

Neighbourhood Planning

Preparing a Neighbourhood Priorities Statement

Consultation Statement



LANNER NEIGHBOURHOOD PRIORITIES STATEMENT February 2025

CONSULTATION STATEMENT July 2026

Contents

1. Introduction.....3

2. Background to the Preparation of the NPS3

3. How the NPS Was Prepared and the Consultation Process.....3

4. Map of designation area..... 4

5. Publicity and Events..... 5

6. Consultation on Draft Statement.....6

7. Pre-submission Consultation.....7

8. Responses.....8 – 11

Appendix 1 – Responses Received from the Let’s Talk Survey 8

Appendix 2 – Residents’ Drop-In Event Feedback
(Weekly Market at Lanner Community Centre)
..... 9

Appendix 3 – Community Event Feedback (6 August 2025) 9 - 11

Appendix 4 – Business Survey and How the Evidence Shaped the NPS

Appendix 5 – Consultation Event (17 January 2026): Attendance, Photos and Comment Summary
.....12 - 15

Appendix 6 – Schedule of Modifications 16

Appendix 6A – Affordable Housing Response (Cornwall Council) 17

Appendix 6A – Devon & Cornwall Police Crime Prevention Response 18

Conclusion19

Introduction

- 1.1. This consultation statement has been prepared to support the Lanner Neighbourhood Priorities Statement (NPS).
- 1.2. This statement meets the requirements of Section 15(2) of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should:
 - contain details of the people and bodies who were consulted about the proposed Neighbourhood priorities statement.
 - explains how they were consulted.
 - summarises the main issues and concerns raised by the people consulted; and
 - describes how these issues and concerns have been considered in the development of the NPS.

The NPS has been produced following extensive engagement and consultation with the residents of Lanner and other bodies. Consultation has included (list consultation events and activities):

Survey

Stand at Community Event

Survey for Businesses

Steering Group meetings to consider results and draft plan

Consultation of draft at open event at Lanner Community Centre

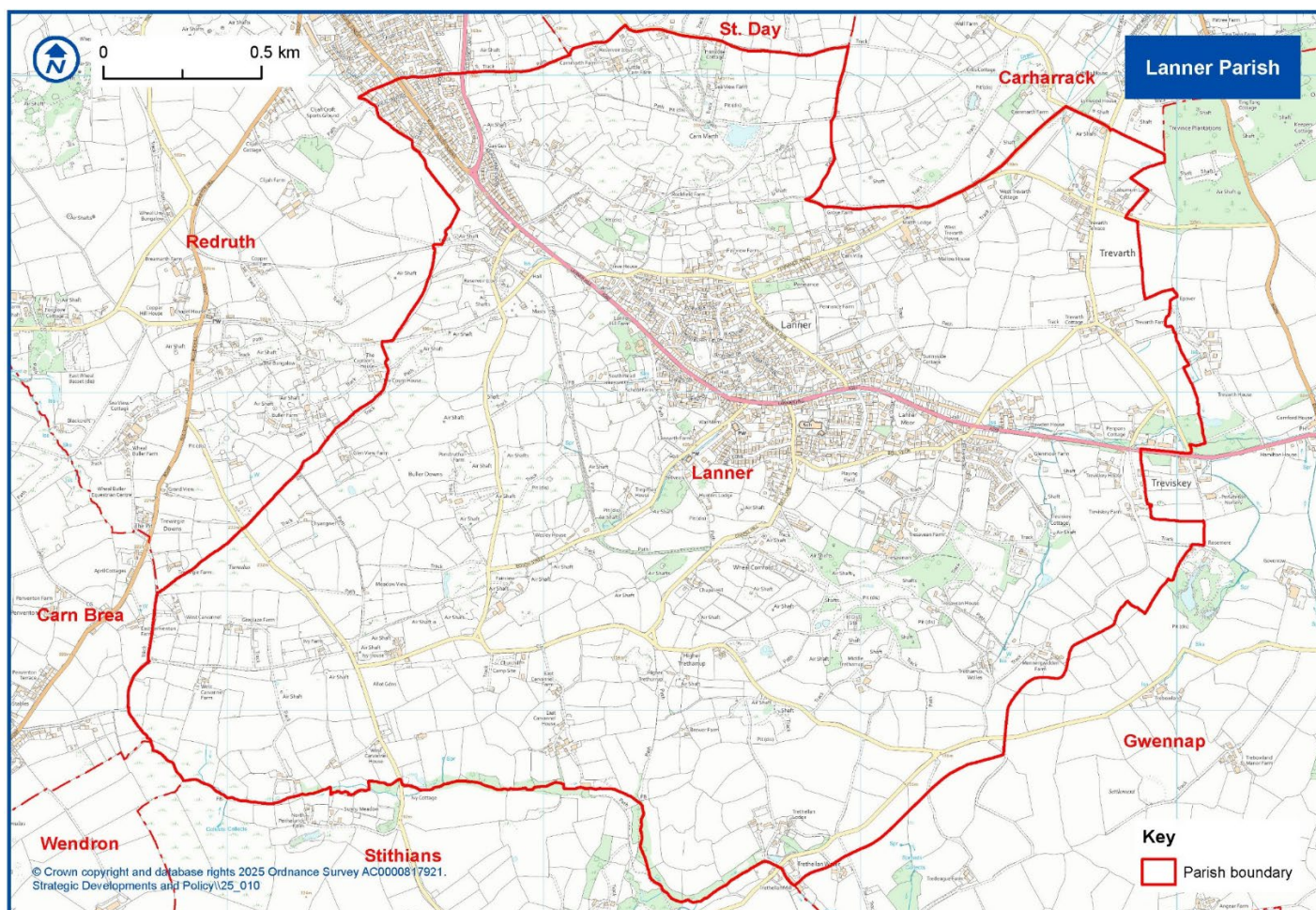
Invitation to consider and comment to various stakeholders.

