

Neighbourhood Priority Statement

Lanner Parish Council



Introduction

The Lanner Neighbourhood Priorities Statement presents a shared vision for the sustainable and community-led future of our parish, with a strong focus on housing, green spaces, infrastructure and local amenities. Shaped by the voices of residents and rooted in the heritage and character of Lanner, this statement reflects our collective priorities in addressing current challenges while protecting the qualities that make our community special.

We are committed to supporting the development of genuinely affordable, appropriately sized and located housing that meets the real needs of local people, particularly younger generations and families, while ensuring that new homes complement the parish's distinct rural identity. At the same time, we place high value on protecting Lanner's green spaces, which are vital for biodiversity, recreation, and the overall wellbeing of residents.

We also recognise the need for infrastructure that keeps pace with growth, from roads and drainage to public transport and digital connectivity. Equally important is the protection and enhancement of community facilities such as schools, healthcare, play areas, and shared spaces that foster connection and wellbeing.

This statement is both a reflection of local voices and a framework for future planning designed to ensure Lanner remains a thriving, inclusive, and resilient parish for future generations. It will be used by Cornwall Council to help shape policies in the new Cornwall Local Plan. The NPS has been developed by Lanner Parish Council using relevant evidence and feedback from local residents.

You can find the key activities that have been undertaken in our consultation statement.



Key Data

Parish Overview	
Number of homes (April 2025)	1299
Number of settlements of [>100 homes]	1 (Lanner)
New homes built since 2010	99 (8.25% increase)
How many of those homes were affordable? (%)	31 (since 2015 - 41%)
Commitments (homes with consent not yet built)	46
Households on Homechoice with Local Connection	111
Population (2021 data; source, Nomisweb ¹)	
Total	2874
15 and under	475
Working age	1710
Over 65	689
Is there an existing Neighbourhood Plan?	Yes

¹ [Nomis - Query Tool - PP012 - Age](#)

Our Priorities for the Future

The lists below set out the priorities that have been identified by residents. They are separated into planning priorities, that can influence planning policies, and community priorities, other projects that are important to the parish that can be addressed in other ways.

Planning priorities

These priorities are things that can be directly influenced by the planning system, for example the types of new homes that are delivered or the infrastructure that is delivered alongside new homes. These priorities are shown in the Key Diagram which shows the priorities on a map of the parish.

1. Protect Key Landscapes and Heritage

- a. Safeguard Carn Marth slopes, Trevarth green spaces, and Tresavean Tramline from development.*
- b. Maintain farmland buffers between Lanner and Redruth to preserve village identity.*

2. Housing and Location Strategy

- a. Prioritise brownfield and infill sites; allow limited edge-of-settlement development only where appropriate.*
- b. Avoid open countryside development.*
- c. Deliver homes that meet local needs (size, affordability, tenure) and prioritise residents on Cornwall's housing register.*

3. Design and Quality

- a. Ensure high-quality, sustainable design reflecting local character (e.g., traditional materials, granite lintels).*
- b. Limit building heights to two storeys; include green spaces and adequate parking.*
- c. Ensure that the principles set out in the design section are taken into account when considering proposals for new development in Lanner.*

4. Infrastructure Alignment

- a. Coordinate housing delivery with improvements to schools, healthcare, utilities, and digital connectivity.*

5. Transport and Active Travel

- a. Improve frequency and reliability of public transport (bus services to Redruth, Truro, Falmouth).*
- b. Create safe, accessible walking and cycling routes; improve signage.*
- c. Provide cycle storage and EV charging points.*

6. Environmental Protection

- a. Require biodiversity enhancement and landscaping for any greenfield development.*

7. Local Economy

- a. Support growth and development of local businesses to build a self-sufficient, sustainable and inclusive economy.*

Community Priorities

These are things that are important to the local community but which may not be delivered through the planning process.



