

## **Appendix E**

# **Liskeard Urban Extension Assessment**

**LISKEARD TOWN FRAMEWORK**  
**URBAN EXTENSION ASSESSMENT 23.02.11**

Step 7 – Urban Design Assessment Original Cell No: 1	Commentary	Impact of Development
1. Would the development areas have good access to nearby employment areas.	Most of the cell is located between 800m to 1200m of two employment areas. Northern section within 1200m of employment.	Green
2. Can new development in the cell be directly and conveniently linked to the town centre on good routes accessed by all vehicles and pedestrians?	Cell has two primary routes linking the southern half to the town centre for vehicles and pedestrians. Majority of cell beyond 1600m to town centre	Yellow
3. Can new development in the cell be directly and conveniently linked to adjacent neighbourhood centres on good routes accessed by all vehicles and pedestrians?	Cell has two primary routes linking the southern half to the town centre for vehicles and pedestrians within 800m to 1200m of range of community facilities and local shops.	Yellow
4. Would development of the whole cell maintain local identity and character of existing adjacent neighbourhoods or settlements.	This very large cell has an undulating landscape with some mature woodland copses. Visual connection to moorland north of cell. Development of whole cell would have considerable impacts on Liskeard by extending urban area significantly toward Bodmin Moor.	Red
<b>Opportunity to create new neighbourhood</b>		
5a. Does the cell provide a development opportunity to create an individual new neighbourhood with adequate scale and capacity to support its own small neighbourhood centre, some local facilities and some local employment.	Significant scale cell that has development opportunities to create an individual new neighbourhood. Consider restricting extent of cell south of the B road to St Cleer as a natural boundary to cell.	Green
<b>Opportunity to expand an existing neighbourhood</b>		
5b. Would the development area have good access to adequate community facilities and local shops within the existing neighbourhood	Cell too large	Red
<b>Overall Comment / Conclusion</b> [1-4 plus either 5a or 5b whichever is best]	Cell of significant scale. Wider landscape impact would harm local identity and character. Good connections with town centre on two primary routes. Southern half of the cell within 800m of employment and a wider range of community facilities. Consider reducing cell size south of St Cleer road.	Light Green
<b>Movement infrastructure implications outside the cell – not scored</b>		
Identify any likely significant additional transport infrastructure that may be needed outside the development area to provide suitable accessibility to the cell.	Local highway connections. Public transport enhancement	

<b>Step 7 – Urban Design Assessment Original Cell No: 2</b>	<b>Commentary</b>	<b>Impact of Development</b>
1. Would the development areas have good access to nearby employment areas.	Close to employment. Good access. (within 800m)	Green
2. Can new development in the cell be directly and conveniently linked to the town centre on good routes accessed by all vehicles and pedestrians?	Cell as a whole is a significant distance to the town centre. Western half of cell (upper fields) has best connectivity and possibilities for improved access.	Red
3. Can new development in the cell be directly and conveniently linked to adjacent neighbourhood centres on good routes accessed by all vehicles and pedestrians?	Whole cell is on outer edge beyond 1200m to town centre. Limited range of neighbourhood facilities within 1200m. Health centre within 400m.	Yellow
4. Would development of the whole cell maintain local identity and character of existing adjacent neighbourhoods or settlements.	Fields fringe town and slope down to marsh / stream at valley bottom.	Yellow
<b>Opportunity to create new neighbourhood</b>		
5a. Does the cell provide a development opportunity to create an individual new neighbourhood with adequate scale and capacity to support its own small neighbourhood centre, some local facilities and some local employment.	Cell too small for new sustainable neighbourhood.	Red
<b>Opportunity to expand an existing neighbourhood</b>		
5b. Would the development area have good access to adequate community facilities and local shops within the existing neighbourhood	Cell has very limited capacity in scale for neighbourhood extension. There are only limited supporting facilities within 400m.	Yellow
<b>Overall Comment / Conclusion</b> [1-4 plus either 5a or 5b whichever is best]	Cell on eastern fringe of town next to health centre. Upper fields have easier access due to levels with neighbouring sites and primary routes. Highway connections/junction improvements necessary. Limited opportunities for small scale mixed use development as neighbourhood extension. Consider merging with part of Cell 3. <b>Yellow</b>	
<b>Movement infrastructure implications outside the cell – not scored</b>		
Identify any likely significant additional transport infrastructure that may be needed outside the development area to provide suitable accessibility to the cell.	Highway connection through existing health centre. Pedestrian access to town centre and local neighbourhood facilities could be upgraded	

<b>Step 7 – Urban Design Assessment Original Cell No: 3</b>	<b>Commentary</b>	<b>Impact of Development</b>
1. Would the development areas have good access to nearby employment areas.	Close to employment with good access (within 800m)	Green
2. Can new development in the cell be directly and conveniently linked to the town centre on good routes accessed by all vehicles and pedestrians?	Whole cell is detached from town centre. 1600m for pedestrian access across to neighbourhood centre and down into town centre.	Red
3. Can new development in the cell be directly and conveniently linked to adjacent neighbourhood centres on good routes accessed by all vehicles and pedestrians?	Whole cell is beyond 1200m of neighbourhood centre and 800m from western half of cell to supermarket.	Yellow
4. Would development of the whole cell maintain local identity and character of existing adjacent neighbourhoods or settlements.	Cell is prominent in local landscape context on eastern edge of Liskeard. Steep slopes down into valley along eastern boundary	Yellow
<b>Opportunity to create new neighbourhood</b>		
5a. Does the cell provide a development opportunity to create an individual new neighbourhood with adequate scale and capacity to support its own small neighbourhood centre, some local facilities and some local employment.	Cell too small	Red
<b>Opportunity to expand an existing neighbourhood</b>		
5b. Would the development area have good access to adequate community facilities and local shops within the existing neighbourhood	Cell has limited capacity for new small neighbourhood extension. Upper fields have easier access due to levels with neighbouring sites and primary routes. Highway connections/junction improvements necessary. Limited opportunities for small scale mixed use development as neighbourhood extension.	Yellow
<b>Overall Comment / Conclusion</b> [1-4 plus either 5a or 5b whichever is best]	Western half of cell abuts employment site. Health facilities close by in north of cell 2. Highway connections/junction improvements necessary. Limited opportunities for small scale mixed use development as neighbourhood extension. Consider merging with part of Cell 2. <b>Yellow</b>	

