

**Cornwall Local
Development Framework**
Framweyth Omblegya
Teythyek Kernow



Planning Future Cornwall

Growth Factors:
Liskeard & Looe Community Network Area
Version 2

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Growth Factors – Liskeard & Looe Community Network Area

This 'Profile' brings together a range of key facts about the Liskeard & Looe Community Network Area that will act as an evidence base to help determine how much growth the area should accommodate over the next twenty years to maintain to enhance its viability and resilience. Each 'Profile' is split into three sections: Policy Objectives, Infrastructure & Environmental Considerations and Socio-Economic Considerations.

Summaries have been provided to indicate what the key facts might mean in terms of the need for growth – and symbols have been used as follows to give a quick overview:

↑	—	↓
Supports the case for future growth	No conclusion reached/ neutral factor/further evidence required	Suggests concerns over future growth

Liskeard & Looe Overview: Liskeard and Looe are the main settlements within this area, and act as the local service centres to the many smaller settlements surrounding them. Larger villages in the area include Dobwalls, Menheniot, St.Cleer, Pelynt, Polperro and Polruan. There is also a large network of small villages and hamlets throughout the area.

In terms of landscape character, the high moor lands in the north are largely empty of settlement, but full of archaeological remains; the land and the slopes to the south are more altered by 19th century industrial activity such as quarrying and mining, together with associated railways and villages, but significant prehistoric and early mediaeval sites on the moors and lower slopes testify to their ancient settlement¹.

To the south is the rolling countryside stretching to the coast, very wealthy farmland, and a concentration of large 'Barton' farms (demesne land farmed directly by manorial lords, where agricultural improvement over the centuries has eroded underlying medieval patterns. There are scattered industrial areas - Herodsfoot, Menheniot, and St Neot. This area is deeply cut by the long river valleys - Fowey, Looe, Seaton, which provide transport routes (road, rail, tidal river, canal - with all the associated buildings, viaducts, engineering, quays, limekilns etc.). Large, mediaeval villages tend to be concentrated close to the valleys - Pelynt, Menheniot, and St Neot¹.

Liskeard itself stands at the point the river valleys, the rich farmland, the communication routes and the moorland edge lands all meet; and as one of Cornwall's oldest urban and market centres it has significant historic buildings and townscape, and its setting on its hilltop overlooking wide tranches of landscape is an important characteristic. Other significant urban townscapes are to be found in Looe (one of Cornwall's best preserved medieval/early post medieval towns) Polperro and St Cleer¹.

The coastal zone, aside from the important estuarine character along the Looe Rivers, is more developed than adjoining areas, both historically for fishing and trading ports (Polperro, Looe, Seaton), and for tourism, although it has not seen the intensity of development other areas have had, and retains much inaccessible and undeveloped coast¹.

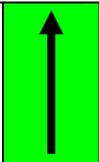
The following section outlines key facts about the Liskeard and Looe area and provides the background information that has been used to produce the overall conclusions on what factors could promote or inhibit additional growth in the area.

¹ Cornwall Council (2011) Liskeard & Looe Historic Environment Data Sheet - <http://www.cornwall.gov.uk/default.aspx?page=32824>

Section 1: Policy Objectives: this section identifies how the Liskeard & Looe area can contribute towards achieving the key strategic ambitions for Cornwall as set out in Future Cornwall². In terms of the spatial strategy required to accomplish this, development is necessary to meet the needs of Cornwall's communities for homes, jobs and access to our daily needs in a way that can improve our health. The role of the Cornwall Local Plan: Strategic Policies³ document is to manage change and development pressures to enable and facilitate Cornwall's wider objectives.

Housing Need: Key Facts

- There were 16,380 dwellings in the Liskeard & Looe area in 2011⁴ and of these – 14,267 (87.1%) had at least one resident compared to the Cornwall average of 89%.
- The number of additional households⁵ created by population growth could be around 3,100 in the next twenty years if trends up to 2008 continue as they have done. Many of these additional households will require new homes to be delivered.
- 706 people on the Home Choice Housing Register⁶ (waiting list) that are classed as in housing need (Bands A-D) have identified this area as their preferred location (about 6.1% of the total). Another 1,073 people (Band E) have expressed a desire to live in the area and are also recorded in the Register.
- 95 affordable homes⁷ are required each year to meet need – 0.61% of households compared to 0.65% of households across Cornwall

Growth Factor	The number of new households in the area is forecast to grow by over 3,000 over the next twenty years, and many of these household will require additional homes to be built. In addition there is a need for almost 1,000 additional affordable homes to be provided over the next ten years to accommodate those already in housing need.	
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Housing Supply: Key Facts

