

A PLACE TO MEET, SHOP AND DO BUSINESS



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AIMS

To

- Sustain and enhance Liskeard's modern market town centre as a vibrant, lively and friendly community service centre and shopping facility for its residents and the surrounding communities
- Promote the town as a welcoming and friendly destination for visitors with its strategic placement between sea and moor and excellent road and public transport links to the rest of the country
- Support Liskeard as a Cornish town centre which is proud of its history, and is also forward thinking and ready to meet the challenges of the 21st century

Strategic Approach

The evidence collected suggests that there is a need for a town centre strategy that aims to take the town forward as a 'modern market town' which functions as the service centre for a wide hinterland.

To achieve this, it needs to:

- Meet CLP capacity indicators for comparison and convenience floorspace growth whilst ensuring that retail development outside of Liskeard Town Centre does not unacceptably impact on its vitality, viability and role as a community centre for its catchment
- Improve and enhance the retail, service and community 'offer' of the town centre
- Preserve and enhance the unique and rich architectural heritage of the town centre and Conservation Area
- Make the town centre a more attractive place to visit, shop and do business

OBJECTIVE 1

Meet CLP capacity indicators for comparison and convenience floorspace growth whilst ensuring that retail development outside of Liskeard Town Centre does not unacceptably impact on its vitality, viability and role as a community centre for its catchment by:

- a) Ensuring that Policy 4 of the CLP is applied in a way that reflects the particular conditions of Liskeard Town Centre
- b) Supporting development of a town centre site for a prestige retail operation (single or multiple outlet)

POLICY TC1

New Large Scale Retail Development

(a) Retail development to meet the Cornwall Local Plan retail forecasts will be supported at the following sites as part of comprehensive schemes which may also include car-parking, community uses and public realm areas, work space, and residential development.

- i) Within the Liskeard Cattle Market site
- ii) Sungirt

subject to:

- 1) Being of a scale appropriate to the size and function of the town centre;
- 2) Arrangements being in place to make car parking provision “dual role” and available for other town centre short-stay needs;
- 3) The provision of electric vehicle charging points;
- 4) Building design being of a high quality which respects the typical local architectural style, massing and use of materials.

(b) If no sites are available, suitable or viable within the town centre, planning permission will be granted on the edge of Liskeard town centre only if they comply with the following criteria:

- 1) They are of a scale appropriate to the size and function of the town centre;
- 2) There is evidence of need for additional retail development within the town;
- 3) The site is within 300 m, taken on the level or otherwise suitable gradient, of the town centre as defined in the Cornwall Local Plan;
- 4) The development would be conveniently and safely accessible by a choice of means of transport, including public transport, walking, cycling and the car, and by disabled people, from the town centre and the surrounding area;
- 5) Arrangements are in place to make car parking provision “dual role” and available for other town centre short-stay needs;
- 6) The provision of electric vehicle charging points;
- 7) The store would be sited on that part of the application land nearest the town centre;
- 8) The store would have a direct street frontage that is within 300 m, taken on the level or otherwise suitable gradient, of the town centre as defined in the Cornwall Local Plan, and have pedestrian exits and footpath links to the town centre.

(c) If no town centre or edge of town centre site is available, suitable and viable, planning permission will be granted for an out-of-town centre site provided that:

There is compelling evidence of need for additional retail development within the town;

- 1) The proposal (individually or cumulatively with other proposals) would not seriously harm the vitality and viability of Liskeard town centre, in terms of:
- 2) The extent to which development would put at risk the strategy for the town centre;
 - a The likely effect on future private sector investment in the town centre;
 - b Changes to the quality, attractiveness and character of the centre, and to its role
 - c The economic and social life of the community;
 - d Changes to the physical condition of the centre;
 - e Changes to the range of services that the centre will continue to provide; *and*,
 - f Likely increases in the number of vacant properties in the primary retail area of the centre;
- 3) The site is located where there is frequent reliable, and convenient public transport from a wide catchment area (or arrangements are in place to ensure such provision is made available);
- 4) The development would be conveniently and safely accessible by a choice of means of transport, including public transport, walking, cycling and the car, and by disabled people, from the adjoining built up area;
- 5) The proposal will not give rise to a substantial increase in car journeys;
- 6) Arrangements are in place to make an element of car parking provision “dual role” and available for car-sharing clubs;
- 7) The provision of electric vehicle charging points;

For the purpose of these Policies, factory outlet centres, discount stores, warehouse clubs and hybrid trade/retail stores are treated as retail businesses.