Lanner Community Garden

1. Community Life and Engagement

- a. Organise more community events, youth programmes, and volunteer initiatives.*
- b. Develop a community hub and youth services.*

2. Heritage and Tourism

- a. Promote mining heritage and tourism responsibly to encourage year-round visitors.*

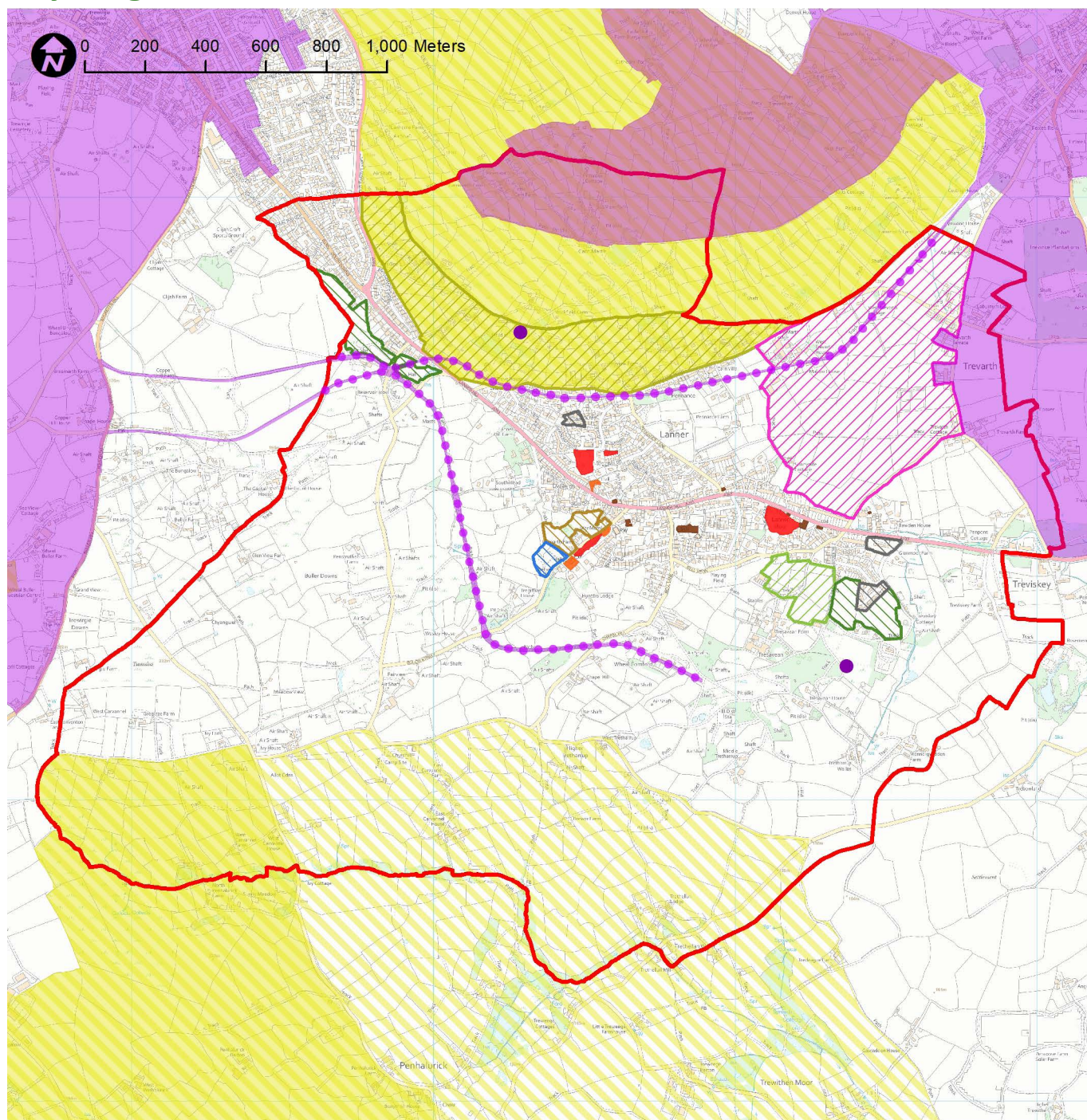
3. Local Economy

- a. Support growth and development of local businesses to build a self-sufficient, inclusive economy.*