2. Background to the Preparation of the NPS

- 2.1. A Neighbourhood Priorities Statement (NPS) remains important to the parish council even where a Neighbourhood Plan is in place, as it provides an opportunity to highlight current and emerging issues that may not yet be fully addressed in the existing plan. It ensures that the community's most pressing concerns and aspirations continue to be clearly communicated to the local authority and other stakeholders. The parish council hopes the NPS will complement the Neighbourhood Plan by reinforcing key priorities, informing decision-making, and helping to respond flexibly to change, ultimately supporting the continued delivery of sustainable development and community benefits.
- 2.2. Lanner Parish Council is the qualifying body and has prepared the plan with the help of a working group of volunteers supported by Cornwall Council.

3. How the NPS Was Prepared and the Consultation Process

- 3.1. The Lanner NPS has been prepared by the parish council supported by volunteers from the community. The content has been generated and led by the community and shaped by the results of surveys and events to ensure that the Lanner NPS reflects the aspirations of the community
- 3.2. **Development of the Neighbourhood Priorities Statement February 2025**
- 3.3. The NPS area, covering the whole of Lanner Parish, was designated in February 2025.
- 3.4. The designated area is illustrated on the map below:



Publicity and events

3.5. We have ensured to the best of our ability that the process has been:

- **Inclusive** – Including a variety of people and groups such as working people, people with disabilities, young people, older people, families with children, carers, low-income households, local businesses, volunteers, and minority or underrepresented groups. Offering everyone who lives and works in Lanner opportunities to fully take part in the NPS process by using a variety of engagement methods.
- **Comprehensive** – Identifying all aspects of life in Lanner for which we need to plan for the future.
- **Positive** – Bringing forward proposals to improve the quality of life in Lanner.
- **Supported** – Where there is a need for professional support to complete the process.

3.6. Let's Talk Survey – we encouraged residents to complete Cornwall Council's survey on growth and development by promoting the survey in the school newsletter 4/6/2025 and on social media and through posters on the parish notice boards. In total, we had 67 responses from residents in our parish. *As detailed at Appendix 1.*

- 3.7. Resident's drop-in event was publicised in school newsletters, social media, flyers, posters and held during a weekly village market at Lanner Community Centre and over three weeks, 35 residents were attracted. The opportunity to complete the survey was extended and an invitation to comment on a range of topics was offered. Details of topic areas, on which residents were asked to put their views on and the feedback received is available at *Appendix 2*
- 3.8. Community Event – we encouraged people to complete the survey and give us their views on a range of issues by having a stall at the Lanner Parish Council Community Event on 6 August 2025. Responses from residents are summarised at *Appendix 3*.

An informal consultation was undertaken on 6 August 2025 as part of a community engagement event, which was attended by approximately 200 residents. The event provided a valuable opportunity for residents to informally discuss and help shape the emerging design and direction of the Neighbourhood Priority Statement.

The views expressed were consistent with those raised during earlier consultation exercises and demonstrate continued broad support for the principles of the Neighbourhood Priority Statement. In particular, residents emphasised the importance of protecting Carn Marth and Trevarth, maintaining the distinct character of the parish, and avoiding sporadic or unplanned development.

4. We distributed a survey to all local businesses to establish needs to support economic growth. *Appendix 4*
- 4.1. The Neighbourhood Steering Group met monthly over a five-month period, analysing results and planning consultation activities, while collaboratively refining ideas to produce the final draft.

5. Consultation on draft statement

Once the parish council had approved the draft NPS on 11 December 2025 we asked residents to give us their views on the draft statement by publishing the document on the parish website and using the school newsletter, social media, posters on notice boards and other routes to make residents aware that they could comment. We published the draft statement for 6 weeks and invited comments from 4/02/2026 until 27/03/2026.

- 5.1. In total 36 people and organisations responded to the pre-submission consultation, as listed below. The schedule of comments and the responses of the Lanner Parish Council are set out in *Appendix 4* of this consultation statement. As a result, the submission version of the NPS has been amended.
- 5.2. A list of the individuals and organisations that submitted comments is retained by the parish council in accordance with UKGDPR legislation.

