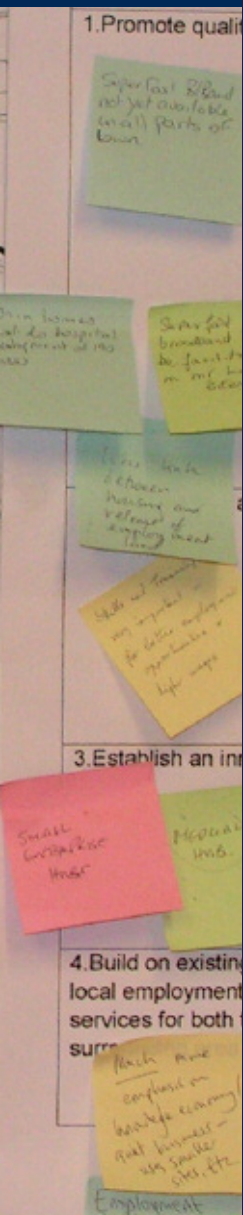




LISKEARD 2030

LISKEARD NEIGHBOURHOOD DEVELOPMENT PLAN

November 2016





IMPORTANT NOTICE

This is the 'pre-submission' draft of the Liskeard Development Neighbourhood Plan. ***Please let us have your views on the Neighbourhood Plan***, highlighting anything in the Plan that you think needs to be changed or which you support..

Forms to make your comments on are available on the website (www.planliskeard.co.uk) or from locations where this Plan is on deposit. Liskeard Town Council Offices, Library and Luxstowe One Stop Shop.

Next Steps after this Consultation: Any feedback received on this Consultation Draft Neighbourhood Development Plan will be carefully considered. Changes will be incorporated if required before it is formally submitted to Cornwall Council, the local planning authority. The Plan will then begin to influence how future planning applications in the Plan area are considered.

Further consultations will be held, and if Cornwall Council assess the Plan as being in compliance with the laws and regulations governing Neighbourhood Plan making, it will arrange for the Plan to be assessed by an Independent Examiner. The Independent Examiner will then recommend whether the Plan can go to a community referendum. At the referendum all registered electors in Liskeard, plus any in adjoining areas who are significantly affected by the Plan, will be entitled to vote for or against the Plan.

If the Neighbourhood Development Plan is supported in the referendum, Cornwall Council will formally 'make' (or adopt) the Plan. This will give it legal recognition as part of the statutory local development plan for the area. This means it must be taken into account when planning decisions are made by Cornwall Council, Planning Inspectors, and the Secretary of State.

Important Note about Cornwall Council Local Plan. As a result of the gradual emergence of the Cornwall Local Plan the targets for both housing and employment land affecting Liskeard have altered several times. This pre-submission draft Neighbourhood Plan uses the target figures given in the Local Plan October 2016 Combined Version.

FOREWORD

THIS IS OUR NEIGHBOURHOOD DEVELOPMENT PLAN FOR LISKEARD.

It sets out our ambition, the priorities for change and the approach that will guide Planning decisions in Liskeard. It represents a shared agenda developed by the public and private sectors.

The plan has been developed under the leadership of the Liskeard Neighbourhood Plan Steering Group, a community-based group commissioned and supported by Liskeard Town Council, the formal Qualifying Body for neighbourhood planning in the area.

Right from the start, the Liskeard Neighbourhood Development Plan has been created in a way that recognizes the fundamental principle that growth is part of sustainable development and that it must address the key concerns of:

- Achieving a sustainable economy
- Living within our environmental limits
- Ensuring a strong, healthy and just society

The Liskeard Neighbourhood Development Plan focuses on the key planning issues facing Liskeard, setting out both the short term and longer term priorities for action to enable sustainable growth and increase prosperity. It aims to encourage and develop inclusive local partnership working around those priorities and to be a plan of action. It is also aimed at attracting public and private sector investment, and will form the land use policy basis of comprehensive funding bids to grant aiding bodies.

The priorities we have agreed focus around the concept of Liskeard as a thriving, modern market town acting as the sustainable social and economic heart of the wider community of South East Cornwall.

Foreward from the Mayor of Liskeard:

I would like to thank and congratulate all those who have committed their time and expertise in bringing this plan forward. We are indebted to the volunteers, who are all residents from within our community, for their hard work in delivering a workable document that will provide a sound framework for the continuing development of Liskeard.

The public engagements have definitely got people talking together and have already indicated, and in some cases instigated, ideas and projects that I hope can be built on in the future for the good of our town and the next generation.

and from the Neighbourhood Plan Team Chair:

I would really like to thank everybody who has given so much of their time as volunteers to help this plan stay on track and reach a successful conclusion. I hope all members of our community feel it will keep Liskeard heading in a positive direction up to 2030 and beyond.



KEY INFORMATION

Point of Contact

Town Clerk, Liskeard Town Council,
3-5 West Street, Liskeard, Cornwall, PL14 6BW
Tel: 01579 345407

Steering Group and Working Group Membership

Name	Status/Representing
Steering Group	
Steve Besford-Foster	Community Volunteer
Rachel Brooks	Liskeard Town Council
Jeff Butel	Community Volunteer
Lynne Butel	Community Volunteer
Sally Hawken	Liskeard Town Council
John Hesketh	Community Volunteer
Roger Holmes	Liskeard Town Council
David Orr	Community Volunteer
Jane Pascoe	Liskeard Town Council
Susan Pike	Liskeard Town Council
James Shrubsole	Liskeard Town Council
Lorna Shrubsole	Liskeard Town Council
Sue Shand	Community Volunteer
Stephen Vinson	Liskeard Town Clerk

Working Group Volunteers

Funmi Ahmed	Community Volunteer
Tristram Besterman	Community Volunteer
Steve Clark	Community Volunteer
Jenny Foster	Community Volunteer
Alan Groves	Community Volunteer
Julie Groves	Community Volunteer
Malcolm Halloway	Community Volunteer
Bruce Hawken	Community Volunteer
Denise Larner	Community Volunteer
Lizzie Lay	Community Volunteer
Wendy Lindesay	Community Volunteer
Ray Meadows	Community Volunteer
James Moon	Community Volunteer
Malcolm Mort	Community Volunteer
Peter Murnaghan	Community Volunteer
Mary Westlake	Community Volunteer
Jasmine Williams	Community Volunteer



Supporting Documentation

All the supporting evidence and documentation backing this Neighbourhood Plan, including the Working Group Reports and many of the background studies referred to, are available via the Liskeard Neighbourhood Plan website at **www.planliskeard.co.uk** in the form of Portable Document Format (.pdf) files. These can be opened for reading and printing using standard pdf compatible applications such as Adobe Acrobat Reader DC and SumatraPDF, or the built-in readers in Chrome and Windows 10.

