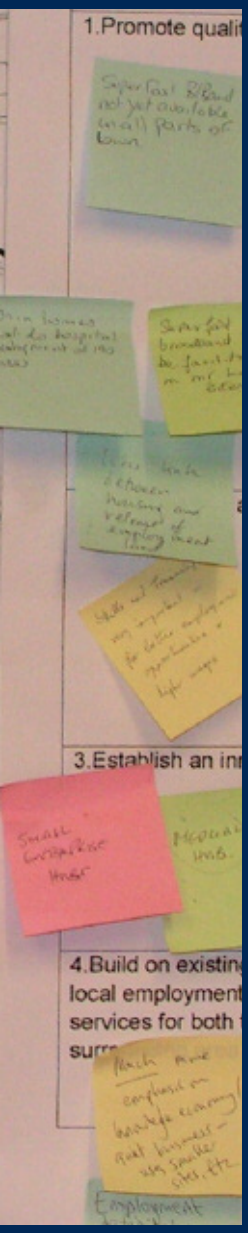
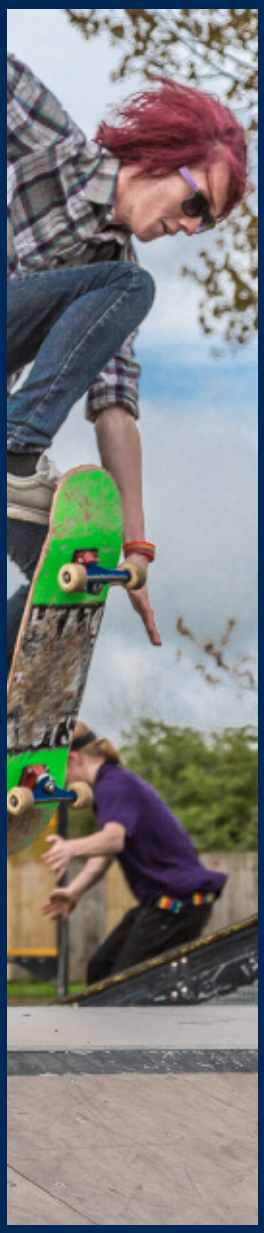
LISKEARD 2030

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

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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 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

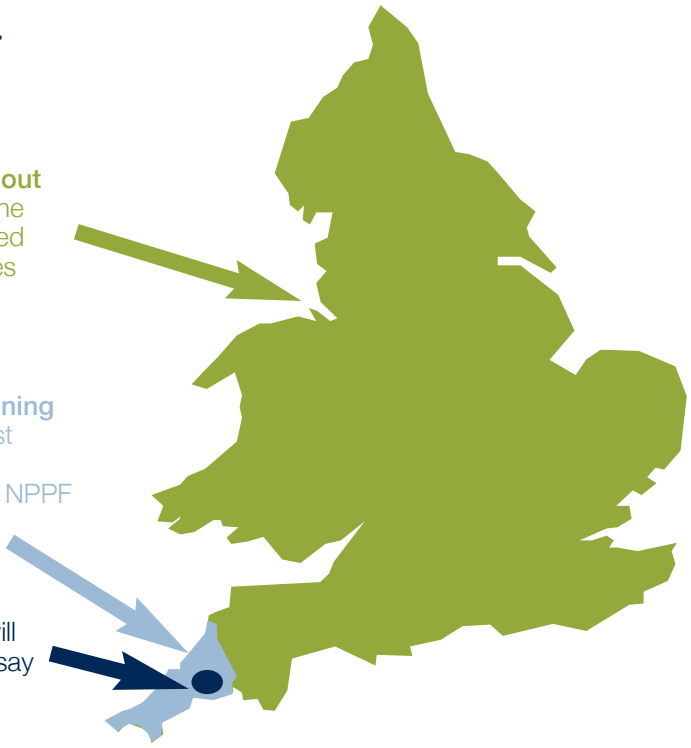
A fourth element of sustainable development not explicitly identified in the NPPF is that of 'promoting good governance' which in our terms can be achieved by ensuring that all our community's creativity, energy and diversity is involved in creating the Neighbourhood Plan. From the outset our Engagement 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.

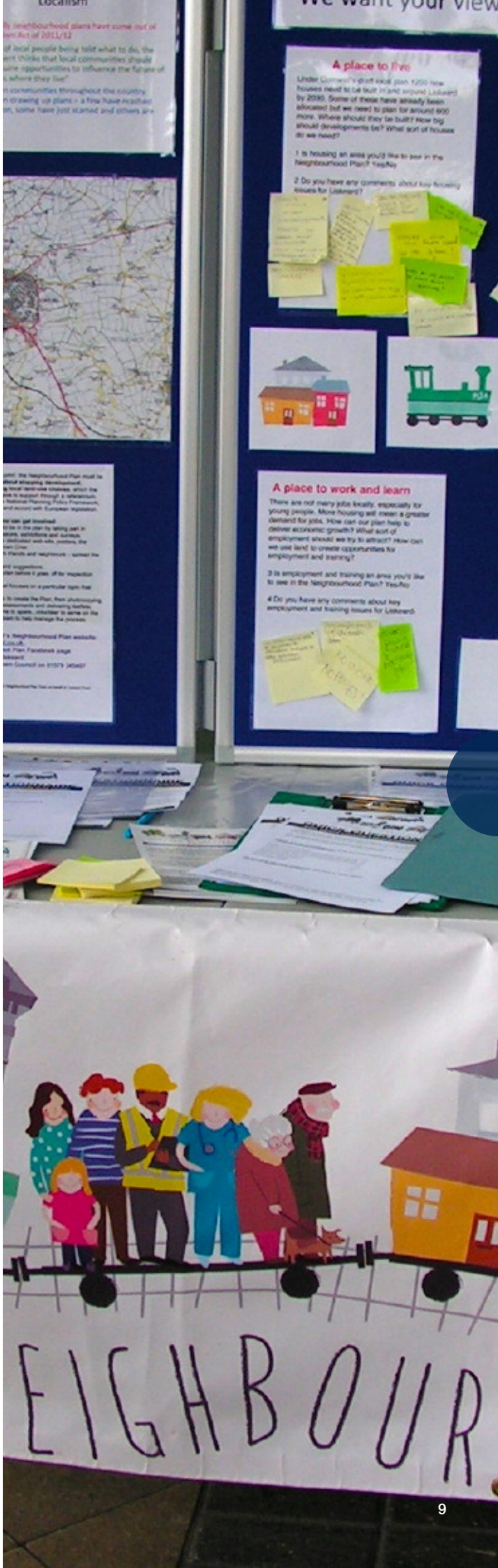
Throughout the process effort was made to raise community understanding of the role, value and limitations of the Neighbourhood Plan. Key themes in the strategy were:

- 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:

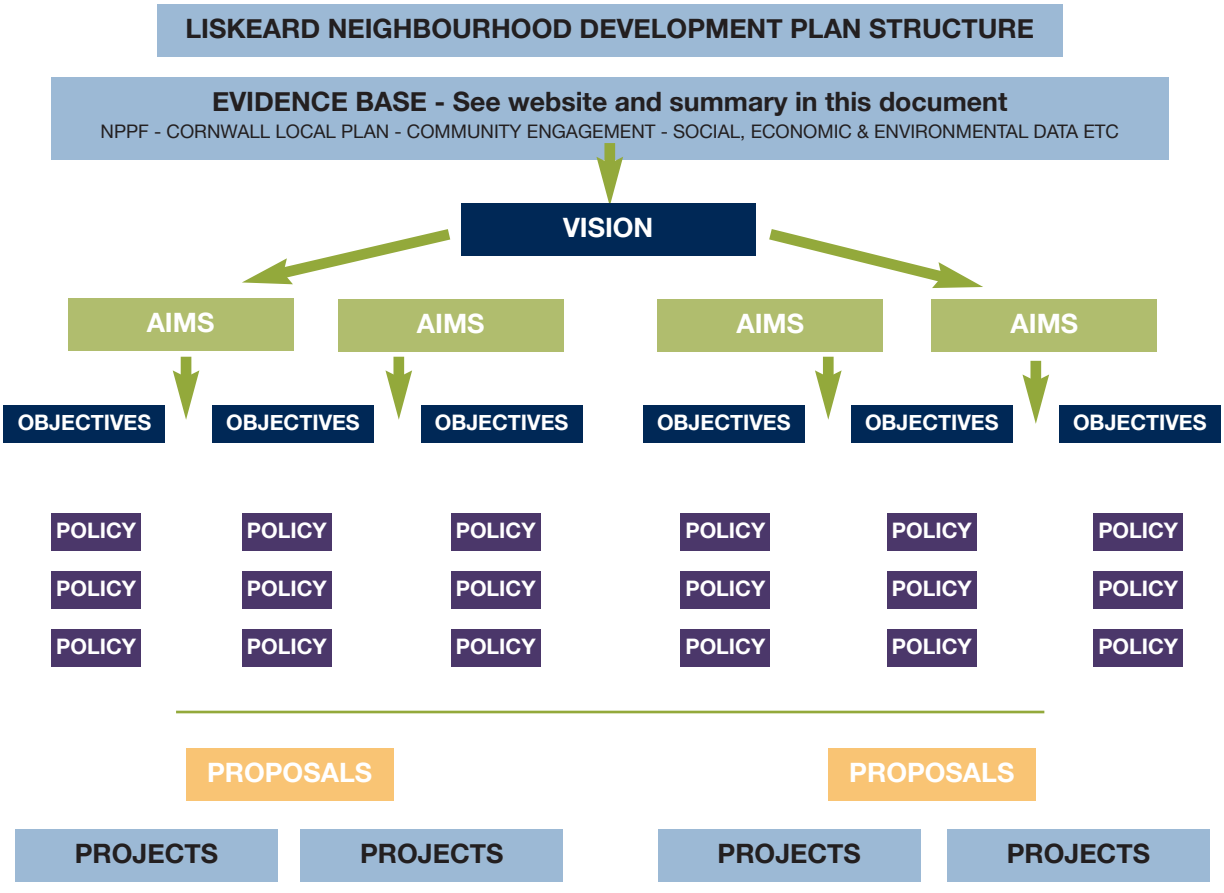
- 'A place to work and learn' (Employment Group)
- 'A place to live' (Housing Group)
- 'A place to meet, shop and do business' (Town Centre Group)
- 'A place to relax and enjoy' (Open Spaces and Leisure Group)