6. Pre-submission Consultation Responses

Individuals

Individuals are listed by reference numbers in *Appendix 2,3 & 4*.

Landowners

Landowners are listed by reference number in *Appendix* .

A summary of the key issues that have been raised were:

Interest was expressed by one landowner to offer suitable sites for potential development of social housing.

A desire to see development that blended with the character of the rural area.

The Parish Council welcomes the high level of participation and the consistency of views expressed, which further reinforces the community's priorities and has helped inform the final form of the Neighbourhood Priority Statement.

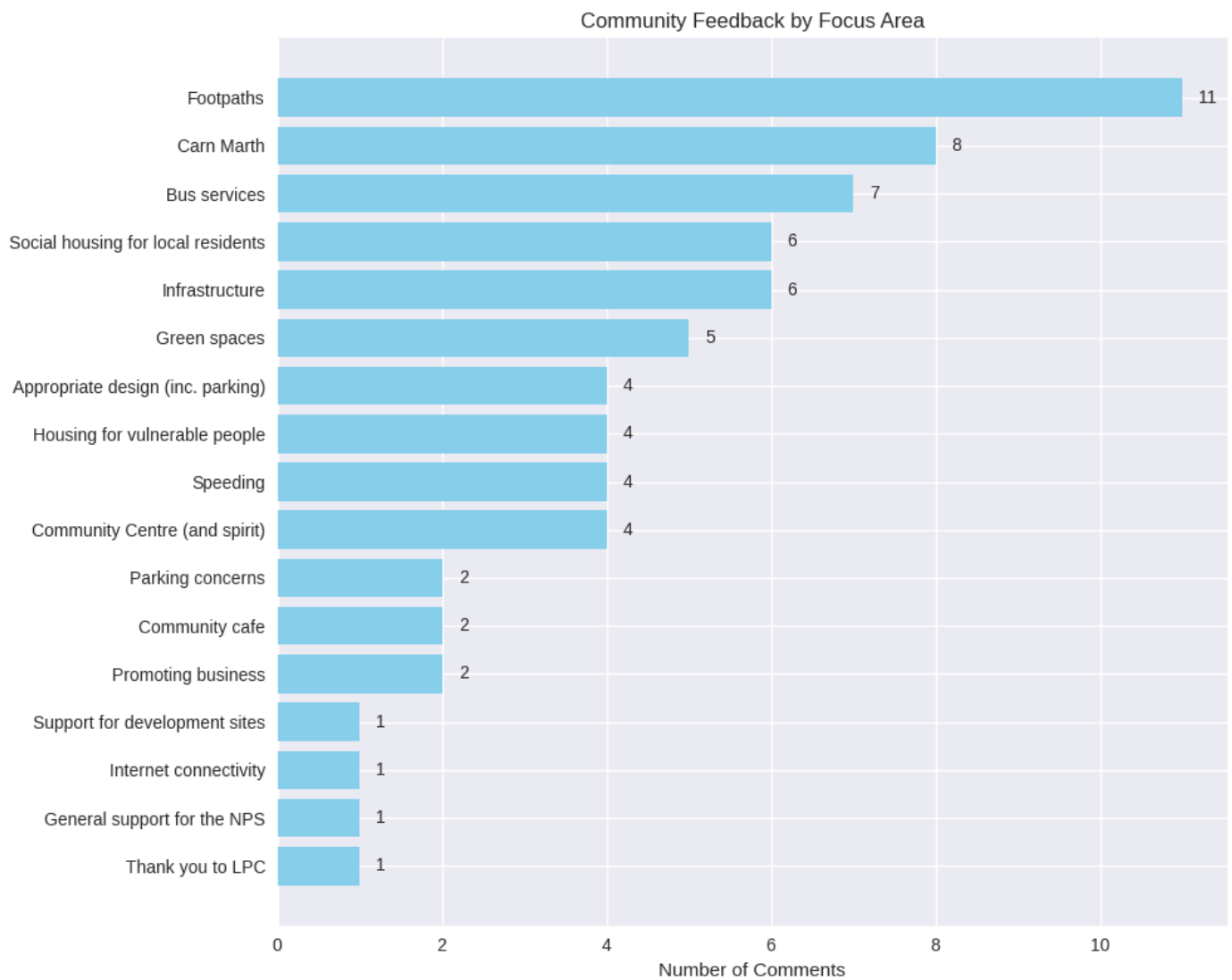
The Lanner Parish Council Neighbourhood Priority Statement (NPS) consultation, held on Saturday 17 January 2026, was well attended, with 33 residents participating. The consultation generated a total of 70 written comments, averaging just over two comments per respondent, indicating a strong level of community engagement.

Overall, the responses demonstrated broad support for the proposed Neighbourhood Priority Statement. Consultees expressed particular support for the protection of the lower slopes of Carn Marth, the provision of infrastructure to keep pace with development, and the delivery of social housing for local residents. A wide range of additional issues were also raised, including footpaths, public transport, green spaces, community facilities, and the design and layout of new development.