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LISKEARD 2030

LISKEARD NEIGHBOURHOOD DEVELOPMENT PLAN INTRODUCTION

The Liskeard Neighbourhood Plan is being prepared in accordance with the Neighbourhood Planning Regulations 2012, the Localism Act 2011, the Planning & Compulsory Purchase Act 2004, the European Directive 2001/42 on Strategic Environmental Assessment and the EU Directive 92/43 on Habitats Regulations Assessment.

The National Planning Policy Guidance says that *'Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings they want to see go ahead. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.'*

The Role of Neighbourhood Plans

The National Planning Policy Framework says that:

- Neighbourhoods should develop plans that support the strategic development needs set out in Local Plan (NPPF para. 16)
- Policies in neighbourhood plans can be used to determine decisions on planning applications. (NPPF para. 183)
- Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan...
- Neighbourhood plans... should not promote less development than set out in the Local Plan or undermine its strategic policies. (para. 184)



SUSTAINABILITY PRINCIPLES SET OUT IN NATIONAL PLANNING POLICY FRAMEWORK

- Building a strong, competitive economy
- Ensuring the vitality of town centres
- Supporting a prosperous rural economy
- Promoting sustainable transport
- Supporting high quality communications infrastructure
- Delivering a wide choice of high quality homes
- Requiring good design
- Promoting healthy communities
- Meeting the challenge of climate change, flooding and coastal change
- Conserving and enhancing the natural environment
- Conserving and enhancing the historic environment

Sustainable Development

The NPPF includes a 'presumption in favour of sustainable development' which is often misunderstood and controversial. For our Neighbourhood Development Plan it means that it must support the principles of sustainable development and the strategic development needs set out in the Cornwall Local Plan, including policies for housing and economic development, but can also plan positively to support local development, shaping and directing development in our area that is outside the strategic elements of the Local Plan (NPPF Para 16). This gives us the opportunity to give a local dimension to the presumption in favour, which may help to improve understanding and reduce controversy.

The National Planning Policy Framework notes that there are three elements to sustainable development; economic, social and environmental, and as such the planning system (of which this Neighbourhood Plan will be part), needs to perform three roles:

- **an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- **a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present

and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being.

- **an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

The NPPF says that to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system.

A Community Led Plan

A fourth element of sustainable development not explicitly identified in the NPPF is that of 'promoting good governance' which in our terms can be achieved by ensuring that all our community's creativity, energy and diversity is involved in creating the Neighbourhood Plan. From the outset our Engagement and Consultation Strategy recognised that for the Neighbourhood Plan to reach its full potential as part of the statutory planning framework, and have real local credibility, it must be prepared by the community that lives in, works in and uses the Neighbourhood, i.e. the people of Liskeard. An engagement strategy was prepared in 2014 to help achieve this.

WHERE DO NEIGHBOURHOOD PLANS FIT IN THE PLANNING SYSTEM?

NATIONAL PLANNING POLICY FRAMEWORK

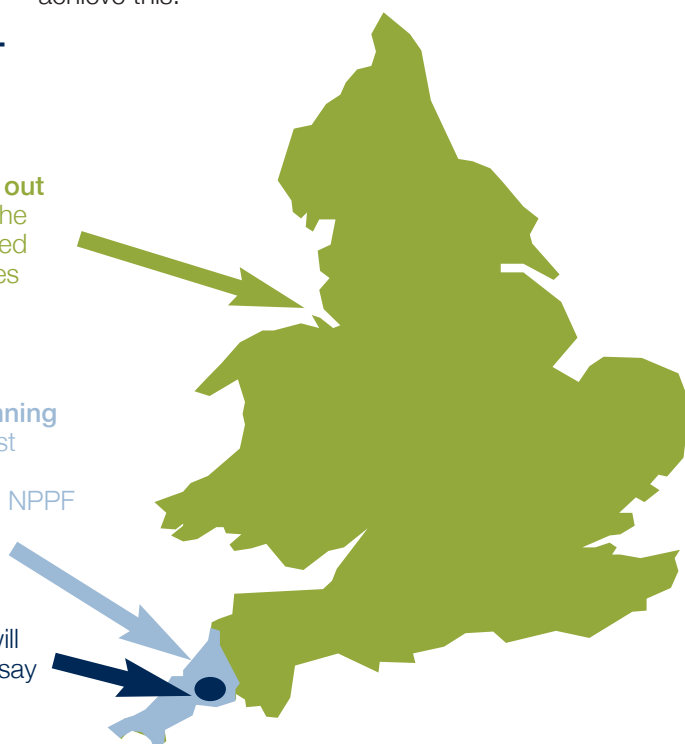
The Government's planning policy for England is set out in the **National Planning Policy Framework (NPPF)**. The focus of this policy is to ensure that development is carried out in a way that makes a positive contribution to our lives but also leaves a lasting legacy for our children.

CORNWALL LOCAL PLAN

Cornwall Council holds responsibility for setting planning policy in the **Cornwall Local Plan** and determining most planning applications. A Neighbourhood Plan must be in compliance with both the strategic policies set out in the NPPF and the policies of the Cornwall Local Plan.

NEIGHBOURHOOD PLAN

Neighbourhood plans are led by local councils and will enable local residents and businesses to have a greater say in the planning and development in their Town.



The engagement strategy recognised the difference between community engagement and participation (involving people in writing the Plan), and simple consultation (asking people for their views). The intention was to encourage an active dialogue with the community during the engagement stages, using a mix of approaches to ensure that community understanding of issues was promoted, opinions and ideas were recorded effectively, and feedback to the community was ensured.