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

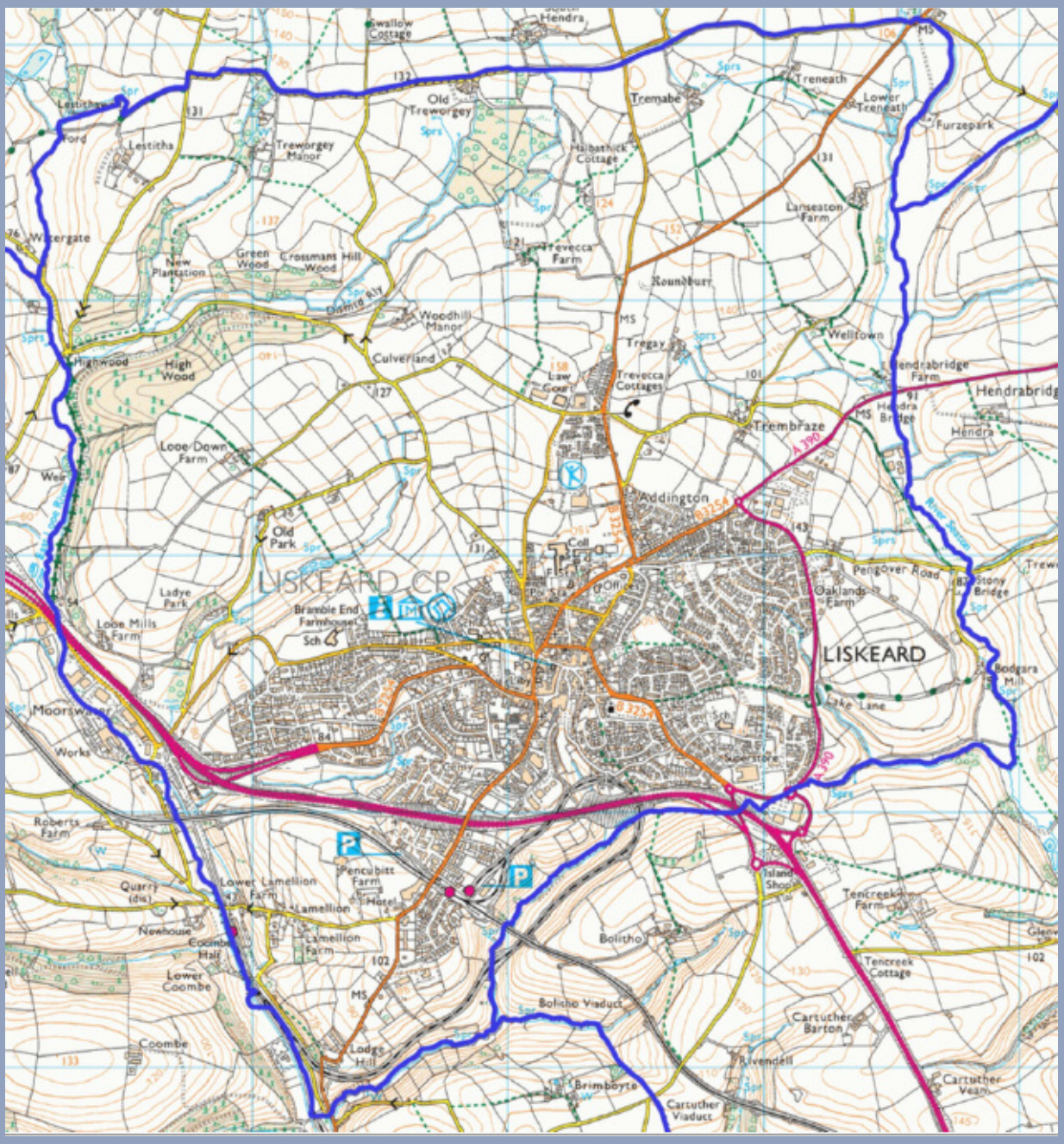
The Stages Involved

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'

NEIGHBOURHOOD DEVELOPMENT PLAN PROCESS

1. DESIGNATION BY CORNWALL COUNCIL
including 6 week public consultation

2. PREPARING THE PLAN

2014 Extensive community engagement
2015-2016 Community-based Working Groups gather and analyse evidence, creating aims, objectives, policy and project ideas
2015 Community-based Working Groups visioning workshops
2016 Community-based Working Groups sustainability checklisting
2016 Prepare 1st Draft Neighbourhood Plan

Nov 2016 Community Engagement 'YOU SAID/WE DID'

Dec 2016 - Jan 2017 FORMAL PUBLIC CONSULTATION ('REG 14')

SUBMIT PLAN TO CORNWALL COUNCIL

CORNWALL COUNCIL CONSULTATION ('REG16')

3. INDEPENDENT EXAMINATION

4. LOCAL REFERENDUM

5. LISKEARD NEIGHBOURHOOD PLAN IS 'MADE IN LAW'

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'.

WEBB'S HO
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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' 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

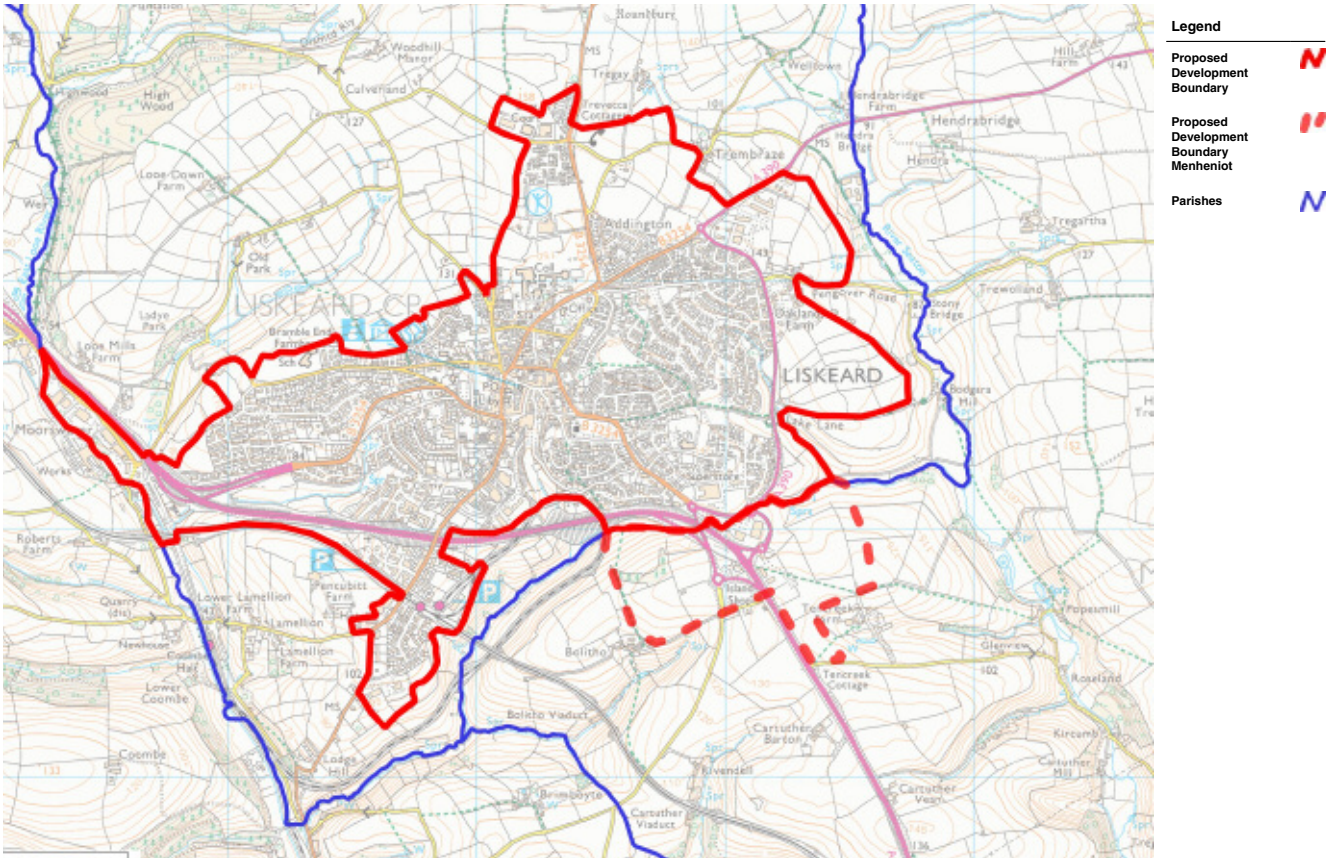
POLICY NP1
Development Boundary
The neighbourhood plan designates a Liskeard Development Boundary, as shown on the proposals map within which development will be permitted according to the following policies.

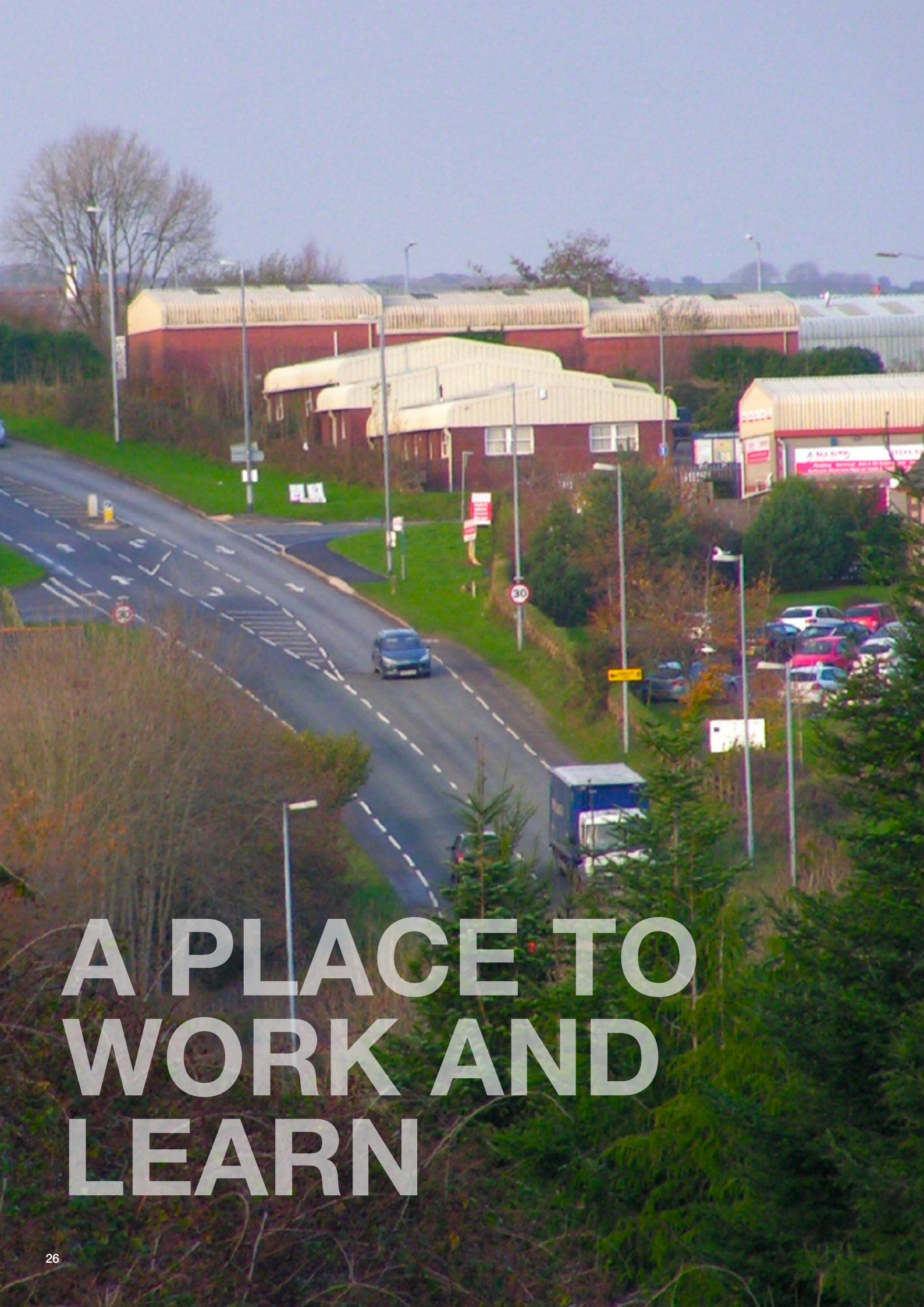
Reasoned Justification
The development boundary is set for the purpose of achieving sustainable development to support the NPPF's core planning principles (NPPF Para 17) by:

- *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.