- 16,380⁸ dwellings in 2011 – 6.3% of Cornwall's dwellings
- There has been a 9% increase in dwelling numbers⁹ (1991-2012 – average of 22.4% across Cornwall) equating to some 70 new dwellings per annum in the area.
- Work undertaken in the Town proposes that Liskeard town should grow by 1,500 dwellings between 2010 and 2030¹⁰ (although this was revised down to 1,000 at a recent Full Council¹¹ meeting). There is enough land identified in and around Liskeard town for up to 3,500 dwellings¹².
- The surrounding area including Looe is proposed to accommodate up to 1,000 new dwellings in order to meet local needs housing and to support existing rural communities and facilities. Information is available on land availability in the smaller settlements in the area and this would suggest that there are potentially enough identified sites to accommodate the proposed growth. Past development rates of about 63 new dwellings per annum would suggest that this level of growth can be accommodated.

² Future Cornwall (2010) Community Strategy - <http://www.futurecornwall.org.uk/Default.aspx?page=5>

³ Cornwall Council (2013) Cornwall Local Plan: Strategic Policies Proposed Submission Version - <http://www.cornwall.gov.uk/default.aspx?page=22887>

⁴ Office for National Statistics (2013) Census 2011 January 2013 release - <http://www.ons.gov.uk/ons/guide-method/census/2011/index.html>

⁵ Cornwall Council (2010) PopGroup population and household projections

⁶ Cornwall Council (2012) Home Choice Housing Register

⁷ Peter Smith Research & Consulting (2010) Cornwall Housing Market Strategic Evidence Base 2010 Update - <http://www.cornwall.gov.uk/default.aspx?page=17559>

⁸ Office for National Statistics (2013) Census 2011 January 2013 release - <http://www.ons.gov.uk/ons/guide-method/census/2011/index.html>

⁹ Cornwall Council (2012) Housing Land Availability

¹⁰ Cornwall Council (2012) draft Town framework plans – <http://www.cornwall.gov.uk/default.aspx?page=32824>

¹¹ Cornwall Council (2013) Meeting 12th February 2013 - <https://democracy.cornwall.gov.uk/ielistDocuments.aspx?Cid=584&Mid=4724&Ver=4>

¹² Cornwall Council (2012) draft Town framework plans – <http://www.cornwall.gov.uk/default.aspx?page=32824>

Growth Factors – Liskeard & Looe Community Network Area

- As at 31st March 2012 there were 201 dwellings under construction and 486 unimplemented planning permissions¹³. 282 dwellings have been completed between 2010 and 2012. If a figure of 2,500 dwellings for the area is chosen, almost 40% of this figure is already accounted for. If a figure of 2,000 dwellings for the area is chosen, almost half of this figure is already accounted for.
- About 1.3% of dwellings were registered as empty properties¹⁴ - Cornwall average 1.6% (2012) and 6.3% of properties were registered as second homes – Cornwall average 5.4%. These figures indicate that a lower proportion of dwellings than on average are vacant, and that there is some competition between permanent and temporary residents.
- 29.9% of dwellings paying Council Tax in 2012 were occupied by one person in the Liskeard & Looe area compared to the Cornwall average of 30.7%.
- Average household size in the Liskeard & Looe area was estimated to be 2.23 in 2011¹⁵ compared to a Cornwall average of 2.27 indicating that there were less people per house than on average across Cornwall.

Growth Factor	The rate of new dwellings constructed in this area in recent times is at a significantly lower level than the average across Cornwall, and this trend may need to improve to accommodate the additional population the area is predicted to grow by.	↑
	Land to accommodate around 3,500 homes has been identified in and around Liskeard town indicating capacity for growth.	↑
	An amount of housing land may potentially be required in smaller settlements in the area (up to 1,000 dwellings) and this has provisionally been identified at this stage. Past development rates suggest that the level of growth proposed can be accommodated.	↑
	If a figure of 2,500 is adopted then two fifths of the dwellings required have already been accounted for through existing completions and planning permissions. If the figure of 2,000 houses is adopted then almost half of the figure is already accounted for.	↑
	There is a great deal of competition between permanent and temporary residents for accommodation in the area, and the growth figure chosen will need to accommodate this level of competition to ensure local residents can access suitable housing.	—

Economy and Regeneration¹⁶: Key Facts

- The Liskeard & Looe area falls within the St Austell Travel to Work area (TTWA) and as a result is in direct competition with other centres such as Bodmin, St Austell and Newquay in attracting employment opportunities and employees.
- The Liskeard & Looe area produces almost 5%¹⁷ of Cornwall's Gross Value Added figures.
- Liskeard is a smaller town in this TTWA with a relatively narrow employment base in retail and service activities, but no significant representation in manufacturing sectors. The town falls within Plymouth's sphere of influence to where a significant proportion of workers out commute.
- The main industrial estate is at Moorswater, Liskeard (11 ha), and the Liskeard Business Park (11.5 ha) has been newly zoned for employment uses. Polean Business Park, Looe is proposed for redevelopment (3 acres).
- Liskeard town and industrial estates are situated on the A38 and as a result have very good transport links within and out of Cornwall.

