

This Consultation Statement has been prepared to fulfill the legal obligations of the Neighbourhood Planning Regulations 2012 under Section 5(2).

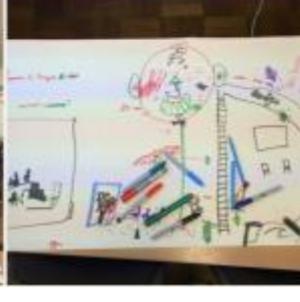


# LISKEARD NEIGHBOURHOOD PLAN

## CONSULTATION STATEMENT



Liskeard Neighbourhood Plan Team



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## LISKEARD NEIGHBOURHOOD DEVELOPMENT PLAN 2016 -2030

### CONSULTATION STATEMENT

#### INTRODUCTION

This Consultation Statement has been prepared to fulfill the legal obligations of the Neighbourhood Planning Regulations 2012 under Section 5(2). A Consultation Statement:

- (a) Contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
- (b) Explains how they were consulted;
- (c) Summarises the main issues and concerns raised by the persons consulted; and
- (d) Describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

The document records the sequence of activities undertaken to ensure that the local community, organisations, non-statutory, and statutory bodies were informed, engaged, and consulted during the preparation of the Neighbourhood Plan. Outcomes from the community engagement helped to determine the content and shaped the policies incorporated into the final plan. This consultation statement also describes how concerns have been addressed, and what changes have been made to the final Plan as a result of the pre-submission consultation.

The Neighbourhood Plan Team established right from the start a [Community Engagement and Involvement Strategy](#) with the objectives of ensuring that:

- Community engagement is 'front-loaded' and the results considered before work commences on the plan, and continues throughout the process of plan preparation.
- The entire community of Liskeard and adjoining parishes, members of the Town Council, the Neighbourhood Plan Team, those with a professional interest in the planning process, local schools and other organisations, are all effectively engaged.
- Engagement and consultation methods take account of the diversity of the whole community so that all members of the community inform the plan.
- When creating the plan, the Town Council has a good understanding of the concerns and aspirations that are most important to the community and stakeholders.
- The local community becomes more aware of how planning works and understands what can and cannot be done through the different parts of the planning system.
- The local community understands the final planning policies that appear in the Liskeard NDP and supports the planning decisions which follow these policies.
- Good use is made of local resources in creating the plan, including the skills, knowledge and energy of the community, and other people living or working in the town.
- The ability and confidence of the community to participate fully in the planning and development process is enhanced.

The consultation strategy has been broken down into key stages to ensure clarity and continuity of progress with the plan:

Stage 1: Awareness-raising of the purpose and value of the Liskeard Neighbourhood Plan process, how it works, what can or cannot be done through the process, and how to become involved

Stage 2: Community engagement in the analysis of local issues, creating the vision, and scoping of the Liskeard Neighbourhood Plan objectives and themes

Stage 3: Community engagement in the development of the policy and proposal options to be considered

Stage 4a: Awareness raising in advance of the formal consultation stages.

Stage 4b: Consultation on the draft plan

Stage 5: Promotion of the final plan and awareness-raising for the local referendum.

This report covers stages 1 to 4.

## THE ENGAGEMENT AND CONSULTATION PROCESS

### STAGE 1: AWARENESS RAISING

During July 2013 the newly elected Town Council engaged with the public at the Liskeard Show over potential priorities for the town, with interest shown in producing a neighbourhood plan. The Town Forum also included a power-point presentation and debate about neighbourhood planning in their [July public meeting](#).

Following further research and informal discussion, including with Cornwall Council, into the role, requirements, pros and cons of producing such a plan, and after an informative workshop session with the NP team at Cornwall Council, the Town Council voted to produce an Neighbourhood Development Plan for Liskeard on [15<sup>th</sup> Oct 2013](#). This was seen as a very positive way of extending

the concept of 'localism', and involving the community in a shared vision for the future of the town.