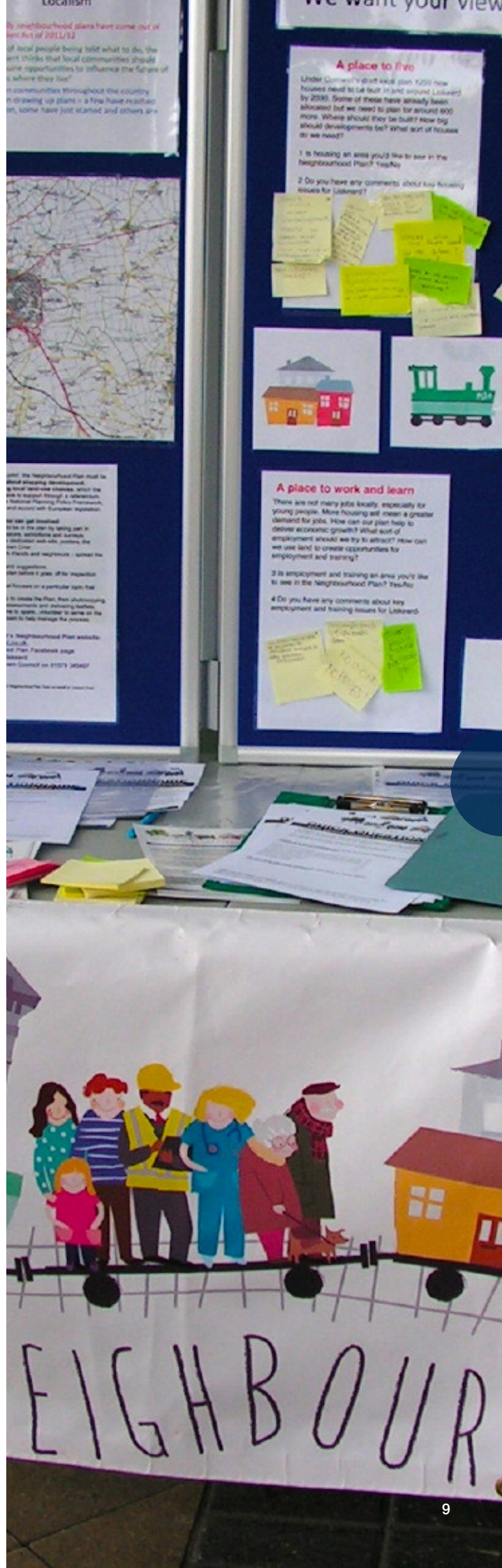
Throughout the process effort was made to raise community understanding of the role, value and limitations of the Neighbourhood Plan. Key themes in the strategy were:

- To raise awareness that some hard choices face the town, and that these are best made locally through a Neighbourhood Plan process that brings people together around a common set of aims and builds consensus,
- To dispel cynicism about planning and local government whilst maintaining a sensible level of expectation.
- To explain what can and can't be achieved in a Neighbourhood Development Plan.

The key stages are:

- Awareness raising of the purpose and value of the NDP process, how it works, what can or cannot be done through the process, and how to become involved,
- Learning what were the most important issues for our community, and what solutions were thought to be most appropriate
- Community engagement in the detailed analysis of local issues, creating the vision, and scoping of the NDP objectives and themes
- Community engagement in the development of the policy and proposal options to be considered
- Awareness raising in advance of the formal consultation stages.
- Formal consultation on the draft plan.
- Promotion of the final plan and awareness raising for the local referendum.

This is being achieved through a mix of travelling roadshows, drop in sessions, publications, media attention, use of social media technology, and the involvement of community volunteers in the Steering group and Working Groups.



The key events have been:

- Drop-in Session at the Public Hall
- Travelling Roadshow visiting many community events and venues in adjoining Parishes
- Road-show at Liskeard Agricultural Show
- Road-show at Morrisons Supermarket
- Stakeholder engagement sessions
- Engaging with people by visiting specialist groups e.g. old peoples homes, mother & toddler groups, churches, rotary club, and others

The community-based Working Groups were set up to investigate, analyse and report on various themes that emerged from the community engagement carried out in 2014. They were:

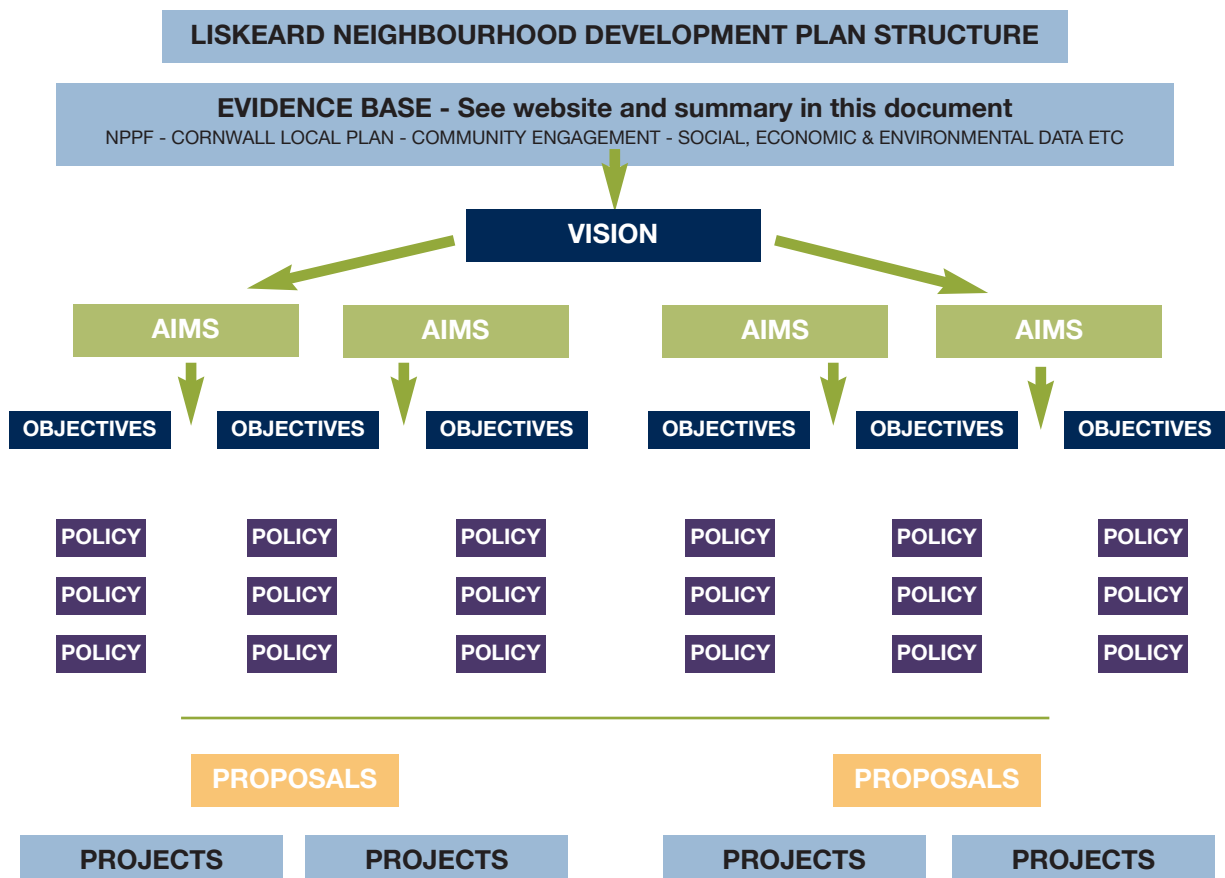
- 'A place to work and learn' (Employment Group)
- 'A place to live' (Housing Group)
- 'A place to meet, shop and do business' (Town Centre Group)
- 'A place to relax and enjoy' (Open Spaces and Leisure Group)

