

# **Liskeard Town Framework Plan (Background Evidence)**

## **Review of Employment Sites**

**May 2010**

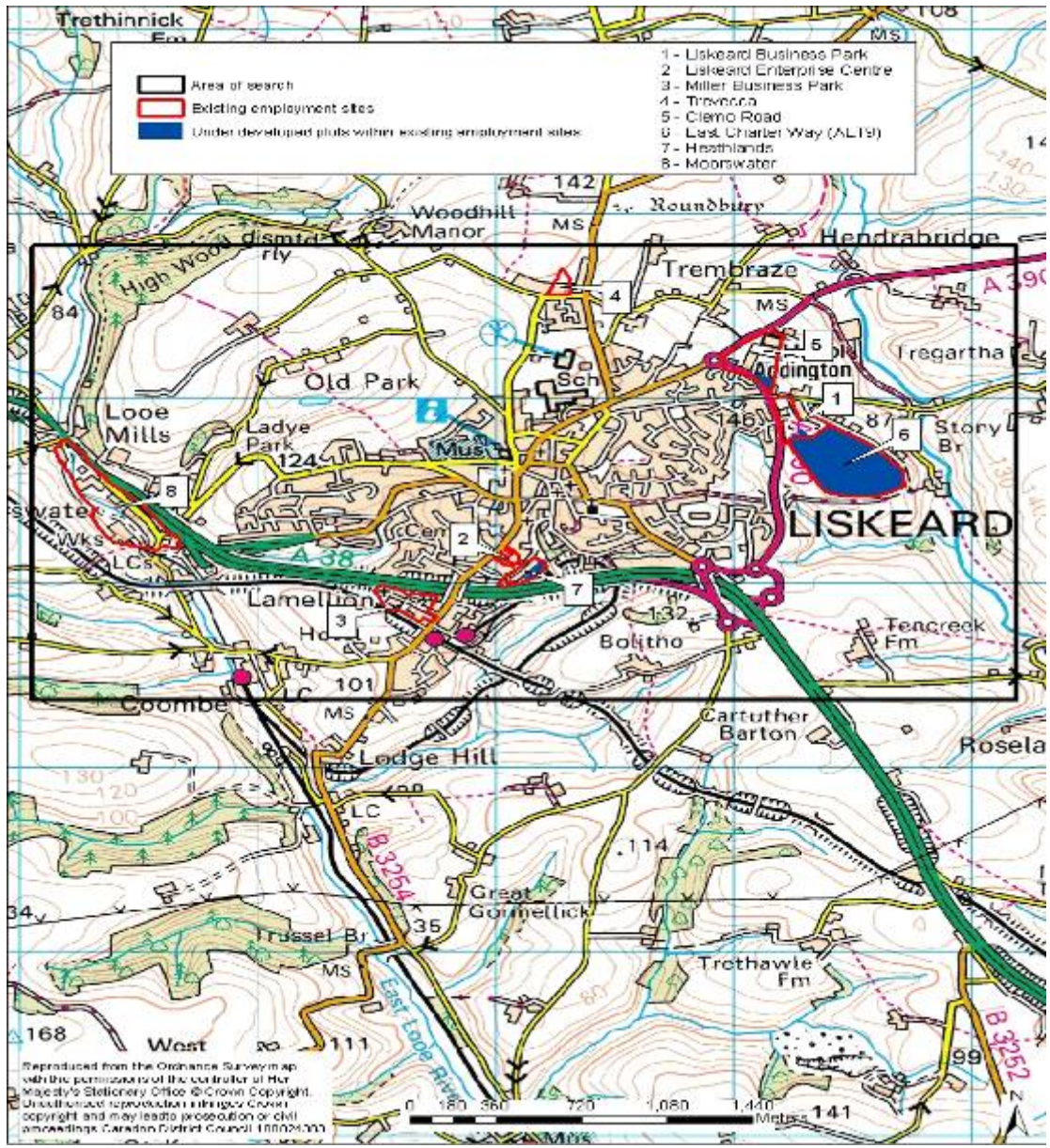
# 1 Introduction

This short paper reviews the employment sites within the Liskeard area as set out in the Employment Land Review. This is being done as a starting point for plan making consideration within the process of developing a Town Framework Plan for Liskeard.

The paper provides a background to the employment land in the area and contains extracts from the Employment Land Review of the sites identified within Liskeard (see **Appendix 1**). It also contains a table of the sites and a corresponding map identifying all sites which can be referred to.

