



# DELIVERY PLAN



# DELIVERY PLAN

In order for the vision, objectives and policies of this Plan to be delivered, a range of organisations and groups will need to work in close collaboration, bringing together funding from many sources, in particular from planning obligations (Including Section 106 agreements, Community Infrastructure Levy if it becomes available, and Highways agreements). The Delivery Plan sets out the mechanism for this to happen during the lifetime of this Neighbourhood Plan.

## OBJECTIVE 1

**To deliver this Neighbourhood Development Plan and the community aspirations it embodies by organising resources and making the best use of funding streams through planning obligations, grant aid and public investment.**

## POLICY DP1

### Community Priorities

The use of S106 funding, community infrastructure levy (if available), grant aid, and investment in the town should be directed towards the projects and initiatives detailed in this Neighbourhood Development Plan.

### Reasoned Justification

*To ensure that Liskeard achieves the vision of being a modern Cornish Market Town, that the needs of existing and new population are met, that any adverse impacts of growth and climate change are mitigated against, and that existing infrastructure is maintained at suitable levels to accommodate both the existing and additional populations. The Plan's policies, proposals and projects should be the main recipients of planning gain monies (such as S106 agreements, CIL, and any other such schemes) in the area. The lists below set out the main priority areas for such spending.*

*The NPPF (175) says the Community Infrastructure Levy (CIL) should "place control over a meaningful proportion of the funds raised with the neighbourhoods where development takes place". In areas with approved Neighbourhood Plans, the Government has decided that a minimum of 25% of*



*CIL money should be spent in the local area. The Liskeard Neighbourhood Plan Steering Group strongly supports this principle and urges Cornwall Council to use this Neighbourhood Plan as the basis for allocating CIL and S106 money in the area. If CIL financing becomes available a plan to use the 25% retained locally is necessary to ensure that the funding is used effectively.*

**Comment** Table 1 sets out timescales for each Policy and Proposal. A suggested process for the delivery of Projects is set out in Table 2, which will involve community groups in decisions about the scope, priority and timing of the projects. While the projects do not form part of the policies of the Plan, they play an important and significant part in its delivery.

The recommendations should guide Cornwall Council, developers, and other relevant agencies in how the community wants development to be shaped in the Liskeard area. However, the recommendations should inform Cornwall Council policy - in particular on the spending of Section 106 and Community Infrastructure Levy funds to meet the local community's priorities.

Table 2 should also guide the Town Council in its allocation of resources.

The timescales set out in Table 1 and Table 2 are defined as follows:

- **Immediate** - upon approval of the Neighbourhood Plan
- **Short** - within one year of the approval of the Plan
- **Medium** - between one and five years of the Plan being approved
- **Long** - between five years of the Plan being approved and the end period of the Plan
- **Ongoing** - throughout the lifetime of the Plan

An annual monitoring report will be produced to indicate progress with the plans intentions.

**TABLE 1: POLICIES AND PROPOSALS**

<b>Policy/Proposal</b>	<b>Actions</b>	<b>Timescale</b>	<b>By whom?</b>
<b>NP1</b> Settlement Boundary	Use in planning application assessments to ensure sustainable development is achieved	Immediate and Ongoing	Cornwall Council planners and developers
<b>EM1</b> Employment and Housing Balance	Ensuring larger scale housing contributes to economic development	Immediate and Ongoing	Cornwall Council planners and developers
<b>EM2</b> Employment Land Allocation	Promoting development of employment sites	Immediate and Ongoing	Cornwall Council planners, economic development bodies, Liskeard Town Council
<b>EM3</b> Employment Land Allocation Outside Designated Area	Promoting development of employment sites	Short/Medium	Cornwall Council planners, economic development bodies, Menheniot Parish Council
<b>EM4</b> Safeguarding Existing Employment Land	Ensuring inappropriate developments that detract from employment provision on the identified sites are resisted.	Immediate and Ongoing	Cornwall Council planners
<b>EM5</b> Home Based Enterprise	Encouraging appropriate home based enterprises and their growth	Immediate and Ongoing	Cornwall Council, Liskeard Town Council
<b>EM6</b> Innovation/Business Support Hub	Identifying potential sites and opportunities	Medium	Cornwall Council, Liskeard Town Council, economic development bodies
<b>EM7</b> Redevelopment and Enhancement of Existing Employment Sites	Encouraging and facilitating improvements	Immediate and Ongoing	Cornwall Council, Liskeard Town Council, economic development bodies
<b>EM8</b> Rural Workshop Development	Permitting appropriate development of employment sites	Immediate and Ongoing	Cornwall Council, Liskeard Town Council, economic development bodies
<b>H1</b> Meeting the Housing Requirements of the Cornwall Local Plan	Monitoring and reviewing Liskeard NDP as necessary to ensure housing delivery	Ongoing and Long	Liskeard Town Council, Cornwall Council
<b>H2</b> Brownfield Land First	Promoting urban capacity sites. Monitoring and reviewing position as necessary to ensure delivery	Ongoing and Long	Liskeard Town Council, Cornwall Council and Developers
<b>H3</b> Employment and Housing Balance	Ensuring larger scale housing contributes to economic development	Immediate and Ongoing	Cornwall Council planners and developers. Economic development bodies
<b>H4</b> Allocation to Meet Current Target	Liaison with developers to ensure site is delivered and incorporates appropriate requirements	Immediate and Medium	Cornwall Council planners developers and Liskeard Town Council
<b>H5</b> Ensuring Housing Delivery to Meet the Target Up to 2030	Monitoring of rolling housing trajectory against delivery and application of additional site criteria if necessary	Short and Ongoing	Cornwall Council planners and Liskeard Town Council