The Parish Council welcomes the constructive feedback received, which provides valuable insight into local priorities and will inform the finalisation and implementation of the Neighbourhood Priority Statement.

Appendix 1

Responses received from Let's Talk Survey.



Appendix 2

Residents Drop In Event as part of Village Weekly Market at Lanner Community Centre:

Residents were supported by using IT to complete the Let's Talk Survey and also made comment on the following topics:

Resident number	Comment
R 1	Footpaths and protection of green spaces
R2	Housing for local young people
R3	Build at Tresavean
R4	Build at Lanner Hill around existing development
R5	No more building around Carn Marth and along Sandy Lane
R6	We need local homes
R7	Improve the footpaths to Carn Marth
R8	More homes but then bigger Drs and dentist service needed.
R9	No more holiday homes for Airbnb
R10	Protect Carn Marth

This information was used to guide the development of the draft plan.

Appendix 3

We had a stall at the Lanner Parish Council Community Event on 6 August 2025 and obtained the following comments which were evaluated against the draft NPS.

<u>Resident ID</u>	<u>Resident Comment</u>	<u>NPS Response</u>
R1	Purpose – to strengthen the existing neighbourhood development plan	Noted. The Neighbourhood Priorities Statement has been prepared to provide a shared vision for the sustainable future of Lanner and to inform Cornwall Council's Local Plan. It reflects community priorities identified through consultation.
R2	Lanner is a lovely village, and the tram track (as a dog walker) is a fantastic amenity	Supported. The NPS identifies the Tresavean Tramline as a key landscape and recreational asset to be safeguarded from development. It also supports the protection and enhancement of footpaths, trails and green spaces for recreation and wellbeing.
R3	The importance of Carn Marth (to include its lower slopes) should not be underestimated. For Lanner, its people and Cornwall and its heritage.	Supported. Protecting Carn Marth is a principal planning priority. The NPS seeks to safeguard Carn Marth and its lower slopes because of their landscape, ecological, recreational and heritage importance.
R4	Protect lower slopes of Carn Marth	Supported. The NPS specifically identifies Carn Marth and its lower slopes for protection from inappropriate

		development and promotes their ecological and landscape value.
R4 (duplicate)	Protect Carn Marth as it is	Supported. The NPS includes objectives to safeguard Carn Marth's landscape, biodiversity and heritage significance while ensuring future development protects the parish's rural character.
R5	Improve bus service	Supported. Improving the frequency and reliability of public transport, particularly bus services to Redruth, Truro and surrounding settlements, is identified as a planning priority.
R6	There are fields which have been built on with expensive homes that have not sold. They should have been used for low-cost housing.	Supported. The NPS prioritises genuinely affordable housing that meets local needs and supports development on brownfield and appropriate infill sites rather than unnecessary greenfield development.
R7	What about sheltered/disabled housing for residents	Partially supported. The NPS promotes housing that meets local needs and supports residents at all stages of life. While it does not specifically refer to sheltered or accessible housing, the objective is to provide suitable housing for local people.
R8	Any new housing should aim to give people a good living environment... enough parking... at least 2 spaces per house.	Supported. The NPS places strong emphasis on high-quality design, development that reflects local character, adequate parking provision, green space and avoiding cramped layouts.
R9	Infrastructure needs to be more carefully considered before development is authorised (roads, schools, dentist etc.)	Supported. Coordinating new housing with infrastructure improvements is a key planning priority. The NPS identifies healthcare, schools, utilities, transport and digital connectivity as essential infrastructure that should accompany development.
R10	Stop infilling with cheap homes... Lanner doesn't need developing it needs protecting... Can't get a doctor's appointment...	Partially supported. The NPS seeks to resist overdevelopment, protect Lanner's rural character and ensure housing is proportionate and meets local needs. It also recognises pressure on GP services and other infrastructure.
R11	More industry units at Treviskey	Supported in principle. The NPS supports the growth of local businesses and the provision of small-scale employment and commercial space to strengthen the local economy.
R12	Get the Community more involved.	Supported. Community involvement is a key objective of the NPS. It promotes greater community engagement, volunteering, local partnerships and continued resident involvement in planning and community initiatives.
R13	Make a space for allotments.	Partially supported. Whilst allotments are not specifically identified, the NPS supports the provision and enhancement

of community spaces and green infrastructure.