¹³ Cornwall Council (2011) Housing Land Availability

¹⁴ Cornwall Council (2012) Council Tax

¹⁵ Office for National Statistics (2013) Census 2011 January 2013 release - <http://www.ons.gov.uk/ons/guide-method/census/2011/index.html>

¹⁶ Nathaniel Lichfield & Partners (2010) Cornwall Employment Land Review - <http://www.cornwall.gov.uk/default.aspx?page=26986>

¹⁷ Cornwall Council (2011) Economic Development Intelligence Report (estimates)

Growth Factors – Liskeard & Looe Community Network Area

- Within the TTWA a need has been identified for office space, and Liskeard is identified as one of the prime locations for this.
- Schemes are proposed for the development of Liskeard Business Park and Polean Business Park¹⁸.
- In 2011¹⁹, 23.8% of those aged 16 plus in the Liskeard & Looe area had no qualification compared to the Cornwall average of 22.4%. Of the remainder, 24.5% had level 4 and above qualifications in the Bodmin area compared to 25% on average across Cornwall.

Growth Factor	The Liskeard & Looe area appears to be producing almost 5% of Cornwall's GVA from almost 6% of Cornwall's population, indicating that it is probably not a strategic location for improving Cornwall's overall economic output, although it could be an important employment centre locally. This is likely to be a result of competition from larger urban areas in the travel to Work Area.	—
	There are opportunities for growth in Liskeard in terms of the provision of office space.	↑
	Liskeard is on the strategic road network and as a result has good transport links within and out of Cornwall.	↑

Community Aspirations²⁰: Key Facts

- Improve the sustainability of the Community Network Area by planning its future growth in a way where all forms of development are integrated (e.g. housing, employment, retail, leisure, transport etc). In particular, improve connectivity within Liskeard (including the periphery) as well as to/from Liskeard to ensure the town functions effectively as a major hub and service centre for the Community Network Area. This should include enhanced public transport provision.
- Strengthen Liskeard's role as a service centre and improve town centre viability through schemes including the redevelopment of the cattle market and relocation of the post sorting office to provide a pannier market.
- Consider the extent and location of growth of Looe, in the face of its physical constraints, whilst maximising its tourism potential.
- Deliver economic growth/employment, providing much needed jobs to balance out current and future housing development in and on the edge of Liskeard.
- Balance the housing stock to provide a range of accommodation, particularly for open market family homes and intermediate affordable housing in Liskeard.
- Improve the provision of recreational, cultural and leisure services and facilities in Liskeard with particular focus on delivering sports pitches.

Growth Factor	Growth will help maintain Liskeard's role as the local service centre in the area for residents.	↑
	Planning for employment, retail, leisure and transport is required alongside the development of new housing.	—
	Growth can impact on the natural, built and historic landscapes in the area and particularly at Looe and it needs to be carefully managed to ensure its impact is kept to a minimum and appropriate mitigation measures required are enforced.	—

Section 2: Infrastructure and Environmental Considerations: this section aims to demonstrate the ability of the area to cope with additional development, and to identify where there are specific constraints that will need to be carefully managed or mitigated against.

¹⁸ Cornwall Council (2012) Draft Infrastructure Needs Assessment Schedules - <http://www.futurecornwall.org.uk/default.aspx?page=354>

¹⁹ Office for National Statistics (2013) Census 2011 January 2013 release - <http://www.ons.gov.uk/ons/guide-method/census/2011/index.html>

²⁰ Cornwall Council (2012) Liskeard & Looe Place Based Paper - <http://www.cornwall.gov.uk/default.aspx?page=32824>

Infrastructure²¹: Key Facts

- Education – additional capacity is required to meet the need for primary age places in Liskeard town, and some expansion in the short term is required. Primary schools in the rural area are close to capacity in some settlements (e.g. Manheniot) and have a significant amount of capacity in other settlements (e.g. Polperro and Duloe). Capacity for secondary school places in the area can be accommodated in the short to medium term at Liskeard School & Community College and Looe Community School – this position will need to be reviewed once more certainty on the scale and distribution of growth is achieved.
- More work needs to be done to assess the capacity of existing utilities (i.e. water, sewage, electricity, gas) to meet proposed growth.
- Liskeard & Looe town has a good range of spaces available to residents including allotments, sports pitches, children’s equipped play areas, informal green space and indoor sports facilities. Many of the settlements in the rural area include some small equipped play areas, informal green space and sports pitches. Work²² has been undertaken to assess the capacity of existing sports, green and open space, and the requirement for additional space to meet the levels of growth proposed and up to an additional 56 sq m per dwelling may be required.
- Healthcare – residents can access their main healthcare providers in Liskeard town (doctors, dentists, opticians, chemists and Liskeard Community Hospital) and in Looe town (doctors, dentists, opticians and chemists). There is a doctors’ surgery in Donderry and Polruan and a chemist in Polperro. It is estimated that around three additional doctors may be required in the Liskeard & Looe area depending on the level of growth proposed.
- Crematoria and Cemeteries – crematoria capacity is sufficient to meet demand over the next twenty years whichever level of growth is proposed. There is concern locally about the capacity of burial space in Liskeard and work in being undertaken to assess need²³.