A PLACE TO WORK AND LEARN

AIMS

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'

Strategic Approach

The main elements of the strategy are to:

- Promote quality employment growth
- 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
- Improve skills and training
- Establish an innovation/home business support hub
- Encourage renewal of 'tired' employment sites
- Ensure that employment opportunities are available in the rural part of the Neighbourhood Plan area.

OBJECTIVE 1 - Promote quality employment growth and

OBJECTIVE 2 - 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 by:

a) Relating the rate at which employment land becomes available to the rate at which additional housing is provided, so that the town is less reliant on employment elsewhere.

b) Provide a well located range of sizes and tenures of buildings and land, avoiding reliance on one large site by having several options, so that new businesses can set up, and existing businesses can expand and develop without having to leave the area'

c) Supporting provision for agricultural businesses to 'add value' to their produce.

d) Safeguarding existing employment land in accordance with Local Plan Policy 5.

e) Building on our local strengths including superfast broadband, mainline railway, close proximity to A 38 and attractive environment to promote local business opportunities and attract inward investment

f) Supporting the growth of home based businesses

g) Linking with the housing strategy to encourage appropriate houses that attract businesses/entrepreneurs to the area

h) Supporting developments that are compatible with a sustainable transport strategy and maximise the use of "green" energy and sustainable building methods/design

POLICY EM1
Employment and Housing Balance

In order to relate the delivery of employment land to the expansion of housing provision, all new larger housing schemes (30 or more dwellings) must contribute towards meeting the need for employment land, through a process of cross-subsidy. Where a developer can demonstrate that the site is not suitable for inclusion of employment (e.g. because of topography, environmental impact, poor transport links etc) then an 'off-site' contribution will be sought to cros-susidise the release of employment land elsewhere in the NDP/CNA area.

Note: IN ADDITION, A FURTHER 12.72HA IS SOUGHT UNDER PROPOSAL EM3 (6.2 HA has already been allocated at Tencreek)

POLICY EM2
Employment Land Allocation

Employment development will be supported at the following locations:

1. East of Charter Way (11.05 ha)
2. North of Pengover Road (0.93 ha)
3. Rapsons lorry park/mortuary site (0.25 ha)
4. Undeveloped part of Heathlands Trading Estate (0.44ha)

EM2A

The development of the land north of Pengover Road must:

a) Be for use classes B1, B2, and B8 only; *and*
b) Be commenced in advance of/ concurrently with any development of adjoining land for residential development; *and*
c) Incorporate and share an improved joint access with the Clemo Road Industrial Estate

EM2B

The development of the land east of Charter Way must include:

a) B1, B2 and B8 uses
b) A 15 metre wide heavy planting strip on the site's perimeter and the retention of important hedgerows which will link with it

may include:

a) Self-build residential development
b) Live-work units

and

c) Recreational facilities.

Retail, other than as an integral part of a principal use, is specifically excluded.

Where a developer of employment land can demonstrate that cross-subsidy from a housing project is necessary to ensure the viability of the development, a small element of housing will be supported subject to policies elsewhere in this document and the Cornwall Local Plan on design standards.

PROPOSAL EM3
Allocation Of Employment Land Outside But Abutting The Liskeard Neighbourhood Plan Designated Area

That the Menheniot Parish Council be requested to support, in its forthcoming Neighbourhood Plan:

1. The use of 12.72 ha of land at Bolitho Farm for the following purposes:

a) A grouping of related industries – for example related to agricultural technology and processing

b) A development related to the growth hub initiative of the Plymouth and South West Peninsula City deal

c) The development is for use class B1 only, or mixed b1/b2 uses

POLICY EM5
Home Based Enterprise

Home based enterprise proposals will be encouraged where it can be shown that there will be no unreasonable adverse impact affecting nearby residents and countryside, or the character and appearance of the locality by reason of visual impact, vehicle movements, noise vibration, special lighting, advertising and activity at unusual hours.

POLICY EM4
Safeguarding Existing Employment Land

The following existing employment sites are safeguarded in accordance with CLP Policy 5

1. Liskeard Business Park, Charter Way
2. Miller Business Park, Station Road
3. Trevecca, Culverwood Road
4. Clemo Road Industrial Estate
5. East Of Charter Way
6. Heathlands Industrial Estate *(existing developed area)*
7. Moorswater Industrial Estate
8. Former Magistrates Courts Site, Culverwood Road

Where any of these sites is no longer required, the mechanism for release in Policy 5 of the Cornwall Local Plan will apply

Reasoned Justification

Policy EM1 – Employment and Housing Balance

A concern strongly expressed in community engagement was that the rate at which additional housing is provided creates a demand for jobs that outstrips the rate at which employment land becomes available. With the number of houses planned and associated population increase, this could lead to future unemployment issues, and the community also did not wish Liskeard to just develop as a dormitory town. Therefore, a mechanism to relate the two factors and unlock the provision of employment land is required. This may be achieved by applying a similar approach to that used to bring forward affordable housing. As a corollary to this, there may be employment sites where the viability for development is marginal, and allowing an element of cross-subsidy from housing may assist in bringing them forward.

Cornwall Local Plan says in Policy 2 para 3 "supporting economic development in South East Cornwall that meets the area's own needs and benefits from its relationship with Plymouth;" and p35/36 "2.10 Where there is a clear need for employment facilities but building them is not viable, we will consider proposals that include mixed use schemes where the 'other' uses can provide cross-subsidy. Such proposals should expect to be bound to phasing conditions and obligations so that the viable uses are broadly phased to coincide with the delivery of the employment opportunities".

During the making of the plan it was recognised that not all housing developments would be appropriate as mixed use sites – the criteria for a good sustainable employment site may be different from those for a housing community – so there is a proposal in EM1 that funding for the release of employment land should be sought as a "cross-subsidy", off-site contribution from the developer. The mechanism for this would mirror the already well-established procedure for off-site contributions towards affordable housing, open space, and education provision.

Policy EM2 EM2A and Proposal EM3 – employment land allocation, and allocation of employment land outside but abutting the Liskeard Neighbourhood Plan Designated Area.

These policies aim to identify employment sites which will meet the requirements of the NPPF and Cornwall Local Plan, and provide flexibility to meet changing market trends and demands, which:

- *Are situated where maximum use can be made of sustainable transport links,*
- *Provide a range of sizes and tenures of buildings/facilities,*
- *encourage inward investment in local business and employment,*
- *do not add unacceptably to pressure on infrastructure, service and road traffic conditions.*

Additional land at Bolitho farm, easily accessed from the main road network, is suggested for support by Menheniot Parish Council .This would add to the range of employment sites available for Liskeard and contribute to the CNA-wide requirement.

Policy EM2B Recognising that the site has been delayed since public sector funding previously allocated by the former Caradon District Council was removed by Cornwall Council, provision for value-enhancing uses on the land east of Charter Way is included to provide cross-subsidy to encourage employment development, notwithstanding the assessment of the site in the Town Framework and the Cornwall Infrastructure Needs Assessment 2013 as 'having good short term prospects for employment development'.

Policy EM4 – safeguarding existing employment land. In order to maintain the existing supply of employment land and buildings in appropriate locations, safeguarding in accordance with CLP Policy 5 is required.

Policy EM5 – home based enterprise. Running businesses at/from home is a major and increasingly valuable part of the local economy. The 2011 Census indicated that 8.2% of Liskeard's working population were based at home and according to DBIS figures (2014) 1 in 10 domestic properties are home to at least 1 business. Applied to Liskeard this implies around 400 home-based businesses. In most cases planning permission is not required except where building alterations are involved or the scale of business materially changes the use of the premises.

Comment Examples of where joint provision of employment land as part of housing developments include:

- Former Magistrates Court, Trevecca, Liskeard – Detailed planning permission for the construction of 10 detached dwellings combined with outline planning permission for the change of use of land to commercial/employment uses comprising uses B1, A2, B8 and sui-generis (veterinary clinic / hospital) Application PA15/02646, Approved 29/11/2015
- Tencreek Farm, Plymouth Road, Liskeard - Outline permission 275 dwellings and 6.2 ha of employment floorspace (B1(c), B2, B8, A3, A4, D1, D2 uses) etc. Approved 28/9/16.

Following community engagement and Stakeholder involvement, a re-assessment of the current employment sites and the potential sites outlined in the Cornwall Development Company study of 2012 was conducted to bring it up to date, along with an assessment of the potential for additional employment land as part of current mixed-use development proposals for which planning applications (Tencreek and Charter way/Pengover Rd) had been submitted. The aim was to identify areas 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 0.44ha of land at Heathlands at the rear of the existing units may benefit from a 'perpetuated' planning permission as a result if the partial implementation of the original scheme in the early 1980s.

Outline planning permission for employment development exists on former magistrates site (0.83 ha) and is safeguarded under Policy EM4, and 6.2 ha at Tencreek (outside of the Designated Area but serving the town and the Community Network Area).

OBJECTIVE 3

Improve skills and training by:

a) Identifying skills shortages

b) Supporting and encouraging the co-ordination of vocational training/skills development between formal education and private sector and identify appropriate providers including schools, further/higher education and training agencies

OBJECTIVE 4

Establish an innovation hub by:

a) Working with Cornwall council to locate suitable start-up premises 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 university/college links.

POLICY EM6
The Development Of An Innovation/ Business Support Hub

The development of an innovation/business support hub will be permitted:

a) On the sites coming forward under Policy EM1 and policy EM2 and safeguarded in Policy EM4, and also on land within the Liskeard school site,

b) On sites elsewhere if the site is:
   i) On an established public transport route; *and*
   ii) Accessible by foot and cycle;

Reasoned Justification

Policy EM6 – Development of an innovation centre/business support hub. Data from the census shows that Liskeard's working age population is relatively less well qualified than other areas. Associated with this fewer people hold managerial and professional occupations. On the other hand, there were proportionately more with skilled trades, although local businesses reported at engagement events that the availability of skilled staff was limited.

The latest earnings figure from the Annual Survey of Hours and Earnings show that the annual earnings of people working full time in the TTWA were very low in comparison with the rest of Cornwall and England. However, the figure for people resident in the TTWA were significantly better. The latter implies that many residents work outside the TTWA in higher paid jobs than can be obtained inside the TTWA. By inference therefore, people living and working in the TTWA are more likely to be in a poor economic position, and upskilling may improve their economic chances and lead to access to better paid jobs. However, many of these may be outside of Liskeard, requiring commuting. Therefore, the provision of support for the growth of more innovative and skill-demanding firms and workplaces may reduce travel and assist sustainability.