A fifth theme 'A Place with a Sustainable Future' has been treated as a cross-cutting issue for all Working groups to consider.

Each group worked to a brief, and produced a report of findings, all of which can be found on the Neighbourhood Plan website.

How this Plan is Organised

The Plan first gives information as to what neighbourhood plans are and how the Liskeard Neighbourhood Plan has been prepared. It then briefly describes the town and country planning context within which the Plan must function, followed by a summary profile of Liskeard and its community. The overarching vision and aims of the Plan are stated and then it is divided into sections that are framed around the key themes set out above. Each section identifies objectives defining the actions necessary to deliver the aims of the Plan, followed by policies which are intended to deliver the objectives, each with a reasoned justification and reference to evidence that supports it, followed by notes on how the policy may be interpreted. Each section also includes Proposals and Projects, which do not have the status of formal planning policies, but indicate other actions which will help the delivery of the Plan's vision.



THE PLAN PREPARATION PROCESS

The Stages Involved

Neighbourhood Plan preparation involves a procedure set by laws and regulations set up under the Localism Act 2011 designed to ensure that everyone gets the opportunity to have a say in what the finished plan contains. The key stages are:

1. Designating the Neighbourhood Area
2. Preparing the Plan
3. Independent check
4. Community Referendum
5. Making the Plan

The Designated Area

The Liskeard Neighbourhood Plan area was designated in accordance with the Neighbourhood Planning (General) Regulations 2012 on the 25th April 2014 and comprises the entire Liskeard Town Council area, and is illustrated on the Plan below.



Preparing the Neighbourhood Plan

At the time the Neighbourhood Plan area was designated, a steering group of Town Councillors and interested community volunteers was formed to manage the process of creating the Plan. In 2014 hundreds of local people took part in a major community engagement period, visiting our 'roadshow' out-and-about, the drop-in session for face-to-face discussion, and taking part in a large community survey. Various service providers and adjoining Parish Councils were also consulted. During 2015 community-based Working Groups looked into the community response, carried out research, consulted stakeholders, and reviewed various options for the future of Liskeard, culminating in a major 'visioning workshop' attended by the Working Groups, Councillors and community volunteers, to bring the work of the Groups together and agree the strategy going forward. In 2016 we refined that work into a series of draft reports full of data, ideas and proposals, which were updated to take account of constantly changing issues, including several alterations in the emerging Cornwall Local Plan.

The Working Groups and Steering Group then carried out sustainability checks and drafted the policy and project ideas that are in this document, the first draft

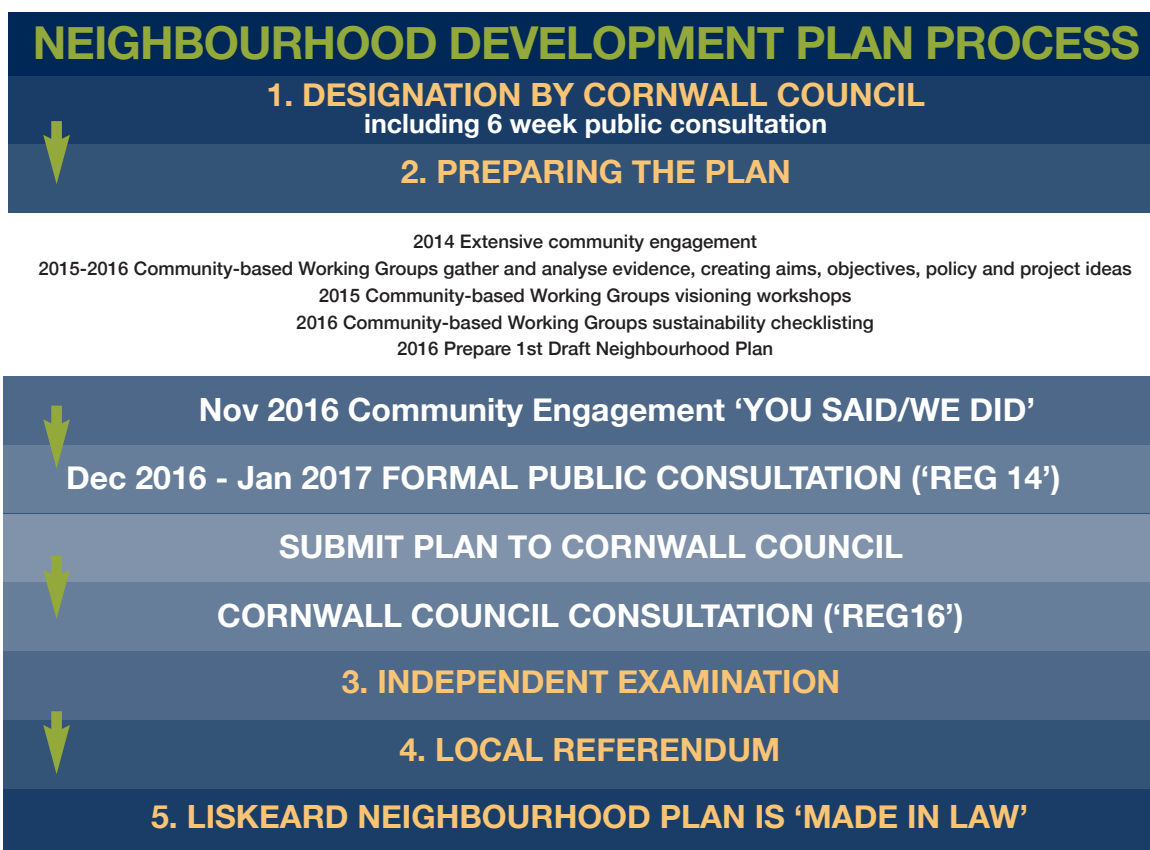


of the Liskeard Neighbourhood Development Plan. **The full reports are available on our website, www.planliskeard.co.uk.**

In October 2016 Liskeard Town Council's Planning Committee noted and commented on the first draft of the full Neighbourhood Plan prior to this consultation period.