4. Connectivity

- a. Improve digital infrastructure.*
 - *Explore community transport options for better connectivity.*

Key Diagram

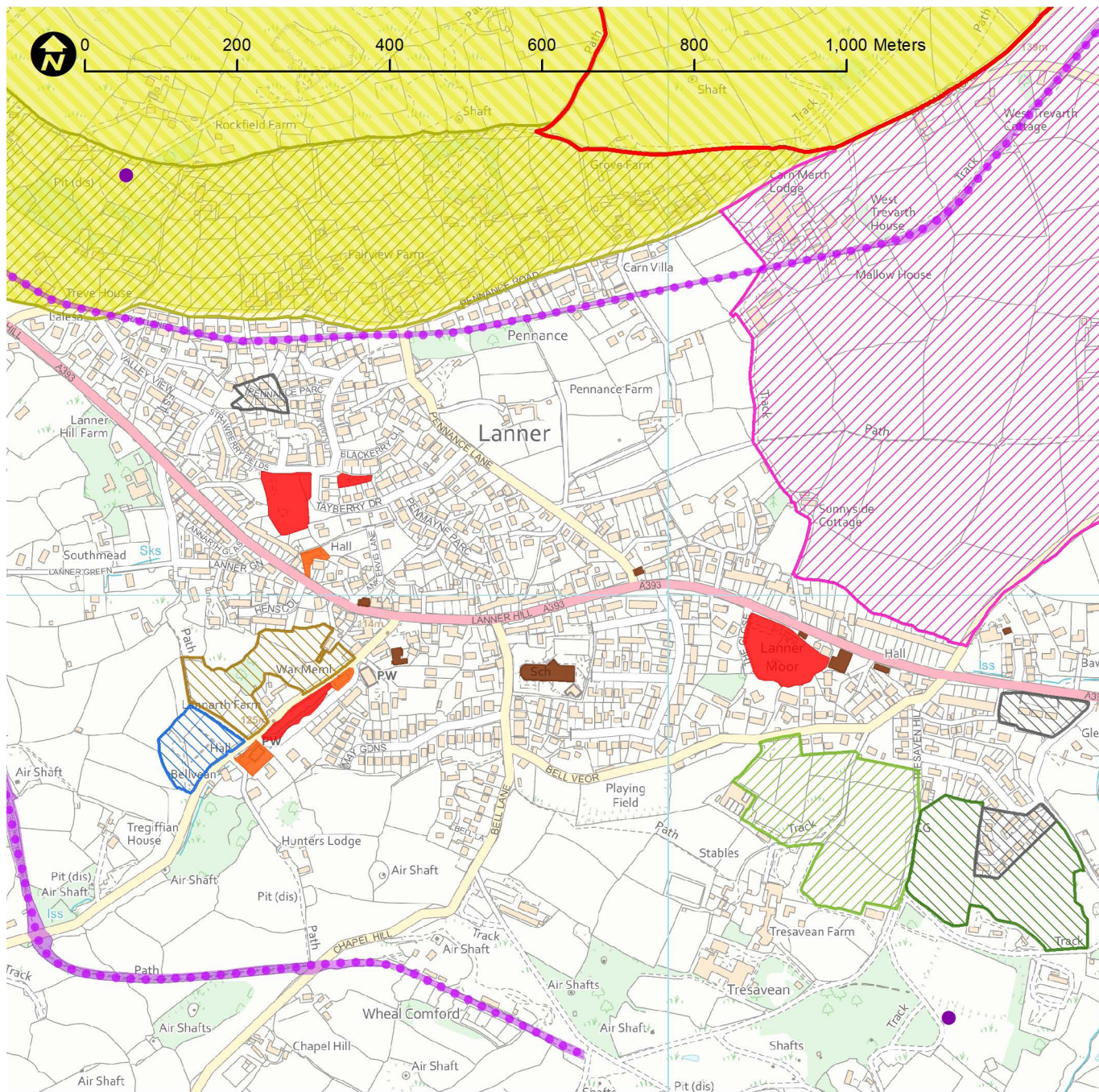


Key

- | | | |
|--|---|---|
| Parish boundary | New development - built | Outdoor Recreation/community space |
| World Heritage Sites | New development - proposed | Community buildings |
| Areas of Great Landscape Value | Lower slopes of Carn Marth - protect from further development | Significant areas and buildings |
| Candidate Areas of Great Landscape Value | Green space around Trevarth – further development not supported here | Churchyards and Lanner cemetery |
| Remaining engine houses | Green space around Tresavean – further development not supported here | Lannarth Farm Development – Up to 42 affordable homes |
| Mining Trails | | |

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Key Diagram - Lanner Village



Key

- | | | | | | |
|---|--|---|---|---|---|
|  | Parish boundary |  | New development - built |  | Outdoor Recreation/community space |
|  | World Heritage Sites |  | New development - proposed |  | Community buildings |
|  | Areas of Great Landscape Value |  | Lower slopes of Carn Marth - protect from further development |  | Significant areas and buildings |
|  | Candidate Areas of Great Landscape Value |  | Green space around Trevarth – further development not supported here |  | Churchyards and Lanner cemetery |
|  | Remaining engine houses |  | Green space around Tresavean – further development not supported here |  | Lannarth Farm Development – Up to 42 affordable homes |
|  | Mining Trails | | | | |

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Lanner Today



Overview

Lanner is a rural village and civil parish in west Cornwall, about two miles southeast of Redruth. Population has grown modestly (~2,500 in 2001 to ~2,690 in 2011). Its identity is rooted in mining heritage (copper and tin), with landmarks like Carn Marth and Tresavean offering trails and scenic views.

Community & Amenities

Active community life includes a Community Centre, Church, Methodist chapel, a dance studio and the Lanner & District Silver Band. Events are organised by the Parish Council. Amenities include a petrol station, shop, bakery, Fish Bar, outreach Post Office, GP surgery, football club, scouts, and public footpaths.