R14	Development near Lanner Band Centre... extend car park... improve visibility and security.	Partially supported. The NPS recognises the importance of protecting and enhancing community facilities and supports improvements to parking where appropriate.
R15	Any housing development should be within the boundary... limited to lower-end market homes.	Supported in part. The NPS promotes development on brownfield, infill and appropriate edge-of-settlement sites whilst avoiding unnecessary development in the open countryside.
R16	Please protect the Carns lower slopes they are beautiful.	Supported. Protection of Carn Marth and its lower slopes is one of the principal environmental priorities of the NPS.
R17	Footpaths must be protected for future generations	Supported. The NPS seeks to maintain and enhance public rights of way, footpaths, bridleways and trails.
R18	Good quality affordable housing.	Supported. Delivering genuinely affordable, well-designed homes that meet local needs is a central objective of the NPS.
R19	Speeding – 20mph zone needs to be further up Lanner Hill.	Partially supported. The NPS recognises speeding and road safety as significant issues and supports traffic calming measures.
R20	Stop people parking outside the shop	Partially supported. The NPS recognises parking as an issue affecting residents and businesses and supports improvements where appropriate.
R21	Will the 42 new homes at Lannarth go to locals?	Partially supported. The NPS cannot determine allocation of individual developments but supports prioritising residents with a local connection.
R22	Need the doctor's surgery to be more active... opening all day.	Partially supported. The NPS recognises pressure on healthcare services but surgery opening hours fall outside planning scope.
R23	More doctors' appointments	Partially supported. The NPS supports improvements to GP facilities and healthcare provision.
R24	GP Surgery – must go to Illogan	Partially supported. The NPS identifies improved healthcare provision as an infrastructure priority.
R25	Protect Lanner Community Centre	Supported. The NPS recognises the Community Centre as an important community asset.
R26	Keep existing services	Supported. A key objective of the NPS is to retain and enhance essential local services and facilities.
R27	Need more buses... no direct route to Truro... half-hourly to Redruth	Supported. Improving bus frequency, reliability and connectivity is a principal transport priority.

R28	External pavement from Coppice Inn to garden centre	Supported in principle. The NPS supports improvements to walking routes and safer pedestrian connections.
R29	The speed limits need to be longer	Partially supported. The NPS supports speed management but does not specify individual limit changes.

Appendix 4:

The survey constructed and sent to all local businesses.



LANNER PARISH COUNCIL
Improving our community

Clerk: Elaine Youlton. Asst Clerk: Teresa Marshall
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Lanner Parish Council is undertaking a review to strengthen its Neighbourhood Development Plan (NDP) in the light of experience and, as part of this process, we are keen to hear from businesses located within the Parish.

The new document will be called our Neighbourhood Priority Statement, and it gives us the opportunity to review what is currently contained in our NDP and to appropriately update any identified or outdated issues.

It is really important that we obtain evidence that will shape this new document, and your response will directly contribute to Lanner Parish Council's findings.

Please answer all questions honestly and thoroughly and return to us in the sae enclosed.

We are working to tight deadlines and so your response would be appreciated by 8 September if possible.

All data will be treated confidentially.

Section 1: Business Profile

1. **Business Name**
2. **What products or services does your business provide?**
3. **How many people do you employ, and what is their combined full time equivalent?**
4. **How many of your employees live within the Parish of Lanner?**

Section 2: Business Operations & Future Plans

5. **Are you planning to expand or reduce your number of employees?**
 - Expand
 - Reduce
 - No change planned

Follow-up:

Please explain why and, if applicable, your intended time frame:

Are you planning to expand or reduce the size of your business?

- Expand
- Reduce
- No changes planned

Follow-up:

Please explain why and, if applicable, your intended time frame:

Are you considering relocating your business outside of Lanner within the next 10 years?

- Yes
- No

Follow-up:

**If yes, what are the main reasons?*

6. **Are you looking to expand your business premises within Lanner?**
 - Yes
 - No
 - Not sure

Section 3: Location & Infrastructure

7. **Why did you choose to base your business in Lanner?**
8. **Does Lanner's location benefit your business?**
 - Yes
 - No
 - Neutral / Not sure
9. **Does Lanner's location cause any detriment to your business? If so, what?**
10. **Does your business have enough on-site parking?**
 - Yes
 - No
 - Some, but not enough
11. **Would your business benefit from an improvement in parking facilities in the village?**
 - Yes
 - No
 - Maybe
12. **Do staff, customers, or clients use public transport to reach your business?**
 - Yes
 - No
 - Occasionally
13. **Would your business benefit from improved public transport in Lanner (e.g., more bus routes or higher frequency)?**
 - Yes
 - No
 - Not sure
14. **Would your business benefit from better broadband connectivity?**
 - Yes
 - No
 - Not sure
15. **Would your business benefit from better banking and/or postal facilities in Lanner?**
 - Yes
 - No
 - Not sure

Section 4: Final Comments

16. **Do you have any additional comments or suggestions that would help us support businesses in Lanner?**

Thank you for taking the time to complete this survey. Your feedback helps us plan for the future of Lanner.