Independent check, Community Referendum and Making the Plan

These stages follow in 2017 following submission of the completed draft Neighbourhood Plan to Cornwall Council, which is the official 'Local Planning Authority'



THE PLANNING FRAMEWORK

The National Planning Policy Framework

The NPPF requires that Neighbourhood Development Plans deliver 'sustainable development' and refers to 13 sustainable development objectives, 11 of which are relevant to Liskeard. Twelve principles are given which should underpin plan-making (NPPF 17). These are that planning should:

- 1 '...be genuinely plan-led, empowering local people to shape their surroundings, ...setting out a positive vision for the future of the area...'
- 2 'be a creative exercise in finding ways to enhance and improve the places in which people live their lives;
- 3 proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs...' responding '...positively to wider opportunities for growth' and '...set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities'
- 4 'always seek to secure high quality design and a good standard of amenity'
- 5 recognise '...the intrinsic character and beauty of the countryside and supporting thriving rural communities within it'
- 6 'support the transition to a low carbon future in a changing climate..and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources...'
- 7 'contribute to conserving and enhancing the natural environment and reducing pollution'. 'Allocations of land for development should prefer land of lesser environmental value'
- 8 'encourage the effective use of land by reusing land that has been previously developed (brownfield land)'
- 9 'promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas'
- 10 'conserve heritage assets in a manner appropriate to their significance'
- 11 'actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling'
- 12 '...support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs'.





Cornwall Local Plan

The Cornwall Local Plan interprets the NPPF at a county-wide strategic level, and so is the most important part of the town and country planning context for the Liskeard Neighbourhood Plan. As well as a range of general strategic policies it includes specific reference to Liskeard. It says that 'A classic market town, Liskeard now needs to improve its viability and make the most of redeveloping key town centre sites to strengthen its role as a service centre'. It requires that as the main settlement in the CNA with good employment and transport provision, Liskeard will be a focus for growth for the Community Network Area.

The Cornwall Local Plan notes that 'there is a local aspiration to support higher value business uses in Liskeard. A range of accommodation including open market family housing and intermediate affordable housing is required to balance the housing market in the town. Other challenges include increasing access to cultural and leisure services (including sports pitches). Taking these factors into account, the Plan sets objectives relevant to Liskeard, which the Neighbourhood Plan must deliver and concludes that a comprehensive and coordinated approach will be pursued to the planning and development of Liskeard;

CORNWALL LOCAL PLAN OBJECTIVES FOR LISKEARD

Objective 1 – Economy and Jobs.

Deliver economic growth / employment, providing much needed jobs to counterbalance current and future housing development in and on the edge of Liskeard.

Objective 2 – Sustainable Development.

Improve connectivity within and on the edge of Liskeard to ensure the town functions effectively as a major hub and service centre for the network area; including enhanced public transport provision.

Objective 3 – Liskeard as a Service Centre.

Strengthen Liskeard's role as a service centre and improve town centre viability through regeneration schemes.

Objective 4 – Housing.

Balance the housing stock to provide a range of accommodation, particularly for open market family homes and intermediate affordable housing in Liskeard.

Objective 5 – Leisure Facilities.

Improve and maintain the provision of recreational, cultural and leisure services and facilities in Liskeard with particular focus on delivering sports pitches.

Liskeard Community Strategic Plan

In 2005 to 2008 the Liskeard Town Forum produced a Community Strategic Plan, a copy of which is retained in the evidence base on the Neighbourhood Plan website. This set out a plan for the 25 years from 2008, framed around a vision of the town being 'a flourishing, forward-looking employment and retail centre; that it will be a welcoming community providing high-quality living and amenities for all, a community in which people want to live and work and which non- residents want to visit.'. Numerous proposals and ideas backed this vision, some of which have been achieved, whilst others were never taken forward.

The Community Strategic Plan suffered the disadvantage of being a non-statutory plan, standing outside of the planning system, and it therefore had a low priority when planning decisions were made and investment decisions taken. Also many of its proposals were of a nature that could not be delivered by land use policy. Unfortunately, it could not be simply converted into a Neighbourhood Plan under the Localism act 2011 as much of the evidential research and community engagement work would not be considered as meeting current Neighbourhood Planning standards. However, although 8-10 years have now passed there is still relevant material contained within the report that has provided very useful input into the preparation of the Neighbourhood Plan.



The Town Framework 2012

Between 2010 and 2012, CC undertook work to develop a Town Framework Plan (TFP) for Liskeard. Whilst the TFP was never finalised (due to the development of this NDP), the work that contributed to the draft stages of the TFP formation have been a useful source of statistical and evidential information for the NDP Steering Group and is referred to within the evidence base of the NDP.

Caradon Local Plan

Until the Cornwall Local Plan is formally adopted, the Caradon Local Plan 1st Alteration remains the main source of local planning policy for Liskeard. Some policies within it are to be carried forward into the Cornwall Local Plan on adoption. In preparing the Liskeard Neighbourhood Plan the opportunity has been taken to review Caradon Local Plan policies and several are proposed for inclusion into this Plan where they remain sound and serve a useful function.

Infrastructure – The physical ability of the town to accept growth

When growth is proposed it is often claimed that there are insufficient educational or health services available, or road and drainage capacity, available to support the needs created by the new developments. Therefore, as part of preparing the Neighbourhood Plan the Steering Group have carried out an assessment of the adequacy of existing and proposed infrastructure in the Neighbourhood Plan period up to 2030. (see report in evidence base). The conclusion of this work is that adequate infrastructure to meet the needs of the development proposed in the Cornwall Local Plan and Liskeard Neighbourhood Development Plan either exists already or can be provided through developer contributions and reasonable public/private sector funding. However, the ability to generate developer contributions will depend upon the distribution, size and format of development.