Policy 5.3 of the CLP encourages education facilities that improve the training and skills base.

One means of supporting up-skilling is though the establishment of a training and development hub to serve the town/CNA, supporting a shared project initiative to bring together and manage the necessary provision.

Comment These initiatives may be delivered separately or in combination. 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.

PROJECT EM1 – **an initiative to create an innovation hub will be facilitated by the town council.**

PROJECT EM2 – to develop a training and skills centre – possibly linked with community college and commercial employers, or other organisations (examples include RIO, ECCABI, engineering dept at school linked to Kawasaki).

PROJECT EM3 – an initiative to maximise the benefit of sfbb and introduce 'gigabyte' broadband will be supported in connection with the innovation hub concept.

OBJECTIVE 5

Encourage renewal of 'tired' employment sites by:

a) Supporting initiatives to refurbish/rebuild existing employment sites.

POLICY EM7
Redevelopment And Enhancement Of Existing Employment Sites

The redevelopment and/or enhancement of employment uses on existing sites at Trevecca, Miller Business Park, and Moorswater to provide upgraded premises and improved environment will be permitted subject to there being no significant detrimental impact on the amenities of adjoining residential areas in terms of:

a) its scale and visual appearance;
b) noise, effluent or fumes it would emit;
c) the traffic it would generate;

and that it will not add to difficulties with water supply, sewerage and sewage treatment and waste disposal

Reasoned Justification

This policy is intended to encourage and enable upgrading and improvement of employment locations with mixed quality buildings and environment and awkward layout, which tend not to attract inward investment and higher technology development and can cause negative customer impressions that restrict competitiveness.

Comment The locations mentioned above all suffer from poor environment and may benefit from improvements. However, they often provide low rental space, and open storage, hosting uses that may not easily relocate, so can be an important location for more basic but essential activity and in no circumstances should this policy be interpreted as a restriction on the use of the land by businesses requiring low cost space.

OBJECTIVE 6

Ensure that employment opportunities are available in the rural part of the Neighbourhood Plan area by:

a) Supporting rural diversification and agricultural 'added value' initiatives;

b) Encouraging small workshop developments at appropriate locations subject to criteria which protect the rural and heritage interest.

POLICY EM8
Small Workshop Development In The Countryside

Small workshop development in the countryside will be permitted if:

a) The need cannot be met by the conversion of an existing building;

b) Its scale, form, bulk and general design is appropriate to its location;

c) It will not add to difficulties with water supply, sewerage and sewage treatment and waste disposal;

d) It will not have a materially adverse impact on the rural environment in terms of, noise, effluent or fumes it would emit, and the traffic it would generate;

e) It will not conflict with the need to conserve the best and most versatile agricultural land and minimise interference with farming;

f) It will not have a materially adverse impact on nature conservation or landscape interests.

g) it is located within or adjacent to existing groups of buildings.

Where the development involves the conversion or change of use of buildings the following criteria will also apply:

h) The scale, design and use of materials retain the existing character of the building and relate to its surroundings;

i) The building is capable of change or conversion without the need for major extension or rebuilding;

j) Reasonable measures have been taken to provide for any nature conservation interest.

Where the development involves the conversion or change of use of a listed building the following criteria will also apply:

k) The proposed change of use and any conversion works do not detract from the intrinsic architectural and historic interest of the building;

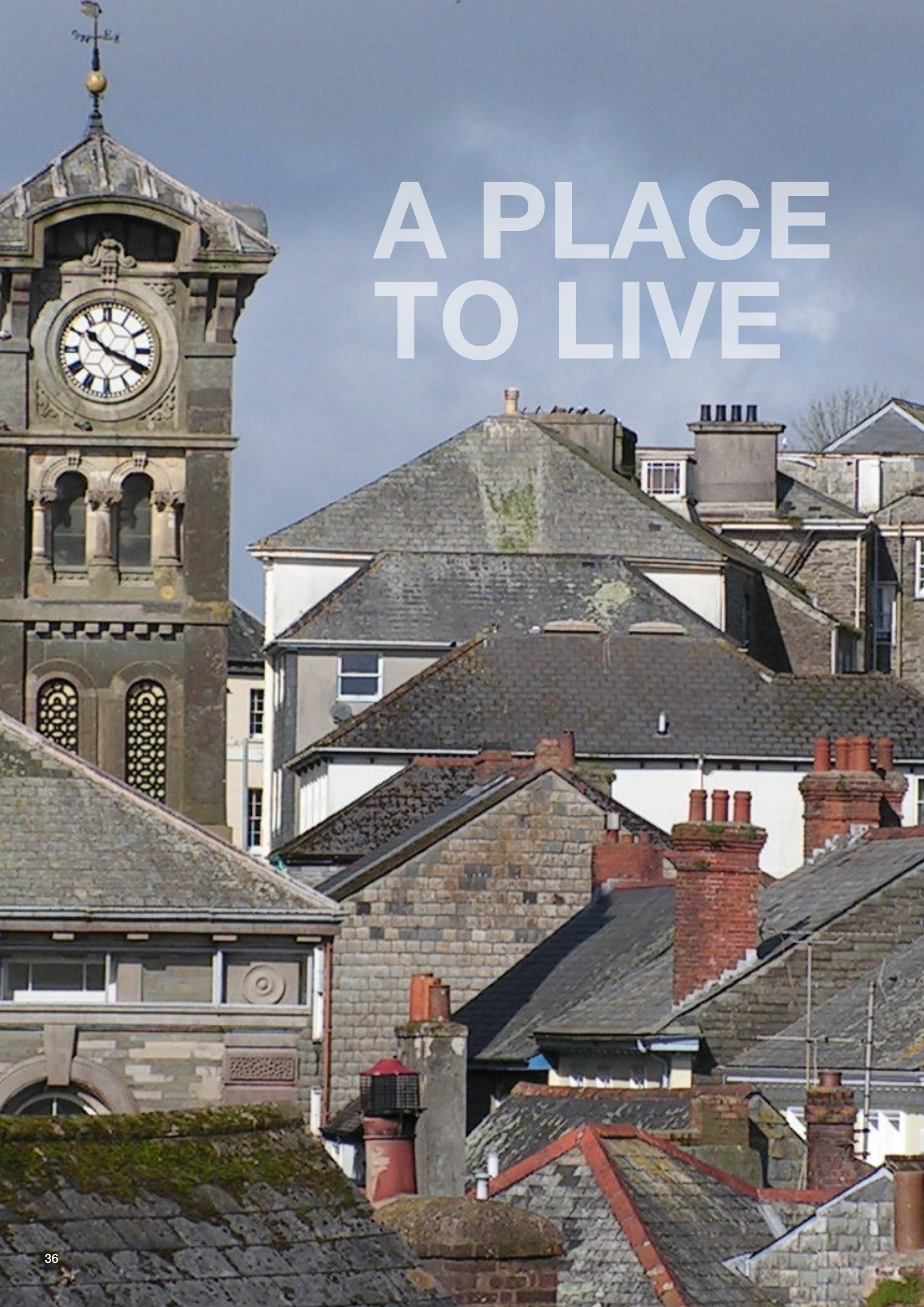
l) The particular physical features of the building which justify its listed status are preserved in position and wherever possible new interior spaces are arranged so that these features are not physically or visually disrupted;

m) The curtilage created around the listed building does not harm the setting and its contribution to the local scene.

Reasoned Justification

NPPF paragraph 28 says that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development, and that neighbourhood plans should support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings. This Neighbourhood Plan policy aims to aid diversification and encourage new small firms, specializing in everything from traditional crafts to advanced 'digital businesses' in the rural area outside the town boundary. However, in doing so the beautiful and varied character of our countryside, and the heritage buildings within it, must be conserved.

Comment Development of buildings for agricultural purposes up to 465 Sq.m is 'permitted development' subject to various criteria in Part 6 Class A 'Agricultural and forestry' of the Town and Country Planning (General Permitted Development) (England) Order 2015. Change of use of existing agricultural buildings established for 10 years to a flexible A1, A2, A3, B1, B8, C1 use, C3 and D2 or State Funded School/nursery is also permitted subject to criteria in Part 3 of the same.



A PLACE TO LIVE

A PLACE TO LIVE

AIMS

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

Strategic Approach

The main elements of the strategy are to:

- Meet the housing requirements of the Cornwall Local Plan to 2030;
- Prioritise and maximise use of brownfield land (including outworn employment sites), conversions and redevelopment;
- Ensure that housing provision matches the rate of jobs growth within the Liskeard area;
- Integrate extensions beyond the built up area with and strengthen existing neighbourhoods which are accessible to key facilities, services and the town centre by public transport, pedestrian and cycling routes that are reasonably direct, level, and safe;
- Support the local building industry and release the energy of self-build initiative;
- Do not add unacceptably to pressure on infrastructure, service and road traffic conditions, provide opportunities to resolve local infrastructure problems with sustainable remedial measures and promote developer contributions to the development and extension of the Town's social infrastructure
- Redress the imbalance in housing tenure, size and mix whilst meeting essential social needs
- Support proposals to enhance the viability and vitality of the town centre
- Encourage high quality design;

OBJECTIVE 1

Meet the housing requirements of the Cornwall Local Plan to 2030 by;

Adopting a strategy that encourages development of brownfield land and appropriate sustainably located urban extension sites to meet the Local Plan targets.

Policy H1
Meeting The Housing Requirements Of The Cornwall Local Plan To 2030

Proposals to meet the target of 1400 new dwellings (set in the Cornwall Local Plan) within the Liskeard Neighbourhood Development Plan designated area through a combination of brownfield land development and well located and designed mixed-use urban extensions will be supported.

Reasoned Justification

The NPPF says that "Neighbourhoods should develop plans that support the strategic development needs set out in Local Plan' (para 16) and that 'Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan ... Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.' (para. 184).

The Cornwall Local Plan January 2016 draft says that 'as the main settlement in the CNA, Liskeard will be a focus for growth…. a range of accommodation including open market family housing and intermediate affordable housing is required to balance the housing market in the town.' (Para 18.5 and 18.6). CLP Policy 2a sets a target of 2,900 dwellings for the Liskeard/Looe Community Network, of which 1,400 are expected to be supplied at Liskeard. CLP Policy 3 says that this should be managed through a Site Allocations Development Plan Document or Neighbourhood Plan. Detailed assessment in the evidence base (see www.planliskeard.co.uk) shows that the capacity for more housing development within the town boundary and on brownfield land can make a contribution, but is insufficient to meet housing requirements and consequently, extensions beyond the town boundary are necessary.

Comment Site assessments have identified suitable sites for housing development both within and outside the town boundary 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'.

There is a requirement to take account of the rate at which houses are actually built to ensure as CLP states (policy 2) "delivery of the target in the plan period". A 'delivery trajectory' links planning permissions to building lead-in times and rate of deliverability to check whether housing targets can be met within the plan period (NPPF para 47, states " sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 years"). Using the methodology in Cornwalls Housing Implementation Strategy, it can be demonstrated that planning permissions granted on Addington, Tencreek and Woodgate Rd. are capable of delivery within the plan period. The additional site allocated by the NDP at Charter Way/Pengover Rd. and likely to receive full permission early in 2017 is also capable of delivery prior to 2030, and would lead to a surplus of deliverability over target. See also Policy H5, and evidence base.

