

Notes: Liskeard Neighbourhood Plan steering group meeting 6.30pm Wed 9<sup>th</sup> December 2015

Present: James Shrubsole (Chair) Steve Besford Foster, Lorna Shrubsole, Sue Shand, Jane Pascoe, Sally Hawken, Rachel Brooks, Roger Holmes, Steve Vinson, joined by Mayor Phil Seeva, and councillor Hella Tovar.

- Review of work done since last meeting – working groups and workshop to pool ideas on 4 key areas (Housing, Employment, Town centre, Open space and leisure). Comments from workshop and feedback from groups received.
- Impact of Local Plan revisions on housing/retail/employment figures [will need to respond to this after CC has voted next week with further re-assessment of working group reports].
- Devolution/reallocation of CC buildings, new Housing Act, affordable housing register rule-changes, all have to be accommodated in NP.
- James and Steve BF working throughout November on fitting WG outcomes into common format to form basis for draft framework of the plan (previously circulated). Steve BF Completing Housing Report.
- Timescale for future stages in plan (Steve BF) – policy writing and first draft of plan, late spring – public consultation, submission to Cornwall and compliance check, independent inspection, modification if required, publication and referendum would then follow statutory timetable.
- Draft framework review/working group reports; and points raised:
  - “a town proud of its history”
  - independent shops (already in town description and “Liskeard strong points”)
  - useful to show some evidence for decisions/options (as on p5)
  - Trevecca site should be included as a possible employment regeneration site
  - Town centre housing policy to support vitality and footfall
  - List of projects to make use of developer contributions (s106 or CIL)
  - Inclusion of open space in town-centre developments
  - protect in-town shops through allocation of retail space for the plan period to 2030 to reinforce sequential test
  - office space needs in town - future research for town centre working group, to establish supply/demand at present and in the future, for the plan period to 2030
  - incorporate policies on design standards for new builds, including use of appropriate materials
  - include projects such as covered market and Westbourne lane cottages.
  - Amend Cattle Market report to remove “.....replacement of....” Liskerrett Centre

These changes have been noted on the Framework document – shown as {.....}

- Cattle Market: First meeting for project involving Cornwall Economic Development – Wed 16<sup>th</sup> December, 2 pm. Sally chairing; James and Steve BF could attend for NP; Jane for Town Council. This would be a major project for the town and provide an important focus for the Neighbourhood Plan.

# Liskeard Neighbourhood Plan – Draft Strategy Framework

(this is work in progress and represents an initial outline for development of the plan)

## Introduction:

This document brings together the findings of the community engagement and consultation work carried out during 2014/15, the conclusions of the Working Groups, and the evidence base which includes the emerging Local Plan and the latest version of the NPPF, into an outline of the recommended planning strategy for Liskeard.

## Liskeard: a Modern Cornish Market Town

[possible photos]

Liskeard is one of the oldest market towns in Cornwall, mentioned in the Domesday Book, and granted a Royal Charter in 1240.

The town is situated on relatively high land between two rivers, with both wooded valleys and sweeping landscapes. It is set in a rich patchwork of productive agricultural land, dating back to medieval enclosures, intersected by a network of Cornish hedgerows and sunken lanes, leading to designated areas of great landscape value within its northern boundary, as well as a Ducal Deer Park in the Ladye Valley. Further north is Bodmin Moor and the Caradon Hill World Heritage Mining Site. This was formerly linked to Liskeard by the Liskeard and Caradon Railway, and now by a designated cycle and walking route (the Caradon Trail).

Historically strong links with quarrying and metal mining, particularly tin (it is a stannery or coinage town), and in the late 19<sup>th</sup> century, copper, brought wealth and some notable architecture to the town, particularly the buildings designed by Henry Rice. Much older attractions include St Martin's Church, Stuart House and the Pipe Well reputedly supplying water with healing powers.

Liskeard is the main commercial and administrative centre for South East Cornwall, formerly as the headquarters of Caradon District Council, and now the regional offices of Cornwall Council, who are still a major employer in the town.

The population of the town itself is 9,400 (2011 census) but the surrounding hinterland for which it is the main service centre supports in the region of 33,000 people (Cornwall Local Plan).