The purpose of this paper is to highlight the following:

- Land identified in the Employment Land Review within the Liskeard area.
- The amount of vacant and available land
- The appropriate scale of development that could be accommodated



## **2 Background to Employment in Liskeard**

The 2001 census data shows a population of 8,683, though mid-year projections at 2007 show the latest figure to be 9,137. The wider community network area for Liskeard and Looe is shown in the Community Network Profile as having a population of 31,100.

At the time of writing this report, information on Liskeard is limited to the Liskeard/Looe Community Network Area (CNA), and the 2007 Amion Employment Space Assessment. The draft Cornwall Employment Land Review will be included when complete to show data specific to the town.

The most prevalent employment sectors in the Liskeard/Looe CNA are wholesale/retail, followed by health/social work and real estate/business activities. Unemployment in Liskeard/Looe CNA is 16.6 % compared with 17.9 % Countywide<sup>1</sup>.

The 2007 Employment Space Strategic Assessment (Amion) investigated employment throughout the county, and identifies Liskeard as one of 18 key towns in Cornwall. The report recommends appropriate levels of employment space are made available for Liskeard, as the town is identified as having high levels of deprivation.

The report goes on to add that most industrial buildings within Liskeard are dated, and do not meet the requirements of many companies.<sup>2</sup>

The report covered the period 2007 to 2026 and used a number of growth scenarios. (2.8%, 3.2% and an aspirational scenario of 3.8%)The aspirational scenario was based on the assumption that by 2026 a GVA per capita target of 75% of the UK average will be reached for Cornwall and the Isles of Scilly, representing a growth rate of 3.8% pa.

Under the 2.8% growth scenario it is predicted that 1,500 jobs will be created by 2026, and 1,900 under the 3.2% growth scenario.

The following table shows projected changes to employment land and floorspace in the Liskeard Travel To Work Area (TTWA) within B1, B2 and B8 sectors.

**Table 1: Summary of Amion Study for Liskeard TTWA**

	<b>Employment Land - 2007-26 (Ha)</b>			<b>Floorspace Growth - 2007-26 (Sqm)</b>		
	2.8%	3.2%	Aspirational (3.8%)	2.8%	3.2%	Aspirational (3.8%)
B1a/b	2.0	2.3	2.7	5,034	5,878	6,824
B1c/B2	-0.8	-0.5	0.6	-2,253	-1,612	1,408
B8	1.2	1.3	3.6	2,714	3,110	8,196
<b>TOTAL</b>	<b>2.4</b>	<b>3.2</b>	<b>6.9</b>	<b>5495</b>	<b>7376</b>	<b>16428</b>

<sup>1</sup> Cornwall Council Community Intelligence

<sup>2</sup> P.20

Table 2 below summarises some of the key indicators identified within the Employment Land Review.

**Table 2: Summary of Employment Land Review**

Site	Total Area (Ha)	Developed Vacant Area	Un-developed Vacant Area	Access to Public Transport	Access to Main Road Network	Ave. Quality of Site	Development Constraints	ELR Score (out of 60)
Liskeard Business Park, Charter Way	2.74	0	0.26	ELR score 4	ELR score 4	ELR score 3.75		44.5
Liskeard Enterprise Centre, Barn Street	0.35	0	0	ELR score 4	ELR score 4	ELR score 2.5		41
Miller Business Park, Station Road	2.82	0	0.26	ELR score 4	ELR score 3	3.3		40
Trevecca, Nr. Hooper Court	0.84	0	0	ELR score 2	ELR score 4	1.6		25
Clema Road	4.65	0	0.419	ELR score 4	ELR score 4	3.5		43
East of Charter Way	11.5	0	11.5	ELR score 4	ELR score 4	3.2		44
Heathlands	1.45	0	0.435	ELR score 4	ELR score 4	3.4		41.5
Moorswater	10.58	0	0	ELR score 3	ELR score 3	3.4		38.5
<b>TOTALS</b>	<b>34.96</b>	<b>0</b>	<b>12.87</b>	<b>3.6 Ave</b>	<b>3.7 Ave</b>	<b>3.1 Ave.</b>		<b>39.67 Ave.</b>

### **3 Analysis**

The Employment Land Review (ELR) shows that there are 8 employment areas within Liskeard; covering a total area of approximately 35 hectares. There is no developed vacant land and 12.87 hectares of undeveloped vacant land (though this figure is raised through the recent employment allocation in the adopted 2007 Caradon Local Plan First Alteration for 11.5Ha).