<b>Movement infrastructure implications outside the cell – not scored</b>		
Identify any likely significant additional transport infrastructure that may be needed outside the development area to provide suitable accessibility to the cell.	Local highway/junctions upgrade. Pedestrian access to town centre, neighbourhood and supermarket requires traffic calming/footpath improvements.	

<b>Step 7 – Urban Design Assessment</b> <b>Original Cell No: 4</b>	<b>Commentary</b>	<b>Impact of Development</b>
1. Would the development areas have good access to nearby employment areas.	Whole cell within 1600m of employment (western half of cell within 1200m)	Red
2. Can new development in the cell be directly and conveniently linked to the town centre on good routes accessed by all vehicles and pedestrians?	Cell is detached from town centre. No pedestrian access at present. Western fringe of cell within 1600m of town centre.	Red
3. Can new development in the cell be directly and conveniently linked to adjacent neighbourhood centres on good routes accessed by all vehicles and pedestrians?	Cell is detached from neighbourhood centre due to distance (1600m). Supermarket is located within 800m of western half of cell.	Yellow
4. Would development of the whole cell maintain local identity and character of existing adjacent neighbourhoods or settlements.	Prominent cell in wider landscape. No distinctive character. Open agricultural land. Locally protected woodland north western corner of cell.	Yellow
<b>Opportunity to create new neighbourhood</b>		
5a. Does the cell provide a development opportunity to create an individual new neighbourhood with adequate scale and capacity to support its own small neighbourhood centre, some local facilities and some local employment.	Large cell size that could sustain a new neighbourhood.	Green
<b>Opportunity to expand an existing neighbourhood</b>		
5b. Would the development area have good access to adequate community facilities and local shops within the existing neighbourhood	Cell too large	Red
<b>Overall Comment / Conclusion</b> [1-4 plus either 5a or 5b whichever is best]	Whole cell is too detached from town centre and neighbourhood centre. Within 800m of the supermarket and primary school. No direct convenient pedestrian route at present. Cell has potential for neighbourhood with limited community facilities. Consider restricting cell size. <b>Yellow</b>	

<b>Movement infrastructure implications outside the cell – not scored</b>		
Identify any likely significant additional transport infrastructure that may be needed outside the development area to provide suitable accessibility to the cell.	Local highway improvements. New adoptable road already provides access into this cell. New footpath required to link cell to supermarket along north west boundary	

<b>Step 7 – Urban Design Assessment Original Cell No: 5</b>	<b>Commentary</b>	<b>Impact of Development</b>
1. Would the development areas have good access to nearby employment areas.	Cell is too detached from employment.	Red
2. Can new development in the cell be directly and conveniently linked to the town centre on good routes accessed by all vehicles and pedestrians?	Very poorly located cell. Too remote	Red
3. Can new development in the cell be directly and conveniently linked to adjacent neighbourhood centres on good routes accessed by all vehicles and pedestrians?	Very poorly located cell. Too remote	Red
4. Would development of the whole cell maintain local identity and character of existing adjacent neighbourhoods or settlements.	Open agricultural fields	Yellow
<b>Opportunity to create new neighbourhood</b>		
5a. Does the cell provide a development opportunity to create an individual new neighbourhood with adequate scale and capacity to support its own small neighbourhood centre, some local facilities and some local employment.	Cell too small	Red
<b>Opportunity to expand an existing neighbourhood</b>		
5b. Would the development area have good access to adequate community facilities and local shops within the existing neighbourhood	Cell too isolated	Red
<b>Overall Comment / Conclusion</b> [1-4 plus either 5a or 5b whichever is best]	Very poorly located cell. Too isolated from Liskeard.  <b>Red</b>	
<b>Movement infrastructure implications outside the cell – not scored</b>		
Identify any likely significant additional transport infrastructure that may be needed outside the development area to provide suitable accessibility to the cell.	New highway links to cell	

<b>Step 7 – Urban Design Assessment Original Cell No: 6</b>	<b>Commentary</b>	<b>Impact of Development</b>
1. Would the development areas have good access to nearby employment areas.	Whole cell beyond 1600m to nearest employment. North west half of cell within 1600m.	Red
2. Can new development in the cell be directly and conveniently linked to the town centre on good routes accessed by all vehicles and pedestrians?	Cell is considerable distance to town centre.	Red
3. Can new development in the cell be directly and conveniently linked to adjacent neighbourhood centres on good routes accessed by all vehicles and pedestrians?	Cell is considerable distance to neighbourhood. Beyond 1600m.	Red
4. Would development of the whole cell maintain local identity and character of existing adjacent neighbourhoods or settlements.	Agricultural land south east of Liskeard, adjacent to A38. Detached from settlement divided by dual carriageway. BAP woodland.	Yellow
<b>Opportunity to create new neighbourhood</b>		
5a. Does the cell provide a development opportunity to create an individual new neighbourhood with adequate scale and capacity to support its own small neighbourhood centre, some local facilities and some local employment.	Large cell that extends south east away from Liskeard. Physically detached from town by A38. Poor connectivity from this cell to Liskeard.	Red
<b>Opportunity to expand an existing neighbourhood</b>		
5b. Would the development area have good access to adequate community facilities and local shops within the existing neighbourhood	This large cell is physically detached and some distance from Liskeard, separated by A38, and does not naturally extend an existing neighbourhood.	Red
<b>Overall Comment / Conclusion</b> [1-4 plus either 5a or 5b whichever is best]	Cell is too detached from Liskeard. Highway connection via bridge over A38. Considerable distance to walk from whole cell to nearest local neighbourhood in Liskeard. Beyond 1600m to nearest centre and range of local facilities.	Red
<b>Movement infrastructure implications outside the cell – not scored</b>		
Identify any likely significant additional transport infrastructure that may be needed outside the development area to provide suitable accessibility to the cell.	Significant improvements would be required to enhance route for pedestrians/cyclists across the bridge on the A38 to make connection usable.	