Strengths	Weaknesses
Strong community spirit: Events, clubs, and active Parish Council.	Limited amenities: Residents travel for specialist services.
Rich heritage & natural environment: Trails, countryside, and mining history.	Traffic & road safety issues: Speeding, poor signage, parking problems, reduced pavements.
Low crime rates: Safer than many areas in England/Wales.	Housing shortage: 111 on Housing Need List; 42 affordable homes proposed.
Local services: Shops, GP, Post Office, and recreational spaces.	Poor transport & connectivity: Reduced public transport, high costs, weak broadband.
Engaged governance: Parish Council active in planning and safety.	Strained services: No dental, pharmacy, or veterinary provision; NHS closures.
Opportunities	Risks
Affordable housing with good design.	Funding cuts for roads and services.
Road safety improvements: crossings, traffic calming, signage.	Increased traffic accidents without safety measures.
Enhance trails, green spaces, and recreational amenities.	Overdevelopment harming character and green spaces.
More community events, youth programmes, and volunteer initiatives.	Ageing population and youth migration.
Green projects: renewable energy, flood management, climate adaptation.	Climate change impacts and heritage maintenance costs.
Promote heritage and tourism responsibly.	Service reductions and cost-of-living pressures.

Our Challenges

Lanner faces several pressing challenges that require coordinated action to safeguard quality of life and ensure sustainable growth. One of the most significant issues is the reduction in essential services. Cuts and staff shortages in healthcare, education, and council provision threaten to undermine the wellbeing of residents, particularly those who are vulnerable or isolated. These reductions risk creating gaps in support that could have long-term social and economic consequences for the parish.

Alongside service pressures, rising energy costs, housing prices, and general living expenses are placing increasing strain on households. These cost-of-living challenges disproportionately affect low-income families and individuals living in areas with poor transport and digital connectivity, making it harder for them to access employment and essential services.