OBJECTIVE 2

Prioritise and maximise use of brownfield land (including outworn employment sites), empty properties, conversions and redevelopment by:

a) Assessing the windfall and brownfield land capacity of Liskeard 2015-2030 and setting criteria for the development of such sites as come forward
b) Policy prioritising brownfield land development.

POLICY H2
Brownfield Land First

Further releases of land for housing beyond the development boundary established in POLICY NP1 will not be permitted until 90 dwellings have commenced development on a combination of the urban capacity sites identified in Table 1 and smaller unidentified 'windfall' sites within the urban area using the base date for measurement of 1st April 2016.

Reasoned Justification

NPPF sets as one of the core planning principles (para 17) that planning should 'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'. In the major 2015 community engagement response, most acknowledged that housing must be part of the Plan, but there was considerable agreement that every effort should be made to use brownfield sites, not good agricultural land, and that better use should be made of empty housing and commercial property.

The introduction to Policy 21 of the Cornwall Local Plan, which refers to the safeguarding of land, says that land is a valuable resource and must be used efficiently. To achieve this Policy 21 opens with the intention to make the best use of land, going on to encourage 'sustainably located proposals' that:

a. use previously developed land and buildings

b. use despoiled, degraded, derelict and contaminated land provided

c. increase building density where appropriate, taking into account the character of the surrounding area and access to services and facilities to ensure an efficient use of land;

d. take into account the economic and other benefits (including food production) of Grade 1, 2 and 3a agricultural land, and that

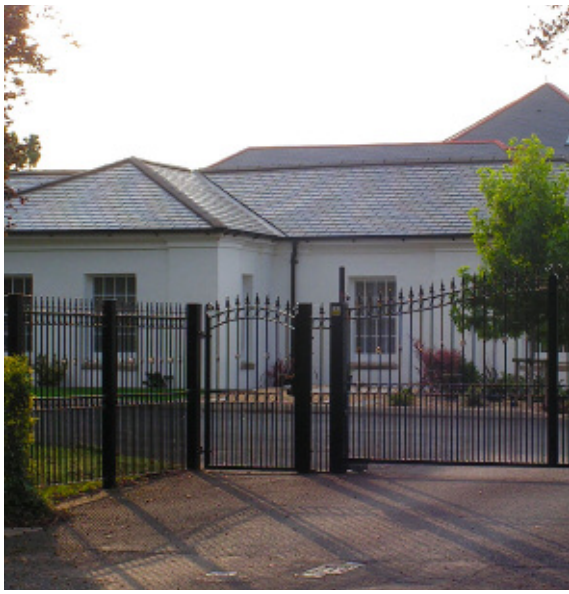
e. Where significant development of agricultural land is demonstrated to be necessary, poor quality land should be used in preference to that of higher quality.

This policy and its supporting text clearly prioritises previously developed land for new development, over the release of other land and thereby introduces a 'sequential' approach, This principle goes to the heart of the planning system, requiring a sequence of tests when considering the location of new development, to ensure that development is located in the most sustainable location first, before other, less sustainable locations are chosen. Policy H2 of this Neighbourhood Plan provides a mechanism to implement Cornwall Local Plan Policy 21 for the release of sites for housing.

Furthermore, this policy will assist Cornwall Council in its duties to maintain a 'Brownfield Land Register' and bring forward sites via the 'planning permissions in principle' mechanism under Sections 150 and 151 of the Housing and Planning Act 2016 by identifying sites appropriate for inclusion.

In addition to the benefit of protecting better quality land, this policy will also aid the vitality and viability of the town centre and services located within the built-up area, as the new residential development resulting will be better located in relation to them.

The figure of 90 units represents a discount of 30% on the total assessed urban housing capacity link to HIS given in the table below



Comment Previous Govt guidance positively encouraged the use of sequential tests and brownfield targets to encourage the majority of development to be located on brownfield sites. Whilst NPPF does not give such encouragement, it does not rule out such an approach, and indeed NPPF already prescribes two forms of sequential policy for retail development and development in areas at risk from flooding, and a similar approach is advocated for the release of formal Green Belt land. Furthermore, CPRE, in its document 'Removing Obstacles to Brownfield Development: How Government can work with communities to facilitate the re-use of previously developed land. Foresight Paper No.2' says its essential to set out a sequential approach to land allocation which prioritises brownfield land.

The current and future supply of housing land has been examined. Dwelling completions since 2010, plus outstanding commitments (i.e. permissions granted but not yet completed) as at 1/4/2016 were for 841 units in the Liskeard area. Cornwall Council have forecast an allowance for 'windfall' of 86 units by 2030, a total of 921 against the target of 1400 dwellings, leaving a residue of 479 to be found. The brownfield sites that might contribute to that supply were assessed, so that an allowance can be made for these before it is necessary to look outside the built-up area for housing land.

The assessment involved site visits, desk-top research, inspection of the Planning Register, and judgement taking into account factors such as:

- Physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;
- Potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation;
- Appropriateness and likely market attractiveness for the type of development proposed;
- Contribution to regeneration priority areas;
- Environmental/amenity impacts experienced by would be occupiers and neighbouring areas.

This work has led to the conclusion that about 130 dwellings can be provided within the existing urban boundary of Liskeard. Taking this against the residual requirement of 479 leaves 349 to be found in urban extensions.

Table 1: Windfall & Urban Capacity Assessment

Site Ref Address	*Area (HA)*	*Windfall allowance check*	*Urban Capacity Sites (10 or more dwellings)*
HC1 Fountain/Greenbank and land behind	0.17		10
HC2/HC3 Topfoto – Barras Place	0.11		19
Land above Westbourne extension			
car park inc car-wash and tyre businesses	0.18		
HC4 Westbourne House	0.44	5 flats	
HC5 Graylands	0.24	6 flats	
HC6 Trewithan	0.28	6 flats	
HC7 Hamblyn's Garage Pound St	0.06	5	
HC8 Old auction rooms opp. Pipewell	0.013	3	
HC9 Luxstowe Bungalow	0.07	2	
HC10 Old Chapel Barn St (Silver Band)	0.023	2	
HC11 Taylor's Workshops, Barn Street	0.34		25
HC12 Gas Lane	0.05	3	
HC13 Derelict Enterprise Centre Barn Street	0.43		25
HC14 Land r/o Rectory and St Martins Church Hall	0.19	5	
HC15 Old Station Road, Moorswater	0.17	3	
HC16 Old Station Road, Moorswater	0.16	4	
HC17 Old Stag Inn, Station Road	0.14	9	
HC20 Land off Wrey Avenue	0.18		10
HC21 Police and Ambulance Station	0.79	6	
HC22 Timberlee, Addington	0.56		10
HC23 Tenerife, Addington	0.41		10
HC24 Lower Lux Street shop to residential conversions		4	
HC25 Webbs Cottage	0.05	5	
HC 26 Butcher's shop, Higher Lux Street	0.01	3	
HC27 Sungirt Lane	0.19	1	
HC28 New Road/Gypsy Lane	0.29		10
HC29 Boveway Lane/Connoc Close	0.30		10
HC30 Pike Street old public conveniences.	0.01	3	
HC31 Rencliffe Cott. Limes Lane		1	
HC32 7 Greenbank Lane		2	
TOTAL AREA	**5.856**	**78**	**129**
HoL 'Town Centre Regeneration Projects'			Up to 50

Note that the windfall allowance forecast used in Cornwall Local Plan calculations is based on historic production rather than site assessments. The data above, based on local knowledge and site assessments, confirms the validity of that forecast.

Progress in achieving the delivery of the target of 90 set in Policy H2 as at 1st October was 30 units.

OBJECTIVE 3

Ensure that housing provision matches the rate of job growth within the Liskeard area by:
Establishing a mechanism relating housing provision to the provision of employment land.

OBJECTIVE 4

Integrate extensions beyond the built up area with and strengthen existing neighbourhoods which are accessible to key facilities, services and the town centre by public transport, pedestrian and cycling routes that are reasonably direct, level, and safe by:

a) Identifying criteria for assessing where development proposals may most appropriately come forward that achieve local sustainability objectives.

b) Carrying out assessment and Identifying the most appropriate land for release.

OBJECTIVE 5

Support the local building industry and release the energy of self-build initiative by:
Emphasizing provision of housing target through brownfield development, conditioning planning permissions, and requiring an element of self-build provision on larger sites.

POLICY H3
Employment And Housing Balance

In order to relate the delivery of employment land to the expansion of housing provision, all new larger housing schemes (30 or more dwellings) must contribute towards meeting the need for employment land, through a process of cross-subsidy. Where a developer can demonstrate that the site is not suitable for inclusion of employment (e.g. because of topography, environmental impact, poor transport links etc) then an 'off-site' contribution will be sought to cross-susidise the release of employment land elsewhere in the NDP /CNA area.

Note Cross-referenced to employment policy EM1

POLICY H4
Allocation To Meet Current Target

Land is allocated at Charter Way/Pengover Road for mixed use development for 207 residential dwellings with associated roads, footways, parking, landscaping, drainage and open spaces.

POLICY H5
Ensuring Housing Delivery To Meet The Target Up To 2030

If the demonstration of housing deliverability detailed in our evidence base over the plan period, falls short of the trajectory needed to reach the set target of 1400 by 2030 (taking a three year moving average), then housing would be allocated in accordance with the criterion based ranking assessment that has been carried out as part of this plan.

Extensions of appropriate scale to the area, beyond the development boundary set in Policy NP1 may be permitted if they:

a) Are in accord with the neighbourhood plan's assessment ranking in terms of sustainability and suitability (based on criteria of location, access, impact and developability).
b) Comprise a mix of uses including employment land, live/work units, completed workshops to be delivered in-phase with the housing element (see Policy EM1).
c) Include provision for enhanced or additional community space and facilities
d) Integrate effectively with and reinforce existing neighbourhood nodes
e) Provide access to the town centre and neighbourhood facilities by safe walking routes, cycleways and efficient public transport.
f) On sites of more than 50 dwellings include at least 5% of plots are serviced and made available for self-build and self-completion developments.
g) On sites of more than 50 dwellings provision should be made for the involvement of a community land trust.

For the avoidance of uncertainty this Neighbourhood Development Plan makes it clear that POLICY 9 of the Cornwall Structure Plan, which provides for 'affordable led rural housing exception sites' 'outside but adjacent to the existing built up areas of smaller towns, villages and hamlets' does not apply to Liskeard.

POLICY H6
Agricultural Dwellings And Specialist Need Dwellings

Any new dwelling required to serve the essential uses of agriculture, forestry or some other special need shall be sited within or immediately adjacent to an existing group of dwellings suitably located to serve the purpose, unless it can be shown that there are overriding reasons why it must be built elsewhere.

Reasoned Justification

Policy H3 – Employment and Housing Balance

A concern strongly expressed in community engagement is that the rate at which additional housing is provided creates a demand for jobs that outstrips the rate at which employment land becomes available.With the number of houses planned and associated population increase, this could lead to future unemployment issues, and the community also did not wish Liskeard to just develop as a dormitory town.