<b>Step 7 – Urban Design Assessment Original Cell No: 7</b>	<b>Commentary</b>	<b>Impact of Development</b>
1. Would the development areas have good access to nearby employment areas.	Two areas of employment within 800m and 1200m of this cell. Access via primary routes over A38 into Liskeard.	Yellow
2. Can new development in the cell be directly and conveniently linked to the town centre on good routes accessed by all vehicles and pedestrians?	Most of cell within 1200m of town centre. There are identifiable routes on primary streets, however the cell is distant. Access via bridge over A38 for vehicle / pedestrian /cycle use.	Yellow
3. Can new development in the cell be directly and conveniently linked to adjacent neighbourhood centres on good routes accessed by all vehicles and pedestrians?	Cell is closer to supermarket and Primary School (Majority within 800m). Nearest neighbourhood centre within 1200 metres. Secondary school over 1600m for the majority of the cell.	Yellow
4. Would development of the whole cell maintain local identity and character of existing adjacent neighbourhoods or settlements.	Prominent cell in landscape, highest point to east boundary. North west / south east ridge divides views from cell. Northern half clearly seen across A38 to Liskeard. Southern half clear views to viaduct.	Yellow
<b>Opportunity to create new neighbourhood</b>		
5a. Does the cell provide a development opportunity to create an individual new neighbourhood with adequate scale and capacity to support its own small neighbourhood centre, some local facilities and some local employment.	Large Cell that could sustain a new neighbourhood. The main issue at this stage is detachment of cell from Liskeard due to physical barrier of A38 and bridge crossing. May be potential for the developed cell to create a sustainable neighbourhood, but the cell is restricted and may not support many local facilities.	Yellow
<b>Opportunity to expand an existing neighbourhood</b>		
5b. Would the development area have good access to adequate community facilities and local shops within the existing neighbourhood	Cell is physically detached and some distance from Liskeard by A38, and does not naturally extend an existing neighbourhood.	Red
<b>Overall Comment / Conclusion</b> [1-4 plus either 5a or 5b whichever is best]	Explore possibilities of a smaller cell 7 accommodating a new neighbourhood. Physically detached from Liskeard by A38. Direct route possible to town centre; neighbourhood centre and supermarket. Improving the quality of bridge route for pedestrians /cyclists should be considered.	<b>Yellow</b>
<b>Movement infrastructure implications outside the cell – not scored</b>		
Identify any likely significant additional transport infrastructure that may be needed outside the development area to provide suitable accessibility to the cell.	Direct vehicular access from cell to town/neighbourhood centre. Local highway/junction improvements necessary and significant upgrade to quality of environment for pedestrian/cycle use across the A38 bridge.	

<b>Step 7 – Urban Design Assessment</b> <b>Original Cell No: 8</b>	<b>Commentary</b>	<b>Impact of Development</b>
1. Would the development areas have good access to nearby employment areas.	Cell is relatively close to town but physical barriers prevent connection.	Red
2. Can new development in the cell be directly and conveniently linked to the town centre on good routes accessed by all vehicles and pedestrians?	Cell is close to town centre but physical barriers prevent access.	Red
3. Can new development in the cell be directly and conveniently linked to adjacent neighbourhood centres on good routes accessed by all vehicles and pedestrians?	Cell is close to neighbourhood centre /community facilities but physical barriers prevent access.	Red
4. Would development of the whole cell maintain local identity and character of existing adjacent neighbourhoods or settlements.	BAP woodland. Stream through cell. Small patchwork of fields in bottom of valley.	Yellow
<b>Opportunity to create new neighbourhood</b>		
5a. Does the cell provide a development opportunity to create an individual new neighbourhood with adequate scale and capacity to support its own small neighbourhood centre, some local facilities and some local employment.	Cell too small and detached from Liskeard	Red
<b>Opportunity to expand an existing neighbourhood</b>		
5b. Would the development area have good access to adequate community facilities and local shops within the existing neighbourhood	Cell too small and detached from Liskeard. Physical barriers prevent convenient and direct connection.	Red
<b>Overall Comment / Conclusion</b> [1-4 plus either 5a or 5b whichever is best]	Cell is too small and surrounded by physical barriers which prevent access on good routes to town centre and neighbourhood centre.  <b>Red</b>	
<b>Movement infrastructure implications outside the cell – not scored</b>		
Identify any likely significant additional transport infrastructure that may be needed outside the development area to provide suitable accessibility to the cell.	No possible highway/transport connection to cell.	