<b>Policy/Proposal</b>	<b>Actions</b>	<b>Timescale</b>	<b>By whom?</b>
<b>H6</b> Agricultural and Specialist-Need Dwellings	Identifying opportunities for special need dwellings	Ongoing	Liskeard Town Council
<b>H7</b> Infrastructure	Ensuring that developments make contributions to mitigate impacts or support and expand local infrastructure	Ongoing	Cornwall Council Planners and Liskeard Town Council
<b>H8</b> Redressing the Imbalance in Housing Tenure, Size and Mix	Monitoring change in housing tenure, size and mix	Ongoing	Cornwall Council Planners developers and Liskeard Town Council
<b>H9</b> Supporting the Town Centre	Encouraging mix-use developments within or on edge of town centre boundary	Ongoing	Cornwall Council Planners developers and Liskeard Town Council
<b>H10</b> General Design Principles	Ensuring high quality design in all housing development	Ongoing and Long	Cornwall Council Planners and developers
<b>TC1</b> New Large Scale Retail Development	Monitoring provision against Cornwall Local Plan Capacity Indicators	Ongoing	Cornwall Council Planners and Liskeard Town Council
<b>TC2</b> Impact Assessment of Retail Developments	Ensuring that impact assessments for developments of 200 Sqm or above are required	Ongoing	Cornwall Council Planners
<b>TC3</b> Development in The Town Centre Generally <b>TC8</b> Design of New Development in The Town Centre and Liskeard Conservation Area <b>TC9</b> Shopfront and Other Commercial Signage in The Town Centre and Liskeard Conservation Area <b>TC10</b> Shop Fronts in The Town Centre and Liskeard Conservation Area	Ensuring high quality design in all town centre development Links to Project TC2 & 4	Ongoing	Cornwall Council Planners and Historic Liskeard Project with support of Liskeard Town Council
<b>TC4</b> Liskeard Cattle Market	Continue participation in Cornwall Council Cattle Market Working Group and inclusion of updates in Liskeard Neighbourhood Development Plan as required. Link to Project TC1	Short and Medium	Cornwall Council, Liskeard Town Council and developers
<b>TC5</b> Development in The Town Centre Primary Shopping Area and Upper Floors In Primary Retail Frontage <b>POLICY TC6</b> Development in The Primary Retail Frontages	Implement and adjust in accordance with changes to Use Classes Order	Ongoing	Cornwall Council planners
<b>TC7</b> Liskeard Town Centre Integrated Wi-Fi & Web Presence Strategy	Link to Project TC5	Short and Medium	CoC, Traders etc with support of Liskeard Town Council
<b>TC11</b> Local Listing of Buildings of Significance in The Town Centre and Liskeard Conservation Area <b>TC12</b> Retention and Enhancement of Heritage Assets	Links to Project TC4	Ongoing	Historic Liskeard Project, with support of Liskeard Town Council
<b>TC13</b> Maintenance and Improvement of Buildings and Public Realm in The Town Centre	Ensure that design principles are taken into account in planning application assessment and guide work that does not require planning permissions	Ongoing	Cornwall Council, Historic Liskeard Project, with support of Liskeard Town Council
<b>OSL1</b> Green Spaces <b>OSL2</b> Conservation, Enhancement and Creation of Local Green Spaces	Implementation	Ongoing	Cornwall Council, Liskeard Town Council