Policy H4 - Allocation to Meet Current Target

In order to meet the target of 1400 completions by 2030, an additional site allocation is proposed that will embrace the currently pending application for 207 dwellings at Charter Way/Pengover Road. The NDP's housing trajectory summarised below demonstrates that the target can be met.

Policy H4/H5 – Allocation to meet current target, and ensuring housing delivery up to 2030

NPPF para 47 indicates that LPA's should look to significantly boost the supply of housing through meeting objectively assessed needs identifying a 5 year deliverable site supply as well as identifying developable sites for subsequent years. In support of the CLP Target for housing growth, a target for the delivery of 1400 dwellings between 2010 and 2030 has been set for Liskeard. Since 2010 the town has shown an accelerating delivery of housing, making a positive contribution towards the delivery of Cornwalls target, and this is expected to continue, throughout the plan period. The NDP Housing Working Group carried out an assessment of the Housing Delivery Trajectory for Liskeard, using the methodology outlined in the CLP Housing Implementation Strategy (2016). This demonstrates how the target of 1400 could be achieved within the 2030 time-scale, including a surplus, which would compensate for non-delivery in the event of developers not keeping pace with the trajectory.

When monitoring delivery against trajectory it is suggested that 'moving averages' should be employed to iron out short-term fluctuations in delivery.

The calculation is based on conservative estimates of 'lead-in times' and 'build-out rates' quoted in the HIS, which may be improved upon in the current more buoyant house-building market.
Liskeard has a solid historical record of windfall delivery; the NDP has noted a continuing supply of sites where windfall approvals may occur showing that the CLP windfall allowance to 2030 of 84 is realistically deliverable
.
In addition, Brownfield and infill (urban capacity) sites identified could provide a further significant addition to completions, even after applying the HIS discount of 30% for non-completion. To date, some 30% of these sites have already come forward.

Two larger sites contributing to Liskeard's housing growth are either in progress (Addington), or now with permission (Tencreek), with a third site (Charter Way/Pengover Rd) allocated by the NDP and likely to be granted permission within a short time-scale. Taken together, these sites are shown (using HIS methodology) to be capable of completion within the period to 2030, and added to other smaller permissions and the urban capacity identified will give a surplus of supply by 2030.

Full details of the calculation are referenced in the evidence base, but in summary, they show that windfalls (86), discounted urban capacity (90), current completions and commitments, including the deliverable sites at Addington, Tencreek, and Charter Way/Pengover Rd (1356) gives a total of 1532, indicating a surplus beyond the target.

Policy H5 - Ensuring housing delivery to meet the target up to 2030. *Beyond the provision in policy H4 no further urban extension site releases are justified up to 2030 to meet the Cornwall Local Plan housing land target under CLP Policy 2a. However, should a significant overbearing justification arise, the policy describes the criteria that would govern such a release.*

Policy H6 – Agricultural /special need Dwellings. *Residential development in the countryside is normally restricted with the exception of dwellings needed for agricultural/rural workers. This policy seeks to direct such dwellings to locations where they will have least impact. Partially used brownfield sites could also be considered if it can be demonstrated there is a need to develop small innovative schemes, which may include live/work units, to support the special needs sector e.g. horticulture or social farming unit.*

Comment The site at Charter Way/Pengover Road identified is subject to a current planning application, which is expected to be approved by Cornwall Council in 2017. This would provide 207 units against the residual requirement (see chart below) needed to reach the Cornwall Local Plan target of 1400 dwellings. The notional surplus of land to accommodate 132 dwellings, is sufficient to meet the need identified to help ensure that 1400 dwellings are delivered, and contributing to the defence of the Local Planning Authority's 5-Year housing land supply requirement.

Local Plan Housing Target	**1400**
Completions 2010-Apr 2016*	281
Planning permissions (including remainder at Addington)*	554
Additional permissions at Tencreek & Woodgate since Apr 2016	315
Windfall on small sites (Oct 2016 -2030)	86
Total current supply	**1235**
Residual Requirement (LP Housing Target minus completions and permissions)	165
Liskeard Neighbourhood Development Plan Urban Land Capacity (discounted by 30%)	90
Liskeard Neighbourhood Development Plan Allocations	207
Liskeard Neighbourhood Development Plan Provision (NDP urban capacity plus NDP allocation)	297
Total Dwellings	**1532**
Surplus over target	**132**

*** Cornwall Housing Implementation Strategy 2016 : figures at April 2016**

OBJECTIVE 6

Do not add unacceptably to pressure on infrastructure, service and road traffic conditions, provide opportunities to resolve local infrastructure problems with sustainable remedial measures, and Promote developer contributions to the development and extension of the Town's social infrastructure by:

a) Ensuring that infrastructure issues are understood and measures to improve existing provision/mitigate impacts are taken.

b) In the likely possible absence of Community Infrastructure Levy, by encouraging financial contributions towards the upkeep and extension of town facilities that will be impacted upon by the new population occupying a residential development.

c) Establishing a community fund, administered by Town Council for the intelligent distribution of such funds.

POLICY H7
Infrastructure

Housing developments during the plan period should not unacceptably add to demands on existing physical and social infrastructure provision in liskeard and will be expected to make appropriate contributions towards additional provision, improvements to existing provision, or mitigating measures where impacts are unavoidable, in accordance with the schedules set out in the 'delivery plan'.

Reasoned Justification

CLP Policy 28 sets out the requirement for developer contributions to ensure that the necessary physical, social, economic and green infrastructure is in place to deliver development. Policy H6 is intended to ensure that, in addition to the 'standard' requirements to meet highway, educational, on and off site drainage etc, the specific needs of Liskeard are addressed.

Comment. The 'Delivery Plan' gives details of the requirements under Policy H7. More background information is given in the Liskeard 'NDP Infrastructure Report'. In preparing for future growth, it details present & future capacity for the towns major services, utilities, open space & transport, indicating planned improvements and developer contributions. Also throughout the development of the plan, consideration has been given to avoiding unacceptable demands on infrastructure provision through paying regard to location of housing, employment and neighbourhood facilities, utilizing the main road network, strategic bus services and rail link, localized smaller site developments & proposed enhancement of safe and sustainable walking & cycling routes.

OBJECTIVE 7

Redress the imbalance in housing tenure, size and mix whilst meeting essential social needs by:
Providing for a mix of dwelling types, including particularly better quality housing that meet the needs of businesses moving to or expanding in the area and 1 and 2 bedroom flats for single people and couples, specialized need housing.

POLICY H8
Redressing The Imbalance In Housing Tenure, Size And Mix

New residential developments should incorporate where appropriate a balance of:

a) larger family and 'aspirational homes'

b) small dwellings suitable for 1 and 2 person households

c) later-living units, and 'lifetime housing' suitable or readily adaptable for disabled persons or those with special needs, on parts of the sites with generally level access to facilities and public transport

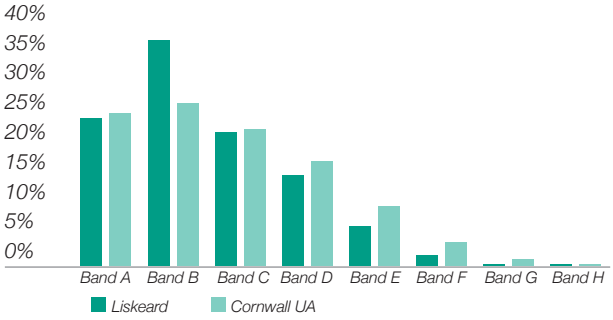
d) specialised housing (such as; extra care, foyer housing for young people, care and support housing etc.)

Reasoned Justification

Policy H8 - Council Tax banding assesses properties according to their rental value, and can be used as surrogate measure of the quality and attractiveness of dwellings. Data on the number of dwellings by council tax band confirms that the Liskeard Parish dwelling stock is skewed towards 'band B' properties (the second lowest rental value of seven bands) compared to the rest of the county [see Table]. Recent data on the period from 2006 to 2015 indicates that little change in this balance has occurred. The 2011 Census showed that Liskeard had a lower proportion (17.3%) of larger (4 and 5+ bedrooms) than in Cornwall (19.9%), the SW (21.4%) and England (19%), and a higher proportion of smaller dwellings.

Arguably the domination of the housing market with smaller and lower value dwellings has implications for the housing 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 value tax bands to attract and support a more diverse population. Such rebalancing of the housing stock may help create a wider social mix, and support employment land allocations (see policy EM1). This issue that has been highlighted in previous plans for the town, the NP community consultation, as well as the up-to-date Local Plan (see www.planliskeard.co.uk).

Liskeard: Council Tax Bands A to H



Government policy is that to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes (NPPG Para 50).

Comment Larger family homes are those with 4 or more bedrooms, whilst 'aspirational homes' may be more substantial dwellings in their own grounds, or part of an estate development, or quality apartments within building conversions. When applications for housing are being considered, developers should assess current demographic and market information to determine the proportional balance of specialist housing required.

OBJECTIVE 8

Support proposals to enhance the viability and vitality of the town centre by

1. Encouraging residential development as part of new schemes within or on the edge of the town-centre.
2. Ensuring that urban extensions for redevelopment are located within walking, cycling or public transport distance of the town centre (see policies H1 and H2)

POLICY H9
Supporting The Town Centre

On sites coming forward for housing within or on the edge of the town centre boundary, permission will only be granted for schemes that support the viability and vitality of the town centre through:

a) Maintaining existing housing densities, or, where appropriate to local scale and character, increase housing densities, and:
b) Include provision for small dwellings suitable for first-time buyers, and purchase or renting by the elderly, and other small households or:
c) Include provision for mixed use development such as live/work units, with 'common room' and 'maker-space' facilities

Reasoned Justification

Many occupiers of dwellings within town centres are likely to appreciate the accessibility to services and public transport that a town centre location affords. Also it is often in these locations that higher density development can in environmental terms be best accommodated. Therefore residential development close to town centres can add to footfall, increase daytime viability and add to after-hours vitality, as well as meeting the lifestyle requirements of both young and old. See Town Centre map in 'a place to meet shop and do business' for boundary.

Comment Residential development in town centres can be far more efficient in terms of land use than other residential locations, reaching higher densities and contributing value to help support regeneration initiatives. This policy complements Policy TC3.

In mixed use developments, where home enterprise businesses may cluster, 'common rooms' are typically places where conferencing or particular IT facilities may be accessed, whilst 'maker space' are areas where orders can be assembled, part kits assembled etc.

OBJECTIVE 9

Encourage high quality design by:

Encouraging compatibility of design with surroundings, making the best use of landscape, landscaping and providing safe and convenient access for pedestrians etc, and designing against crime

POLICY H10
General Design Principles

New residential development must:

a) Be compatible in its design with the surroundings in terms of scale, density, massing, height and construction materials.

b) Make the best use of landscape, townscape and/or topographical features that make a significant contribution to the character of the area

c) Provide safe and convenient access for pedestrians, cyclists, and those with mobility or sensory impairment

d) Incorporate hard and soft landscaping as an integral part of the design

e) Respond to and where possible provide remediation of existing environmental or design issues that are detrimental

f) Incorporate design features that enhance crime prevention and provide a secure environment

g) Demonstrate high standards of sustainable design as set out in Policy SUS1

Reasoned Justification

Every new development, of whatever scale, has a potentially significant effect on the appearance and character of an area. High quality design ensures usable, durable and adaptable places and is a key element in achieving sustainable development. Good design goes beyond the architecture of individual buildings, but is also about the functionality and impact of the development on the overall character, quality and sustainability of an area. This policy establishes the design principles that all planning applications will be assessed against. Practical advice on appropriate design is set out in the Cornwall Design Guide. The guidance explains what specific factors should be taken into account when designing new buildings. Proposals for new development should refer to this guidance.