POLICY TC2

Impact Assessment of Retail Developments

Impact assessments will be required for all proposed retail developments and extensions that are proposed under policy TC1 (b) and TC1 (c) which are above 200 sq.m in floorspace in view of the small scale of Liskeard town centre.

Reasoned Justification

Policy TC1 - The National Planning Policy Framework says that planning policies for retail should be positive, promote competitive town centre environments, and allow for the management and growth of centres over the plan period. It says that a range of suitable sites to meet the scale and type of retail and other uses needed in town centres should be identified, along with policies for the consideration of proposals for main town centre uses which cannot be accommodated in or adjacent to town centres, under what is known as the 'sequential test', intended to demonstrate that there is no significant adverse impact on the viability and vitality of, and investment within, the town centre. Policy TC1 identifies areas where new larger scale retail developments will be permitted, and the sequential test provides that planning permission should not be granted for retail development outside town centres, unless it can be demonstrated that no sites are available, suitable or viable within, or on the edge of, the town centre. The aim is to concentrate retail activity within existing centres in order to increase sustainability.

The NPPF is explicit that where an application fails to satisfy the sequential test or is likely to have significant adverse impact on one or more of the above factors, it should be refused. CLP Policy 4 restates the principle of the sequential test, and sets the target for retail provision to be planned for in the Neighbourhood Plan:

CORNWALL LOCAL PLAN JANUARY 2016 RETAIL FLOOR-SPACE CAPACITY INDICATORS

Year	2014	2019	2024	2030
Convenience	1015	855	1157	1485
Comparison	-740	-333	919	2536
	sq.m net sales area			



Policy TC2 NPPF envisages the provision of impact assessments for retail developments of more than 2,500 sq. m. gross floorspace, but in Liskeard, with its small town centre and fragile economy, impact assessments will be required for smaller proposed developments.

Comment *Given that the most recent retail planning permission in the town centre lapsed after 7 years, and that proposals at both Saltash (Tesco) and Launceston (Morrisons) have not proceeded, and that an additional 200 dwellings have been added to the housing target for the Community Network Area, the retail capacity indicators will be treated as a minimum figure. It is anticipated that Cornwall Council will set a local threshold. Until Cornwall's threshold for retail impact assessments is established, impact assessments will continue to be required under the terms of Policy TC2.*



OBJECTIVE 2

Improve and enhance the retail, service and community 'offer' of the town centre by:

- a) Encouraging the development and changes-of-use which promote the vitality, viability, character and attractiveness of the town centre generally
- b) A significant redevelopment focusing on the Cattle Market site incorporating a mix of retail, office, leisure, social and residential uses ("Heart of Liskeard Regeneration" Scheme)
- c) Ensuring that the town centre primary retail frontage is maintained, whilst encouraging employment, service, residential and other uses which support the primary shopping area
- d) Enable the development of an integrated WiFi and web presence strategy

POLICY TC3

Development in the Town Centre Generally

Development proposals within Liskeard town centre will be supported where it is demonstrated the:

- a) Contribute to a lively and vibrant centre;
- b) Enhance the character and attractiveness of the town centre;
- c) Have appropriate access and car parking provision;
- d) Increase diversity in the range of shopping and services available and introduce modern approaches that are likely to increase visits to the town centre;
- e) Would not have an unacceptable impact on residential amenity;
- f) Would not harm the character of the historic environment, and respond to and where possible provide enhancement and remediation to existing character or design issues that are detrimental.
- g) Maintain and/or enhance separate access arrangements to upper floors, which could be used for residential or alternative uses.