SETTING THE SCENE: A PROFILE OF LISKEARD AND ITS COMMUNITY

The following section gives a brief overview of the evidence base on which the Liskeard Neighbourhood Development Plan is based. The full evidence base is contained on the website, www.planliskeard.co.uk.

Liskeard's Setting

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 a designated Areas of Great Landscape Value and World Heritage railway trackbed site 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).

The Growth of Liskeard

Liskeard is one of the oldest market towns in Cornwall, mentioned in the Domesday Book, and granted a Royal Charter in 1240 and has a long history as the commercial and administrative Centre of south-east Cornwall. During the middle ages this importance was reinforced when Liskeard became a Stannary, or 'coinage' town at the centre of mining administration.

The town has experienced significant growth in phases from the mid 19th Century to today. In the 19th Century, when deep rock mining was at its peak on nearby Bodmin Moor, and the agricultural revolution was transforming farming, the town provided a wide range of commercial and other services for an extensive agricultural and industrial hinterland. This was reflected in the make-up of employment, with the main focus on crafts and trade. The prosperity of this period brought wealth to some, leading to the development of superior housing in the form of the new middle class terraces and villas that still contribute to Liskeard's distinctiveness today. The pressure to house the population influx also led to the hasty building of seriously overcrowded, poorly ventilated and badly maintained 'miner's courts' off the main streets, and over-stretched community services.

Victorian Liskeard's authorities responded by improving the drainage and transport infrastructure, building new facilities, and improving its governance, eventually creating a prosperous and admired market town.

This central role continued right up to the middle of the 20th century, with Market Days and Fairs being major social and business events that brought the community of south east Cornwall together.

With the availability of mass transportation emerging in the 1950's, and the opening of the Tamar Road Bridge in 1961, people were able to source goods, services and jobs more widely, and the town's central role began to decline. Many local people were able to find work in Plymouth, but equally Liskeard became far more attractive as a place to live, leading to rapid population growth (34% from 1961 to 1971, and a further 21% during the 1980s). As with the 1840's boom, this period was associated with over-stretched services and communications. More complications arose as a result of the wider housing market driving up average house prices, and lower local jobs growth. In response further improvements were made to the towns infrastructure, including new distributor roads, new hospital, expanded GP surgery etc.

After a more settled period of lower growth in the early 2000's we now face another growth phase, spurred on by Central Government policy to achieve significantly higher rates of housing provision, resulting in larger targets set in the Cornwall Local Plan. Housing growth in Liskeard between 2010 and 2030 will be at least 1,400 dwellings, leading to a population growth of up to 25%. It is important that this growth should be met in ways that minimizes the problems associated with such boom periods in the past.

Liskeard Today

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).

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.



Employment

Although unemployment in the Liskeard area is slightly below the national average, for those who are in employment and work locally, the average income is considerably lower than both the Cornwall and National figures.

Liskeard's working age population is relatively less well qualified than other areas. Proportionally more have qualifications associated with service jobs (GCSEs at A to C, NVQ2s) and proportionally less have qualifications associated with managerial and professional roles.

The main employment sectors in Liskeard are agriculture, forestry & fishing, construction, and retail, which between them provide nearly half the local jobs. Cornwall Council, Liskeard Community Hospital and the Community College are also significant employers. There is no single large employer based in Liskeard. Small to medium sized employers are accommodated principally in Liskeard's main business estates, at Holman Road, Heathlands, Miller Business Park and Moorswater. There are several small, low quality and under-used employment sites in town which would benefit from regeneration, or possibly change of use.

There is a reasonably high level of commuting out, with nearby Plymouth providing more professional level occupations, to some extent counterbalanced by commuting in from towns and villages in the surrounding area. Travel to work is facilitated by the major road network, including the A38, and regular services East and West from the mainline railway station.

For many years prior to the start of this plan, there has been a lack of new employment spaces other than at a very small scale, and land historically allocated for employment has not come forward. As a result, some employers have moved away in search of larger premises, whilst the mismatch between employment growth and the substantial population growth rates has led to many young people struggling to find work, cyclical unemployment problems have been more difficult, and wage rates are persistently low. The continued growth of housing without matching local jobs growth and new enterprise can only exacerbate this situation, and a strong strategy linking housing provision to employment land provision to redress the balance is needed.

The Cornwall Local Plan sets out key targets for employment floor space for the Liskeard and Looe Community Network Area, to be met within the plan period to 2030.



Town Centre

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 but now has a very uncertain future due to new livestock movement rules and changes in agricultural trading. Cornwall Council is at present reviewing potential future uses, and supporting planning policies are needed to encourage new beneficial use of the site. 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 region's wool industry.

Liskeard town centre serves many more residents than the 9,400 or so that live in the town, having a catchment population of up to 36,000 people who live within reasonable driving distance and are potential customers for its shops and services.

The town centre is highly accessible from most parts of the town, by foot, public transport or by car. However, the topography of the town, with steady inclines to north and south, tends to encourage car use. Liskeard is also highly accessible to the neighbouring settlements by car and about 750 car parking spaces are available. The town is less accessible by public transport: whilst the main bus terminus on Barras Street is in the centre of the core retail area, local bus services focus mainly on nearby towns and the settlements along those routes, but they are limited to neighbouring villages, and some areas are completely devoid of bus services.

Town centre patronage has fallen in recent years: pedestrian counts in Liskeard were around 10,000 in 2001, the average has now dropped to 5,000 to 6,000. This implies that the town has settled to what is now its natural minimal level of footfall in present conditions. Retail growth to 2030 is forecast to be about 1,485sqm of convenience floorspace and 2,536 sqm of comparison floorspace in the Cornwall Local Plan. The Cattle Market site, which may soon be vacated, could provide an excellent location for this growth.

Trago Mills shopping centre, five miles west of the town just off the A38, with a gross floorspace estimated at 23,250 Sqm (250,000 Sq.Ft) and



which in addition to the main store selling comparison goods, accommodates several independent businesses selling convenience goods, provides a considerable competitor for Liskeard Town Centre.

Liskeard's town centre has distinctive architectural and heritage character that makes it an attractive place to visit, and underpins the potential to market the centre as a shopping and tourism destination.