<b>Step 7 – Urban Design Assessment Original Cell No: 9</b>	<b>Commentary</b>	<b>Impact of Development</b>
1. Would the development areas have good access to nearby employment areas.	Cell completely detached with restricted, distant and indirect routes to existing employment.	Red
2. Can new development in the cell be directly and conveniently linked to the town centre on good routes accessed by all vehicles and pedestrians?	Cell completely detached from Liskeard by restricted, distant and indirect routes into the town centre.	Red
3. Can new development in the cell be directly and conveniently linked to adjacent neighbourhood centres on good routes accessed by all vehicles and pedestrians?	Town Centre is the closest neighbourhood centre. Cell completely detached from Liskeard by restricted, distant and indirect routes into the town centre.	Red
4. Would development of the whole cell maintain local identity and character of existing adjacent neighbourhoods or settlements.	Landscape setting, comprising of large fields facing south into valley. Significant impact if developed.	Red
<b>Opportunity to create new neighbourhood</b>		
5a. Does the cell provide a development opportunity to create an individual new neighbourhood with adequate scale and capacity to support its own small neighbourhood centre, some local facilities and some local employment.	Cell is large with physical barriers(railways) to north west and north east boundaries. Very narrow rural lanes to southern boundary. Detached site. Very steep slopes in landscape.	Red
<b>Opportunity to expand an existing neighbourhood</b>		
5b. Would the development area have good access to adequate community facilities and local shops within the existing neighbourhood	Cell too large	Red
<b>Overall Comment / Conclusion</b> [1-4 plus either 5a or 5b whichever is best]	Large rural cell physically and visually detached from Liskeard with constraints that restrict access.  <b>Red</b>	
<b>Movement infrastructure implications outside the cell – not scored</b>		
Identify any likely significant additional transport infrastructure that may be needed outside the development area to provide suitable accessibility to the cell.	Significant constraints would create very expensive transport infrastructure solutions for this cell.	

<b>Step 7 – Urban Design Assessment Original Cell No: 10</b>	<b>Commentary</b>	<b>Impact of Development</b>
1. Would the development areas have good access to nearby employment areas.	Close to employment within 800m.	Green
2. Can new development in the cell be directly and conveniently linked to the town centre on good routes accessed by all vehicles and pedestrians?	Direct route to town centre via Station Road. Physical distance just over 1200m to the town centre. Much of southern and western part of cell would require a convoluted route to the town centre. Major road improvements to town centre may be required if whole cell were to be developed.	Red
3. Can new development in the cell be directly and conveniently linked to adjacent neighbourhood centres on good routes accessed by all vehicles and pedestrians?	Town centre is nearest neighbourhood. Physical distance just over 1200m to the town centre. Much of southern and western part of cell would require a convoluted route to the town centre. Major road improvements to create more convenient direct connection to the town centre may be required if whole cell were to be developed.	Red
4. Would development of the whole cell maintain local identity and character of existing adjacent neighbourhoods or settlements.	Physically prominent cell in landscape. This cell is very close too and appears to form part of the wider context to the setting of the Grade I Listed viaduct, all the north boundary.	Red
<b>Opportunity to create new neighbourhood</b>		
5a. Does the cell provide a development opportunity to create an individual new neighbourhood with adequate scale and capacity to support its own small neighbourhood centre, some local facilities and some local employment.	Cell restricted. Due to changes of land level and subdivision of cell by the hamlet of Lamellion, possible neighbourhood extension only. Cell close to mainline railway station.	Red
<b>Opportunity to expand an existing neighbourhood</b>		
5b. Would the development area have good access to adequate community facilities and local shops within the existing neighbourhood	The present cell / development area is very large in comparison to the existing neighbourhood. Consider reducing cell size to accommodate neighbourhood extension appropriate to urban edge and context with Lamellion.	Yellow
<b>Overall Comment / Conclusion</b> [1-4 plus either 5a or 5b whichever is best]	Part of this cell could sustain a neighbourhood extension in context to direct route into town centre and relationship to Liskeard. Good connection to employment and main line railway station. Prominent cell in landscape. Visual setting of cell to listed viaduct to the north. <b>Amber</b>	
<b>Movement infrastructure implications outside the cell – not scored</b>		
Identify any likely significant additional transport infrastructure that may be needed outside the development area to provide suitable accessibility to the cell.	Local highway improvements necessary if northern part of cell developed. Major road improvements from A38 may be required if whole cell were to be developed. Reduced cell size would possibly require local traffic calming / junction works only.	

Step 7 – Urban Design Assessment Original Cell No: 11	Commentary	Impact of Development
1. Would the development areas have good access to nearby employment areas.	Very close to employment. Vehicular access from eastern boundary.	Green
2. Can new development in the cell be directly and conveniently linked to the town centre on good routes accessed by all vehicles and pedestrians?	Very close to town centre. Existing estates road abuts eastern boundary.	Green
3. Can new development in the cell be directly and conveniently linked to adjacent neighbourhood centres on good routes accessed by all vehicles and pedestrians?	Town Centre is closest neighbourhood. Local connections from cell into town centre. Existing estates road abuts eastern boundary.	Green
4. Would development of the whole cell maintain local identity and character of existing adjacent neighbourhoods or settlements.	Local open space, recreation route, wooded valley.	Red
<b>Opportunity to create new neighbourhood</b>		
5a. Does the cell provide a development opportunity to create an individual new neighbourhood with adequate scale and capacity to support its own small neighbourhood centre, some local facilities and some local employment.	Cell too small	Red
<b>Opportunity to expand an existing neighbourhood</b>		
5b. Would the development area have good access to adequate community facilities and local shops within the existing neighbourhood	Cell too small. Physical constraints.	Red
<b>Overall Comment / Conclusion</b> [1-4 plus either 5a or 5b whichever is best]	Small narrow cell. Steeply wooded valley. Good pedestrian connection. Close to town centre.  <b>Light Green</b>	
<b>Movement infrastructure implications outside the cell – not scored</b>		
Identify any likely significant additional transport infrastructure that may be needed outside the development area to provide suitable accessibility to the cell.	Local highway improvements/connections to cell required	