Liskeard Cattle Market

The intention of the policy below is that it should be an enabling policy to support proposals for the regeneration of the cattle market site through Cornwall Council's on-going development scheme, provided it achieves the vision and objectives as stated in the project feasibility study brief, employing a holistic approach to produce a masterplan for the whole site.

POLICY TC4

Liskeard Cattle Market

Development options which regenerate the site in a way that maximises the economic and cultural benefits to the community will be supported.

Proposals for the regeneration of the cattle market must:

1. Be of a scale and character appropriate to Liskeard and reflect the sense of place and preserve or enhance the historic character and setting associated with the site; *and*
2. Maintain and improve the permeability of pedestrian routes through/across the site which:
 - Link to and from the main shopping area of the town
 - Connect to Dean Street and Barras St/Windsor Place via Market Approach
 - Retain connectivity to the existing Liskerrett Centre

- Provide a new pedestrian link to the rear of Rosedean House Surgery
 - Improve access for vehicles and pedestrians along Fairpark Road,
 - Maintain access to adjacent properties, *and*
 - Retain sufficient parking to contribute to the needs of the town centre and meet the requirements of the proposed development, *and*
3. Provide superfast fibre connections, or ducting to facilitate such connections, and
 4. Include a full historic environment impact assessment to inform the design process, as detailed in NDP policies TC 3, 8 -12, and Cornwall Local Plan policy 24.

The Design and Access Statement accompanying any planning applications must be derived from a master-planning process and illustrate satisfactorily how the above criteria have been met.

Reasoned Justification

Policy TC3 – Rapid changes in retailing and service delivery channels, administrative centralization services to other locations, improved accessibility to larger centres, the disconnection of the surrounding rural population from the town, and the impending loss of the Cattle Market pose significant challenges to the town centre, threatening its future prosperity. Measures to improve and enhance the town centre's retail, service and community 'offer' are essential. Policy TC3 seeks to enable proposals which will aid this task, whilst providing criteria against which other uses may be assessed.

Policy TC4 – Following up on Policy TC3, the policy on the Cattle Market recognises the sites fundamental importance to the development of Liskeard as a place, and the key part it could play in achieving the aim to take Liskeard forward as a 'modern market town'. Any re-use of the Market site must recognise these factors and seek to replace the wider benefits of the Market's presence which have been lost through its decline and eventual closure. The regeneration of the Cattle Market site has the potential to be the means by which the 'heart' of Liskeard is revived. The Neighbourhood Plan therefore includes this enabling policy encouraging a mix of uses that support the vitality and viability of the town centre and replace the wider benefits which are being lost.

Comment TC3 - 'Pop-up shops', which are temporary retail spaces used by one or multiple brands to test new concepts, formats and markets in an innovative and original way without heavy investment, would not normally require planning permission and are encouraged as they add to the 'offer' of the town centre, support the existing retailers, and enhance viability and vitality.

TC4 - The Cattle Market site is located in the heart of Liskeard, at the edge of the main shopping area. Currently the site is broadly split between a public car park and the Cattle Market area, with a number of small retail/workshop spaces. Many of the buildings in the Cattle Market are in need of repair and are used infrequently meaning that much of the site is not used to its full potential and is of limited benefit to the wider town centre.

The land which accommodates the Cattle Market is owned by Cornwall Council and is currently leased by local auctioneers. At present a market occurs approximately once every 2 weeks, but is poorly attended by prospective buyers. New livestock movement and auction rules, plus changes in agricultural marketing and procurement practice, have led to the gradual decline of the market, and it is very likely that the auctioneers will vacate the site within the lifetime of this Neighbourhood Plan.

The car park is in a good town centre location, and generates a revenue stream for Cornwall Council, but is inefficiently laid out and underused (currently maximum use is approximately 60%). For the majority of the time the Cattle Market, which occupies a large area in the heart of Liskeard, is

unused. There is clear potential for this site to provide new town centre uses and facilities.