Start-up funding and [Terms of Reference](#) for the Neighbourhood Plan Team were approved by the Town Council as the official qualifying body in December, with the plan area

following the boundary of Liskeard parish. A [Neighbourhood Plan Team](#) was formed in January 2014

After a six-week consultation period with no negative responses the [Designated Area](#) was agreed by Cornwall Council.

Work on informing our community about Neighbourhood Planning started early in 2014 via local radio and [press](#), the Mayor's street 'surgeries' and the Town Forum, with the Team working on publicity and engagement activities including designing a 'train' logo as a colourful visual identity portraying the 'community inclusiveness' and 'journey' aspects of the plan, to engage people's attention and encourage them to participate.

They also created a [website](#), a [Facebook](#) site and a [Twitter](#) account to engage with local people and encourage them to visit the website at key points. These included the initial consultation about the shape of the plan and feedback on the results, recruitment for the working groups, questions on specific topics identified by the working groups, awareness raising in the run up to the formal consultation on the plan, and the formal consultation itself.

The Facebook page attracted 115 likes but its reach was much greater as posts were shared by other pages. One post (about consultation on how a proposed new building fitted into the existing town centre) reached over 4,000 people and a number of others reached well over 1,000. (see Table 1).

Website	27 Pages 113 Posts 21,431 hits
Facebook	35 Posts 115 Likes 113 Followers
Twitter	68 Tweets 26 Retweets 17 Likes 5 Quotes 117 Followers

The Team also carried out an initial scoping exercise at two local community events asking people their views on the ‘advantages’, and ‘challenges’, for Liskeard, and [‘thoughts about its future’](#) which was used during consideration of the community engagement survey.

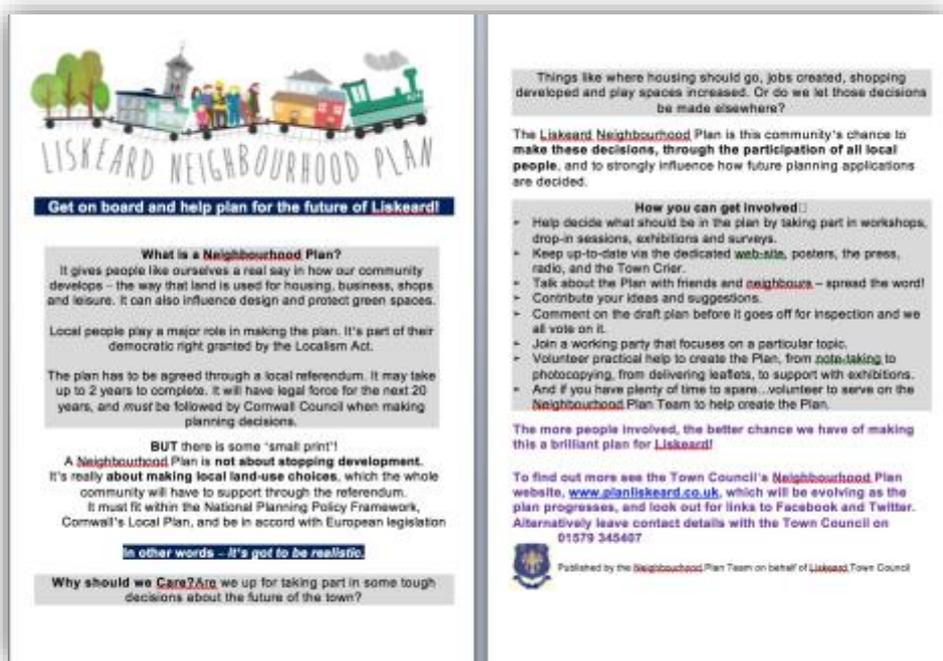
An [awareness-raising leaflet](#) explaining what a neighbourhood plan is, how it can benefit the community, it’s limitations, and

inviting people to ‘get on board’, was hand-delivered to every household (approximately 4500) in the designated area.