<b>Step 7 – Urban Design Assessment Original Cell No: 12</b>	<b>Commentary</b>	<b>Impact of Development</b>
1. Would the development areas have good access to nearby employment areas.	Cell within 1200m of employment opportunities with convenient access.	Yellow
2. Can new development in the cell be directly and conveniently linked to the town centre on good routes accessed by all vehicles and pedestrians?	South east of cell has good connection and links to town centre. Remainder of cell constrained.	Yellow
3. Can new development in the cell be directly and conveniently linked to adjacent neighbourhood centres on good routes accessed by all vehicles and pedestrians?	Town centre is nearest neighbourhood centre and well connected to range of community facilities. Majority of cell within 1200m. North east of cell has good connections to town centre. Remainder of cell constrained by distance/quality of routes.	Yellow
4. Would development of the whole cell maintain local identity and character of existing adjacent neighbourhoods or settlements.	Local landscape and character. Steeply sloping valley bordering Liskeard to north/west. Development of whole cell could have negative impact on the local identity and character of the valley north west of Liskeard.	Red
<b>Opportunity to create new neighbourhood</b>		
5a. Does the cell provide a development opportunity to create an individual new neighbourhood with adequate scale and capacity to support its own small neighbourhood centre, some local facilities and some local employment.	Cell borders town (southern/eastern boundaries). Limited opportunities due to significant changes in topography to west/north. Possible neighbourhood by merging east of cell with cell 14.	Yellow
<b>Opportunity to expand an existing neighbourhood</b>		
5b. Would the development area have good access to adequate community facilities and local shops within the existing neighbourhood	Cell of a size suitable for neighbourhood extension to Liskeard however the significant changes in levels steeply sloping into the valley would restrict extent of development.	Red
<b>Overall Comment / Conclusion</b> [1-4 plus either 5a or 5b whichever is best]	Whole cell is constrained by significant changes to slope of the valley. South east corner of cell has shallower field gradient and possible connection to existing highways. Merging of cell improves linkages/access.	<b>Yellow</b>
<b>Movement infrastructure implications outside the cell – not scored</b>		
Identify any likely significant additional transport infrastructure that may be needed outside the development area to provide suitable accessibility to the cell.	Local highway improvements for connection to south east corner of cell.	

<b>Step 7 – Urban Design Assessment Original Cell No: 13</b>	<b>Commentary</b>	<b>Impact of Development</b>
1. Would the development areas have good access to nearby employment areas.	Cell within 1200m of employment. Access limited by narrow lanes to west. Reliant on cell 14 for good access to the east into town centre.	Yellow
2. Can new development in the cell be directly and conveniently linked to the town centre on good routes accessed by all vehicles and pedestrians?	Cell is not conveniently linked to town centre. Reliant on connection through adjacent cells 12 and 14.	Red
3. Can new development in the cell be directly and conveniently linked to adjacent neighbourhood centres on good routes accessed by all vehicles and pedestrians?	Cell is not conveniently linked to neighbourhoods. Reliant on connection through adjacent cells 12 and 14.	Red
4. Would development of the whole cell maintain local identity and character of existing adjacent neighbourhoods or settlements.	Whole cell on north side of valley. Strong local identity and rural character north of Liskeard. Fields to the east of the cell. Development of whole cell could have negative impact on the local identity and character of the valley north west of Liskeard.	Red
<b>Opportunity to create new neighbourhood</b>		
5a. Does the cell provide a development opportunity to create an individual new neighbourhood with adequate scale and capacity to support its own small neighbourhood centre, some local facilities and some local employment.	Large cell capable of sustaining a new neighbourhood with range of facilities. However the cell is located on the north side of a steeply sloping valley, and detached from Liskeard. Reliant on primary route north east boundary for access.	Yellow
<b>Opportunity to expand an existing neighbourhood</b>		
5b. Would the development area have good access to adequate community facilities and local shops within the existing neighbourhood	Cell too large for neighbourhood extension.	Red
<b>Overall Comment / Conclusion</b> [1-4 plus either 5a or 5b whichever is best]	Not well connected. Whole cell is constrained by significant changes to slope of the valley. North east corner of cell has shallower field gradient and possible connection to existing highways. Merging of cell improves linkages/access.	Amber
<b>Movement infrastructure implications outside the cell – not scored</b>		
Identify any likely significant additional transport infrastructure that may be needed outside the development area to provide suitable accessibility to the cell.	Steeply sloping valley to the north of the town. Not well connected.	

<b>Step 7 – Urban Design Assessment</b> <b>Original Cell No: 14</b>	<b>Commentary</b>	<b>Impact of Development</b>
1. Would the development areas have good access to nearby employment areas.	Good access to employment.	Green
2. Can new development in the cell be directly and conveniently linked to the town centre on good routes accessed by all vehicles and pedestrians?	Cell is connected with convenient highway connection, including pedestrian routes into town centre.	Green
3. Can new development in the cell be directly and conveniently linked to adjacent neighbourhood centres on good routes accessed by all vehicles and pedestrians?	Cell is connected with convenient highway connection, including pedestrian routes into town centre.	Green
4. Would development of the whole cell maintain local identity and character of existing adjacent neighbourhoods or settlements.	Cell is visually very open on west side of town. Head of valley comprising cells 12 and 13.	Yellow
<b>Opportunity to create new neighbourhood</b>		
5a. Does the cell provide a development opportunity to create an individual new neighbourhood with adequate scale and capacity to support its own small neighbourhood centre, some local facilities and some local employment.	Cell too small	Red
<b>Opportunity to expand an existing neighbourhood</b>		
5b. Would the development area have good access to adequate community facilities and local shops within the existing neighbourhood	Neighbourhood extension possible on good routes to town centre and range of local facilities.	Green
<b>Overall Comment / Conclusion</b> [1-4 plus either 5a or 5b whichever is best]	Small cell north west side of town. Head of valley- landscaping sloping to the west. Good connections to a range of community facilities and town centre.  <b>Dark Green</b>	
<b>Movement infrastructure implications outside the cell – not scored</b>		
Identify any likely significant additional transport infrastructure that may be needed outside the development area to provide suitable accessibility to the cell.	Local highway connections onto Primary routes to provide suitable access.	