Cornwall Council has commissioned consultants to undertake a development study to look at potential future uses for the Liskeard Cattle Market site. The aim of the study is to develop proposals for regeneration of the site.

Concepts which are being explored through the CC feasibility study include:

- A new medium sized food-store (whilst retaining and enhancing the existing retail units);
- A flexible space that could include new retail, workshop, café/restaurant, office and 'pop-up' uses;
- A new civic square and flexible pannier market for social gathering and market trading with a high quality public realm including places to sit and play;
- A proportionate scale of housing development, to help enable the viability of the development as a whole, and add vitality and presence to the town centre;
- A mixed-use community centre including multi-functional space.

Preferences will emerge as the project progresses, following an appropriate masterplanning approach, including consideration of sustainability, community consultation and feedback, and viability of the overall scheme.



POLICY TC5

Development in the Town Centre Primary Shopping Area and Upper Floors in Primary Retail Frontage

Within the Liskeard primary shopping area, outside of the primary retail frontages, and on the upper floors of the primary retail frontages, the following uses will be permitted: shops (A1), financial and professional services (A2), restaurants and cafes (A3), drinking establishments (A4), hot food takeaways (A5), business (B1), hotels and guesthouses (C1), residential care homes (C2), dwellinghouses (C3), non residential institutions (D1), assembly and leisure (D2) and sui generis uses appropriate to a town centre.

POLICY TC6

Development in the Primary Retail Frontages

Within the primary retail frontages proposals for changes of use of ground floor class a1 premises to non-class A1 uses will be permitted if:

- a. It falls within classes A2, A3, A4, and A5 or
- b. If in other use classes it can be demonstrated that the use is appropriate to a retail shopping frontage and will add to the vitality and viability of the town centre; *and*
- c. The use would not reduce the predominance of A1 uses.

For purposes of clarity 'sui generis' uses such as betting offices and pay day loan shops are not considered to be appropriate in a retail shopping frontage.

POLICY TC7

Liskeard Town Centre Broadband & WiFi

New retail, service, business and live-work accommodation (whether provided through new development or conversion) located within Liskeard Town Centre (as shown on the Proposals Map Inset) shall be provided with a superfast fibre connection, or ducting to facilitate such connection when it becomes available.

Reasoned Justification

Policy TC 5 & Policy TC6 - It is important that the Primary Shopping Area remains the focus of local convenience shopping, employment, service, residential and other uses which support the Primary Shopping Frontage, and that the latter retains its predominance of retail outlets. These locations are within walking distance of Liskeard's residential areas and public transport routes and are key to sustainable development. Further fragmentation of these areas with uses that do not need such locations would harm the quality of town centre shopping and spoil their attractiveness.



Policy TC7 – Retail change over the next decade will be technology driven, largely focusing around the use of IT, Wi-Fi and 4G in which mobile, online and in-store experiences complement rather than compete with one another. Therefore provision of broadband infrastructure within premises in the town centre is vital to facilitate the provision of a public WiFi service under Project E (TC), essential if the town centre offer is to keep up with its rivals, enhancing vitality and viability, and attracting additional investment.' High street WiFi is not simply a 'service' to town centre visitors: 'Near me' and SEO services in Google and Bing, can point customers to local businesses, providing they have a website. Some 80% of searches on smartphones are for local businesses, and 78% of these turn into local offline purchases. Mobile phone service operators are increasingly looking to 'offload' data demand to keep their service speeds up to scratch, so are also looking to invest in town centres.

PROJECT D (TC)

Liskeard Cattle Market Working Group

The Neighbourhood Plan Steering Group and Town Council currently are members of the Cornwall Council led working group.

PROJECT E (TC)

Liskeard Town Centre Integrated Wifi & Web Presence Strategy

To support the creation of a public WiFi service and enhanced web presence to assist the town centre offer to keep up with its rivals giving the opportunity to generate revenue, attract more visitors, keep visitors for longer periods, and keep a competitive edge.