Growth Factor	Liskeard and Looe town residents have access to a wide range of infrastructure, and growth will help maintain or enhance these services and facilities.	↑
	Rural residents in the area have access to some infrastructure and additional growth may help maintain these services and facilities. Rural residents will always need to travel to Liskeard, Looe or other urban areas to access key services and facilities.	—
	New development in the area will require additional infrastructure to be delivered, particularly in terms of primary school expansion, although not at such a high level as elsewhere.	—

Transport Links & Accessibility: Key Facts

- Liskeard town is on the strategic road network (A38) and has good access within and out of Cornwall. Other settlements in the area generally have good access to this network via minor roads.
- Traffic congestion in Liskeard town is an issue, and traffic management schemes have been proposed.
- Improvements are required in terms of cycling and pedestrian routes in Liskeard, St Martin’s, Nomansland, Dobwalls and St Cleer.
- Access to public transport is an issue in the rural areas, resulting in a high dependency on private transport.
- Liskeard town is on the main line rail service and Looe town is at the end of the branch line from Liskeard.

²¹ Cornwall Council (2012) Draft Infrastructure Needs Assessment Schedules - <http://www.futurecornwall.org.uk/default.aspx?page=354>

²² Cornwall Council (2012) draft Town Framework Plans – <http://www.cornwall.gov.uk/default.aspx?page=32824>

²³ Cornwall Council (2012) draft Town Framework Plans – <http://www.cornwall.gov.uk/default.aspx?page=32824>

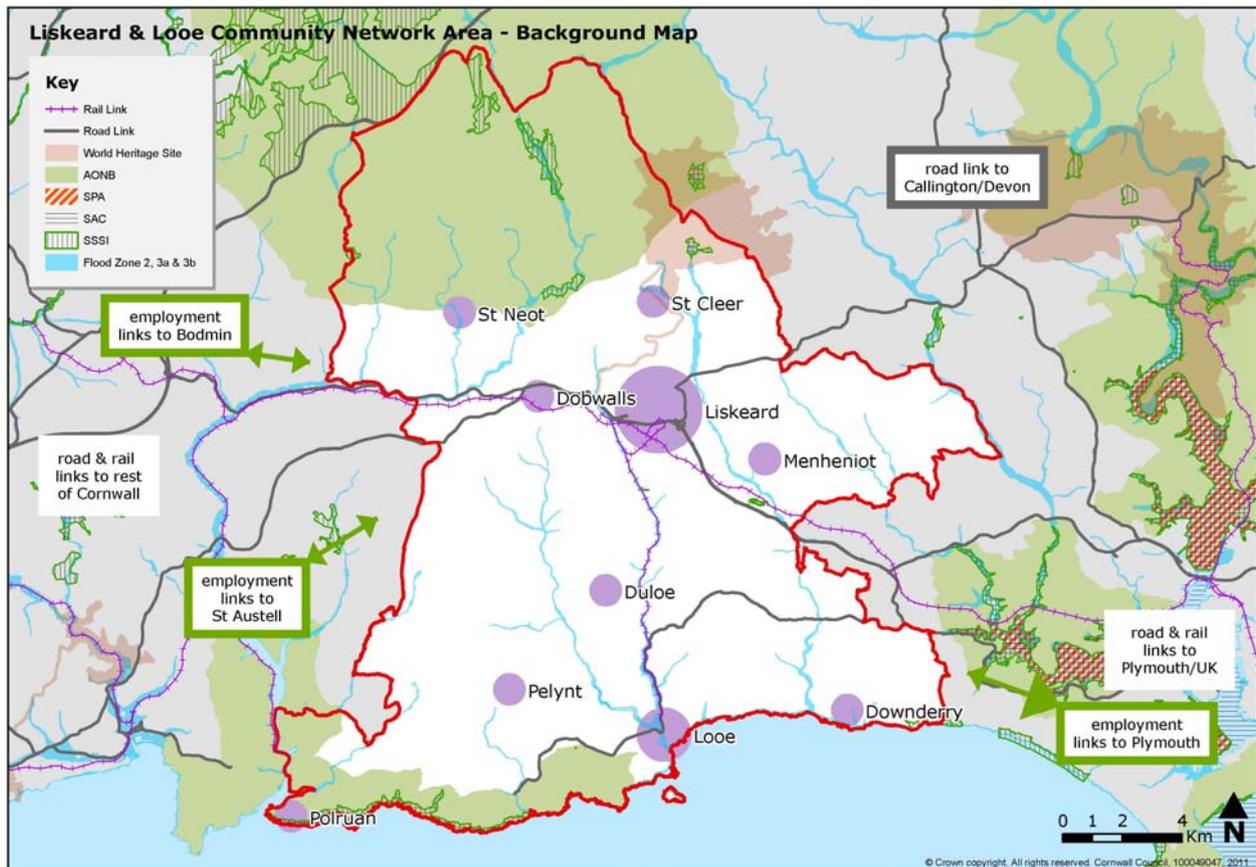
Growth Factors – Liskeard & Looe Community Network Area