## STAGE 2: COMMUNITY ENGAGEMENT IN ISSUES ANALYSIS, SCOPING AND VISION

From May to July 2014 there followed an intense period of publicity and outreach, including local press coverage and radio, social media; posters, and banners displayed widely, and exhibition material prepared for the community [Engagement Day on the 29<sup>th</sup> May](#), in the Public Hall.

A Survey Monkey questionnaire was set



up on the website, and included in the [Town Crier magazine](#), which was again personally distributed to all households in the neighbourhood plan area, with doorstep conversations where possible, and also an [abbreviated paper version](#) set up for quick responses at outreach events.

The NP team continued to work on maximizing contact with all possible local groups / people, which occurred throughout the summer with a [major outreach programme](#) of visits, talks, power-point presentations, and a travelling 'road-show' exhibition to many community groups and local meeting places, including church groups, chamber of commerce, Stuart House, Liskerrett centre, cafes, one-stop shop, mother and toddler groups, film club, Community Network panel, Rotary club, school fetes, and Liskeard Community College, Town Forum, Caradon heritage legacy group,



Town Carnival, neighbouring parish centres, special needs units, later living and residential care homes. A full Saturday event was held outside Morrison's the towns major supermarket, to engage with as many younger local people as possible, and a long session utilizing the Town Council exhibition trailer at the annual Liskeard Show, aimed at engaging with the local agricultural community. During this period, statutory bodies and minority groups were consulted by [e-mail/letter](#), and informed of the website link for feedback as well as on-going comment/liaison.

A further substantial event was a [Business Breakfast](#) for over 25 local employers/stakeholders (this involved hand delivered invitations and face-to-face dialogue with employers in the three major business parks).

Our aim was to reach out and include our community, not expecting them to just come to us. It was a positive two-way process, both sharing information with the public, and listening. By the end of this engagement period the Team felt it had achieved a good grasp of the consensus of views expressed by local people, and a vast amount of ideas and opinions had been amassed to feed into the plan-making process.

Plymouth University Graduate school of Management, analysed the almost 600 survey responses, and distilled the several thousand individual comments, summarizing the outcome into a [formal written report](#). It indicated strong support for the concept of creating a Neighbourhood Plan, and respondents consistently argued that it should be an opportunity to improve the town, building upon its current strengths and making good any weaknesses. There was a considerable degree of agreement in the responses, and also a general acknowledgment that the issues are complex, inter-related and therefore difficult to consider in isolation.

The top four themes which people considered to be most important to include in the Plan were:

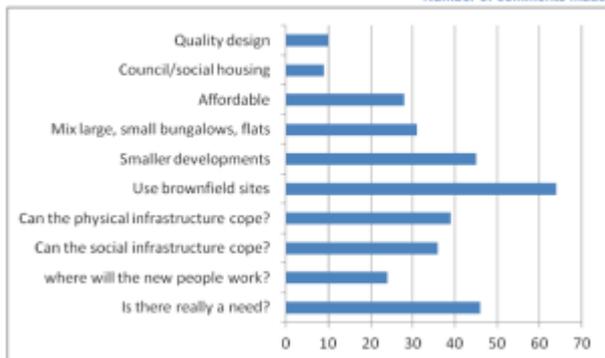
- a place to live
- a place to meet, shop and do business
- a place to work and learn
- a place to relax and enjoy.

The three other themes, Transport, Energy and the Environment, and Design and Heritage also all received the support of over 90% of the respondents, and as cross-cutting themes, these were considered across the groups, with some info feeding into a later infrastructure report.

The theme people felt most strongly about was Employment and Training, with ideas on the subject coming through under Housing, Town Centre Regeneration as well as Employment and Training. People said they would like there to be more work locally, but they were less sure how to create and maintain jobs.

