. Of the westbound traffic 595 (19%) per day were exceeding 50mph, and 86 per day exceeded 60mph.

Two further RadarClass surveys were undertaken by Cornwall Council, January/February 2017, again for 8 days.
The first of these was at the top of Lanner Hill, where the speed limit is 30mph, close to and north of the junction with Pennance Road**.**
The average number of vehicles recorded was 10,202 per day. 5,205 travelling north and 4,997 south.

The mean speed northerly was 29.5mph and southerly 32mph. On the weekends, this was 32mph and 33mph respectively.

A 9-day RadarClass survey taken in March 2016 on Pennance Road just beyond the A393 showed an average of 919 vehicles a day travelling eastward and 928 vehicles a day travelling westward. On the not unreasonable assumption that a similar number of vehicles would be recorded in the A393 RadarClass survey of February 2017 all doing very low speeds as they enter or leave Pennance Road, then the mean speeds in the preceding paragraph are likely to be profoundly conservative for through traffic.

Nonetheless, 51% of vehicles driving towards Redruth were breaking the speed limit. This represented 2,654 vehicles per day. On weekends, when more cyclists, horse riders and walkers are crossing the road, this increased to 67% of traffic or 2,829 vehicles per day. The daily average number of those exceeding 40mph was 364 and for the weekend figure 506.

For vehicles driving towards the village 62% exceeded the speed limit. This was 3,098 vehicles per day. On weekends this increased to 69% of traffic or 2,875 vehicles per day. The daily average number of those exceeding 40mph was 474 and for the weekend figure 625.

So, in total we had on average 5,752 vehicles breaking the speed limit each day and 838 exceeding 40mph.

The second RadarClass survey was at Pentreath Terrace (by the Playing Field), where again the speed limit is 30mph.

The average number of vehicles recorded was 7,241 per day. 3,196 travelling north and 4,045 south.

The mean speed northerly was 29.7mph and southerly 30.6mph. On the weekends, this was 31mph and 32mph respectively.

45% of vehicles driving through the village towards Redruth were breaking the speed limit. This represented 1,438 vehicles per day. On weekends this increased to 52% of traffic or 1,616 vehicles per day. The daily average number of those exceeding 40mph is 76 and for the weekend only the figure was 96.

For vehicles driving towards Falmouth through the village 56% exceed the speed limit. This represented 2,265 vehicles per day. On weekends this increased to 65% of traffic or 2,272 vehicles per day. The daily average number of those exceeding 40mph was 137 and for the weekend the figure was 184.

So, in total we had on average 3,703 vehicles breaking the speed limit daily while actually driving through the village itself and 213 exceeding 40mph.

LANNER TRAFFIC COUNTS																	
Pennance Road																	
Date		East/South		Mean	85%ile	Speed	**Number**	Number		West/North		Mean	85%ile	Speed	**Number**	Number	
		per Day		Speed	Speed	Limit	**> Limit**	>Limit +10		per Day		Speed	Speed	Limit	**>Limit**	>Limit+10	
2008 08		501		30.1	36.0	30	**245**	16		537		32.8	39.0	30	**363**	54	
2016 03		919		21.3	25.0	30	12	0		928		22.7	22.9	30	70	1	
Note:	2016 readings taken just off A393 before Valley View. Use for speed purposes virtually useless. However, does suggest 78% increase in traffic volume over 8 years.																
A393	**Through Village**																
Playing Field																	
2017 01		3446		29.7	30.6	30	**1618**	82		4045		34.0	35.0	30	**2398**	137	
Lanner Moor																	
2016 02		3402		32.9	38.0	30	**2377**	302		2168		29.1	33.0	30	**712**	36	
Lanner Hill																	
2012 02		2946		33.0	38.0	30	**2072**	206		3201		29.9	35.0	30	**1351**	53	
2017 02		4997		32.0	39.0	30	**3077**	474		5205		29.5	37.0	30	**2633**	364	
A393	**Outside Village**																
Treviskey																	
2011 07		3344		42.3	48.0	50	**275**	33		3182		45.2	51.0	50	**596**	85	
2016 11		3044		41.1	47	50	**209**	27		3645		37.7	46	50	**177**	21	
Trevarth																	
2016 11		438		32.7	40	40	**57**	3		435		32.1	38	40	**33**	2	

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Glossary

The Acronyms are:

NDP	Neighbourhood Development Plan
CPIR	Camborne, Pool, Illogan, Redruth
WHS	World Heritage Site
LLCA	Local Landscape Character Assessment
DPD	Development Plan Document
CAN	Community Network Area
AGLV	Area of Great Landscape Value
ONS	Office of National Statistics
NPPF	National Planning Policy Framework
SPD	Supplementary Planning Document
SSSI	Site of Special Scientific Interest
SuDS	Sustainable Drainage System

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