Looking forward, the decline of the cattle market, shopping trends, centralization of local government and national services to other locations, improved accessibility to larger centres, the disconnection of the surrounding rural population from the town, and the impact of internet communications, have seriously eroded Liskeard town centre's traditional role, to the extent that its future prosperity is perceived as being at serious risk.





Housing

Liskeard has experienced significant growth in phases from the mid 19th Century to today.

After a more settled period of lower growth in the early 2000's the town now faces another growth phase. Housing growth in Liskeard between 2010 and 2030 is planned for 1400 dwellings in the Cornwall Local Plan, leading to a population growth of up to 25%. The capacity for housing development within the town boundary and on brownfield land can make a contribution, but is insufficient to meet housing requirements: consequently, extensions beyond the town boundary are necessary.

The 2011 census says there was 4,221 dwellings in Liskeard, and indicates that it is under-represented in Home Ownership but has a higher percentage of Social Rented and Private Rented accommodation

Census data and analysis of data on council tax banding shows that Liskeard's dwelling stock is skewed towards band B properties compared to the rest of the county. Arguably the domination of the housing market with smaller dwellings has implications for the mix and health of the town centre, demands on services, the profile of skills available to inward investment, etc. This would suggest that Liskeard dwelling stock needs to be adjusted to provide a better mix of properties in the higher tax bands to attract and support a more diverse population.

Open Space and Leisure

Currently Liskeard has around 37 ha. In total of open space (excluding civic spaces i.e. hard paved squares). However, around 16 ha of that has limited access to the public or can only be used through private hire leaving only 22 ha of proper publicly accessible open space. This is 3 ha below the level recommended by the Cornwall Council Open Space strategy which requires 39 ha in total. The main shortfall in current open space provision is in just over 1 ha of park and amenity space and in public use outdoor sport, but in the future when the new primary school site on land at Martins Park is taken up, a further 0.95 ha compensatory accessible open space provision elsewhere will be needed.

Being a rural market town, Liskeard has plenty of natural green space nearby, but this largely has poor public access. The recently developed Caradon Trail shows how this issue could be overcome. The provision of allotments is poor, and there are no community orchards.

Liskeard's open spaces score reasonably on maintenance and access (other than for disabled), but are poor in terms of cultural heritage, interpretation and education, or adequate responsiveness to the needs of people in terms of signage, seating, interest, or other elements that would make them attractive. The towns play areas are not well distributed to serve the local neighbourhoods and are fairly basic in terms of equipment. In an age of increasing obesity and mental health problems, this low quality indication suggests our open spaces are failing to provide basic levels of service that might contribute to reducing pressure on other services such as health and education.

Indoor leisure (sports, arts, performance, cinema etc) is mainly provided through Lux Park Leisure Centre, Liskerrett Centre, and the Public Hall, although the latter two cannot offer the latest standards of provision for the performance arts.

Liskeard's Advantages and Challenges

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 as well as the analyses from the community working groups (also echoed by comments in the Community Strategic Plan of 2008) as follows:

ADVANTAGES

- Architectural heritage
- Strong identity
- Community spirit
- Community effort
- Independent shops
- Market town
- Attractive countryside
- Good road/rail links

CHALLENGES

- 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
- Job opportunities for young people are poor



AN OVERVIEW OF COMMUNITY ENGAGEMENT FEEDBACK

Strong support for the concept of creating a Neighbourhood Plan was expressed by the people of Liskeard in the 2014 community engagement activity. Respondents consistently argued that the Neighbourhood Plan should be an opportunity to improve the town, building upon its current strengths and making good any weaknesses.

The analysis of the engagement results, prepared by Professor Lynne Butel of the Plymouth University Graduate School of Management, found a remarkable degree of agreement in the responses from the nearly six hundred people who completed the questionnaires and also a general acknowledgment that the issues are complex, inter-related and therefore difficult to consider in isolation.

The top four themes which people considered to be most important to include in Liskeard's Neighbourhood Plan were:

- **'a place to live',**
- **'a place to meet, to shop and do business',**
- **'a place to work and learn'**
- **'a place to relax and enjoy'.**

The three other themes, Transport, Energy and the Environment and Design and Heritage also all received the support of over 90% of the respondents.

The theme people felt most strongly about was Employment and Training, with ideas on the subject coming through under Housing, Town Centre Regeneration as well as Employment and Training. People said they would like there to be more work, for themselves and for their friends and relatives, but they were less sure how to create and maintain jobs.

The role of Liskeard as a market town serving a hinterland of farms and villages was seen to be changing. Whilst people may shop on-line and work, for example, in Plymouth, there was also a



very strong belief that Liskeard has a role to play beyond being a dormitory town, and they still wanted Liskeard to be a social and leisure hub for the old market town and its hinterland. In fact, they would like there to be more social and leisure opportunities locally. They were clear about what was good (heritage, greenspaces, walks), what could be improved quickly (litter, baby swings, cycle paths) and what they would really like (cinema, family friendly restaurant). There was a strong feeling that the key strengths of the town should be identified and secured for the future.

People were also very clear that the requirement to build more houses should not be done at the expense of all the core strengths Liskeard currently has. The requirement to build more houses in the town was seen by the overwhelming majority to be a threat to the town, a threat to the social and physical infrastructure provision; from schools and doctors to drains and roads. Respondents to the questionnaire are saying, quite consistently, housing if we must, but not at the expense of all Liskeard currently offers. New buildings should be of a high quality, similar to the better properties in town, infrastructure and greens spaces should be included in the plans. Residential development should be in the urban area and on brownfield land before new releases of green land on the edge of the town, whilst housing and jobs growth must be linked in some way. People wanted to see a better mix of properties and facilities to match existing community needs, ensuring that Liskeard retains its character and is not swamped by poor housing estates.



THE PLAN VISION

LISKEARD - A MODERN CORNISH MARKET TOWN

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, shops, cultural and leisure facilities
- Set in a valued rural, agricultural landscape between the sea and the moor

LISKEARD WILL 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 enjoyment of cultural and leisure facilities
- 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

A place to work and learn: To

- Attract high quality employment, and training facilities, to meet the needs of business and the working age population
- Ensure the long-term sustainability of Liskeard as a thriving, prosperous place and modern market town
- Provide high quality services to local residents and the surrounding rural communities'

A place to live: To

- Meet the housing targets (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,
- Enhance the environmental, social and economic sustainability of Liskeard and its neighbourhoods
- Protect the interests of future generations

A place to meet and shop and do business: To

- Sustain and enhance Liskeard's modern market town centre as a vibrant, lively and friendly community service centre and shopping facility for its residents and the surrounding communities
- Promote 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
- Support Liskeard as a Cornish town centre which is proud of its history, and also forward thinking and ready to meet the challenges of the 21st century.

