

Liskeard

**Potential Housing Sites Assessment –
Working Draft Version 2**

1. Introduction

This short paper sets out an initial assessment and assumptions regarding potential housing capacity in and around Liskeard. 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 explains the process undertaken; contains two spreadsheets showing potential housing sites as identified through the SHLAA process, and also contains a corresponding map identifying all sites which can be referred to.

The sites within and around Liskeard that have been identified through the SHLAA have been categorised as the following:

- Sites that are under construction
- Unimplemented planning permissions - full and outline
- Sites that are located within the existing urban area of Liskeard i.e. Brownfield and or sufficiently enclosed by the built the environment.
- Sites that adjoin and or are outside the existing urban area i.e. Greenfield sites.

Due to the new Core Strategy plan period commencing in 2010 (rather than 2006), completions since 2006 have been omitted from this second version.

The purpose of this assessment is to clarify the following:

- Which planning permissions and urban sites as identified through the SHLAA are likely to be developed (with the best information available at this time)
- What is the theoretical number of dwellings (as identified through the SHLAA) of dwellings that could be accommodated on Greenfield or urban extension sites around Liskeard.

Answers to the above will contribute to and enable further work through the Core Strategy / Town Framework to develop scenarios and options for growth which can be tested through the plan making process.

In relation to the potential for Greenfield / urban extension capacity the paper provides a starting point for further assessments to determine the most sustainable location(s) around Liskeard for potential urban extension(s), if required.

NOTE: The SHLAA figures used have been taken from working draft SHLAA assessments. It is anticipated that the draft SHLAA once published will contain amended figures for some sites, and some sites may drop out. The figures used in this paper will be amended at that time.

2. SHLAA Housing Spreadsheet – Assumptions

Spreadsheet 1 (see appendix 1) shows all sites that have been identified through the SHLAA (these sites are highlighted on the maps in appendix 3). The sites have been categorised as listed above. The SHLAA gives a theoretical assumption of the development capacity in and around Liskeard. Due to the nature, purpose and process of the SHLAA there are a number of sites identified (particularly those outside of the urban area) that will not be suitable to be included within the Framework Plan process as suitable for development. Therefore a subsequent spreadsheet/trajectory has been prepared.

3. Framework Plan Housing Spreadsheet – Assumptions

Spreadsheet 2 (see appendix 2) is a starting point of a potential housing trajectory for the Liskeard Framework Plan. It includes the following:

- Sites under construction
- Planning permissions full/outline (including under permissions under 5)
- Urban (infill) sites that may be suitable for development

The spreadsheet does not include at this stage:

- Greenfield sites around Liskeard
- 3 urban sites identified in the SHLAA

Greenfield sites have been left out at this stage as an urban extension(s) study will be carried out for Liskeard which will determine the most sustainable location(s) and capacity for an urban extension(s). (The urban extension study will incorporate a landscape assessment, accessibility mapping and other assessments including the SHLAA).

The 3 urban SHLAA sites have been left out for the following reasons:

Site discounted	Reason
7	Education reserve
17 PP	Application refused on grounds of lost employment
18	Site currently used for employment

4. Results - Liskeard Potential Housing Capacity

The following sets out the findings of this paper:

Framework Plan Housing Trajectory: Liskeard	
Site category	Total dwellings
Permissions	122
Permissions under 5	63
Urban Sites (potentially suitable)	495
Total	680

SHLAA Greenfield Sites (theoretical)	8,290
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The above table shows that there is potential within the urban area for 680 dwellings within Liskeard, including those that are completed and under construction.

The SHLAA indicates that there is the theoretical potential for 8,290 dwellings to be accommodated on green field sites. This should be viewed with caution however as the SHLAA figures are to be amended in the draft SHLAA reducing this number due to actual site availability and deliverability issues; furthermore a comprehensive assessment of the Greenfield land is to be undertaken.