- Both Liskeard and Looe towns have a good travel to work bus service²⁴ to key centres such as Plymouth and Launceston – settlements in the rural area have limited bus services and the majority do not have access to a travel to work bus service.

Growth Factor	Liskeard is situated on the strategic road network and as a result has good access within and out of Cornwall. Liskeard is also on the main railway line.	↑
	Both Liskeard and Looe have good travel to work bus services.	↑
	Public transport is an issue in the rural area, and many residents are reliant on private transport to access employment and other key services and facilities. Growth may exacerbate this problem and increase the use made of private transport, or it could improve the viability of public transport options and facilitate the provision of additional or more frequent bus services.	—

Environment: Key Facts

- A large part of the Liskeard & Looe area (Bodmin Moor and some of the coastal area) is designated as Areas of Outstanding Natural Beauty. Part of Cornwall's World Heritage Site falls within the Liskeard & Looe area around St Cleer²⁵.
- Important landscape designations in the area are identified on the map below:



- The Liskeard & Looe area is divided into six landscape type areas²⁶.
- Flood Risk & Mitigation – work needs to be undertaken to understand these issues in the Liskeard & Looe area. Proposed are schemes at Langcreek, Looe, Polperro, Hannafore and Plaidy Coast²⁷.

²⁴ Cornwall Council (2011) Passenger Transport - <http://www.cornwall.gov.uk/default.aspx?page=4476>

²⁵ Cornwall Council (2011) Geographic Information System

²⁶ Cornwall Council (2007) Cornwall & Isles of Scilly Landscape Character Study - <http://www.cornwall.gov.uk/default.aspx?page=24874>

²⁷ Cornwall Council (2012) Draft Infrastructure Needs Assessment Schedules - <http://www.futurecornwall.org.uk/default.aspx?page=354>

Growth Factors – Liskeard & Looe Community Network Area

- Historic Environment – major heritage at risk has been identified as limekilns, Looe Railway, ports & harbours, Lamellion Hospital and Looe shopfronts. Studies are required on the Liskeard & Looe town streetscape, links to the World Heritage Site, conservation areas, historic landscape character reviews, highway heritage assets and Cornish character²⁸.

Growth Factor	Significant parts of the area fall within nationally recognised landscape and historic character designations. The focus of development will be in Liskeard town, and any new development proposed has to be carefully planned to minimise its impact on the historic character of the settlement.	—
	Water management and flooding is a concern in some areas and mitigation works may be required in or as a result of new developments.	—

Section 3: Socio-Economic Considerations: this section aims to identify what socio-economic factors in the area exist that would indicate either a need for growth to meet future needs or which suggest a limited level of growth is required.

Population: Key Facts²⁹

- Population of 31,834 (2011)³⁰ – 6% of Cornwall’s population
- The population growth rate between 2001 and 2011 is lower (4%) than the Cornwall average (6.6%)
- Population by age³¹ in the Liskeard & Looe area comprises 14.7% aged 0-15; 61.9% aged 16-64 and 23.3% aged 65 plus compared to 15.2%, 62.8% and 22.1% respectively across Cornwall.
- Based on trends experienced up to 2008 the population could increase by around 3,700³² (11.4%) between 2010 and 2030.
- The area has a current dependency ratio of 72.1 which is similar to the Cornwall average of 72.2. This means that there is an average proportion of people in the younger and older age groups that need supporting by the working age population.
- The Liskeard & Looe area accounts for about 9.3% of Cornwall by area (33,063 hectares).
- Population density of 0.94 persons per hectare compared to the Cornwall average of 1.5 persons per hectare.