The town has a compact shopping area characterized by a wide range of small independent shops, cafes, food stores, and major national banks.

The commercial centre focuses on the Cattle market, which continues to hold regular livestock auctions. Services to the agricultural industry are still an important part of the local economy, and there are nearby producers of award-winning cheeses, cider, and the collection centre for the regions wool industry.

There are excellent links with the rest of the country, via the A38 trunk road, and a busy railway station on the Penzance to Paddington main line. Summer visitors make good use of the picturesque branch line leading to Looe.

{add ....a town proud of its history....}

In the initial scoping for the neighbourhood plan, local people identified features about Liskeard, and similar points were made in the more detailed consultation process (summarized in the paper by Prof Lynn Butel from Plymouth University) as well as the SWOT analyses from the community working groups (also echoed by comments in the Community Strategic Plan of 2008).

## Liskeard strong points:

... **architectural heritage**...strong **identity**....**community** spirit....**independent** shops.....**market** town.....**attractive countryside**.....good **road / rail** links.....

## Weak points:

...**empty** sites...**tired run-down** buildings.....need a **clean and repaint**.....**family entertainment**.....need **restaurant/cinema/bowling**... **parking** too expensive.....not enough **employment**...too many **houses**...**jobs opportunities for young people are poor**.....

## Future:

.....use space in **town** for **housing/flats**.....**small** developments **not huge** ones...**increase footfall** through quality **markets**.....help **businesses grow**.....promote **walking/cycling/rail** use.....**community** renewable **energy** schemes.....promote **local food** production by **protecting** agricultural land...

## Vision:

Liskeard is:

- A Cornish market town with a distinct identity and character
- A vibrant and friendly community built on a human scale
- A place where people from the surrounding area come to use services and shops
- Set in a valued rural, agricultural landscape between the sea and the moor

Liskeard wants to be:

- A thriving modern market town at the heart of South East Cornwall
- A place where people can work in rewarding jobs supporting a vibrant economy
- An attractive place to live with a range of housing to meet local needs
- A caring community supporting residents of all age and social groups through health, education, employment, and leisure
- An attractive centre which retains its human scale, and where people want to access services, meet, and shop
- A place that fosters mobility and healthy living with a sustainable transport network for walkers, cyclists and those who depend on public transport
- A place that attracts visitors and supports tourism in S E Cornwall

Aims:

- Employment: to attract high quality employment and training facilities to meet the needs of businesses and the working population, and to ensure the long-term sustainability of Liskeard as a thriving community and modern market town
- Housing: meet the housing needs (as in the Local Plan) up to 2030 in a way that enhances the role of Liskeard as the economic centre of a wider rural hinterland, and enhances the environmental, social and economic sustainability of Liskeard and its neighbourhoods whilst protecting the interests of future generations
- Town centre: Sustain and enhance Liskeard's modern market town centre by supporting its vitality and viability as a service centre and shopping facility for its residents and the surrounding communities; and promoting the town as a welcoming and friendly destination for visitors with its strategic placement between sea and moor and excellent road and public transport links to the rest of the country
- Open space and leisure : conserve and enhance existing open spaces and leisure facilities and enhance connectivity to key facilities. Integrate with existing local walks, cycle trails (Caradon Trail) and the World Heritage site as well as developing the multi-use park at Roundbury, and protecting our rural hinterland.

## **Evidence Base:**

### **Background Info:**

- National Planning Policy Framework
- Cornwall Local Plan 2010-2030
- Census 2011, neighbourhood stats
- Planning Future Cornwall – Growth Factors (vers. 2 Feb 2013)
- Strategic Market Housing Needs Assessment 2013
- Cornwall Development Company Employment sites study 2012
- Liskeard Community Strategic Plan 2008
- Caradon Local Plan – saved policies
- Liskeard Town Framework (draft 2011/12)
- Other docs...e.g. Conservation Area Statement (draft 2012), CRCC report on policies, Homechoice register, Connecting Cornwall 2030, Cornwall Infrastructure Needs Assessment, Liskeard Transport Strategy 2030, Open Space Strategy for larger towns in Cornwall 2014