Improving traffic safety is another priority. Busy routes such as Lanner Hill, Carn Marth Lane and Pennance Road require urgent upgrades, including safer crossings, clearer signage, and speed-activated devices. Enhancing public rights of way and crossings at locations like Sandy Lane will make the parish safer and more accessible for pedestrians and cyclists, supporting active travel and reducing reliance on cars.

Housing remains a critical concern. With over 100 households on the local housing register, there is a clear need for affordable homes that meet local requirements. Development must be carefully planned to include supporting infrastructure and reflect Lanner's rural character, using high-quality design and sustainable practices.

Economic resilience is equally important. Creating opportunities for local employment and enterprise will help raise income levels and reduce the need for long, expensive commutes, making housing more affordable and strengthening community life. This aligns with the parish's vision of fostering a sustainable, self-sufficient economy that retains talent and supports local businesses.

Transport connectivity needs significant improvement. Residents have expressed strong support for more reliable and frequent public transport services, as well as exploring community transport options to reduce isolation and improve access to jobs, education, and healthcare.

Protecting and enhancing green spaces is another priority. Expanding and maintaining footpaths, trails, and signage will promote health, wellbeing, and tourism while safeguarding biodiversity. Environmental projects such as tree planting, flood risk management, and community power initiatives will help Lanner adapt to climate change and move towards a low-carbon future.

Finally, investment in local amenities and digital infrastructure is essential. Developing a community hub and youth services will strengthen social cohesion, while improved broadband will support education, remote work, and local enterprise. Continued engagement with residents in planning processes will ensure that neighbourhood priorities reflect shared values and protect the parish's distinctive character.

Our Vision for Lanner

Lanner will be a vibrant, sustainable, and connected rural community that celebrates its heritage, natural environment, and strong sense of identity. It will be a place where people of all ages can live, work, and thrive — supported by high-quality local services, affordable housing, and meaningful opportunities for community life.

Surrounded by the beauty of the Cornish countryside and steeped in mining and cultural history, Lanner will continue to evolve while retaining its distinctive character and rural charm.

Objectives:

1. Community and Identity

- To maintain and strengthen Lanner's strong community spirit through active involvement of the Community Centre and Parish Council.
- To encourage events, activities, and initiatives that bring residents together and foster a sense of belonging.
- To promote inclusivity and wellbeing through community engagement, volunteering, and local partnerships.

2. A Place to Grow and Live

- To ensure Lanner remains a family-friendly parish, providing a supportive environment for people at all stages of life.
- To sustain a viable local primary school, accessible toddler and youth facilities, and opportunities for lifelong learning.
- To promote affordable and suitable housing, enabling people who grow up in Lanner to remain within the community.
- To support local employment opportunities so that residents can live and work locally.

3. Rural Character and Natural Environment

- To protect Lanner's rural setting, preserving its open landscape and views from within and around the village.
- To safeguard key environmental and landscape assets, including Carn Marth (AGLV), Trevarth (adjacent to the WHS) and Tresavean (a site of heritage value).
- Church Green, Lanner Moor and Strawberry Fields play areas, the Community Garden.
- To promote biodiversity enhancement, green corridors, and tree planting as part of development and community projects.
- To maintain and celebrate the parish's relationship with the surrounding countryside and neighbouring settlements such as Carharrack, Gwennap and Redruth.

4. Local Services and Facilities

- To ensure residents can access a range of essential services within or near the parish — including shops, health and wellbeing facilities, prescription and post office services, and community spaces.
- To support the retention, development and enhancement of key facilities that contribute to Lanner's social and economic vitality.

5. Design and Character

- To ensure that new development respects and enhances the character of Lanner, complementing existing architecture, materials, and village form.
- To apply high-quality design principles that reflect the parish's rural identity and heritage.
- To resist overdevelopment and ensure that growth is proportionate, sustainable, and in keeping with the scale of the parish.