Growth Factors	The population of the area could grow by around 3,700 over the next twenty years if current trends continue, and a number of new homes will need to be provided to accommodate this increase in population.	↑
	This is a large, sparsely populated area, with a population density two thirds that of the Cornwall average, and any additional population will be spread across the area – apart from Liskeard town no settlement stands out as being able to accommodate significant levels of growth.	—
	There is an average balance in the population between working age people and the more dependent younger and older age groups. There is a higher proportion of people in the older age group than on average across Cornwall.	—

Employment and Jobs³³: Key Facts

- The main employment sectors in Liskeard town in 2011 were wholesale & retail trades/repair of motor vehicles and human health & social work activities³⁴ which reflects the pattern in 2001.

²⁸ Cornwall Council (2011) Historic Environment Data Sheets - <http://www.cornwall.gov.uk/default.aspx?page=32824>

²⁹ Cornwall Council (2010) Population Profile - <http://www.cornwall.gov.uk/default.aspx?page=20177#PopulationProfiles>

³⁰ Office for National Statistics (2013) Census 2011 January 2013 release - <http://www.ons.gov.uk/ons/guide-method/census/2011/index.html>

³¹ Office for National Statistics (2013) Census 2011 January 2013 release - <http://www.ons.gov.uk/ons/guide-method/census/2011/index.html>

³² Cornwall Council (2010) PopGroup population and household projections

³³ Office for National Statistics (2001) Census 2001 - <http://www.neighbourhood.statistics.gov.uk/dissemination/>

Growth Factors – Liskeard & Looe Community Network Area

- The main employment sectors outside of Liskeard town in 2011 were wholesale & retail trades/repair of motor vehicles and human health & social work activities followed by construction and accommodation & food service activities.
- In terms of employed people, the key sectors in the area are wholesale & retail trades/repair of motor vehicles, accommodation & food service activities and human health & social work activities³⁵.
- Manufacturing is proving more resilient in Cornwall when compared with the performance of the sector across the South West³⁶.
- Social care is a sector that is predicted to grow by 25% to meet the needs of an increasing number of older age people³⁷.
- 66.5% of those in employment³⁸ in the Liskeard & Looe area worked full time (31 hours per week plus) and 33.5% were part time (less than 31 hours) compared to the Cornwall average of 66.1% and 33.9% respectively.
- In 2011³⁹, 23.8% of those aged 16 plus in the Liskeard & Looe area had no qualification compared to the Cornwall average of 22.4%. Of the remainder, 24.5% had level 4 and above qualifications in the Bodmin area compared to 25% on average across Cornwall.
- The Job Seekers Allowance⁴⁰ claimant rate for the area has increased from 2.1% of the working age population in January 2007 to 2.9% in January 2012 (low season – Cornwall average 2% and 3.3% respectively). The rate changed from 1.2% in July 2007 to 2.6% in July 2012 (high season – Cornwall 1.3% and 2.6% respectively). The current rate (December 2012) stands at 3% of the working age population in Liskeard & Looe compared to 3% on average across Cornwall.
- In 2011⁴¹ 39.4% of households in the Liskeard & Looe area contained no-one in employment and of these households 7.8% had dependent children compared to the Cornwall averages of 37.8% and 8.3% respectively.
- In 2011⁴² 30.1% of households in the area contained at least one person with a long term health problem or disability, and of these households 15.4% contained dependent children compared to the Cornwall averages of 28.8% and 15.6% respectively.

Growth Factor	There is a good range of employment sectors in the area although many of them tend to be low paid and can be seasonal.	
	Agriculture is important in the rural areas and there may be an impact in terms of competing land uses for agriculture and new development (particularly on the highest quality agricultural land).	
	The proportion of people claiming Job Seekers Allowance in the Liskeard & Looe area is generally similar to the average across Cornwall.	

Viable Places - Settlement Functionality⁴³: Key Facts

- The main settlement is Liskeard which is categorised as a Category B settlement. Category B settlements are classified as market and coastal towns that are locally significant and contain a good range of housing, employment, and community facilities and services.

³⁴ Office for National Statistics (2013) Census 2011 January 2013 release - <http://www.ons.gov.uk/ons/guide-method/census/2011/index.html>

³⁵ NOMIS (2012) Business Register and Employment Service - <http://www.nomisweb.co.uk/>

³⁶ Nathaniel Lichfield & Partners (2010) Cornwall Employment Land Review - <http://www.cornwall.gov.uk/default.aspx?page=26986>

³⁷ Cornwall Council (2011) Economic Development – Sector analysis

³⁸ Office for National Statistics (2013) Census 2011 January 2013 release - <http://www.ons.gov.uk/ons/guide-method/census/2011/index.html>

³⁹ Office for National Statistics (2013) Census 2011 January 2013 release - <http://www.ons.gov.uk/ons/guide-method/census/2011/index.html>

⁴⁰ NOMIS (2012) Claimant Count data - <http://www.nomisweb.co.uk/>

⁴¹ Office for National Statistics (2013) Census 2011 January 2013 release - <http://www.ons.gov.uk/ons/guide-method/census/2011/index.html>