OBJECTIVE 3

Preserve and enhance the unique and rich architectural heritage of the town centre and Conservation Area by

- a) Ensuring that the design of new developments is consistent with the character of the town and at a human scale
- b) Measures to repair and maintain Listed and other significant buildings
- c) Ensuring that new shopfronts, shopfront and commercial signage complements and does not detract from the architectural heritage of the area
- d) Developing a local heritage listing of locally significant buildings and features, along with appropriate planning policies for their management

POLICY TC8

Design of New Development in the Town Centre and Liskeard Conservation Area

The design of new development proposals within the town centre and Liskeard conservation area should:

- a) Be informed by and consistent with the scale, design and character of the surroundings,
- b) Be integrated into the historic topography and settlement form,
- c) Reinforce the existing 'sense of place' and local distinctiveness
- d) Reflect existing historic street patterns and the historic streetline.
- e) Avoid pastiche and 'token' local distinctiveness, making use of appropriate materials and detailing to reflect local building traditions

POLICY TC10

Shop Fronts In The Town Centre And Liskeard Conservation Area

Proposals for new shop fronts in Liskeard Conservation Area must be related to the scale and proportions of the building and frontage in which they are to be situated; and traditional stallrisers and pilasters should be retained or replaced in brick or other sympathetic material.

POLICY TC9

Shopfront and Other Commercial Signage in the Town Centre and Liskeard Conservation Area

New shopfront and other commercial signage within the Liskeard Conservation Area must respect the composition, materials and detailed design of the building and of surrounding historic environment in terms of their scale, depth, materials, colour and siting. In particular:

- a) Fluorescent or internally illuminated modern projecting box signs and box fascia & 'cut-out' box signs and fascias with individually illuminated letters will not be permitted.
- b) Cut out plastic and perspex lettering signs will not be permitted.

House styles of multiple stores will only be acceptable where they involve the use of designs and materials visually related to or developed from, the composition, materials and detailed design of the building and of surrounding historic environment.

Externally illuminated hanging signs may be permitted provided they are of a design sympathetic to the character of the area.

POLICY TC11

Local Listing of Non-Designated Heritage Assets in the Town Centre and Liskeard Conservation Area

The following buildings and grounds are locally listed as being of architectural significance, local distinctiveness and character and historic importance:

- a) St Malo, Varley Lane
- b) Hollywood, Russell Street

Proposals impacting on these buildings and grounds will be considered under CLP Policy 24 'Historic environment'.

From time to time additional sites may be locally listed, in which case NDP Policy TC11 and CLP Policy 24 will apply to them.

Retention and Enhancement of Heritage Assets

Cornwall Local Plan Policy 12 says that Proposals for development should protect, conserve and enhance the significance of designated and non-designated assets and their settings including the character and appearance of Conservation Areas, historic landscapes and townscapes, and the industrial mining heritage. Proposals which affect or involve heritage assets must be accompanied by an assessment of the significance of the asset and the impact of the proposal upon its significance and identifying mitigating measures to be incorporated into the development as necessary. For Liskeard, heritage assets are statutorily listed and locally listed buildings, unlisted buildings designed by noted local architects and builders or related to the Cornwall and Devon Mining Landscape World Heritage site.

Policy TC8 - Conservation Areas are designated where an area has a particular historical or architectural interest, the character and appearance of which is worthy of protection and enhancement. Liskeard's town centre, which is entirely within the Liskeard Conservation Area, has 'a strong 19th

Century architectural personality' (Beacham and Pevsner 2014). 'Some of the best 19th Century Cornish architects of the period – Foulston, Wightwick and Hicks – are represented but an unusual number of buildings were designed by one talented Liskeard Architect, Henry Rice (1808-76) who was Borough Surveyor and whose practice flourished in the boom years.'... 'Rice was versatile, inventive, and capable of working across a range from modest houses and terraces to larger villas, banks, shops and civic buildings'. Today over one hundred of the buildings designed by him and his three pupils still exist in the town, clustering mainly in the town centre and on its approaches and make a major contribution to the Conservation area. Many of these originate from the wealth and functions of the Cornish Mining activity at the nearby Caradon Mines, and are thus related to the World Heritage Site. Together these impart a distinctive character to the town and sense of place for local people that has promotional, educational and social value, and should be respected in new developments. However, there are some that are unprotected and have been subject to unsympathetic alterations. It is desirable that any future works on these buildings is designed to respect the original design.