<b>Step 7 – Urban Design Assessment Original Cell No: 15</b>	<b>Commentary</b>	<b>Impact of Development</b>
1. Would the development areas have good access to nearby employment areas.	Cell is located within 800m of employment	Green
2. Can new development in the cell be directly and conveniently linked to the town centre on good routes accessed by all vehicles and pedestrians?	Southern half of cell is within 1200m of the town centre, with good access for vehicles and pedestrians.	Yellow
3. Can new development in the cell be directly and conveniently linked to adjacent neighbourhood centres on good routes accessed by all vehicles and pedestrians?	Southern half of cell is within 1200m of the neighbourhood centre, with good access for vehicles and pedestrians.	Yellow
4. Would development of the whole cell maintain local identity and character of existing adjacent neighbourhoods or settlements.	Open landscape, shallow valley which extends up to the open moorland. Southern half borders Liskeard but is visually more prominent.	Yellow
<b>Opportunity to create new neighbourhood</b>		
5a. Does the cell provide a development opportunity to create an individual new neighbourhood with adequate scale and capacity to support its own small neighbourhood centre, some local facilities and some local employment.	Cell is large and could sustain a new neighbourhood of adequate scale and capacity with some local community facilities and employment.	Green
<b>Opportunity to expand an existing neighbourhood</b>		
5b. Would the development area have good access to adequate community facilities and local shops within the existing neighbourhood	Too large.	Red
<b>Overall Comment / Conclusion</b> [1-4 plus either 5a or 5b whichever is best]	The whole cell extends into open landscape north of Liskeard. Good highway/pedestrian links to a range of community facilities and town centre along south and eastern boundaries. Consider reducing size of cell to reduce visual and physical extent of development north west of Liskeard.	<b>Light Green</b>
<b>Movement infrastructure implications outside the cell – not scored</b>		
Identify any likely significant additional transport infrastructure that may be needed outside the development area to provide suitable accessibility to the cell.	Improvements to highway connections/junctions.	

**LISKEARD TOWN FRAMEWORK**

**URBAN EXTENSION ASSESSMENT (REVISED/MERGED CELLS) 23.02.11**

Step 7 – Urban Design Assessment Original Cell No: 1. (Cell A) Core Strategy Consultation Document : L1 &L9	Commentary	Impact of Development
1. Would the development areas have good access to nearby employment areas.	Cell located within 800m of local employment	Green
2. Can new development in the cell be directly and conveniently linked to the town centre on good routes accessed by all vehicles and pedestrians?	Cell has two primary routes linking southern and western side of cell to town for vehicles and pedestrians.	Green
3. Can new development in the cell be directly and conveniently linked to adjacent neighbourhood centres on good routes accessed by all vehicles and pedestrians?	Cell has two primary routes linking southern and western side of cell to town for vehicles and pedestrians.	Green
4. Would development of the whole cell maintain local identity and character of existing adjacent neighbourhoods or settlements.	New cell seeks to respond to topography and reducing visual prominence as seen from Caradon Hill looking toward Liskeard.	Yellow
<b>Opportunity to create new neighbourhood</b>		
5a. Does the cell provide a development opportunity to create an individual new neighbourhood with adequate scale and capacity to support its own small neighbourhood centre, some local facilities and some local employment.	Revised Cell has opportunity for new neighbourhood with adequate scale and capacity to support its own small neighbourhood centre; Some local facilities and employment.	Green
<b>Opportunity to expand an existing neighbourhood</b>		
5b. Would the development area have good access to adequate community facilities and local shops within the existing neighbourhood	Cell too large	Red
<b>Overall Comment / Conclusion</b> [1-4 plus either 5a or 5b whichever is best]	Cell scale revised to respond to landscape and topography. Good connections to Liskeard town centre.	Dark Green
<b>Movement infrastructure implications outside the cell – not scored</b>		
Identify any likely significant additional transport infrastructure that may be needed outside the development area to provide suitable accessibility to the cell.	Local highway connections. Public transport enhancement.	

<b>Step 7 – Urban Design Assessment Original Cell No: 2 (Cell B) Core Strategy Consultation Document: L2</b>	<b>Commentary</b>	<b>Impact of Development</b>
1. Would the development areas have good access to nearby employment areas.	Good access to employment.	Green
2. Can new development in the cell be directly and conveniently linked to the town centre on good routes accessed by all vehicles and pedestrians?	Cell would have satisfactory links in context to location next to the hospital on primary route to town centre	Yellow
3. Can new development in the cell be directly and conveniently linked to adjacent neighbourhood centres on good routes accessed by all vehicles and pedestrians?	Range of community facilities and neighbourhood centre within 1200m of the cell.	Yellow
4. Would development of the whole cell maintain local identity and character of existing adjacent neighbourhoods or settlements.	Reduced cell would have limited landscape impact. Situated adjacent to hospital and other employment.	Yellow
<b>Opportunity to create new neighbourhood</b>		
5a. Does the cell provide a development opportunity to create an individual new neighbourhood with adequate scale and capacity to support its own small neighbourhood centre, some local facilities and some local employment.	Too small	Red
<b>Opportunity to expand an existing neighbourhood</b>		
5b. Would the development area have good access to adequate community facilities and local shops within the existing neighbourhood	Potential small scale neighbourhood extension adjacent to hospital. Ranges of facilities however are beyond 400m from cell.	Green
<b>Overall Comment / Conclusion</b> [1-4 plus either 5a or 5b whichever is best]	Small scale cell as neighbourhood extension adjacent to hospital alongside primary routes to town and neighbourhood centres.	Light Green

<b>Movement infrastructure implications outside the cell – not scored</b>		
Identify any likely significant additional transport infrastructure that may be needed outside the development area to provide suitable accessibility to the cell.	Local highway improvements. Pedestrian access to town centre and local neighbourhood centre.	