### **Community engagement:**

- 2014/15 community engagement responses and consultations
- Stakeholder engagement by working groups...e.g. local builders/developers, businesses, walkers/cyclists, employment agencies/school, funding sources (LEP), Cornwall, Adjoining parishes
- CRCC training and liaison event
- Community Working Groups Workshop (including on-going work on cross-cutting themes, e.g. Cattle Market, Cornwall properties rationalization)

### **The Working Groups have produced full reports on the following:**

- ❖ Employment
- ❖ Housing
- ❖ Town centre
- ❖ Open spaces & leisure

Below are set out the tables of the main objectives from each of the reports:

## **Employment:**



3.Establish an innovation hub	a) Working with Cornwall council to locate suitable start-up premises (devolution?) and via funding agencies to attract new businesses to form a co-operative work-space. b) Sponsorship and grant aid to support local enterprises and universities	PE4
4.Build on existing viable businesses which provide local employment opportunities and a range of services for both the people living in the town and surrounding area	supporting provision of a range of facilities that will allow businesses to expand and stay in the area	PE5

[The following is an example of the main conclusions from the employment working group – is this appropriate here/should all the working groups have a summary, or do we reference them to the body of each report?] {useful to have some of the key reasoning behind decisions/options}

**Outcome:** Following community engagement and Stakeholder involvement (e.g. Business breakfast, discussions with local business people, and pre-app discussions with developers representatives), the Working Group carried out a re-assessment of the current employment sites and the potential sites outlined in the Cornwall Development Company study of 2012. The aim was to source areas with the potential for mixed development as well as dedicated employment sites, in recognition of the difficulties experienced in the past of releasing land solely for employment use. Considerations included access to sustainable transport links, topography, deliverability, environmental impact. The out-of-town sites with potential were:

- Tencreek (CDC Li11) – proposal likely to come forward
- Bolitho (CDC Li12) - the flat part of a larger site, closest to A38 access.
- East of Charter Way (CDC Li08) – historic allocation of employment land, but has not been brought forward since it was designated 8+ years ago, and no past or present indication of deliverability – access crosses ransom strip?
- North of Pengover Rd, adjacent to surgery and hospital (CDCLi06) – potential site for extension of hospital/surgery/additional health-related facility, as part of mixed development
- Abutting Clemo Road (CDC Li 05) small site close to access roads, and neighbourhood community hub – proposal likely to come forward
- Bordering Charter Way, South of Lake Lane (CDC Li10). Previous developer interest reported by CDC

Urban sites were considered for expansion/redevelopment – particularly Heathlands (CDC Li13) and Rapsons lorry park/mortuary site (CDC Li15) – most suited to office rather than light industrial use. The Enterprise Centre (CDC Li14) was considered more suited for redevelopment as housing, because of its position and poor access for large vehicles. The Cattle Market is considered elsewhere in the NP { add Trevecca as an additional regeneration site}

The Working Group recognized that working at/from home was a major and increasing part of the local economy - Up to 40% of businesses are home based, whilst 70% of new business start-ups originate in home based businesses, and they bring over £300bn to the UK economy [ref]. The Neighbourhood plan should put in place policies that enable home working to be provided for in housing developments. The innovation hub could include: Serviced offices and/or 'hot desks' with administrative and clerical support/Co-working and collaboration space/ Layout and 'maker' space/ Business meeting space/ Access to very high bandwidth internet/ Showroom and event space/ Refreshment area

## **HOUSING:**

Aim

'To meet the towns housing needs (as established in the emerging Cornwall Local Plan) up to 2030 in a way that enhances the role of Liskeard as the economic centre of a wider rural hinterland, and enhances the environmental, social and economic sustainability of Liskeard and its neighbourhoods, whilst protecting the interests of future generations.

The strategy to achieve this strategic aim and objectives is to give strong emphasis (as the community highlighted and NPPF stipulates) on bringing forward redevelopment, intensification and infill opportunities within the built up area of the town (ie maximising redevelopment and intensification on brownfield sites, for example redundant public sector sites such as the Magistrates Court, Cattle Market, CC disposals), with the residue of dwellings to meet the Cornwall Local Plan requirement provided by the most sustainable new extensions beyond the existing built up area (recognizing the strong community wish for smaller developments rather than huge estates), where the development integrates well with existing 'nodes' of services that are well related to transport routes, and employment areas and form the focus for a 'neighbourhood'.