Policy TC9 & Policy TC10 – Very often shop fronts are inserted with little thought to what is above or alongside, leading to an unhappy relationship with the rest of the building and disturbance to the visual interest and character of the street. This can be aggravated by standardized shopfront and commercial signage featuring company images and logos which are often applied to buildings where they may not be appropriate or where the individuality of the shop may be swamped. Liskeard Town Centre has, as noted above, many attractive buildings in a setting that is distinctive. Therefore, it is expected that new shopfronts and signage should be designed carefully to relate to the scale and proportions of the building and frontage in which they are to be situated and visually related to or developed from, the composition, materials and detailed design of the building and of surrounding historic environment.

Policy TC11 - The NPPF says that designated heritage assets (which include Listed Buildings and Conservation Areas, are subject to specific policies that require (NPPF paragraphs 132 and 139):

- *Great weight to be given to their conservation in all decisions;*
- *clear and convincing justification for any harm to significance however slight and whether through direct physical impact or by change to the setting;*
- *that substantial harm (direct or by change in the setting) to or total loss of Grade 2 listed buildings is expected to be 'exceptional';*
and
- *that substantial harm to or total loss of Grade 1 or Grade 2* listed buildings is expected to be 'wholly exceptional'.*

It also says that buildings having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets may be 'locally listed'. (NPPG Para 039). As part of the preparation of the Neighbourhood Plan, a review of priority sites for local listing was conducted in March 2015 from which two priority sites for local listing were deemed to hold the most value for preservation, in line with guidance set by Historic England. (Advice note 7: Local Heritage Listing May 2016 p6): 'work in preparing a Neighbourhood Plan may indicate buildings and sites which merit inclusion on the local



list. These properties are St Malo, Varley Lane and Hollywood, Russell Street. These sites were identified because of their distinct, historic character, in safeguarding the heritage of Liskeard.

Comment Looking forward and beyond the Neighbourhood Plan, it is recommended that as Luxstowe House is an important part of the development of the town and the most significant of the large villas built in the early nineteenth century, consideration should be given to extending the conservation area to include the house, its grounds and its former stable buildings.

PROJECT F (TC) Liskeard Shopfront Improvement Scheme

A scheme to provide guidance (and funding?) to encourage the repair and reinstatement of historic shopfronts including a subtler and traditional approach to shop signs and window advertisements in order to heighten the impact and quality of the surviving historic shop fronts.

OBJECTIVE 4

Make the town centre a more attractive place to visit, shop and do business by

- a) Improving the pedestrian environment to enhance access for all users
- b) Developing a consistent building and public realm design code
- c) Improving street scene upkeep through active involvement of property and business owners and operators
- d) Improve connections to the town centre for pedestrians and cyclists

POLICY TC12

Maintenance and Improvement of Buildings and Public Realm in the Town Centre

When buildings and the public realm within the Liskeard Conservation Area are being maintained or improved, the design principles set out below should be followed:

Town Centre Building

Design Principles

- Windows and doors in buildings in sensitive and highly visible locations should be of traditional materials and design. Historic windows and doors should be repaired where possible or replaced to match originals.
- Traditional wall coatings should be repaired like-for-like rather than replaced by modern treatments. Historic brick or stone walls should remain untreated.
- Buildings clad with local natural slate should be repaired like-for-like. If new slates are necessary they should be locally sourced.
- Decorative features such as bargeboards should be conserved and replaced with like-for-like where repair is not possible.
- Local slate roofs should be retained and repaired with slate to match. The insertion of further dormer windows and rooflights should be limited and confined to rear and less visible roof slopes.
- Historic shopfronts should be conserved and shopkeepers should be encouraged to reveal historic features which still survive beneath modern insertions.
- Commercial signage should reflect in its scale, materials, colour and siting the sensitive nature of the surrounding historic environment. Fluorescent, plastic or perspex signs should be avoided.
- Satellite dishes should be confined to rear facades which are not highly visible.
- The historic buildings should be kept in good repair, well maintained and used in such a way that any former historic functions can still be read in the surviving fabric.
- Slate hanging material should be locally sourced.
- Surviving historic shopfronts should be retained and maintained, even when the building has been converted to domestic use.



Town Centre Public Realm

Design Principles

- Street lighting should be designed to reflect the character of its surroundings. The design of the lighting should be sympathetic to the different surrounding historic fabric character areas and should be sensitively sited to reflect its domestic surroundings. Extend the street lighting and street furniture used for The Parade itself into the whole area.
- Overhead cables should be appropriately sited in order to impact less on the surrounding historic environment and key views.
- The current street signage should be reassessed to ensure any redundant or over-scale signs are removed. New signage should be restricted to the minimum necessary, of good quality materials and design, and should be sited sympathetically to the historic environment. Use signage to improve connectivity by encouraging the use of alleyways and pedestrian only routes.
- At the roundabouts at the junctions between Barras Street and Dean Street and Greenbank Road and Pound Street there should be better quality signage (which should be rationalised) and any necessary street furniture should be of good quality design and materials. This would create gateways into the centre of the town which reflect the high quality of the surrounding historic environment rather than detracting from it.
- Many of the grass verges throughout the Conservation Area would benefit from tree planting.
- Good quality cast iron railings could replace the current modern railings around the forecourt to 27 Fore Street.
- When the current paving scheme in Fore Street requires replacement any new scheme should reinstate the carriageway along with the original granite pavements and thick granite kerb stones. *[Need to ensure there is still good accessibility for people with disabilities]*
- Landscape the area where Bay Tree Hill divides in order to break up the expanse of tarmac.
- Consideration should be given to enclosing the seating area at the junction.
 - between Dean Street and Barras Street.
- Consideration should be given to enclosing the car park at the junction between Pound Street and Greenbank Road with a higher slate stone wall.
- Consideration should be given to planting trees on the grass area along Pound Street.
- Consideration should be given to landscaping the open green area at the eastern end of Church Street North.
- The overgrown stone steps to the churchyard should be cleared of vegetation and repaired if necessary.
- Consideration should be given to re-siting or under-grounding some of the power lines which impact most on the historic environment and key views.
- Greater importance should be attached to the villa gardens. Any further attempts to reduce the gardens to make way for additional car parking should be resisted.
- Any further loss of historic features on the villas such as mouldings, decorative features, windows, doors, surface treatments and roof covering should be avoided.
- Reuse the historic gardens at Westbourne House to provide a quality green meeting place adjacent to the town centre. *[Need to keep green space but not necessarily to restore the gardens.]*
- The highways and public realm works should be improved to reflect the quality of the architecture. Improving the visual quality of the streets will encourage pedestrian access which will become all the more pertinent if further housing estates are built on the outskirts of the town.

Reasoned Justification

Policy TC12 - The Liskeard Neighbourhood Plan Town Centre Working Group carried out a review of the 2012 Appraisal Statement, updating it where appropriate, and identified the key elements that should be brought forward in the Liskeard Neighbourhood Plan.

Comment

Policy TC12 - This material has been distilled into a set of detailed local design principles that will help with the interpretation of policies and provide guidance to property owners and public bodies when carrying out works (including those which do not require planning permission, listed building, or advertisement consent), and to assist the Town Council when commenting on proposals. It is intended for these to be endorsed through the Neighbourhood Plan.