Step 7 – Urban Design Assessment Original Cell No: 3 & 4 (Cell C) Core Strategy Consultation Document: L3 & L4	Commentary	Impact of Development
1. Would the development areas have good access to nearby employment areas.	Close to employment.	Green
2. Can new development in the cell be directly and conveniently linked to the town centre on good routes accessed by all vehicles and pedestrians?	Cell distant from town centre (1600m). Adjacent to primary routes.	Yellow
3. Can new development in the cell be directly and conveniently linked to adjacent neighbourhood centres on good routes accessed by all vehicles and pedestrians?	Merged Cell is distant from the neighbourhood centre but within 1200m to a range of community facilities: -Primary and secondary schools and health centre, neighbourhood, employment and supermarkets.	Yellow
4. Would development of the whole cell maintain local identity and character of existing adjacent neighbourhoods or settlements.	Cell size capable of accommodating development and significant changes in land levels and local woodland.	Yellow
<b>Opportunity to create new neighbourhood</b>		
5a. Does the cell provide a development opportunity to create an individual new neighbourhood with adequate scale and capacity to support its own small neighbourhood centre, some local facilities and some local employment.	Opportunities for merged cells 3 and 4 to create cell of adequate scale for individual new neighbourhood to support its own small neighbourhood centre with some local facilities and employment.	Green
<b>Opportunity to expand an existing neighbourhood</b>		
5b. Would the development area have good access to adequate community facilities and local shops within the existing neighbourhood	Too large	Red
<b>Overall Comment / Conclusion</b> [1-4 plus either 5a or 5b whichever is best]	Merged cell has opportunities for new small neighbourhood of adequate scale to support its own local facilities and local employment alongside range of facilities in the wider locality. Primary routes give good access. Upgrading to local pedestrian routes. Cell of sufficient scale to protect local landscape features. <b>Light green</b>	
<b>Movement infrastructure implications outside the cell – not scored</b>		
Identify any likely significant additional transport infrastructure that may be needed outside the development area to provide suitable accessibility	Local highway improvements. Upgrade neighbourhood connections.	

to the cell.	
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Step 7 – Urban Design Assessment Original Cell No: 7 (Cell D) Core Strategy Consultation Document: L5	Commentary	Impact of Development
1. Would the development areas have good access to nearby employment areas.	Two areas of employment within 800m and 1200m of this cell.	Yellow
2. Can new development in the cell be directly and conveniently linked to the town centre on good routes accessed by all vehicles and pedestrians?	Most of cell within 1200m of town centre. There are identifiable routes on primary streets however the cell is distant. Access via bridge over A38 for vehicle / pedestrian /cycle use.	Yellow
3. Can new development in the cell be directly and conveniently linked to adjacent neighbourhood centres on good routes accessed by all vehicles and pedestrians?	Cell is closer to supermarket and Primary School (Majority within 800m). Nearest neighbourhood centre within 1200 metres. Secondary school over 1600m for the majority of the cell. Main issue is improving quality of route (bridge over A38) for pedestrian/cycle use.	Yellow
4. Would development of the whole cell maintain local identity and character of existing adjacent neighbourhoods or settlements.	Prominent cell in landscape, highest point to east boundary. Divides views. Northern half clearly seen across A38 to Liskeard. Southern half clear views to viaduct. Revised cell scale responds to contours.	Yellow
<b>Opportunity to create new neighbourhood</b>		
5a. Does the cell provide a development opportunity to create an individual new neighbourhood with adequate scale and capacity to support its own small neighbourhood centre, some local facilities and some local employment.	Cell size reduced. Limited potential for the developed cell to create a sustainable neighbourhood, but the cell is restricted and may not support many local facilities. The main issue is detachment of cell from Liskeard due to distance and physical barrier of A38 and bridge crossing.	Yellow
<b>Opportunity to expand an existing neighbourhood</b>		
5b. Would the development area have good access to adequate community facilities and local shops within the existing neighbourhood	Cell is physically detached and some distance from Liskeard by A38, and does not naturally extend an existing neighbourhood.	Red
<b>Overall Comment / Conclusion</b> [1-4 plus either 5a or 5b whichever is best]	Revised cell size may potentially creates a sustainable neighbourhood. Physically detached from Liskeard by A38. Direct route possible to town centre; neighbourhood centre and supermarket. Improving the quality of bridge route for pedestrians /cyclists should be considered. Prominent landscape, long views across to Liskeard and viaduct.	<b>Yellow</b>