The average score in the ELR out of 60 (where 60 is very good) was 39.67 compared with a Cornwall average of 36. With the exception of Liskeard Business Park (classed as 'good' scoring over 45), all other sites were within an 'average' classification (25-44), with no sites being categorised as 'poor' (<25).

At the time of writing this report, data on completions, permissions and industrial sites under construction is limited. Current records show that there has been no activity in this regard in the period 2006-2009.

### **4 Conclusions**

The draft ELR shows an average quality of employment space in Liskeard's 8 employment areas. Although the average score for Liskeard is higher than the Cornwall average for site quality, the Amion report recommends an appropriate level of employment space is provided due to high levels of deprivation within the town.

Under the three growth scenarios identified in the Amion report, it is predicted that B1, B2 and B8 industries are likely to grow on average, despite negative growth predictions in B1c and B2 sectors.

It is noted that the predictions identified in the Amion report (2007) were made pre-recession, and that the ELR (when complete) is likely to show alternative growth scenarios.



## Appendix 1: The ELR Site Proformas

### Existing Site:

Liskeard Bus Park  
Charter Way  
Liskeard

**Total Area:** 2.74  
**Dev. Vacant Area:** 0  
**Un Dev. Area:** 0.26



### Market Segment of Existing Developed Sites - General Industrial/Business Area

#### Quality of existing portfolio and internal environment

Average Age of buildings:	4.5
Average Quality of buildings:	3.0
Noise and other obvious pollutants:	3
State of the external areas and public realm:	4
Parking, internal circulation and servicing:	4
Ease of access to site:	4

#### Accessibility

Access by public transport:	4
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[Scoring: 5 = very good, 1 = very poor]

#### Quality of the wider environment

Adjacent land uses constraining operations or quality of uses on site:	4
Perception of the wider environmental quality:	5
Local facilities for work force:	3
<b><u>Strategic Access</u></b>	
Ease of access to main road network:	4
Proximity to rail, sea or air freight:	2

**TOTAL SCORE:- 44.5**

**Existing Site:**  
 Liskeard Enterprise Centre  
 Barn Street  
 Liskeard

**Total Area:** 0.35  
**Dev. Vacant Area:**  
**Un Dev. Area:** 0



**Market Segment of Existing Developed Sites -** General Industrial/Business Area

**Quality of existing portfolio and internal environment**

Average Age of buildings:	3.0
Average Quality of buildings:	2.0
Noise and other obvious pollutants:	3
State of the external areas and public realm:	3
Parking, internal circulation and servicing:	4
Ease of access to site:	3

**Accessibility**

Access by public transport:	4
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**Quality of the wider environment**

Adjacent land uses constraining operations or quality of uses on site:	3
Perception of the wider environmental quality:	4
Local facilities for work force:	5
<b><u>Strategic Access</u></b>	
Ease of access to main road network:	4
Proximity to rail, sea or air freight:	3

**TOTAL SCORE:- 41**

[Scoring: 5 = very good, 1 = very poor]



**Existing Site:**  
 Miller Bus. Park  
 Station Road  
 Liskeard

**Total Area:** 2.82  
**Dev. Vacant Area:** 0.024  
**Un Dev. Area:** 0



**Market Segment of Existing Developed Sites -** General Industrial/Business Area

**Quality of existing portfolio and internal environment**

Average Age of buildings:	4.0
Average Quality of buildings:	3.0
Noise and other obvious pollutants:	3
State of the external areas and public realm:	3
Parking, internal circulation and servicing:	3
Ease of access to site:	4

**Accessibility**

Access by public transport:	4
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**Quality of the wider environment**

Adjacent land uses constraining operations or quality of uses on site:	3
Perception of the wider environmental quality:	3
Local facilities for work force:	4

**Strategic Access**

Ease of access to main road network:	3
Proximity to rail, sea or air freight:	3

**TOTAL SCORE:- 40**

[Scoring: 5 = very good, 1 = very poor]

**Existing Site:**  
 Trevecca  
 Near Hooper Court  
 Liskeard

**Total Area:** 0.84  
**Dev. Vacant Area:** 0  
**Un Dev. Area:** 0



**Market Segment of Existing Developed Sites -** General Industrial/Business Area

**Quality of existing portfolio and internal environment**

Average Age of buildings:	1.0
Average Quality of buildings:	1.0
Noise and other obvious pollutants:	3
State of the external areas and public realm:	1
Parking, internal circulation and servicing:	1
Ease of access to site:	3