6. Heritage and Culture

- To protect and celebrate Lanner's rich cultural and industrial heritage — including churches, chapels, the Celtic crosses at Christchurch, former mining sites, the engine houses at Tresavean and Pennance, mineral tramways, Cornish miners' cottages, burial grounds and war memorials.
- To encourage heritage interpretation, education, and community projects that allow residents and visitors to appreciate Lanner's history.
- To integrate heritage assets into the fabric of community life, ensuring they are accessible and well-maintained.

7. Economy and Connectivity

- To support local business development and enterprise, strengthening Lanner's role as a place to live and work.
- To enhance digital infrastructure, active travel routes, public transport, and parking facilities.
- To create conditions that allow small businesses, remote workers, and local trades to thrive sustainably.

8. Transport and Access

- To ensure Lanner is well-connected to neighbouring settlements, employment areas, and educational establishments through reliable and frequent public transport.
- To maintain and enhance public rights of way, footpaths, bridleways, trails and cycle routes, improving access to the countryside and neighbouring parishes.
- To promote sustainable travel choices such as walking, cycling, and shared transport.

9. Sustainability and Energy

- To support a low-carbon future by promoting renewable energy and energy efficiency.
- To prioritise the installation of solar panels on residential and commercial buildings, avoiding the use of greenfield sites.
- To encourage community energy initiatives, electric vehicle charging infrastructure, and sustainable building practices.

Summary

This vision reflects the community's shared ambition for Lanner to be a thriving, inclusive, and sustainable parish — one that balances growth with preservation, celebrates its unique identity, and ensures a high-quality of life for current and future generations.

Detailed Objectives

This section explains in more detail the reasons for the priorities that we have identified and the views from our residents, for each of the core themes.

Housing

Cornwall faces a housing crisis driven by low incomes, high property costs, and rising demand. Lanner must contribute to meeting increased housing targets while protecting its rural character and quality of life. New development is necessary but must be well-located, sensitively designed, and focused on local needs.

Key Concerns

- **Impact on Services:** Large-scale developments for non-local families could strain schools, healthcare, and utilities. Infrastructure upgrades are essential to support growth.
- **Loss of Green Spaces:** Development on greenfield land risks harming valued landscapes (Carn Marth, Trevarth, Tresavean Tramway) and eroding the buffer between Lanner and Redruth.
- **Traffic & Connectivity:** Increased housing could worsen congestion on A393 and local roads without careful planning for transport and active travel.

Summary

Housing growth should be measured, meet local needs, and protect Lanner's rural setting and heritage. Development should focus on brownfield, infill, and selected edge-of-settlement sites, with high design standards and supporting infrastructure.

Design

Design Principles for Lanner

Residents have expressed strong concerns about the quality and character of recent developments, with only a small minority rating them as high-quality. Common criticisms include schemes that are too large, houses which are too large and therefore too expensive, poorly integrated, or inefficient in their use of space. To address these issues, future development in Lanner must respect the village's rural identity and deliver affordable, well-designed, sustainable homes.

Building scale should remain modest, with heights limited to two storeys to avoid dominating the landscape. Large, imposing schemes and uniform layouts should be avoided in favour of designs that feel human in scale and proportion. Architectural quality is essential: developments should draw on Cornish vernacular traditions, using features such as granite lintels or quoins, stone facings, and traditional proportions. Materials must be durable and low maintenance, avoiding finishes that age poorly, such as pebble dash or low-quality render.

Integration with the existing settlement is another priority. New housing should complement neighbouring buildings and enhance the public realm through thoughtful landscaping, street furniture, and greenery. Streets and shared spaces should be open, attractive, and accessible for residents and essential services. Incorporating trees, planted walls, and green corridors will soften built form and promote biodiversity.

Design should also support modern sustainability standards. Homes should include practical features such as solar panels, EV charging points, and water recycling systems where feasible. Layouts must balance efficient land use with generous private gardens and shared green spaces to maintain amenity and quality of life.