The role of Liskeard as a market town serving a hinterland of farms and villages was seen to be changing. Whilst people may shop on-line and work, for example, in Plymouth, there was also a very strong belief that Liskeard has a role to play beyond being a dormitory town, and they still wanted Liskeard to be a social and leisure hub for their historic market town and its hinterland. In fact, they would like there to be more social and leisure opportunities locally. They were clear about what was good (eg heritage, greenspaces, walks), what could be improved quickly (litter, baby swings, cycle paths) and what they would really like (cinema, family friendly restaurant). There was a strong feeling

Figure 4. Most popular Comments on Housing Needs and Priorities



that the key strengths of the town should be identified and secured for the future. People were also very clear that the requirement to build more houses should not be done at the expense of all the core strengths Liskeard currently has. The requirement to build more houses in the town was seen by the overwhelming majority to be a threat to the town, causing a negative impact on the social and physical infrastructure provision; from schools and doctors to drains and roads. Respondents to the questionnaire said, quite consistently, housing if we must, but not at the expense of all Liskeard currently offers. New buildings should be of a high quality, similar to the better properties in town, infrastructure and green spaces should be included in the plans. Residential development should be in the urban area and on brownfield land before new releases of green land on the edge of the town, whilst housing and jobs growth must be linked in some way. People wanted to see a better mix of properties and facilities to match existing community needs, ensuring that Liskeard retains its character and is not swamped by poor housing estates.

*".....there was considerable agreement that every effort should be made to use brownfield sites, not good agricultural land and that better use should be made of empty housing and commercial property. It was also strongly argued that if houses were required, and many needed convincing of the real demand, it should be built in smaller developments with mixed properties, larger houses, bungalows for older people, starter homes for young singles and families."*

After further analysis of all the community comments the Team prepared briefs for Working Groups based around the themes that had emerged, and which would include members of the public being actively involved in taking this work forward towards formulation of the Plan. An initial [Volunteer Recruitment Meeting](#) at the end of July had identified a few potential members for such groups.



Following wide publicity, via social media, press and radio, a well-attended public [Volunteer Workshop Evening](#) at the end of 2014 was successful in establishing the Working Groups. Attendees were able to look in detail at the outcome of the surveys, discuss their interests, expertise, and the tasks involved, and [sign up to the Working Groups](#).

Eventually 26 community volunteers were involved in drawing up the Liskeard NDP.

Utilizing grant funding, this was followed up with an all-day Information, and confidence-building, [Training Workshop](#) on housing, organized by CRCC, for all our community volunteers, NP Team/steering group, and councillors. This included visiting speakers who addressed topics around Planning, Affordable Housing, Design, and Sustainability - sharing of knowledge, discussion of local issues and concerns, as well as potential ideas helped to inspire and bring the groups together, in preparation for progressing the plan.

Subsequently CRCC was also engaged to carry out a detailed analysis of present and past policy documents and highlight their relevance to assist our ongoing neighbourhood plan work.

### STAGE 3: COMMUNITY ENGAGEMENT IN POLICY DEVELOPMENT

Further recruitment and encouragement of community volunteers to engage in the plan-making process was helped by the [spring edition of the Town Crier](#) which included an update for all residents. During this time and into early summer of 2015 the four Working Groups which were set up around the priority areas established by the community



feedback – namely, **Employment and training** (A place to work & learn), **Housing** (A place to live), **Town centre** (A place to meet, shop, and do business), and **Open space and leisure** (A place to relax and enjoy) met and worked intensively using the briefs for guidance, including research on: data and demographics, previous documentation and reports, liaison with Cornwall Council over the requirements set out in the emerging Local Plan, as well as the national NPPF, and extensive information from the community.

This went along-side appropriate stakeholder engagement, and on-site survey/field work; for example, the housing and employment groups used criterion based assessment to identify sustainable & developable locations, whilst also building on previous evidence such as the Town Framework and CDC reports, and feedback from employers/businesses; focusing meetings and discussions with developers/landowners such as Mansion House, Willton homes, Wainhomes, and over Charter Way, the semi derelict business enterprise centre and Bolitho estates. Community consultation info was shared on such issues as planning for smaller developments, mixed sites, a spread of house types, including later living and self-build, and creation of employment facilities. Further stakeholders, including the school, Jobcentre Plus, business community, the adjoining parish of Menheniot, local farmers, builders, and RIO were engaged over aspects to do with potential training and employment opportunities, use of brownfield land, better utilization of empty buildings, and development of an enterprise / innovation hub, as well as a potential food enterprise zone or agri-hub.