Results of the survey of businesses and how this shaped the NPS:

Business Survey Evidence	Linked NPS Policy / Objective	How the Evidence Shaped the Final NPS
Most respondents are self-employed; two larger businesses employ 14 people (only 5 live in Lanner). Lanner provides employment for people outside the parish.	Planning Priority 7 – Local Economy Objectives: Economy & Connectivity Business & Local Economy Section (p.14)	NPS recognises Lanner’s role as a small employment centre and supports small-scale commercial space, local enterprise, and rural industries.
Businesses value Lanner’s location, heritage, and scenic rural character.	Planning Priority 1 – Protect Key Landscapes & Heritage Objectives: Rural Character & Natural Environment Design Section	Strengthened protection of Carn Marth, Tresavean Tramline, Trevarth green spaces, and farmland buffers, recognising rural character as an economic asset.
Three businesses said improved parking would benefit them; one emphasised this in additional comments.	Planning Priority 5 – Transport & Active Travel Objectives: Economy & Connectivity	Parking improvements included as a transport priority, supporting business viability and visitor access.
Staff/customers use public transport; better U2 bus frequency would improve viability.	Planning Priority 5 – Transport & Active Travel Transport Section (p.13)	NPS prioritises more frequent and reliable bus services, including U2 route improvements.
Four businesses said they need better broadband.	Planning Priority 4 – Infrastructure Alignment Objectives: Economy & Connectivity	Digital connectivity elevated to a core infrastructure priority, supporting microbusinesses and remote workers.
Four businesses said they need better banking/post office services.	Objectives: Local Services & Facilities Business & Local Economy Section	NPS emphasises retaining and enhancing local services, including postal and banking facilities.
One business said closure of part of Rough Street would be welcome.	Transport Section Infrastructure Section	NPS supports traffic calming, safer road layouts, and public realm improvements aligned with business concerns.
Businesses do not plan to relocate.	Planning Priority 7 – Local Economy	Reinforced NPS commitment to retaining existing businesses and supporting long-term viability.

Appendix 5:

The Consultation event was held on 17 January 2026 and was attended by 33 residents
Photos showing attendance and interaction at Consultation event.



70 comments were written in response to the proposed NPS, making the mean number of comments per person 2.12. Some comments had various focuses and others were not relevant to the consultation event.

In essence, the consultees showed broad support for the proposed NPS including comments on the protection of the lower slopes of Carn Marth, ensuring adequate infrastructure to keep pace with development and providing social housing for local residents.

Focus of comment

Footpaths	11
<i>Carn Marth</i>	8
Bus services	7
Social housing for local residents	6
Infrastructure	6
Green spaces	5
Appropriate design (inc. parking)	4
Housing for vulnerable people	4
Speeding	4
Community Centre (and spirit)	4
Parking concerns	2
Community cafe	2
Promoting business	2
Support for development sites	1
Internet connectivity	1
General support for the NPS	1
Thank you to LPC	1

The results show support for the proposed priorities in the Lanner Neighbourhood priorities statement.

Neighbourhood Priorities Statement. Residents engaged positively with the process and expressed strong alignment with the key themes of the NPS, particularly the protection of green spaces, the need for well-designed and appropriately scaled housing, and the importance of safeguarding Lanner’s rural character. Many respondents emphasised that new development should meet local needs—especially affordable and social housing for local people—while being supported by the right infrastructure, including improved footpaths, better public transport, and essential community services.

Participants also highlighted the value of community facilities, local businesses, and shared spaces, reinforcing the NPS focus on strengthening community cohesion and supporting local economic activity. Although concerns were raised about issues such as speeding, parking, and the loss of green spaces, these were framed as priorities the NPS should address rather than objections to the plan itself.

Overall, the consultation demonstrates that residents are **supportive of the NPS direction**, welcoming a balanced approach that manages growth responsibly, protects the environment, and enhances quality of life for current and future generations.

Appendix 6 – Schedule of Modifications

The tables in this Appendix set out the comments that were received during the pre-submission consultation stage and the responses and changes made to the Lanner NPS, as a result of the comments. This table is laid out in the Neighbourhood priorities statement order with the general comments following the priorities.

Name	Group/Organisation	Comments (as submitted)	Parish Council Response	Changes Made to the NPS
Cornwall Council	Affordable Housing	See Appendix 6a	Noted	Accords with Draft NPS.
Devon& Cornwall Police	Crime Prevention	See Appendix 6b	Amend design statement to reflect.	<i>Amendment inserted. Pg 12</i> In addition, advice received indicated that poor design can unintentionally create environments where crime, disorder, and anti-social behaviour may flourish, negatively affecting the whole community. There is also a strong expectation that new development should contribute to making public spaces safer for everyone—particularly for women and girls—through thoughtful, inclusive, and well-lit design.