A place to relax and enjoy: To

- Conserve and enhance existing open spaces and leisure facilities
- Enhance connectivity to key facilities
- Integrate with existing local walks, cycle trails (e.g. Caradon Trail) and the World Heritage site
- Develop the multi-use park at Roundbury
- Protect our rural hinterland.

The Liskeard Neighbourhood Development Plan also seeks to build social, economic and environmental resilience in anticipation of future changes and challenges.

POLICIES, PROPOSALS AND PROJECTS

This section of the Liskeard Neighbourhood Development Plan sets out the policies and proposals for development considered necessary to deliver the aspirations of local people as expressed in the vision and aims set out in the preceding section, within the guidelines set in the NPPF and CLP.

'Policies' are statements covering land-use issues intended to guide the public, applicants and decision-makers to ensure that planning decisions are consistent in setting out the requirements for new development.

'Proposals' refer to land use issues that cannot be covered through the Liskeard NDP as the land involved falls outside the Plan's Designated Area. The Liskeard NDP Designated Area follows the administrative boundary of Liskeard Town Council, although the popularly recognised 'town' actually extends beyond that area into Menheniot Parish to the east and Dobwalls Parish to the west. In these adjoining areas development proposals may occur or be desirable that directly impacts on the social, environmental and economic interests of Liskeard. It is therefore considered appropriate that the Liskeard NDP should make 'proposals' to the adjoining parishes and the Local Planning authority as to how these important areas of land might be dealt with in planning terms.

'Projects' are non-land use initiatives that will assist in the delivery of the policies of the NDP. They typically include funding, organisational and administrative management arrangements. Policies, Proposals and Projects are presented together to aid understanding.

DEVELOPMENT BOUNDARY

POLICY NP1

Development Boundary

The neighbourhood plan designates a Liskeard Development Boundary, as shown on the proposals map within which development will be permitted according to the following policies.

Reasoned Justification

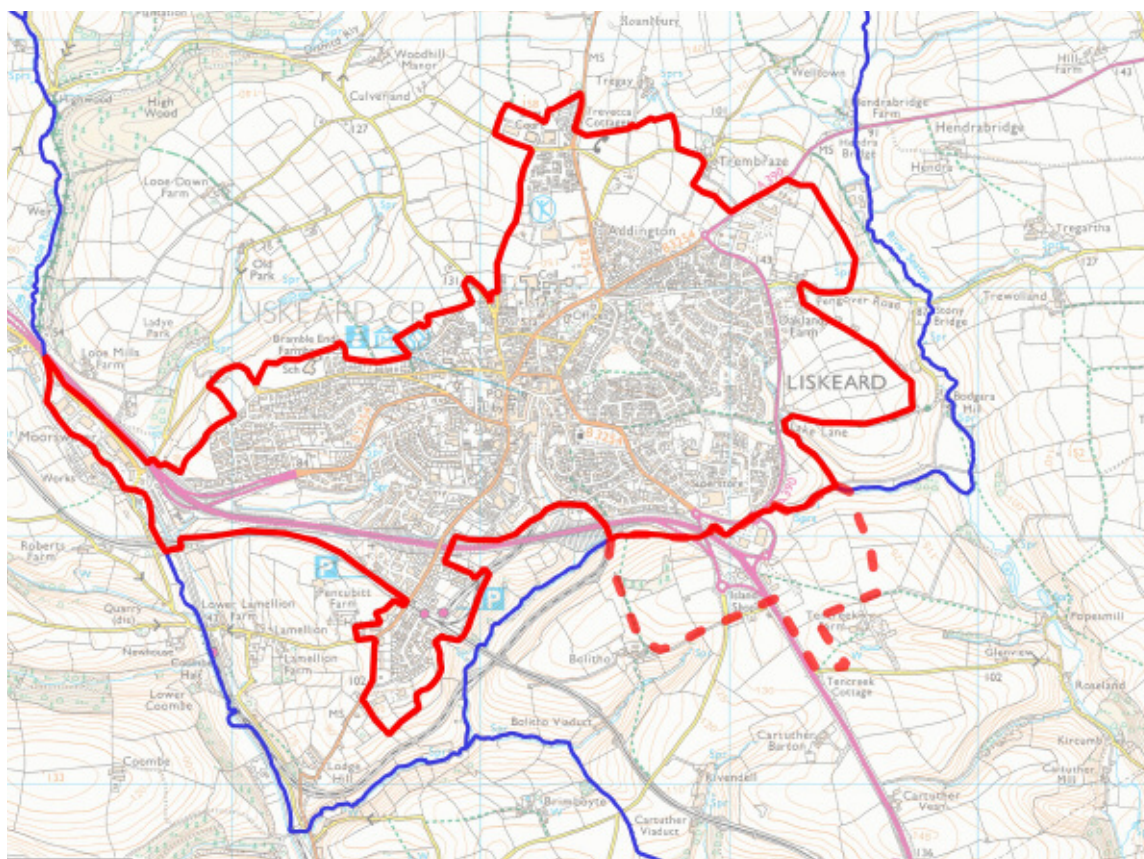
The development boundary is set for the purpose of achieving sustainable development to support the NPPF's core planning principles (NPPF Para 17) by:

- directing future housing, economic and community related development in the Parish to the town of Liskeard to enhance its role as the market town residential, service centre and shopping facility for its residents and the surrounding communities;
- facilitating the sequential approach to land allocation;

- containing the spread of the Town, by promoting well-balanced development up to its natural physical boundaries;
- encouraging the re-use of previously-developed sites;
- making it clear which policies apply to which particular areas of land.

Comment The settlement boundary forms a boundary between the built-up area of the settlement and the open countryside. It is drawn to include any new housing or employment land allocations made by the Neighbourhood Plan, and any recent planning permissions. Outside these lines new housing is not generally acceptable.

The built up area of Liskeard now extends beyond the town's administrative boundary, which is also the Designated Area for this local plan. Therefore, part of the proposed development boundary notionally extends in to Menheniot Parish.



Legend

Proposed Development Boundary



Proposed Development Boundary Menheniot



Parishes