<b><u>Objectives:</u></b>	<b><u>Achieved by:</u></b>	<b><u>Policy:</u></b>
Meet the requirements of the Cornwall Local Plan to 2030;	After an allowance is made for windfall developments between 2015 and 2030, identifying brownfield sites within the existing town boundary; and smaller sustainably located sites, including rounding-off, beyond the town boundary, to meet the Local Plan targets.	
Integrate new development with and strengthen existing neighbourhoods which are accessible to key facilities, services and the town centre by pedestrian and cycling routes that are reasonably direct, level, and safe; and by public transport	Identifying criteria for new development and areas where development proposals may most appropriately come forward that achieves this sustainability objective.	
Do not add unacceptably to pressure on infrastructure, service and road traffic conditions	Identifying criteria for new development and areas where development proposals may most appropriately come forward.	
Provide opportunities to resolve local infrastructure problems with small scale and sustainable remedial measures.	Identifying criteria for new development and areas where development proposals may most appropriately come forward.	
Maximise use of brownfield land (including outworn employment sites), conversions and redevelopment.	Identifying the Urban Land Capacity of Liskeard 2015-2030 and setting criteria for the development of such sites as come forward.	



<p>Redress the imbalance in housing tenure, size and mix whilst meeting essential social needs by providing for a mix of dwelling types, including particularly 1 and 2 bedroom flats for single people and couples, specialized need housing, and better quality housing that meet the needs of businesses moving to or expanding in the area.</p>	<ol style="list-style-type: none"> <li>1. Requiring that new housing developments include an appropriate <i>maximum</i> affordable housing element so that sufficient opportunity exists for better quality housing</li> <li>2. Identifying areas for lower density development.</li> <li>3. Encouraging 1 and 2 bedroom flat developments in conversions and suitable brownfield land redevelopments.</li> <li>4. On larger sites, or brownfield land sites, encouraging an element of specialised housing (such as; later living, extra care, foyer housing for young people, care and support housing etc)</li> </ol>	
<p>Support proposals to enhance the viability and vitality of the town centre.</p>	<ol style="list-style-type: none"> <li>1. Encouraging residential development as part of new schemes within or on the edge of the town-centre.</li> <li>2. Ensuring that urban extensions for redevelopment are located within walking, cycling or public transport distance of the town centre</li> </ol>	
<p>Relate the phased release of housing land to the availability of jobs within the Liskeard area;</p>	<ol style="list-style-type: none"> <li>1. By requiring that urban extension proposals include an element of business and commercial development (on or off-site), preferably in the form of completed workshops, and live/work units, to be delivered in-phase with the housing element OR</li> <li>2. By requiring larger developments to make a financial contribution</li> </ol>	

	<p>to the provision of employment land extensions elsewhere in the Plan area.</p>	
<p>Support the local building industry and release the energy of self-build initiative;</p>	<ol style="list-style-type: none"> <li>1. By maximizing the proportion of the housing target that is met through small scale and brownfield land development likely to be available to smaller local building companies</li> <li>2. By requiring that developers of 50 dwellings or more recruit a set %age of construction workers locally</li> <li>3. Requiring that on extension sites of 50 or more dwellings at least 5% of plots are serviced to allow self-build or self-completion housing</li> <li>4. Setting positive criteria for the control of additional sites beyond Local Plan targets where they provide for community land trust and self- build only proposals</li> </ol>	
<p>Promote developer contributions to the development and extension of the Town's social infrastructure</p>	<ol style="list-style-type: none"> <li>1. In the likely absence of Community Infrastructure Levy, by encouraging financial contributions (e.g. s106) towards the upkeep and extension of town facilities that will be impacted upon by the new population occupying a residential development.</li> <li>2. Establishing a community fund, administered by (Town Council? Town Forum? etc) for the intelligent distribution of such funds.</li> </ol>	

Encourage use of best practice sustainable development techniques	<ol style="list-style-type: none"> <li>1. Location of development on suitable land, as near to town centre or an existing neighbourhood 'node' as possible</li> <li>2. Incorporating features which encourage the provision and use of public transport</li> </ol>	

As part of its work, the Liskeard Neighbourhood Plan Housing Working Group has examined the current and future supply of housing land and assessed the sites that might contribute to that supply against various measures of their suitability.