The local community were further invited, by the [town centre and open space groups](#), to express their views, as options developed over design (and heritage issues) for a much-requested family restaurant to support the evening economy, provision of new sports and leisure facilities on a potential site at Roundbury Park, and improved connectivity across the town.

All the Working Groups [submitted reports](#) of their detailed findings and analysis, with aims and objectives providing the way forward for policy writing.

Progress news & ongoing opportunity to comment were provided in the [Town Crier](#), website/social media and at the Liskeard Show.

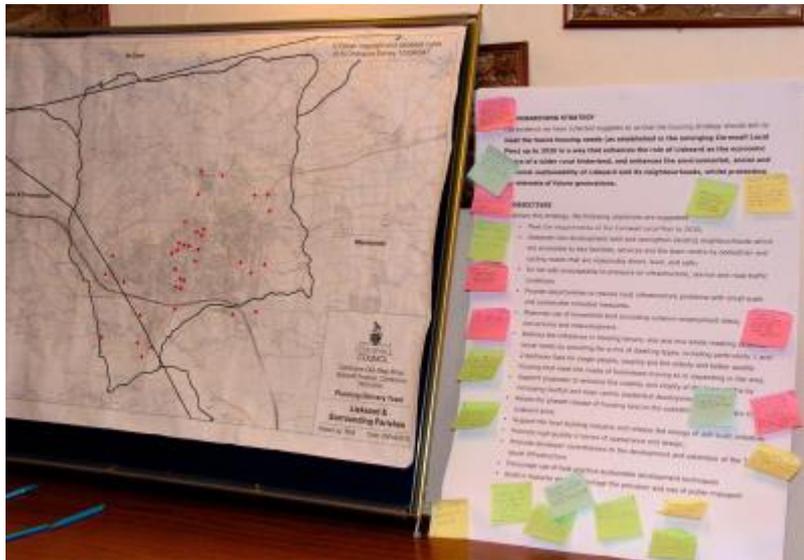


All this work concluded with a ['consultation and visioning' workshop](#) at the end of July, attended by working group volunteers, Neighbourhood Plan Team and councillors.

The purpose was to bring the work of the groups together, share their visions, review various options for the future of Liskeard and agree the strategy going forward. The workshop was led by a professional facilitator, who highlighted areas of agreement and, through discussion, some possible cross-cutting topics were acknowledged, that needed further work. The further work centered

around the potential development of the Cattle market site, and devolution of redundant Cornwall Council properties.

This was completed [by the sub-groups in early autumn](#), with a review of alternative uses for Cornwall buildings (offices, housing, or an innovation hub), for the housing and employment groups to take forward, but subject to future outcomes from the CC Property Review group. Also, the Cattle Market sub-group inputted a briefing document to the newly formed Cornwall Council Cattle Market project group, incorporating ideas from the emerging plan. (subsequently there has been continuing representation and engagement from the NP team at the cattle market meetings, plus CC public consultation).



Using the work from the community workshop, a vision and aims for Liskeard were incorporated into a strategic narrative as part of an outline framework for the plan. This was agreed by the NP Team/steering group, and shared alongside the Working Group reports, with councillors, at an [open evening](#) at the end of 2015. The Town Council also approved the engagement of professional support over future policy writing, utilizing grant funding.

During Spring 2016, as a result of significant changes made in the emerging Cornwall Local Plan, some adjustments and extra work was required before proceeding with writing the policies and plan, with Working Group's, notably housing, re-convening to update and check for robustness and compliance.