Residents attending consultation event 14 January 2026.	Residents	See Appendix 6c	Noted and reflected within NPS	Accords with Draft NPS.
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Appendix 6A
Affordable Housing Response To Development Management

Date: 05.03.2026
Proposal: Lanner Neighbourhood Priorities Statement (NPS)
Thank you for consulting the Affordable Housing Team on this proposal. Please note that comments are confined only to the affordable housing implications of this proposal and are made without prejudice to any formal decision of the Planning Authority.
Consultation Response
The current housing need for Lanner is 107 households registered on Homechoice with a local connection to Lanner. General Housing Need applicants on HomeChoice may have lower priority than other bands, despite being in housing need. Yet these households may possess potential to access Low Cost Homeownership as a means of addressing their housing needs. Appraising General Housing Need applicants in this manner provides a broader understanding of intermediate need, as part of this comprehensive assessment of housing needs in the area as set out. There are currently 57 households in General Housing Need Band who may be suitable for Low Cost Homeownerships such as Shared Ownership or Discount Market Sale.

Housing Need of Applicants with a Parish Connection

Band	1 bed	2 bed	3 bed	4 bed	5 bed	6 bed	Total
BandA	3	2	2				7
BandB	4	3	2		1	1	11
BandC	14	6	11	1			32
General Housing Need	29	19	8	1			57
Total	50	30	23	2	1	1	107

This leaves 50 households whose needs are likely to only be met by affordable rented accommodation.
The Lanner NPS identifies potential housing development areas including a site with a current outline application submitted for 42 affordable homes, this application is yet to be determined, but if approved is likely to reduce the need for both affordable rented and low cost home ownership.
The Lanner NPS summarises *“Housing growth should be measured, meet local needs, and protect Lanners rural setting and heritage. Development should focus on brownfield, infill and selected edge of settlement sites, with high design standards and supporting infrastructure.”*
It sets out within the planning priorities a *“Housing and Location Strategy”* Affordable Housing Response To Development Management
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
The publication of the updated National Planning Policy Framework (December 2024) and the increased housing targets for Cornwall has resulted in some of the Local Plan policies being out of date. Opportunities for affordable led Rural Exception sites has reduced due to the *“Presumption in Favour of Sustainable Development”* resulting from the increased housing targets.
The parish of Lanner is within Zone 5 where the Council seeks 25% delivery of affordable homes and is NOT a Designated Rural Area
Applications received for brownfield and infill will be required to contribute to the delivery of affordable housing where the proposal is for 10 or more homes or the combined Gross Internal Floor area of the homes exceed 1000m2. Proposals of less than 10 homes will not be required to provide affordable homes.
The current market conditions have impacted the viability and delivery of affordable housing. Smaller schemes with limited affordable housing delivery are unlikely to deliver affordable/social rented or shared ownership tenures and

more likely to deliver discount market sale homes.

Whilst this tenure has an important role in meeting affordable housing need it does not provide a housing solution for those households who cannot secure a mortgage or are unable to afford open market rents. The likelihood of delivering tenures to meet all local need may therefore potentially be restricted.

Cornwall Council is currently consulting on the draft Chief Planning Officer Note:

Homes for All: Guidance for Inclusive Housing Delivery.

<https://letstalk.cornwall.gov.uk/46692/widgets/141240/documents/101631>

This document sets out how we can deliver more affordable, supported, and diverse housing across Cornwall.

Affordable Housing Officer, Cornwall Council

Appendix 6b

Thank you on behalf of Devon and Cornwall Police to view, comment on the Lanner NPS.

In truth this is the first NPS I have seen. I am unsure whether it is what is really expected of an NPS but my only thought would be to consider inclusion of a line regarding the need to design out opportunities for crime and disorder within the built environment. This would seem most appropriate within the Design Section of the statement.

Poor design can often unwittingly create spaces where crime and disorder/ASB may flourish. These can have a real negative impact on the whole community. Also, as you are probably aware there is also a real effort being made to make all places safer for all but especially for women and girls.

Many thanks

Regards

Martin Mumford



Appendix 6c

Consultation Comments / Theme	How this is already addressed in the Lanner Neighbourhood Priority Statement (NPS)
Purpose of the NPS is to strengthen the existing Neighbourhood Development Plan.	The NPS builds upon and reinforces the objectives and policies of the existing Neighbourhood Development Plan, providing updated priorities while maintaining the established planning framework.
Protect Carn Marth, particularly the lower slopes; protect the landscape and heritage.	The NPS includes strong landscape policies that protect Carn Marth, its lower slopes, landscape character, heritage significance and important views from inappropriate development.
Protect green spaces, tram track, footpaths, trees and recreational areas.	The NPS safeguards green infrastructure, public rights of way, open spaces, biodiversity, important trees and recreational assets, recognising their importance for health, wellbeing and wildlife.
Maintain and improve footpaths, including access to Comford, maintenance of overgrown routes and reinstatement of blocked access.	The NPS supports the protection, enhancement and connectivity of the public rights of way network and promotes improvements to walking and active travel infrastructure. Maintenance responsibilities primarily rest with Cornwall Council and landowners.
Affordable housing for local people.	The NPS supports affordable housing that meets identified local need, with an emphasis on homes for people with a local connection.
Smaller homes, sheltered housing, accessible housing and homes for older residents wishing to downsize.	Housing policies encourage an appropriate mix of dwelling sizes and tenures to meet local needs, including smaller and accessible homes.
Housing should remain within the settlement boundary and use brownfield land first.	The NPS directs development to appropriate locations, supporting the reuse of previously developed land where possible and protecting the wider countryside from inappropriate development.
Good quality design, adequate parking, avoidance of cramped development and respect for local character.	Design policies require high-quality development that reflects local character, provides appropriate parking and delivers a high standard of residential amenity.
Concerns about large market housing developments and preference for affordable homes.	The NPS prioritises meeting local housing needs through an appropriate housing mix and supports affordable housing in line with identified local requirements.
Infrastructure (roads, schools, GP services, dentists, utilities) must keep pace with development.	The NPS requires new development to be supported by appropriate infrastructure and for impacts on roads, education, healthcare, parking and utilities to be properly considered.
GP surgery capacity, doctors' appointments and healthcare provision.	These concerns are recognised; however, healthcare provision falls outside the scope of neighbourhood planning and is the responsibility of the NHS and healthcare providers. The NPS can only seek to ensure development considers infrastructure impacts.
Improve bus services and public transport,	The NPS supports sustainable transport and improved connectivity.