A PLACE TO MEET, SHOP AND DO BUSINESS

A PLACE TO MEET, SHOP AND DO BUSINESS

AIMS

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 is also forward thinking and ready to meet the challenges of the 21st century

Strategic Approach

The evidence collected suggests that there is a need for a town centre strategy that aims to take the town forward as a 'modern market town' which functions as the service centre for a wide hinterland.

To achieve this, it needs to:

- Meet CLP capacity indicators for comparison and convenience floorspace growth whilst ensuring that retail development outside of Liskeard Town Centre does not unacceptably impact on its vitality, viability and role as a community centre for its catchment
- Improve and enhance the retail, service and community 'offer' of the town centre
- Preserve and enhance the unique and rich architectural heritage of the town centre and Conservation Area
- Make the town centre a more attractive place to visit, shop and do business

OBJECTIVE 1

Meet CLP capacity indicators for comparison and convenience floorspace growth whilst ensuring that retail development outside of Liskeard Town Centre does not unacceptably impact on its vitality, viability and role as a community centre for its catchment by:

a) Ensuring that Policy 4 of the CLP is applied in a way that reflects the particular conditions of Liskeard Town Centre.

b) Supporting development of a town centre site for a prestige retail operation (single or multiple outlet)

POLICY TC1

New Large Scale Retail Development

(a) Retail development to meet the Cornwall Local Plan retail forecasts will be supported at the following sites as part of comprehensive schemes which may also include car-parking, community uses and public realm areas, work space, and residential development.

i) Within the liskeard cattle market site
ii) Sungirt
iii) R/O the post office

subject to:

1) Being of a scale appropriate to the size and function of the town centre;
2) Arrangements being in place to make car parking provision "dual role" and available for other town centre short-stay needs;
3) The provision of electric vehicle charging points;
4) Building design being of a high quality which respects the typical local architectural style, massing and use of materials.

(b) If no sites are available, suitable or viable within the town centre, planning permission will be granted on the edge of Liskeard town centre only if they comply with the following criteria:

1) They are of a scale appropriate to the size and function of the town centre;
2) There is evidence of need for additional retail development within the town;
3) The site is within 300 m, taken on the level or otherwise suitable gradient, of the town centre as defined in the cornwall local plan;
4) The development would be conveniently and safely accessible by a choice of means of transport, including public transport, walking, cycling and the car, and by disabled people, from the town centre and the surrounding area;
5) Arrangements are in place to make car parking provision "dual role" and available for other town centre short-stay needs;
6) The provision of electric vehicle charging points;
7) The store would be sited on that part of the application land nearest the town centre;
8) The store would have a direct street frontage that is within 300 m, taken on the level or otherwise suitable gradient, of the town centre as defined in the Cornwall Local Plan, and have pedestrian exits and footpath links to the town centre.

(c) If no town centre or edge of town centre site is available, suitable and viable, planning permission will be granted for an out-of-town centre site provided that:

There is compelling evidence of need for additional retail development within the town;

1) The proposal (individually or cumulatively with other proposals) would not seriously harm the vitality and viability of Liskeard town centre, in terms of:
2) The extent to which development would put at risk the strategy for the town centre;
    a The likely effect on future private sector investment in the town centre;
    b Changes to the quality, attractiveness and character of the centre, and to its role
    c The economic and social life of the community;
    d Changes to the physical condition of the centre;
    e Changes to the range of services that the centre will continue to provide; *and*,
    f Likely increases in the number of vacant properties in the primary retail area of the centre;
3) the site is located where there is frequent reliable, and convenient public transport from a wide catchment area (or arrangements are in place to ensure such provision is made available);
4) The development would be conveniently and safely accessible by a choice of means of transport, including public transport, walking, cycling and the car, and by disabled people, from the adjoining built up area;
5) The proposal will not give rise to a substantial increase in car journeys;
6) Arrangements are in place to make an element of car parking provision "dual role" and available for car-sharing clubs;
7) The provision of electric vehicle charging points;

For the purpose of these Policies, factory outlet centres, discount stores, warehouse clubs and hybrid trade/retail stores are treated as retail businesses.

POLICY TC2
Impact Assessment Of Retail Developments

Impact assessments will be required for all proposed retail developments and extensions that are proposed under policy TC1 (b) and TC1 (c) which are above 200 sq.m in floorspace in view of the small scale of Liskeard town centre.

Reasoned Justification

Policy TC1 - The National Planning Policy Framework says that planning policies for retail should be positive, promote competitive town centre environments, and allow for the management and growth of centres over the plan period. It says that a range of suitable sites to meet the scale and type of retail and other uses needed in town centres should be identified, along with policies for the consideration of proposals for main town centre uses which cannot be accommodated in or adjacent to town centres, under what is known as the 'sequential test', intended to demonstrate that there is no significant adverse impact on the viability and vitality of, and investment within, the town centre. Policy TC1 identifies areas where new larger scale retail developments will be permitted, and the sequential test provides that planning permission should not be granted for retail development outside town centres, unless it can be demonstrated that no sites are available, suitable or viable within, or on the edge of, the town centre. The aim is to concentrate retail activity within existing centres in order to increase sustainability.

The NPPF is explicit that where an application fails to satisfy the sequential test or is likely to have significant adverse impact on one or more of the above factors, it should be refused. CLP Policy 4 restates the principle of the sequential test, and sets the target for retail provision to be planned for in the Neighbourhood Plan:

CORNWALL LOCAL PLAN JANUARY 2016 RETAIL FLOOR-SPACE CAPACITY INDICATORS

Year	*2014*	*2019*	*2024*	*2030*
Convenience	*1015*	*855*	*1157*	*1485*
Comparison	*-740*	*-333*	*919*	*2536*

sq.m net sales area

Policy TC1 NPPF envisages the provision of impact assessments for retail developments of more than 2,500 sq. m. gross floorspace, but in Liskeard, with its small town centre and fragile economy, impact assessments will be required for smaller proposed developments.

Comment *Given that the most recent retail planning permission in the town centre lapsed after 7 years, and that proposals at both Saltash (Tesco) and Launceston (Morrisons) have not proceeded, and that an additional 200 dwellings have been added to the housing target for the Community Network Area, the retail capacity indicators will be treated as a minimum figure.*

OBJECTIVE 2

Improve and enhance the retail, service and community 'offer' of the town centre by:

a) Encouraging the development and changes-of-use which promote the vitality, viability, character and attractiveness of the town centre generally

b) A significant redevelopment focusing on the cattle market site incorporating a mix of retail, office, leisure, social and residential uses ("Heart of Liskeard Regeneration" Scheme)

c) Ensuring that the town centre primary retail frontage is maintained, whilst encouraging employment, service, residential and other uses which support the primary shopping area

d) Enable the development of an integrated WiFi and web presence strategy.

POLICY TC3

Development In The Town Centre Generally

Development proposals within Liskeard town centre will be supported where it is demonstrated they:

a) Contribute to a lively and vibrant centre;

b) Enhance the character and attractiveness of the town centre;

c) Have appropriate access and car parking provision;

d) Increase diversity in the range of shopping and services available and introduce modern approaches that are likely to increase visits to the town centre;

e) Would not have an unacceptable impact on residential amenity;

f) Would not harm the character of the historic environment, and respond to and where possible provide enhancement and remediation to existing character or design issues that are detrimental.

g) Maintain and/or enhance separate access arrangements to upper floors, which could be used for residential or alternative uses.

POLICY TC4
Liskeard Cattle Market

proposals for the regeneration of the cattle market which respond to the following options will be supported:

a) Is of a scale and character appropriate to Liskeard and reflects the sense of place and the character associated with the site;
b) Provides a new medium sized foodstore approximately 20,000sq ft, whilst retaining and enhancing the existing retail units;
c) Provides opportunities for flexible spaces that could include café/restaurant use;
d) Provides a new civic square and flexible pannier market for social gathering and market trading with a high quality public realm with places to sit and play;
e) Provides a mixed use community centre including multi-functional hall including performance/exhibition/leisure/ conference use;
f) Maintains pedestrian routes through/across the site *and*
    1) Improves connectivity to Dean Street and Barras St/Windsor Place via Market Approach,
    2) Retains connectivity to the existing Liskerrett Centre and
    3) Provides a new pedestrian link to the rear of Rosedean House Surgery
    4) Improves access for vehicles and pedestrians along Fairpark Road, maintains access to adjacent properties and provides new accommodation that could accommodate St John's Ambulance
g) Explores the potential of re-routing of Varley Lane (north) to enhance traffic and pedestrian safety and accessibility of emergency vehicles to properties fronting Varley Lane (south)
h) Includes a proportionate scale of housing development to enable the development and add vitality and presence to the town centre
i) Retains sufficient parking to contribute to the needs of the town centre and meet the requirements of the proposed development
j) Enhances the links and routes to and from the main shopping area of the town

POLICY TC5
Development In The Town Centre Primary Shopping Area And Upper Floors In Primary Retail Frontage

Within the Liskeard primary shopping area, outside of the primary retail frontages, and on the upper floors of the primary retail frontages, the following uses will be permitted: shops (A1), financial and professional services (A2), restaurants and cafes (A3), drinking establishments (A4), hot food takeaways (A5), business (B1), hotels and guesthouses (C1), residential care homes (C2), dwellinghouses (C3), non residential institutions (D1), assembly and leisure (D2) and sui generis uses appropriate to a town centre.

POLICY TC6
Development In The Primary Retail Frontages

Within the primary retail frontages proposals for changes of use of ground floor class a1 premises to non-class A1 uses will be permitted if:

a. It falls within classes A2, A3, A4, and A5
or
b. If in other use classes it can be demonstrated that the use is appropriate to a retail shopping frontage and will add to the vitality and viability of the town centre; *and*
c. The use would not reduce the predominance of A1 uses for purposes of clarity 'sui generis' uses such as betting offices and pay day loan shops are not considered to be appropriate in a retail shopping frontage.

POLICY TC7
Liskeard Town Centre Integrated Wi-Fi & Web Presence Strategy

Contributions towards the establishment of a town-centre wide wifi system from new retail, service and business developments will be encouraged.

Reasoned Justification

Policy TC3 – Rapid changes in retailing and service delivery channels, administrative centralization services to other locations, improved accessibility to larger centres, the disconnection of the surrounding rural population from the town, and the impending loss of the Cattle Market pose significant challenges to the town centre, threatening its future prosperity. Measures to improve and enhance the town centre's retail, service and community 'offer' are essential. Policy TC3 seeks to enable proposals which will aid this task, whilst providing criteria against which other uses may be assessed.