⁴² Office for National Statistics (2013) Census 2011 January 2013 release - <http://www.ons.gov.uk/ons/guide-method/census/2011/index.html>

⁴³ Cornwall Council (2012) Settlements: Hierarchy and Settlement Categories 2012 Update - <http://www.cornwall.gov.uk/default.aspx?page=22887>

Growth Factors – Liskeard & Looe Community Network Area

- Category C settlements are identified as small towns and larger villages that meet local needs for a range of services and facilities – Looe.
- Category D settlements are smaller settlements that perform an important role in their local areas, i.e. ‘rural service centres’ – Dobwalls, Downderry, Polperro, Duloe, Menheniot, Pelynt and St Neot.
- Category E settlements are those that include either a primary school or a general store – East Taphouse, Quethiock, St Cleer, Trewidland and Widegates.
- Other settlements do contain some key facilities such as a travel to work bus service and a meeting place – Commonmoor, Crow’s Nest with Darite, Hessenford, Polbathic, St Keyne and Tideford.
- Work is underway to understand how some villages could work together to provide services and facilities to local residents - a ‘cluster’ – and in this area there are some potential clusters already identified – Downderry with Seaton; St Cleer with Commonmoor, Higher Tremar Coombe, Tremar and Tremar Coombe; and Crow’s Nest with Darite.

Growth Factor	There is a good mix of settlements in the area and an appropriate level of growth can help maintain and enhance the viability and resilience of existing communities.	↑
	Liskeard town is the main urban centre in the area and it has a good range of services and facilities available to meet the needs of the current and future populations and can accommodate a significant proportion of the growth allocated to the area.	↑
	There is the potential to ensure better access to services and facilities through the identification of ‘clusters’ – and Downderry with Seaton; St Cleer with Commonmoor, Higher Tremar Coombe, Tremar and Tremar Coombe; and Crow’s Nest with Darite are identified as potential clusters.	↑

Retail^{44 45}: Key Facts

- Nearly 70% of residents in the area do their main food shopping in Liskeard town. The Co-op, Morrisons and Somerfield are the main stores in Liskeard, and there is a Co-op and Somerfield in Looe.
- Liskeard & Looe town contains a small number of multiple retailers, the majority being independent retailers.
- Small number of vacant premises in both Liskeard and Looe town centres.
- There were no retailer requirements recorded for Liskeard town in October 2010.
- Plymouth is the shopping centre that more people in this area use for clothes and other personal goods.
- Liskeard town is the shopping centres chosen for DIY and other household goods in this area.
- 65% of residents in the area considered Liskeard town to be their main shopping centre, 14% Plymouth and just 11% Looe. 48% liked Liskeard town because it was near and/or convenient and 57% liked Looe for the same reason. 44% did not dislike anything about Liskeard centre and 30% did not dislike anything about Looe centre. 28% didn’t like the selection of shops available in Liskeard and 20% did not like parking in Looe.
- Liskeard town is very accessible by private car (A38) although traffic through the town centre can be an issue. The main bus terminus is within the town centre.
- A large number of villages⁴⁶ in the area include retail outlets such as general stores and post offices – these can provide many of the services residents require on a daily basis.

⁴⁴ Cornwall Council/GVA Grimley (2009) Cornwall Household Retail Telephone Survey

⁴⁵ GVA Grimley (2010) Cornwall Retail Study - <http://www.cornwall.gov.uk/default.aspx?page=26564>

⁴⁶ Cornwall Council (2012) Settlement Profiles - <http://www.cornwall.gov.uk/default.aspx?page=32824>

Growth Factors – Liskeard & Looe Community Network Area

Growth Factor	The majority of residents in the area consider Bude town to be their main shopping centre for food and some other non food shopping, and growth will help maintain and enhance the quantity and quality of the retail offer in the Town.	↑
	Some daily retail needs of residents can currently be met locally in a number of smaller settlements in the area, and an appropriate level of growth can help maintain these facilities.	↑

Deprivation:

- Census 2011⁴⁷ has identified that 38.3% of households in the Liskeard & Looe area do not experience any form of deprivation compared to 40.2% on average across Cornwall. Of the remainder, 35.2% are deprived in one dimension, 21.1% in two dimensions, 4.8% in three dimensions and 0.6% in all four dimensions compared to 34.6%, 19.9%, 4.8% and 0.5% respectively across Cornwall.
- The English Indices of Deprivation⁴⁸ combines a number of indicators, chosen to cover a range of economic, social and housing issues, into a single deprivation score for each small area in England. This allows each area to be ranked relative to one another according to their level of deprivation. These Indices have been produced at a Lower Super Output Area level, of which there are 32,482 in England.
- In terms of the overall Index of Multiple Deprivation, 2 areas in the Liskeard town appear in the most deprived quintile across England.
- In terms of income deprivation, 1 area in Liskeard town appears in the most deprived quintile across England.
- In terms of employment deprivation (conceptualised as involuntary exclusion of the working age population from the world of work), 3 areas in Liskeard town appear in the most deprived quintile across England.
- In terms of education, skills and training deprivation, relating to a lack of attainment among children and young people, and a lack of qualifications in terms of skills, 1 area in Liskeard town appears in the most deprived quintile across England.