The Cornwall Local Plan includes a table, and the Housing Working Group have carried out urban site surveys and assessments, from which the following situation as at April 2015 is reported:

Target	1400
Net Completions and commitments Apr/10 to April 2015	832
Net windfall projection	80
Net 'additional urban capacity'	130
= current supply of:	1042
Residual Target	358

Source: Table 1 of Revised Submission Cornwall Local Plan; Liskeard NP HWG assessments.

Thus land outside the existing development boundary sufficient to meet the residue of 358 dwellings is required for the period to 2030.

The Housing Working group have carried out an assessment of such sites. The starting point was to review the data and analysis contained in the as yet uncompleted Urban Extension Assessment 2012 which is part of the Liskeard Town Framework documentation. This documentation has never been formally approved nor endorsed, (although the UEA report claims the support of the informal Liskeard TFP Steering Group). The examination has concluded that the UEA, with its broad-brush analysis of landscape 'cells' and heavily desk-based RAG rating assessment<sup>1</sup>, cannot be considered as being conclusive with regard to specific sites. However the UEA is valuable in providing data, analysis and a selection of development options which are informative for the Neighbourhood Plan process in

<sup>1</sup> RAG = Red Amber Green Rating assessment tool, usually associated with risk analysis in project management and healthcare

that it provides 'areas of search' immediately adjacent to the existing 'development limit' for the Neighbourhood Plan to more closely examine.

To take the analysis forward in a more rigorous and conclusive way, sites have been compared using a method which gives scores and weights to the various criteria of location, impact and developability. The purpose is to allow for the various factors to be considered in a quantifiable way which is consistent and therefore comparable across sites, so producing a better balanced and conclusive view on the suitability of sites for development.

The sites emerging from this assessment are as follows:

<b>Site Reference</b>	<b>Location</b>	<b>Capacity</b>

{add - objective/policy to improve vitality/footfall in town centre through appropriate housing developments}

{add - any in-town site should include open space}

**Town Centre Working Group Vision Statement:**

The heart of south-east Cornwall.

A vibrant, lively and friendly community, a service hub for the local economy and community and a welcoming destination for visitors, where people come to enjoy themselves, shop and do business.

A place where people can do their supermarket and other convenience shopping, enjoy the wide range of independent shops and cafes and see local artisans at work.

A working Cornish town centre which is proud of its history, and also forward thinking and is ready to meet the challenges of the 21<sup>st</sup> century.

Objective	Achieved by	Policy
<p>Improve and enhance the retail and service 'offer' of the town centre</p>	<ul style="list-style-type: none"> <li>• A significant redevelopment focusing on the cattle market site incorporating a mix of retail, office, leisure, social and residential uses</li> <li>• Encouragement of development and changes-of-use which promote the vitality and viability of the the primary retail area</li> <li>• Development of a town centre site for a prestige retail operation (single or multiple outlet)</li> <li>• Bringing unused, underused, vacant and redundant buildings and sites into active retail, employment and residential uses which support the town centre</li> </ul>	
<p>Preserve and enhance the unique and rich architectural heritage of the town centre</p>	<ul style="list-style-type: none"> <li>• Measures to repair and maintain Listed and other significant buildings</li> <li>• Ensuring that the design of new developments is consistent with the character of the</li> </ul>	

	<p>town and at a human scale</p> <ul style="list-style-type: none"> <li>• Develop a local heritage listing of locally significant buildings and features, along with appropriate planning policies for their management</li> </ul>	
<p>Make the town centre a more attractive place to visit, shop and do business</p>	<ul style="list-style-type: none"> <li>• Improving the pedestrian environment to enhance access for all users</li> <li>• Developing a consistent street scene design code</li> <li>• Improving street scene upkeep through active involvement of property and business owners and operators</li> </ul>	

{add – policy to ensure permission for in-town retail takes precedence over out-of-town retail – see NPPF sequential test – need to ensure sufficient space (see Local Plan) has been allocated in the town to support this over the plan period to 2030}