Consultation Comments / Theme	How this is already addressed in the Lanner Neighbourhood Priority Statement (NPS)
including links to Truro and Truro College.	However, bus services and timetables are matters for Cornwall Council and public transport operators rather than neighbourhood planning.
Traffic calming, 20mph limits, speeding and road safety.	The NPS supports measures to improve highway safety, walking and cycling. Specific speed limits and highway management are the responsibility of the Highway Authority.
Parking issues around the village, school and new development.	The NPS requires developments to provide appropriate parking and consider impacts on existing parking pressures. Wider parking management measures are matters for Cornwall Council.
Protect and support community facilities, including Lanner Community Centre, play areas and village services.	The NPS safeguards valued community facilities and supports their continued improvement and long-term viability.
Investment in play parks and green spaces.	The NPS protects recreational spaces and supports enhancement of open space and community facilities where opportunities arise.
Support local employment, business units and economic development.	The NPS supports sustainable local employment opportunities, including business development in appropriate locations.
Encourage new businesses such as cafés or village services.	The NPS supports the vitality and sustainability of local services and businesses where compatible with planning policy.
Improve broadband and internet services.	Digital infrastructure improvements are supported in principle where appropriate, although telecommunications infrastructure is largely delivered outside the neighbourhood planning process.
Greater community involvement.	The NPS has been prepared through community engagement and supports continued partnership working with residents and local organisations during implementation.
Protect village character and prevent overdevelopment.	The overarching objectives of the NPS seek to protect the distinctive character, landscape, heritage and identity of Lanner whilst accommodating appropriate development.
Recognition of the Parish Council and volunteers maintaining the village.	These comments demonstrate strong community support for the stewardship of the parish and align with the NPS objectives of protecting and enhancing the local environment and community assets.

Summary

The consultation responses overwhelmingly reinforced the existing priorities of the Lanner Neighbourhood Priority Statement rather than identifying significant new planning issues. The recurring themes—landscape protection, affordable housing for local people, high-quality design, infrastructure, green spaces, community facilities, sustainable transport and protection of village character—are all addressed through the NPS. Comments relating to matters outside the remit of neighbourhood planning, such as GP services, bus frequencies and the operation of public services, have been noted but are the responsibility of other organisations including Cornwall Council, the NHS and public transport operators. Consequently, the consultation confirmed broad support for the NPS and did not identify the need for substantive changes to its policy approach.

Concluding Statement

The Lanner Neighbourhood Priorities Statement has been prepared through a robust and inclusive process, drawing on extensive evidence from residents, businesses, community organisations, and local stakeholders. It reflects the parish's shared vision for a sustainable, resilient, and well-connected future, rooted in Lanner's distinctive landscape, heritage, and community identity. The priorities set out in this document respond directly to the needs and aspirations expressed through consultation, and they provide a clear, locally-anchored framework for managing growth, supporting local enterprise, protecting valued environments, and strengthening essential services.

In line with national and local planning guidance, this Neighbourhood Priorities Statement offers Cornwall Council a reliable and representative account of community priorities that should inform strategic planning for the parish. It provides evidence-based direction on housing need, infrastructure capacity, transport improvements, environmental protection, and the local economy—ensuring that future development is proportionate, well-located, and sensitive to Lanner's rural character.

We therefore recommend that Cornwall Council formally accepts this Neighbourhood Priorities Statement and uses it as a material consideration in shaping the next Cornwall Local Plan. The policies and priorities identified here should also be recognised in the determination of planning applications, ensuring that decisions reflect the community's expressed needs, protect its valued assets, and support a sustainable future for Lanner.

Through continued collaboration between Cornwall Council, Lanner Parish Council, and the wider community, this Neighbourhood Priorities Statement will help secure a balanced, inclusive, and forward-looking approach to planning—one that safeguards what makes Lanner special while enabling appropriate, well-designed growth for generations to come.