The Annual Town public meeting and Mayor choosing as well as the Town Forum all provided opportunities to update the public and councillors over progress with the plan. Policies and the additional information required, including justification and background evidence for them, as well as projects, were written into the draft document, and the whole organized into a logical format. It was considered important that the many ideas brought forward by the community throughout the plan making process, which were not solely land-based issues, should form an integral part of the plan as projects, that the public could see were linked with emerging policies, and provide a stimulus for future local group involvement.

The Neighbourhood Plan Team were concerned that an on-going buzz of concern within the community was that the town's infrastructure – the services and physical equipment and civil engineering needed to support the population – was not capable of supporting the necessary growth that was proposed in the Cornwall Local Plan and would be delivered through the Neighbourhood Plan. This was investigated in detail and an [infrastructure report](#) was published to demonstrate that these fears were largely unfounded and that any shortfalls were being addressed.

Following community input information, and ongoing meetings with 'Energy Analysis' over their assessment of [renewable energy potential](#) in the town/NP area, a sustainability section for the plan was finalized.

The steering group checked through the format and wording of the draft plan during the summer, and asked that the community Working Groups be re-convened to do an audit-check to ensure that the policies were putting into practice and supporting the objectives that the Groups had put forward. Any necessary amendments were made and in addition they were tasked with carrying out a [sustainability analysis](#) in preparation for an [SEA screening opinion](#) from Cornwall Council.

#### STAGE 4A AND 4B: AWARENESS RAISING AND CONSULTATION ON THE DRAFT PLAN



An early draft of the plan document was shared with Cornwall Council officers, and at a subsequent meeting with them, helpful pointers were discussed, relating to the length of the document, the use of the Cornwall Council Housing Implementation Strategy to clarify housing trajectory and deliverability, and suggestions on improving format, and these were mostly taken forward. However, there were some policy areas relating to the prioritization of employment and brownfield land for housing where there was contention.

The pre-submission draft plan was prepared and circulated to Liskeard Town Councillors, and discussed at the [TC Planning Committee \(11-10-16\)](#), in preparation for it going forward for Reg 14 consultation.

The NP team/ steering group considered it was important to have an awareness-raising period (Stage

4a), in order to inform and engage with the people of Liskeard, as a precursor to the statutory formal Regulation 14 six-week consultation stage. Press releases, Website publicity, Facebook and Twitter posts, invitations, Exhibition display panels, posters widely distributed, and 1000 easy to read plan [summary booklets](#) were all prepared by members of the team, leading up to a [Drop-in Day](#) on Nov 22<sup>nd</sup>, held in the Long room of the Public Hall between 10.30am & 8.30pm, where all interested parties could come to view maps and information boards, peruse the plan, pick up a summary plan leaflet, and talk with NP Team/Working Group members. A second event was held outside Morrisons supermarket on 26<sup>th</sup> November 2016.

Further publicity to flag-up the consultation period continued with engagement at Liskeard Lights-up event, the Town Council information evening, Liskeard Community College sixth form, heritage groups, Passmore Edwards later living complex, Morley Tamblyn disability day centre, and the Town Forum; also via the community Christmas radio station, where both the Chairman of the NP Team and the Project Manager gave long interviews, and on-going press and social media coverage.



This formal consultation (Stage 4b) started on December 5<sup>th</sup>, and continued to the end of January 2017 allowing extra time to cover the holiday period, with [Statutory Authorities](#) and local community organisations, stakeholders & minority groups being informed and invited to comment on the Plan – online, by email, letter or postcard. Both the full NDP and summary lay-persons guide were available electronically, as well as hard copies to view in the library, One Stop shop and Town Council offices, where ‘post boxes’ were provided for replies, or comments mailed to the TC Offices.

By the end of the consultation period, comments had been received from statutory bodies including Cornwall Council officers, Historic England, Natural England, neighbouring parishes, local organisations/non-statutory bodies/developers, and 108 members of the local community.