<b>Policy/Proposal</b>	<b>Actions</b>	<b>Timescale</b>	<b>By whom?</b>
<b>OSL3</b> Play Provision in Neighbourhood Areas <b>OSL5</b> Open Space and Developer Contributions <b>OSL6</b> Meeting the Communities Need for Sports and Leisure <b>OSL7</b> Provision of Orchards and Allotments	Ensure provision where allocated or off-site contributions towards provision is included in S106 agreements Link to OS&L Projects 1 and 2, and Project TC3	Immediate and ongoing	Cornwall Council in consultation with Liskeard Town Council
<b>OSL4</b> Public Realm Access and Circulation Improvements	Ensure policy is reflected in future CC programmes and redevelopment/improvement programmes	Immediate and ongoing	Cornwall Council, Network Rail, bus operators etc in consultation with Liskeard Town Council
<b>OSL8</b> Routes and Settings of Caradon Trail, Etc <b>OSL9</b> Dark Sky <b>OSL10</b> Area of Local Landscape and Heritage Value	Implement policies, and carry out re-assessment of AGLV boundaries	Medium	Cornwall Council in consultation with and support of Liskeard TC and other relevant bodies (e.g World Heritage, CPRE, Natural England)
<b>OSL11A</b> Pedestrian, Equestrian and Cycle Links And Corridors <b>OSL11B</b> Protection of Pedestrian, Equestrian and Cycle Links and Corridors	Ensure provision or off-site contributions towards provision is included in S106 agreements	Immediate and ongoing	Cornwall Council in consultation with Liskeard Town Council and other relevant bodies (e.g. Sustrans CTC, riding groups)
<b>OSL12</b> Protection of Existing Cultural, Community, Arts, Recreational and Sports & Leisure Facilities	Implementation of policy. Monitor proposals and make representations as required	Immediate and ongoing	Cornwall Council Liskeard Town Council and other relevant bodies
<b>OSL13</b> Provision of Additional Cultural, Community, Arts, Recreational and Sports and Leisure Facilities	Implementation/promotion of policy and ensuring high quality design principles are taken into account with all planning	Immediate and ongoing	Cornwall Council, Historic Liskeard Project, CoC, Traders etc with support of Liskeard Town Council
<b>SUS1</b> Sustainable Development Standards	Ensuring high quality sustainable design in all development	Immediate and ongoing	Cornwall Council, developers & Liskeard TC
<b>SUS2</b> Improved Communications	Encourage engagement by businesses located in the Town Centre	Medium	CoC, Traders etc with support of Liskeard Town Council

**TABLE 2: PROJECTS**

<b>Project</b>	<b>Actions</b>	<b>Timescale</b>	<b>By whom?</b>
<b>Employment Project 1</b> - to create an innovation/business support hub	Establishment of an innovation/business support hub to serve the town/CNA, through a shared project initiative to bring together and manage the necessary provision Links with Policy EM6 and Employment Project 2	Medium	Facilitated by the town council, but must be led by business community
<b>Employment Project 2</b> - to develop a training and skills centre	Establishment of a training and development hub to serve the town/CNA, through a shared project initiative to bring together and manage the necessary provision Links with Policy EM6	Medium	Facilitated by the town council, but must be led by business community - possibly linked with community college and commercial employers, or other organisations
<b>Employment Project 3</b> - to maximise the benefit of super-fast broadband and introduce 'gigabyte' broadband	Will be supported in connection with the innovation hub concept	Short and Medium	Facilitated by the town council, but must be led by business community
<b>Town Centre Project 1</b> - Liskeard Cattle Market Working Group	Neighbourhood Plan Steering Group and Town Council membership of Cornwall Council led working group	Short	Led by Cornwall Council with support of Liskeard Town Council