**Accessibility**

Access by public transport:	2
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**Quality of the wider environment**

Adjacent land uses constraining operations or quality of uses on site:	2
Perception of the wider environmental quality:	1
Local facilities for work force:	4
<b><u>Strategic Access</u></b>	
Ease of access to main road network:	4
Proximity to rail, sea or air freight:	2

**TOTAL SCORE:- 25**

[Scoring: 5 = very good, 1 = very poor]

**Existing Site:**

Clema Road  
 Clema Road  
 Liskeard

**Total Area:** 4.65  
**Dev. Vacant Area:** 0  
**Un Dev. Area:** 0.419



**Market Segment of Existing Developed Sites -** General Industrial/Business Area

**Quality of existing portfolio and internal environment**

Average Age of buildings:	4.0
Average Quality of buildings:	4.0
Noise and other obvious pollutants:	4
State of the external areas and public realm:	3
Parking, internal circulation and servicing:	3
Ease of access to site:	3

**Accessibility**

Access by public transport:	4
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**Quality of the wider environment**

Adjacent land uses constraining operations or quality of uses on site:	4
Perception of the wider environmental quality:	3
Local facilities for work force:	5

**Strategic Access**

Ease of access to main road network:	4
Proximity to rail, sea or air freight:	2

**TOTAL SCORE:- 43**

[Scoring: 5 = very good, 1 = very poor]

**Existing Site:**  
 East of Charter Way  
 Quimperle Way  
 Liskeard  
 (ALT9)

**Total Area:** 11.5  
**Dev. Vacant Area:** 0  
**Un Dev. Area:** 11.5



**ALLOCATED SITES**

**Site Development Constraints**

Site Access; layout of the internal estate road system:	0
Topography, size and shape:	4
On-site environmental issues:	5
Contamination/land instability/on-site structures:	5
Amenity of adjacent occupiers:	5

**Accessibility**

Access by public transport:	4
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**Quality of the wider environment**

Adjacent land uses constraining operations or quality of uses on site:	4
Perception of the wider environmental quality:	4
Local facilities for work force:	4

**Strategic Access**

Ease of access to main road network:	4
Proximity to rail, sea or air freight:	3

**Sequential Test and Brownfield/Greenfield**

Previously developed in whole or part:	2
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**TOTAL SCORE:- 44**  
 [Scoring: 5 = very good, 1 = very poor]

**Existing Site:**  
 Heathlands  
 Liskeard

**Total Area:** 1.45  
**Dev. Vacant Area:** 0  
**Un Dev. Area:** 0.435



**Market Segment of Existing Developed Sites -** General Industrial/Business Area

**Quality of existing portfolio and internal environment**

Average Age of buildings:	2.5
Average Quality of buildings:	3.0
Noise and other obvious pollutants:	3
State of the external areas and public realm:	4
Parking, internal circulation and servicing:	3
Ease of access to site:	5

**Accessibility**

Access by public transport:	4
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**Quality of the wider environment**

Adjacent land uses constraining operations or quality of uses on site:	4
Perception of the wider environmental quality:	2
Local facilities for work force:	5
<b><u>Strategic Access</u></b>	
Ease of access to main road network:	4
Proximity to rail, sea or air freight:	2

**TOTAL SCORE:- 41.5**

[Scoring: 5 = very good, 1 = very poor]

Dev. Occupied Area = sum of appropriate net areas  
 Dev. Vacant Area = sum of appropriate net areas

**Existing Site:**  
 Moorswater  
 Liskeard

**Total Area:** 10.58  
**Dev. Vacant Area:** 0  
**Un Dev. Area:** 0



**Market Segment of Existing Developed Sites -** General Industrial/Business Area

**Quality of existing portfolio and internal environment**

Average Age of buildings:	2.5
Average Quality of buildings:	4.0
Noise and other obvious pollutants:	4
State of the external areas and public realm:	3
Parking, internal circulation and servicing:	3
Ease of access to site:	4

**Accessibility**

Access by public transport:	3
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**Quality of the wider environment**

Adjacent land uses constraining operations or quality of uses on site:	3
Perception of the wider environmental quality:	4
Local facilities for work force:	2
<b><u>Strategic Access</u></b>	
Ease of access to main road network:	3
Proximity to rail, sea or air freight:	3

**TOTAL SCORE:- 38.5**

[Scoring: 5 = very good, 1 = very poor]