PROJECT G (TC)

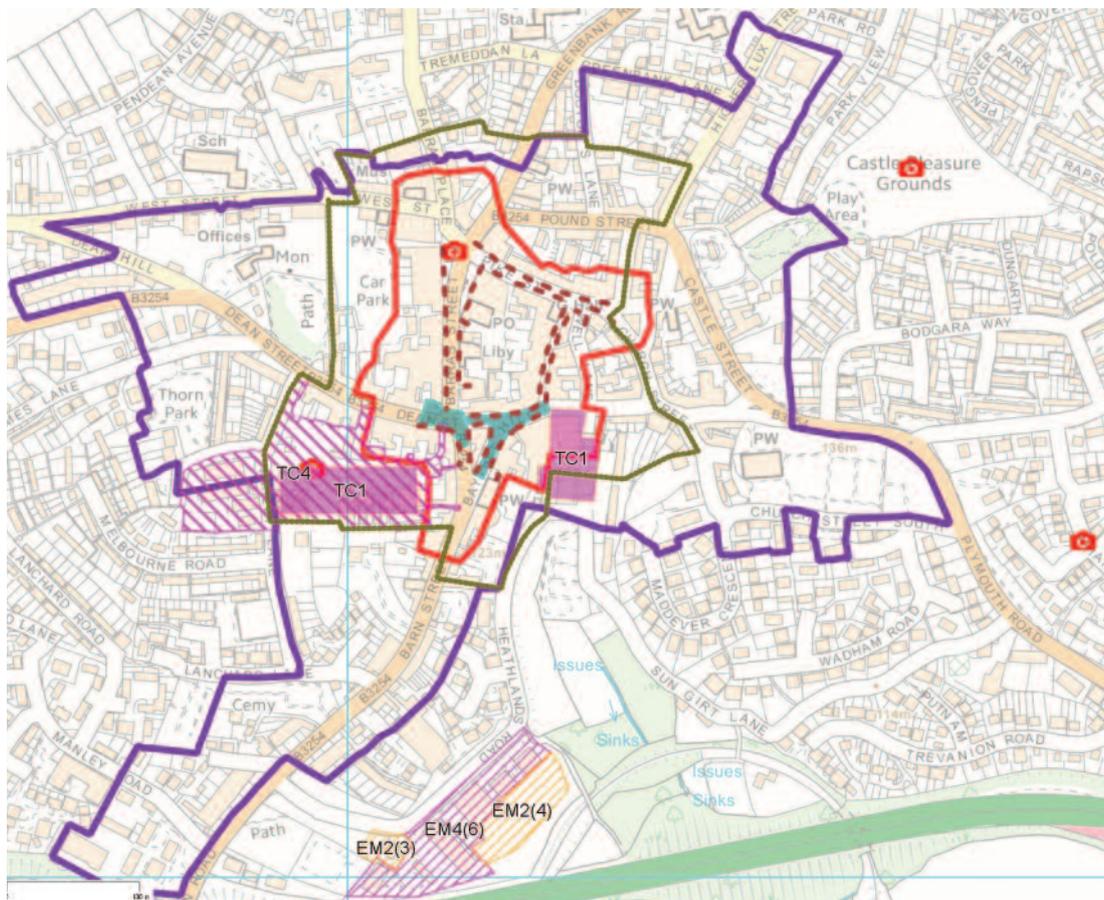
Historic Liskeard

To provide guidance and signpost funding to aid the proper repair and management of the town's important buildings, including greater public access and interpretation, and including reinstatement of key features such as the railings in front of the Victorian terraces.

PROJECT H (TC)

Castle Park Improvement - to improve a valuable public and historic resource, providing improved leisure and historic resource interpretation to support the town centre.

TOWN CENTRE MAP



- Legend**
- TC3 - Town Centre Boundary 
 - TC6 - Primary Retail Frontage 
 - EM2 - Employment Land 
 - TC1 - Retail Development 
 - TC4 - Cattle Market Regeneration 
 - OSL4 - Public Realm Access/Env Imps. 
 - Liskeard Conservation Area 
 - EM4 - Safeguarded Employment Land 
 - TC5 - Primary Shopping Area 
 - OS11 - Cherished View 