5. Conclusion

The initial assessment set out above has given a broad indication of potential housing capacity within and around Liskeard. These assumptions can act as the starting point for further work within the Framework Plan process.

There is potential for 680 dwellings within the existing urban area of Liskeard. This paper will continue to be updated to reflect the available evidence as assessments continue within the Framework Plan process.

Appendix 1 – SHLAA Housing Development within Liskeard

Ref	Liskeard	Capacity Source	PlngAppRef	NetArea	TotalUnits
	Permission				
16 PP	Lamellion Hospital, Station Road	Planning Permission	05/01612/FUL	0.98	33
17 PP	Builders Yard, Station Road	Planning Permission	08/00922/FUL	0.15	8
19 PP	The Lord Eliot Hotel, Castel Street	Planning Permission	08/01322/FUL	0.19	23
20 PP	Area 10b Lake Lane	Planning Permission	07/00217/REM	0.50	56
22 PP	Land at Greenbank Road	Planning Permission	07/00178/FUL	0.16	2
	Urban/Rural				
6	Addington (ALT11)	Local Plan Housing Allocation		19	475
7	Callington Road	Survey Site		1.50	75
18	Liskeard Enterprise Centre, Station Road	Planning Refusal/Withdrawal	07/00612/FUL	0.36	25
21	The Depository Higher Lux Street	Planning Refusal/Withdrawal	08/00334/FUL	0.09	4
23	Former Topfoto Premises, Barras Place	Call for Sites		0.32	16
	Greenfield				
1	Land between Vensole Hill and Coldstyle Road	Call for Sites		25.00	1250
2	Rear of Magistrate's Court, Culverland Road	Call for Sites		0.89	44
3	Addington - east of St Cleer road	Call for Sites		8.37	419
4	Addington - East of ALT11	Call for Sites		0.68	34
5	Addington - SE of ALT11	Call for Sites		7.55	378
8	North of Pengover Road	Call for sites		13.7	685
9	Tencreek Farm	Call for sites		35	1750
10	North to Boitho Farm	Call for Sites		12	600
11	Land around Bolitho Farm	Call for Sites		50.00	2500
12	Trevillis Park	Planning Refusal/Withdrawal	09/00715/OUT	0.70	10
13	Lamellion	Call for Sites		16.8	400
14	Land next to Western Avenue	Call for sites		1.53	45
15	Land Adjacent to Liskeard Junior School	Call for Sites		3.50	175
Sites Total				198.97	9007
Existing Planning permissons under 5					63

Appendix 2 – Framework Plan Housing Development within Liskeard

Ref	Liskeard	Capacity Source	PlngAppRef	NetArea	TotalUnits
	Permission				
16 PP	Lamellion Hospital, Station Road	Planning Permission	05/01612/FUL	0.98	33
17 PP	Builders Yard, Station Road	Planning Permission	08/00922/FUL	0.15	8
19 PP	The Lord Eliot Hotel, Castel Street	Planning Permission	08/01322/FUL	0.19	23
20 PP	Area 10b Lake Lane	Planning Permission	07/00217/REM	0.50	56
22 PP	Land at Greenbank Road	Planning Permission	07/00178/FUL	0.16	2
	Urban/Rural				
6	Addington (ALT11)	Local Plan Housing Allocation		19	475
21	The Depository Higher Lux Street	Planning Refusal/Withdrawal	08/00334/FUL	0.09	4
23	Former Topfoto Premises, Barras Place	Call for Sites		0.32	16
Sites Total				21.39	617
Existing Planning permissons under 5					63
	Windfall				
	2010 onwards -				0
TOTAL					680
	Discounted				
7	Callington Road	Survey Site		1.50	75
17 PP	Builders Yard, Station Road	Planning Permission	08/00922/FUL	0.15	8
18	Liskeard Enterprise Centre, Station Road	Planning Refusal/Withdrawal	07/00612/FUL	0.36	25

Appendix 3 – Draft SHLAA sites, Liskeard