<b>Movement infrastructure implications outside the cell – not scored</b>
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Identify any likely significant additional transport infrastructure that may be needed outside the development area to provide suitable accessibility to the cell.	Direct vehicular access from cell to town/neighbourhood centre. Local highway/junction improvements necessary and significant upgrade to quality of environment for pedestrian/cycle use.
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<b>Step 7 – Urban Design Assessment Original Cell No: 10 (Cell E) Core Strategy Consultation Document: L6 &amp; L7</b>	<b>Commentary</b>	<b>Impact of Development</b>
1. Would the development areas have good access to nearby employment areas.	800m to employment.	Green
2. Can new development in the cell be directly and conveniently linked to the town centre on good routes accessed by all vehicles and pedestrians?	Direct route to town centre along Station Road. 1200m distance to town centre.	Yellow
3. Can new development in the cell be directly and conveniently linked to adjacent neighbourhood centres on good routes accessed by all vehicles and pedestrians?	Direct route to neighbourhood centre along Station Road. 1200m distance to neighbourhood centre.	Yellow
4. Would development of the whole cell maintain local identity and character of existing adjacent neighbourhoods or settlements.	Prominent cell, revised scale on plateau avoiding steep slopes west and south. Avoiding visual impact to Grade I listed viaduct.	Yellow
<b>Opportunity to create new neighbourhood</b>		
5a. Does the cell provide a development opportunity to create an individual new neighbourhood with adequate scale and capacity to support its own small neighbourhood centre, some local facilities and some local employment.	Revised cell scale too small for new individual neighbourhood.	Red
<b>Opportunity to expand an existing neighbourhood</b>		
5b. Would the development area have good access to adequate community facilities and local shops within the existing neighbourhood	Possible neighbourhood extension to Liskeard off Station Road. Possible increase in scale of Cell (Options E1 and E2)	Green
<b>Overall Comment / Conclusion</b> [1-4 plus either 5a or 5b whichever is best]	Neighbourhood extension adjacent with good connection along Station Road into the town centre. Employment and main line railway within 800m. Prominent cell in landscape.	
	<b>Light green</b>	

<b>Movement infrastructure implications outside the cell – not scored</b>	
Identify any likely significant additional transport infrastructure that may be needed outside the development area to provide suitable accessibility to the cell.	Local highway improvements necessary. Connection to Station Road.

<b>Step 7 – Urban Design Assessment Original Cell No: 12 &amp; 13 (Cell F) Core Strategy Consultation Document: Not Included</b>	<b>Commentary</b>	<b>Impact of Development</b>
1. Would the development areas have good access to nearby employment areas.	Merged Cell within 1200m of employment opportunities. Reliant on direct and convenient access through Cell 14 to the north east. To the south west, A38 is a physical barrier to large employment site south west of Liskeard.	Yellow
2. Can new development in the cell be directly and conveniently linked to the town centre on good routes accessed by all vehicles and pedestrians?	About half of merged cell within 1200m of town centre. Primary route to the north east boundary. Access via local lane to south west boundary but route is indirect and some distance from Town centre.	Red
3. Can new development in the cell be directly and conveniently linked to adjacent neighbourhood centres on good routes accessed by all vehicles and pedestrians?	About half of merged cell within 1200m of town centre (nearest neighbourhood). Primary route to the north east boundary. Access via local lane to south west boundary but route is indirect and some distance from Town centre.	Red
4. Would development of the whole cell maintain local identity and character of existing adjacent neighbourhoods or settlements.	Merged cell within valley to north of Liskeard. Strong local identity and rural character on the edge of Liskeard. Development like to have a significant negative affect on character of town. Steeply sloping fields restrict potential development.	Red
<b>Opportunity to create new neighbourhood</b>		
5a. Does the cell provide a development opportunity to create an individual new neighbourhood with adequate scale and capacity to support its own small neighbourhood centre, some local facilities and some local employment.	Large cell size. Main issue is division of cell by steeply sloping valley that is likely to prevent the development of a single continuous new neighbourhood.	Red
<b>Opportunity to expand an existing neighbourhood</b>		
5b. Would the development area have good access to adequate community facilities and local shops within the existing neighbourhood	Potential neighbourhood extension (North east portion of cell at Head of Valley) Consider merging with Cell 14.	Yellow
<b>Overall Comment / Conclusion</b> [1-4 plus either 5a or 5b whichever is best]	Steeply sloping valley with strong identity and character. Topography likely to restrict extent of development to a neighbourhood extension. Direct and convenient access from this Cell into town centre restricted too north east adjacent to Cell 14.	

**Movement infrastructure implications outside the cell – not scored**

Identify any likely significant additional transport infrastructure that may be needed outside the development area to provide suitable accessibility to the cell.

If development of whole cell considered then major new road infrastructure would be required though valley. However a considerably smaller cell (north east corner) may restrict highway works.

<b>Step 7 – Urban Design Assessment Original Cell No: 14 &amp; 15 (Cell G) Core Strategy Consultation Document: L8</b>	<b>Commentary</b>	<b>Impact of Development</b>
1. Would the development areas have good access to nearby employment areas.	Local access within 800m to range of employment.	Green
2. Can new development in the cell be directly and conveniently linked to the town centre on good routes accessed by all vehicles and pedestrians?	Good level access on direct routes to town centre for vehicles and pedestrians.	Green
3. Can new development in the cell be directly and conveniently linked to adjacent neighbourhood centres on good routes accessed by all vehicles and pedestrians?	Good level access on direct routes to neighbourhood centre for vehicles and pedestrians	Green
4. Would development of the whole cell maintain local identity and character of existing adjacent neighbourhoods or settlements.	Merged cell could accommodate development and create wider landscape buffers to north and west. Incorporate woodland.	Yellow
<b>Opportunity to create new neighbourhood</b>		
5a. Does the cell provide a development opportunity to create an individual new neighbourhood with adequate scale and capacity to support its own small neighbourhood centre, some local facilities and some local employment.	Merged cell of adequate scale to sustain a new small scale neighbourhood capable of supporting a small neighbourhood centre with some local facilities and local employment.	Green
<b>Opportunity to expand an existing neighbourhood</b>		
5b. Would the development area have good access to adequate community facilities and local shops within the existing neighbourhood	Too small	Red

**Overall Comment / Conclusion**  
[1-4 plus either 5a or 5b whichever is best]

Merged cells provide capacity for a new neighbourhood to accommodate some local community and employment. Good access routes into town centre. Woodland and wider landscape buffers could be accommodated within cell.

**Dark Green**

**Movement infrastructure implications outside the cell – not scored**

Identify any likely significant additional transport infrastructure that may be needed outside the development area to provide suitable accessibility to the cell.

Local highway infrastructure/junction improvements.