{add – policy to support employment through offices in town – town centre group should research evidence on present availability of office space, and present/future demand for offices over the plan period to 2030}

{need to have a policy to ensure good design standards for new buildings, including use of appropriate materials}

{projects – e.g. covered market; Westborne Lane Cottages}

## **Open Spaces and Leisure:**

**Vision:** Liskeard will be a place that promotes the health and wellbeing of all its community by protecting, conserving and enhancing its green spaces, connectivity and leisure facilities

Open Spaces:

Objective	Achieved by	Policy
1. Protect/conserve and enhance existing green spaces within the town for the benefit and good health of all ages with particular emphasis on children's play and adult recreation	<ul style="list-style-type: none"> <li>• Designating a list of open spaces as local green space (NPPF 76-78)</li> <li>• Using s106 and CIL to conserve and enhance Westbourne Gardens, Castle Park and other key sites*</li> <li>• Providing equipped play areas for the five neighbourhood areas** - NEAP's and MUGA's*** – play strategy as above</li> </ul>	
2. Enhance access within the town centre for pedestrians	<ul style="list-style-type: none"> <li>• Use of shared surfaces e.g. (Dean St/Barras St/The Parade)</li> <li>• Bay Tree Hill re-modelling- (Caradon saved policy)</li> <li>• Liskeard Station gateway, enhancement of public realm, signage</li> <li>• Improved pedestrian crossings, signage, street trees</li> <li>• Promoting better access for disabled (TC obj)</li> </ul>	
3. Encourage the creation of new green spaces (formal and informal)	<ul style="list-style-type: none"> <li>• Applying conditions to planning approvals</li> <li>• Providing new sports and multi-use park off St Cleer Rd at Roundbury</li> <li>• Promoting existing and extended orchards and allotments through developer contributions</li> </ul>	
4. Protect and enhance the character of the surrounding countryside	<ul style="list-style-type: none"> <li>• Conserving and enhancing designated landscapes, heritage assets and areas of local significance, that are valued for their tranquility, views and contribution to health and well-being</li> <li>• Promoting the use of low-impact lighting into our countryside in support of a dark skies objective (plus sustainable low-energy lighting within the town)</li> <li>• Fulfilling [Local Plan objectives] relating to the World Heritage Mining area</li> <li>• Extension of AGLV to provide stronger protection for valued landscape</li> </ul>	
5. Make provision for enhanced	Facilitating safe access for	

connectivity throughout the town and into the near countryside	walkers, cyclists, horse-riders & others including crossings <ul style="list-style-type: none"> <li>• Designation of footpaths, bridleways, trails, quiet lanes and green corridors</li> <li>• Protecting and enhancing designated trails (Caradon Trail) and supporting creation of new ones (Round Liskeard Trail, Looe Valley Trail), as part of leisure and sustainable transport strategies</li> </ul>	

Leisure:

Objective	Achieved by	Policy
6. Support the enhancement of community leisure facilities in and around the town	<ul style="list-style-type: none"> <li>• protection of existing sites, and allocation of land for additional ones</li> <li>• developing Cattle market hub 'the Shed' as part of overall redevelopment of site<sup>\$</sup></li> <li>• enhancing orchards and allotments</li> <li>• supporting indoor soft play/bowling</li> <li>• supporting live music in Westbourne Gardens</li> </ul>	
7. encourage greater access to sports facilities	<ul style="list-style-type: none"> <li>• encourage multi-functional use of existing pitches/spaces and developer led provision of additional space (e.g. Roundbury)</li> </ul>	
8. Promote Liskeard as a destination for locals and visitors to support the local economy and increase footfall	<ul style="list-style-type: none"> <li>• well-publicised walks &amp; trails as well as marketing formal leisure facilities</li> <li>• promoting designated trails (Caradon Trail linked to the World Heritage Site)</li> <li>• creating new trails (round Liskeard Trail, Looe to Liskeard Trail)</li> </ul>	

\* Sungirt woodlands, Lanchard woods, Catchfrench Crescent woods

\*\* see Fig 16, p 19

\*\*\* Castle Park, Thorn Park, Rapsons Field

<sup>\$</sup> Cattle Market Project

**Cross-cutting themes:** two areas emerged from the Working Group's, which impacted on more than one groups objectives, so sub-groups met to link ideas together:



## **Cattle Market:**

- Liskeard Cattle Market has for generations been at the core of the economy and society of the Market town of Liskeard and its surrounding rural hinterland and is therefore fundamental to the identity of the town, and considered to be a precious asset by the community
- The Neighbourhood Plan aims to take the town forward as a 'modern market town' and as the service centre for a broad hinterland. The Cattle Market site is key to achieving this aim and it's redevelopment should replace the wider benefits of the Market's presence which have been lost through its decline and likely closure. The NP Team is keen to work in partnership with CC in bringing an imaginative scheme forward

## **Scope**

- In addition to the requirements of the CC Property Review, the project should consider options that maximise the wider social, economic and environmental benefit for the town as a whole and could include the site owned by Cornwall Council, and adjoining sites such as the auctioneers land to the south-east, and the Liskerrett Centre to the west
- A master-planning approach is preferred, in which options are designed taking into account and responding to the social, economic and environmental context, and deals with services, infrastructure, connectivity, accessibility, scale, materials etc.
- The plans should take into account proposals for the use of other sites being disposed by CC, and any possible interactions

## **Options**

- Land use options that are design-led, with possible mixed-use to varying degrees across the site and should provide:
  - opportunities to maintain pedestrian access across the site;
  - public space for social/ gathering; and
  - Possible mini outdoor markets that could be dual use as parking space .
- Options could include at least:
  - Major Retail led: food-store focus with main store, perhaps up to c.12,500 sq. ft with parking square, peripheral housing, small workshop and or retail units
  - Minor retail led: mix of medium to small retail units as cluster with peripheral workshops and housing.
  - Housing led: mixed housing with balanced affordable proportion and including housing for later living, with peripheral workshops/live-work.
  - Community/ multi-use hub led: potential joint/shared community/public service building with performance/ exhibition/ leisure/conference use with peripheral workshops, micro-retail sheds and housing.
- If the Liskerrett Centre site is included, options would need to provide for the multi-faceted uses delivered from that site, including performance space, children's centre, pre-school and youth services centre, meeting rooms, artists workspace, home business support, IT access and training, and production offices.
- Options for a larger site might also examine the potential of re-routing Varley Lane (north) to enhance traffic and pedestrian safety and accessibility of emergency vehicles to properties fronting Varley Lane (south)

## **Cornwall buildings:**

The sub-group considered Cornwall-owned properties that may be rationalized - Westbourne House, Graylands, Trewithian, and the Library. Their report explored possible re-use as offices, housing, and an innovation hub. In terms of land use, the Housing and Employment groups would be able to consider these issues. They are all subject to the outcome(s) from the Cornwall Property review.

### **Enterprise/innovation Hubs**

Enterprise hubs vary widely in their scale, focus and models, but all have a number of common themes. These are:

- clustering businesses, usually like minded businesses together to enable them to share learning; build partnerships and trade with each other or as consortia
- creating a focal point for others who wish to work with businesses in a sector - an easy route in
- enabling economies of scale where specific facilities or equipment is needed but businesses are too small to afford it on their own
- enabling skills development through shared apprenticeships and interns
- informally and sometimes formally, supporting start ups

The space and facilities required vary enormously, but usually there is a balance to be had between affordable space and a fit for purpose environment for businesses to thrive.

There are various examples of where this is working (including Devonport Guildhall which is managed by RIO [www.devonportguildhall.org](http://www.devonportguildhall.org), the Create Centre in Bristol [www.createbristol.org](http://www.createbristol.org), the LCB Depot in Leicester [www.lcbdepot.co.uk/etc](http://www.lcbdepot.co.uk/etc)).

Extras: subsidiary policies, projects and management tasks

Policy on street lights and flood lights

Policy on green burials/cemeteries

Policy sustainable transport policy

Management: community groups to manage open spaces, incl. grass, paths, seats

**This draft framework for the neighbourhood plan was endorsed at a steering group meeting on Wed 9<sup>th</sup> December 2015, with addition points for future revisions shown : {.....}**