Lessons from recent developments reinforce these principles. Schemes such as Nansledan and Park Kres in St Agnes are valued for their high-quality materials and integration of greenery, while examples like Heartlands and Gwel Basset are criticised for cramped layouts and poor maintenance. Lanner's design priorities aim to ensure future growth is sympathetic, attractive, and enduring—strengthening the parish's character rather than eroding it.

Survey and consultation results show that residents are concerned about the quality, character, and long-term maintenance of new developments. Only 1 in 50 respondents felt that recent development in the area had been of high-quality. Many cited examples such as Gwel Basset (Tolgus), executive developments in Lanner and Busveal as inappropriate for the local context being too large, poorly integrated, or making inefficient use of space.

Transport

Transport plays a vital role in the daily lives of Lanner residents, but it also has a direct impact on local air quality, environmental sustainability, and community wellbeing. As a rural parish with limited public transport options, many households rely heavily on private vehicles—contributing to traffic congestion, road safety concerns, and emissions that affect the quality of our air and environment.

A key priority is to reduce this reliance by promoting cleaner, more sustainable transport choices. We support the improvement and expansion of public transport links—particularly reliable, affordable, frequent bus services that connect Lanner to nearby towns and essential services. In parallel, we aim to create a safer and more accessible network of walking and cycling routes, encouraging active travel within and beyond the parish.

Reducing traffic speed and volume, particularly on busy through-routes, is also essential to improving road safety and air quality. Measures such as traffic calming, safe crossing points, and designated pedestrian and cycle paths will help create a healthier, more liveable environment for all.

By prioritising a balanced and forward-thinking approach to transport, we aim to make Lanner safer, greener, and better connected, now and in the future.

Business and the Local Economy

Supporting local business is central to Lanner’s vision for a resilient and thriving community. While Lanner is primarily a residential parish, it is home to a range of small businesses, self-employed tradespeople, and home-based enterprises that contribute to local employment, services, and character.

Our priority is to create the conditions that allow local enterprise to grow sustainably, in ways that respect the rural setting and meet the needs of the community. This includes encouraging the development of small-scale, low-impact commercial spaces, supporting rural and creative industries, and improving access to essential infrastructure such as digital connectivity, workspace, and transport.

We also recognise the importance of protecting and enhancing our parish’s village centre and local facilities, which provide not only goods and services but also social value. Strengthening these hubs—through investment, promotion, and community support—can help retain economic activity within the parish and reduce the need to travel.

By fostering a supportive environment for local business, Lanner can build a more self-sufficient, inclusive economy that offers opportunity, retains talent, and strengthens community life.

NPS Business Survey Summary

Over fifty local businesses were invited to participate; eight responded. Most are self-employed, indicating limited potential for new jobs. Two larger businesses employ 14 people, five of whom live in Lanner, showing some local employment but also reliance on workers from outside the parish.

None plan to relocate. Respondents valued Lanner’s geography, environment, historic ties, and scenic character.

Key infrastructure and service needs:

- Improved parking (3 respondents).
- Better public transport, especially more frequent U2 bus service (3 respondents).
- Enhanced broadband (4 respondents).
- Banking and post office facilities (4 respondents).

Additional comments highlighted the benefits of closing part of Rough Street and improving parking.

Conclusion: Lanner supports modest local enterprise, mainly microbusinesses. Enhancing transport, parking, broadband, and local services could strengthen the business environment and support long-term growth.

Infrastructure

Residents are concerned about the impact of new development on local infrastructure—healthcare, schools, utilities, internet, and traffic. These services are critical to quality of life and influence local support for future housing.

New development offers opportunities to improve public services. Respondents strongly support upgrades to GP facilities and the local primary school, which is near capacity. Redruth School is at 98% capacity, highlighting the need for expanded secondary educational provision in the area.

Transport and accessibility are also pressing issues. Residents consider that public transport is inadequate, and road congestion is growing. Residents want better transport options, safer roads, and improved access for wheelchair and mobility users.