Following assessment of all the consultee comments and responses, received during the pre-submission consultation (explained below), and after some clarification of issues with Cornwall Council and Historic England, the steering group approved the amendments to the draft Liskeard Neighbourhood Development Plan and recommended that the Planning Committee and Town Council should approve the draft plan for submission to Cornwall Council.

Following a recommendation from the Planning Committee on [18<sup>th</sup> April 2017](#), the Liskeard Town Council approved the amended draft plan at its Full Council meeting on [25<sup>th</sup> April 2017](#), for submission to Cornwall Council for Reg 16 consultation.

## STAGE 5: PROMOTION OF THE FINAL PLAN AND AWARENESS-RAISING FOR THE LOCAL REFERENDUM

This will occur after the Independent Assessment of the Liskeard Neighbourhood Development Plan and is not covered in this report.

## THE RESPONSE REPORT

The 116 page [Consultation Response Report Document](#) analyses the comments made in response to the formal community and statutory organisation consultations carried out on the Liskeard Neighbourhood Development Plan under Regulation 14 of the Neighbourhood Plan Regulations from November 2016 to January 2017. It also records the Steering Group and Town Council's considered responses to those comments, and sets out the modifications to the Liskeard Neighbourhood Development Plan that are proposed to be made in preparing the submission version of the Plan. These are set out in Tables 1 & 2 which summarise and respond to the various comments made in the order of their appearance in the Plan.

Appendices A to E record the comments made *verbatim*, identify the parts of the Plan which are referred to, and allocate a look-up reference number so that the response to each comment may be found.

Overall the intentions and strategy of the draft Liskeard NDP has been well supported by the local community and local organisations. Statutory bodies have offered helpful advice. The comments received provide the basis for the Plan to be constructively amended to produce a local planning strategy that reflects local needs and aspirations. However, developers have criticised the housing delivery strategy and identified 3 sites beyond the proposed development boundary to provide several hundred more homes. Several responses have also identified technical issues with the document, such as typos, mapping errors etc, all of which are very helpful.

**Community Response:** A well-informed and intelligent response which shows a depth of concern by residents for the future of their town. Overall the vision and strategy of the NDP is supported, subject to some caveats around the detail on how it will be delivered.

Positive views are expressed on the strategy to bring forward employment sites, not just as allocations, but also with the financial backing to see them develop, paced to match new housing provision. The proposals to help better skills training and assist in creating better paid jobs are also well received. Making best use of brownfield land for housing, instead of using green countryside and affecting the setting of the town, for further development is supported. The need to rebalance the housing mix is welcomed, but several mention the need for later-living accommodation. There is clear enthusiasm for Town Centre strategy measures that will enhance its function, improve pedestrian movement, and extend the range and quality of shopping opportunities offered, including the redevelopment of the Cattle Market site for a variety of uses such as a supermarket, community space for all ages, employment etc, although some current users are concerned about the impact that closure would have on the agricultural community. The heritage of the town continues to be recognized and valued, indeed throughout the making of the plan people have seen the value of our culture and heritage (including the World Heritage Site) as being the basis for effective economic regeneration. There were many comments in support of the open space and leisure policies to protect and enhance play provision, as

**“You have worked hard to engage with us in Liskeard and produced a detailed and comprehensive plan which is positive, but also shows we’re a valued community deserving of care and consideration”**

A Resident of Liskeard

well as the heritage and landscape of the town and its hinterland, making it more accessible via paths and trails, and protecting local areas and views valued by residents for their health and well-being - whether for walking, running, cycling as well as a further idea of including an outdoor gym along some of these routes. The proposed new recreation area at Roundbury Park was very popular, for both formal and informal sport and play facilities (including an added suggestion for a running track). Policies on allotments, better connectivity, and safer crossings were all considered important.

However, many local respondents continue to be concerned, not only on the number of new houses we have to accommodate, but also the rate of delivery, and the need for the provision of jobs, town centre regeneration, and recreation and leisure facilities to keep pace, so that Liskeard grows steadily and keeps its character as a Cornish market town and doesn't just become a dormitory for people working elsewhere.