<b>Project</b>	<b>Actions</b>	<b>Timescale</b>	<b>By whom?</b>
<b>Town Centre Project 2 -</b> Liskeard Shopfront Improvement Scheme	A scheme to provide guidance (and funding) to encourage the repair and reinstatement of historic shopfronts including a subtler and traditional approach to shop signs and window advertisements in order to heighten the impact and quality of the surviving historic shop fronts.	Medium	Facilitated by the town council, but must be led by business community
<b>Town Centre Project 3 -</b> Castle Park Improvement Scheme	Improve a valuable public and historic resource, providing improved leisure and historic resource interpretation to support the Town Centre	Medium	Community led
<b>Town Centre Project 4 -</b> Historic Liskeard Project	To provide guidance and signpost funding to aid the proper repair and management of the Town's important buildings, including greater public access and interpretation, and including reinstatement of key features such as the railings in front of the Victorian terraces.	Medium, Ongoing	Facilitated by Town Council but community/business community led
<b>Town Centre Project 5 -</b> Liskeard Town Centre Integrated Wifi & Web Presence Strategy	To create a public WiFi service and enhanced web presence to assist the town centre offer keep up with its rivals, giving the opportunity to generate revenue, attract more visitors, keep visitors for longer periods, and maintain a competitive edge. Links with Employment Project 3.	Medium, Ongoing	Facilitated by Town Council, but must be led by business community
<b>Open Space &amp; Leisure Project 1 -</b> Parks and Open Space Management Refresh	Set up a town-wide initiative and strategy with action plan to support the positive and progressive management of parks and green spaces around the town based on simple objectives for open space types and new partnerships. As part of this strategy, review how the local authorities can work with community groups to utilise funding to create facilities (podium, utilities etc) for eg 'Party n the Park' events/live music in Westbourne Gardens, Castle Park and Sungirt Woods	Medium	Led by Town Council with community support
<b>Open Space &amp; Leisure Project 2 -</b> Town Council Open Space Audit review	Review the 2014 Town Council Open Space Audit & Policy 2014 to identify specific design and management proposals for each park and green space, as listed in Policy OSL1 Set out a spatial strategy for the enhancement of their relationship to the wider, landscape and heritage and ensuring access connections in this plan are accounted for. Include a landscape and heritage assessment study of the rural hinterland. Liskeard Open Space and Leisure strategy, 2016	Immediate	Led by Town Council with community support in partnership with other stakeholders
<b>Open Space &amp; Leisure Project 3 -</b> Walking, Equestrian and Cycling Local Infrastructure Plan for Liskeard	To prepare a Walking, Equestrian and Cycling Local Infrastructure Plan for Liskeard in collaboration with the highway authority, including: <ul style="list-style-type: none"> <li>• Quiet lanes – designation and traffic calming</li> <li>• Caradon Trail</li> <li>• Round Liskeard Trail</li> <li>• Connecting the Caradon Trail and new Round Liskeard Trail to a new Looe Valley Canal cycle trail</li> <li>• Green Avenues</li> <li>• Pedestrian improvements to busy streets</li> <li>• link housing settlements with facilities and essential services, including a hopper bus service.</li> </ul>	Short/Medium	Partner with Cornwall Council, Sustrans, Ramblers Association, East Cornwall Riding Club (and other relevant bodies such as Living Streets, Walkers are Welcome, Cornwall Cycle Club etc) plus community support
<b>Open Space &amp; Leisure Project 4 -</b> WHS and Heritage Trail setting map	Map the buffer zone of the WHS Liskeard Caradon Rail track and of the green corridors along the designated heritage Caradon Trail. This will define the heritage setting of these assets	Short	Neighbourhood Plan Team, Liskeard TC and community support inc heritage groups
<b>Open Space &amp; Leisure Project 5 -</b> Allotment and community orchard plan	Enhance community orchards and allotments at Pengover Road, Trevecca Cottages, and Dungarth Road. Create community orchards and allotments at Bovey Lane (Maudlin Farm)/Carthew Close, Charter Way and Culverland Road Identify sites for community orchards in the south (Lamellion) and west of the town	Medium	Led by Town Council with community support in partnership with other stakeholders
<b>Open Space &amp; Leisure Project 6 -</b> WHS interpretation and local marketing	Prepare and implement an interpretation strategy to market, educate and raise awareness of the World Heritage Site and related to the heritage assets of the town and surrounding countryside. Link this to direction signing and information regarding sustainable movement routes for residents and visitors in order to enhance knowledge and appreciation of the locality and support the local economy	Medium	Facilitated by Town Council but led by community/NP team in partnership with other stakeholders (inc business links)



Policy/Proposal	Actions	Timescale	By whom?
<b>Open Space &amp; Leisure Project 7 -</b> Roundbury Park development brief	Prepare a development brief, design and procurement strategy and outline management plan for Roundbury Park	Short/Medium	Led by Town Council, in partnership with Cornwall Council and other stakeholders
<b>Open Space &amp; Leisure Project 8 -</b> Liskeard Street Design Guide	Develop a simple design guide/strategy plan for town centre street design and asset management in order to conserve the traditional character of our street elements whilst enhancing pedestrian, and cycle access that assists the viability and vitality of the town.	Medium	In partnership with Cornwall Council Highways and their contractors /consultants
<b>Sustainability Project 1 -</b> Community energy Scheme	Community energy scheme – encouraging developers to enable purchasers of new estate properties to benefit from renewable energy through bulk buying and installation of solar PV or thermal equipment on appropriately oriented houses	Medium	Community led with facilitation by Town Council
<b>Sustainability Project 2 -</b> Community energy Scheme	Community funded energy scheme: promote energy conservation and carbon reduction by facilitating community-led and funded renewable energy projects (e.g. through under-righting of grant applications)	Medium	Community led with facilitation by Town Council