Growth Factor	The Liskeard & Looe area generally experiences higher levels of deprivation than on average across Cornwall.	—
	There are areas in Liskeard town that appear in the most deprived quintile in terms of deprivation.	—
	Growth and regeneration can improve levels of deprivation by giving people the training to find higher skilled and better paid jobs by enhancing training and employment opportunities in an area.	↑

Summary:

⁴⁷ Office for National Statistics (2013) Census 2011 January 2013 release - <http://www.ons.gov.uk/ons/guide-method/census/2011/index.html> The dimensions of deprivation used to classify households are indicators based on the four selected household characteristics: Employment (any member of a household not a full-time student is either unemployed or long-term sick); Education (no person in the household has at least level 2 education, and no person aged 16-18 is a full-time student); Health and disability (any person in the household has general health 'bad or very bad' or has a long term health problem), and Housing (Household's accommodation is either overcrowded, with an occupancy rating -1 or less, or is in a shared dwelling, or has no central heating). A household is classified as being deprived in none, or one to four of these dimensions in any combination.

⁴⁸ DCLG (2011) The English Indices of Deprivation 2010 - <https://www.gov.uk/government/publications/english-indices-of-deprivation-2010>

Growth Factors – Liskeard & Looe Community Network Area

Policy Objectives		
Housing Need And Supply	The number of new households in the area is forecast to grow by over 3,000 over the next twenty years if current trends continue, and many of these households will require additional homes to be built. Furthermore, there is a need for almost 1,000 additional affordable homes to be provided over the next ten years to accommodate those already in housing need. Land to accommodate around 3,500 homes has been identified in and around Liskeard town indicating capacity for growth. There is competition between permanent and temporary residents for accommodation in the area, and the growth figure chosen will need to accommodate this level of competition to ensure local residents can access suitable housing.	↑
Economy & Regeneration	The area falls within the St Austell Travel to Work Area and is in direct competition with other centres such as St Austell and Bodmin in terms of attracting employment opportunities and employees, and the fact that the area is producing 5% of Cornwall's GVA from 6% of Cornwall's population indicates it does not fare as well as other centres. Liskeard town and its industrial estates are situated on the A38 and as a result have good transport links within and out of Cornwall.	—
Community Aspirations	Growth will help deliver many of the aspirations of local communities in the area.	↑
Infrastructure and Environmental Considerations		
Infrastructure	Liskeard and Looe town residents have access to a wide range of infrastructure, and growth will help maintain or enhance these services and facilities.	↑
Transport Links & Accessibility	Liskeard is strategically placed on the A38 and has good transport links within and out of Cornwall. Liskeard is on the main railway line in Cornwall and Looe is accessible by branch line. Rural residents in the area have access to some infrastructure and additional growth may help maintain these services and facilities.	↑
Environmental Considerations	Significant parts of the area fall within nationally recognised landscape and historic character designations. New development has to be carefully planned to minimise its impact. Flood risk and mitigation is an issue that needs careful consideration.	—
Socio-Economic Considerations		
Population	The population of the area could grow by around 3,700 over the next twenty years if current trends continue, and a number of new homes will need to be provided to accommodate this increase in population.	↑
Employment & Jobs	Employment in the area tends to be in sectors that are traditionally low paid and can be seasonal. Unemployment in the area is generally at a similar level to the rest of Cornwall.	—
Viable Places – Settlement Functionality	An appropriate level of growth can help maintain and enhance the viability and resilience of existing communities. Liskeard and Looe are the main urban centres in the area and have a good range of services and facilities available to meet the needs of current and future populations.	↑
Retail	The majority of residents in the area consider Liskeard town to be their main shopping centre for a range of goods, and growth will help maintain and enhance the quantity and quality of the retail offer in the town. Slightly more people think of Plymouth as their main shopping centre (14%) than they do of Looe (11%). Some daily retail needs of residents can currently be met locally in a number of smaller settlements in the area, and an appropriate level of growth can help maintain these facilities.	↑
Deprivation	There are areas in Liskeard town that appear in the most deprived quintile in England in terms of deprivation. Growth and regeneration can reduce deprivation by giving people the training to find higher skilled and better paid jobs by enhancing training and employment opportunities in an area. The proposed regeneration initiatives and development could provide residents with the training and employment opportunities required to raise deprivation levels in the area.	↑