Economic development is also a priority. Lanner's job density (0.42) is below local and national averages, which means that more residents need to commute to work. More local employment and commercial space would reduce travel and strengthen the local economy.

Water resources and flood risk require monitoring. South West Water's planned future investment will help, but the impact of new development on supply and drainage must be assessed when new proposals come forward.

Priority Actions:

- Upgrade healthcare facilities and provision.
- Expand local school capacity if required.
- Improve public transport, road safety, and accessibility.
- Stimulate creation of local employment and commercial spaces.
- Manage water infrastructure and flood risk.



The road into the rural hamlet of Trevarth

Summary

Infrastructure priorities focus on balanced growth that delivers new homes alongside improvements to healthcare, education, transport, and economic opportunities while protecting quality of life and accessibility.

Environment

Survey and consultation data from Lanner residents reveal a strong preference for protecting greenfield sites and prioritising development on brownfield and infill land wherever possible. The community places high value on the natural and agricultural landscapes around Carn Marth, Trevarth, and the Tresavean Tramline; including the 'Roly Poly Fields'; recognising their significant ecological, recreational, and wellbeing benefits.

Carn Marth, in particular, has been classified as an area of Area of Great Landscape Value ecologically rich and a historically significant site, highly valued by the public and highlighted in the Carn Marth Ecological Report. These areas also play a crucial role in natural flood management, absorbing excess rainfall and helping to reduce flood risk in the parish.

Given the shortage of brownfield sites and the pressing housing needs across Cornwall, it is acknowledged that some development on greenfield land may be unavoidable. To mitigate the impact of such development, it is essential that any proposals include strong measures to enhance biodiversity, incorporate substantial green spaces, and preserve the distinctive amenity, character and landscape quality of these key natural areas.

Priority Actions:

- Protect the ecological, amenity and recreational value of Carn Marth, Trevarth, and the Tresavean Tramway, recognising their significance within the Cornwall Mining World Heritage Site and as an Area of Great Landscape Value (AGLV).
- Prioritise brownfield sites for development to reduce pressure on greenfield land.
- Where greenfield development is unavoidable, require high standards of biodiversity enhancement, habitat creation, and landscape integration on site.
- Maintain the natural flood mitigation functions of agricultural and open land through sustainable land management and green infrastructure.

Summary

The community is committed to preserving Lanner's natural heritage, protecting valued greenfield landscapes, and enhancing biodiversity and sustainability. It recognises the balancing act required between addressing urgent housing needs and safeguarding the ecological and recreational assets that define the parish's character and quality of life.

Heritage and Green Spaces



Lanner's rich heritage and valued green spaces are central to the parish's identity, character, and sense of place. As a former mining community set within the historic landscape of Cornwall, Lanner is home to important cultural landmarks, historic buildings, and distinctive features that tell the story of its past. These must be preserved and celebrated as part of the village's future.

Equally important are the green spaces that surround and weave through the village—providing vital habitats for wildlife, space for recreation, and natural beauty that enhances wellbeing. These include footpaths, fields, woodlands, and open vistas that contribute to Lanner's rural charm and environmental health.

Our priority is to protect and enhance these heritage assets and green spaces through careful planning, sensitive development, and strong community stewardship. We support the conservation of historic sites, the maintenance and improvement of public footpaths and bridleways, and the designation of key green areas as protected community assets.

By valuing both our natural and historic environment, Lanner can remain a place where heritage is respected, green spaces are protected, and future development strengthens but not diminishes, what makes our parish special.

Community Engagement

Event	Dates	Comments
Lets Talk Survey		Local residents were invited to complete this survey and share their thoughts on development. We received X responses and used these to inform the draft of the NPS.
Local Business Survey		Local Businesses were asked to complete a simple survey to tell us about any plans for expansion and more general views on operating in Lanner.
Community event		
Consultation on draft statement		
Others...		

This Neighbourhood Priorities Statement has been prepared by Lanner Parish Council in consultation with the residents of Lanner Parish. You can contact the parish council using these details:

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