### Clarity of Planning Obligations

One of the key aims of this Plan is to ensure that development brings clear benefits. Sometimes S106 negotiations between Cornwall Council and developers appear to be opaque and not to be particularly tuned to local needs, leading community dissatisfaction and loss of credibility in the planning system.

In order to overcome this problematic issue, this Plan recommends a more open, transparent and accountable process for allocating the funds payable to the community from new developments in the Area.

Cornwall Council are requested to consult with the Town Council, local residents and groups on the content of any draft planning agreement as follows:

- When available, draft agreements should be published with all relevant planning applications.
- The final text of an agreement should be published on the Cornwall Council website as soon as possible after approval is given to an application. This should include a clear breakdown of which payments will be made to whom and at what time.
- Cornwall Council should provide updates when money is spent and on what it has been spent.

## GLOSSARY

### WHAT THE JARGON WORDS MEAN

#### Community Plan

Community plans are produced through collaboration between local residents and representatives of public, voluntary and private sector organisations and businesses. Community plans seek to influence and inform public bodies, organisations and other service providers about the priorities for people in the plan area.

#### Cornwall Local Plan

A plan setting out the spatial vision and strategic objectives of the planning framework for Cornwall. Our Neighbourhood Plan must conform to the strategic principles and policies of the Local Plan.

#### Habitats Regulation Assessment

This is a requirement for plans that are likely to lead to significant effects on European sites of nature conservation importance.

#### Homeworking

This is defined as a householder and one or two other people working in a way which does not intrude on neighbouring properties adversely, for instance by increasing traffic, receiving large vehicles, generating noise or odours, or by working anti-social hours.

### **Local Planning Authority**

A local planning authority is the local authority or council that is empowered by law to exercise statutory town planning functions for a particular area of the United Kingdom

### **Localism Act**

The Localism Act 2011 includes five key measures that underpin the government's approach to decentralisation.

- Community rights
- Neighbourhood planning
- Housing
- General power of competence
- Empowering cities and other local areas

### **National Planning Policy Framework (NPPF)**

The NPPF sets out the planning policies for England. This was a key part of the reforms to make the planning system less complex and more accessible, and to promote sustainable growth. The Framework sets out planning policies for England and how they are expected to be applied. It provides guidance for local planning authorities and decision-takers, both in drawing up plans and making decisions about planning applications.

### **Neighbourhood area**

A neighbourhood area has to be formally designated for a neighbourhood plan or order to be produced

### **Neighbourhood Plans**

New type of plans introduced by the Localism Act. They will be prepared by town/parish councils, or constituted Neighbourhood Forums, and develop detailed planning policies for a town/parish (or part of them) in general conformity with the council's Local Plan or LDF.

### **Planning Advisory Service**

The Planning Advisory Service helps councils provide faster, fairer, more efficient and better quality planning services. See [www.pas.gov.uk](http://www.pas.gov.uk)

### **Qualifying Body**

This can be described as: a parish council, organisation or body designated as a neighbourhood forum, authorised to act in relation to a neighbourhood area for the purposes of a neighbourhood development plan

### **Statement of Community Involvement**

A document setting out how the public have been involved at every stage in the production of the Local Plan, Neighbourhood Plan, or major Planning application.

### **Statutory Consultees**

Statutory consultees for the purposes of neighbourhood planning are defined within the Neighbourhood Planning (General) Regulations

### **Steering Group**

A steering group is a committee of individuals made up of community representatives who will drive forward the neighbourhood planning project on behalf of the town or parish council.

### **Strategic Environmental Assessment**

An assessment of certain plans and policies on the environment.

### **Sustainability Appraisal**

An appraisal of the impacts of policies and proposals on economic, social and environmental issues. This can also be a useful tool to assist selecting suitable sites for development.

### **Sustainability Appraisal (including Environmental Appraisal)**

An appraisal of the economic, environmental and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development. (Environmental appraisal covers only environmental impacts)

### **Town and Country Planning Act 1990**

The Town and Country Planning Act 1990 is an act of the British Parliament regulating the development of land in England and Wales.