**Local Organisations:** Broad support is expressed by the local organisations that responded, subject to details in some areas. The Town Forum's response is positive and records its decision to set up a Regeneration Fund to assist the NDP's implementation, whilst the area's sports organisations are enthusiastic about the Plan's open space and leisure policies. Royal Mail ask that their town centre site be excluded from Policy TC1, whilst ECCABI ask for the project to develop a skills training centre be prioritised. The 6th Formers at Liskeard Community school have provided positive ideas for improvement, whilst Morley Tamblyn Lodge give their support and constructive comments as well.

**Statutory Organisations:** *Natural England* and *Historic England* share a concern as to how the plan presents its policies and proposals, pointing to a difficulty in understanding the difference between 'policies' and 'proposals', and the status of the list of urban capacity sites, but both provide helpful suggestions as to how these issues can be addressed. *Devon & Cornwall Police* express support for references to designing out Crime and make positive suggestions for additional material. Menheniot Parish Council supports proposals in the plan for the use of land at Bolitho Farm for agricultural technology and processing, noting how it makes a contribution to the wider CNA requirements.

**Developer Responses:** Three developers came forward during the consultation period (Persimmon, Wain Homes and M G Roberts Preliminary Planning Professionals Ltd) with proposals for future development outside the urban boundary shown in policy NP1. All three suggested that the current deliverable sites and allocated developable site, resulting in a projected surplus of 9% above the target up to 2030, were not enough, and proposed allocation of additional development sites. This is not accepted by the NDP as there is a more than adequate supply of deliverable/with planning permission and developable sites (over 1500 homes) identified within the NDP to meet the need up to 2030, and fully supports the LPA's 5-year land supply – indeed we have over 10 years deliverable supply. In addition, policies allow for the release of further land should there be evidence of a shortfall in delivery over time following the trajectory set out in Cornwall's Housing Implementation Strategy. Although this plan covers the period to 2030 running in parallel with the Cornwall Local Plan, there will be opportunities over this period to review, consider and plan for future growth beyond 2030.

**Cornwall Council Officers Response:** This includes many helpful suggestions, also pointing out where the Plan replicates NPPF and CLP policy, and where there are policies that cannot be construed to have a planning purpose. For example policies on cross-subsidy of employment land release from housing developments, and the prioritizing of brown-field sites for further development were both questioned.

**Response by the Liskeard NDP Steering group:** Considerable effort has been put in to working up a response to the representations. Working with Historic England has led to greater clarity over the potential for development of brown-field sites. After discussion, the CC Open Space officer has provided additional information to clarify future standards for provision of open spaces linked to housing developments. Contact with CC Historic Environment team has helped to clarify the historic landscape character of the immediate hinterland, in support of the policy for extension of the AGLV as an area of local landscape and heritage value.

The suggested response to the representations made are given in the following tables, including:

- Measure to remove repetitions of NPPF and Cornwall Local Plan policies, whilst allowing people in the local community to understand the planning context in which individual policies sit, and provide a stand-alone document that clearly explains the holistic plan for the town to 2030, as well as being a working document for planners.
- Retention of policies on cross-subsidy of employment land release from housing developments, and the prioritizing of brown-field sites for further development, despite both being questioned, as they are seen as fundamental to what came out of public consultation and engagement and seek to support national and CLP objectives.
- Clarification of boundaries; enlargement of some maps;
- Enhancing employment policies to be clearer and precise; update in light of recent agreement with Menheniot Parish Council;
- Clarifying the position of urban capacity sites policy to comply with Historic England suggestions to support;
- In the Town Centre, removing Postal sorting office from TC1, and making the cattle market policy more precise
- Enhancing the information on heritage landscapes, habitats and biodiversity, to support green corridors, and area of local landscape value, responding to suggestions for running track and outdoor gym facilities and updating figures on open space from CC's very recent document.

ENDS