Policy TC4 – Following up on Policy TC3, the policy on the Cattle Market recognises the sites fundamental importance to the development of Liskeard as a place, and the key part it could play in achieving the aim to take Liskeard forward as a 'modern market town'. Any re-use of the Market site must recognise these factors and seek to replace the wider benefits of the Market's presence which have been lost through its decline and eventual closure. The regeneration of the Cattle Market site has the potential to be the means by which the 'heart' of Liskeard is revived.
The Neighbourhood Plan therefore includes this enabling policy encouraging a mix of uses that support the vitality and viability of the town centre and replace the wider benefits which are being lost, subject to essential criteria that deal with development issues requiring resolution.

Policy & Policy TC6 - It is important that the Primary Shopping Area remains the focus of local convenience shopping, employment, service, residential and other uses which support the Primary Shopping Frontage, and that the latter retains its predominance of retail outlets. These locations are within walking distance of Liskeard's residential areas and public transport routes and are key to sustainable development. Further fragmentation of these areas with uses that do not need such locations would harm the quality of town centre shopping and spoil their attractiveness.

Policy TC7 – Retail change over the next decade will be technology driven, largely focusing around the use of IT, WiFI and 4G in which mobile, online and in-store experiences complement rather than compete with one another. Therefore, a public WiFi service is essential if the town centre offer is to keep up with its rivals. It will give the opportunity to generate revenue, attract more visitors, keep visitors for longer periods, and keep a competitive edge through the 'near me' and SEO services in Google and Bing, which can point customers to local businesses, providing they have a website. High street WiFi is not simply a 'service' to town centre visitors: some 80% of searches on smartphones are for local businesses, and 78% of these turn into local offline purchases. Mobile phone service operators are increasingly looking to 'offload' data demand to keep their service speeds up to scratch, so are also looking to invest.

Comment. The Cattle Market site is located in the heart of Liskeard, at the edge of the main shopping area. Currently the site is broadly split between a public car park and the Cattle Market area, with a number of small retail/workshop spaces. Many of the buildings in the Cattle Market are in need of repair and are used infrequently meaning that much of the site is not used to its full potential and is of limited benefit to the wider town centre.

The land which accommodates the Cattle Market is owned by Cornwall Council and is currently leased by local auctioneers. At present a market occurs approximately once every 2 weeks, but is poorly attended by prospective buyers. New livestock movement and auction rules, plus changes in agricultural marketing and procurement practice, have led to the gradual decline of the market, and it is very likely that the auctioneers will vacate the site within the lifetime of this Neighbourhood Plan.

The car park is in a good town centre location, and generates a revenue stream for Cornwall Council, but is inefficiently laid out and underused (currently maximum use is approximately 60%). For the majority of the time the Cattle Market, which occupies a large area in the heart of Liskeard, is unused. There is clear potential for this site to provide new town centre uses and facilities, increasing Cornwall Council's revenue generation whilst providing wider benefits to the surrounding area, if the site is redeveloped.

Cornwall Council has commissioned consultants to undertake a development study to look at potential future uses for the Liskeard Cattle Market site. The aim of the study is to develop proposals for regeneration of the site to provide new activity in Liskeard Town Centre that will increase the vitality of the town and enhance facilities for the local community and visitors. Initial concepts, which were the subject of a public and stakeholder consultation in July/August 2016, included:

Option 1 summary: A mix of retained and new retail/workshop/café units, a civic square with pannier market, mixed use community centre, a reduced size Cattle Market and car-park, improved access.

Option 2 Summary: A medium sized foodstore (18,000sq ft) with parking, small number of residential units, mix of retained and new retail/workshop/café units, a civic square with pannier market, a reduced size Cattle Market and car-park, improved access

Option 3 Summary: A medium sized foodstore (18,000sq ft) with parking or Later Living Apartments, small number of residential units, mix of retained and new retail/workshop/café units, a civic square with pannier market, mixed use community centre, a reduced size Cattle Market and car-park, improved access, potential development area on Liskerrett Centre site which could accommodate residential uses.

The study has now entered a detailed assessment stage, which will ultimately recommend a preferred option. If that is available within an appropriate timescale, the preferred option may be included in later editions of this Neighbourhood Plan.

Possible land exchange, partnering with community and other public sector landowners in the town centre to enable better design and economic solutions, synergy between uses, may be explored. If the Liskerrett Centre site is included, options might investigate the retention of the Liskerrett Centre's Victorian school building for community use along with the release of a potential development area on the southern part of the Liskerrett Centre site which could accommodate residential uses. In this case the community buildings on the Cattle Market site might include the replacement of the multi-faceted uses currently delivered from Liskerret 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.

PROJECT TC1
Liskeard Cattle Market Working Group

The Neighbourhood Plan Steering Group and Town Council currently are members of the Cornwall Council led working group.

PROJECT TC5
Liskeard Town Centre Integrated Wifi & Web Presence Strategy

To support the creation of a public WiFi service and enhanced web presence to assist the town centre offer to keep up with its rivals, giving the opportunity to generate revenue, attract more visitors, keep visitors for longer periods, and maintain a competitive edge.

OBJECTIVE 3

Preserve and enhance the unique and rich architectural heritage of the town centre and Conservation Area by

a) Ensuring that the design of new developments is consistent with the character of the town and at a human scale
b) Measures to repair and maintain Listed and other significant buildings
c) Ensuring that new shopfronts, shopfront and commercial signage complements and does not detract from the architectural heritage of the area
d) Developing a local heritage listing of locally significant buildings and features, along with appropriate planning policies for their management

POLICY TC8
Design Of New Development In The Town Centre And Liskeard Conservation Area

The design of new development proposals within the town centre and Liskeard conservation area should:

a) Be informed by and consistent with the scale, design and character of the surroundings,
b) Be integrated into the historic topography and settlement form,
c) Reinforce the existing 'sense of place' and local distinctiveness
d) Reflect existing historic street patterns and the historic streetline.
e) Avoid pastiche and 'token' local distinctiveness, making use of appropriate materials and detailing to reflect local building traditions

POLICY TC10
Shop Fronts In The Town Centre And Liskeard Conservation Area

Proposals for new shop fronts in Liskeard conservation area must be related to the scale and proportions of the building and frontage in which they are to be situated; and traditional stallrisers and pilasters should be retained or replaced in brick or other sympathetic material.

POLICY TC9
Shopfront And Other Commercial Signage In The Town Centre And Liskeard Conservation Area

New shopfront and other commercial signage within the Liskeard Conservation Area must respect the composition, materials and detailed design of the building and of surrounding historic environment in terms of their scale, depth, materials, colour and siting. In particular:

a) Fluorescent or internally illuminated modern projecting box signs and box fascia & 'cut-out' box signs and fascias with individually illuminated letters will not be permitted.
b) Cut out plastic and perspex lettering signs will not be permitted.

House styles of multiple stores will only be acceptable where they involve the use of designs and materials visually related to or developed from, the composition, materials and detailed design of the building and of surrounding historic environment.

externally illuminated hanging signs may be permitted provided they are of a design sympathetic to the character of the area.

POLICY TC11
Local Listing Of Buildings Of Significance In The Town Centre And Liskeard Conservation Area.

Besides the nationally listed buildings the following buildings and sites are of architectural significance, local distinctiveness and character and historic importance:

a) St Malo, Varley Lane
b) Hollywood, Russell Street

POLICY TC12
Retention And Enhancement Of Heritage Assets

Proposals for development which would have an impact on heritage assets should seek to preserve the building or its setting or any features of special architectural or historic interest which it possesses. such proposals must be accompanied by an assessment of the significance of the asset and the impact of the proposal upon its significance and identifying mitigating measures to be incorporated into the development as necessary.

Heritage assets are statutorily listed and locally listed buildings, unlisted buildings designed by noted local architects and builders or related to the Cornwall and Devon mining Landscape World Heritage site

Reasoned Justification

a) *Ensuring that the design of new developments is consistent with the character of the town and at a human scale*
b) *Measures to repair and maintain Listed and other significant buildings*
c) *Ensuring that new shopfronts and commercial signage complements and does not detract from the architectural heritage of the area*
d) *Developing a local heritage listing of locally significant buildings and features, along with appropriate planning policies for their management*

Policy TC8 & Policy TC12 - Conservation Areas are designated where an area has a particular historical or architectural interest, the character and appearance of which is worthy of protection and enhancement. Liskeard's town centre, which is entirely within the Liskeard Conservation Area, has 'a strong 19th Century architectural personality' (Beacham and Pevsner 2014). 'Some of the best 19th Century Cornish architects of the period – Foulston, Wightwick and Hicks – are represented but an unusual number of buildings were designed by one talented Liskeard Architect, Henry Rice (1808-76) who was Borough Surveyor and whose practice flourished in the boom years.'….'Rice was versatile, inventive, and capable of working across a range from modest houses and terraces to larger villas, banks, shops and civic buildings'. Today over one hundred of the buildings designed by him and his three pupils still exist in the town, clustering mainly in the town centre and on its approaches and make a major contribution to the Conservation area. Many of these originate from the wealth and functions of the Cornish Mining activity at the nearby Caradon Mines, and are thus related to the World Heritage Site. Together these impart a distinctive character to the town and sense of place for local people that has promotional, educational and social value, and should be respected in new developments. However, there are some that are unprotected and have been subject to unsympathetic alterations. It is desirable that any future works on these buildings is designed to respect the original design.

Policy TC9 & Policy TC10 – Very often shop fronts are inserted with little thought to what is above or alongside, leading to an unhappy relationship with the rest of the building and disturbance to the visual interest and character of the street. This can be aggravated by standardized shopfront and commercial signage featuring company images and logos which are often applied to buildings where they may not be appropriate or where the individuality of the shop may be swamped. Liskeard Town Centre has, as noted above, many attractive buildings in a setting that is distinctive. Therefore, it is expected that new shopfronts and signage should be designed carefully to relate to the scale and proportions of the building and frontage in which they are to be situated and visually related to or developed from, the composition, materials and detailed design of the building and of surrounding historic environment.

Policy TC11 - The NPPF says that designated heritage assets (which include Listed Buildings and Conservation Areas, are subject to specific policies that require (NPPF paragraphs 132 and 139):

- *great weight to be given to their conservation in all decisions;*
- *clear and convincing justification for any harm to significance however slight and whether through direct physical impact or by change to the setting;*
- *that substantial harm (direct or by change in the setting) to or total loss of Grade 2 listed buildings is expected to be 'exceptional';*
  and
- *that substantial harm to or total loss of Grade 1 or Grade 2* listed buildings is expected to be 'wholly exceptional'.*

It also says that buildings having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets may be 'locally listed'. (NPPG Para 039) As part of the preparation of the Neighbourhood Plan, a review of priority sites for local listing was conducted in March 2015 from which two priority sites for local listing were deemed to hold the most value for preservation, in line with guidance set by Historic England. These properties are St Malo, Varley Lane and Hollywood, Russell Street. These sites were identified because of their distinct, historic character, in safeguarding the heritage of Liskeard.

Comment Looking forward and beyond the Neighbourhood Plan, it is recommended that as Luxstowe House is an important part of the development of the town and the most significant of the large villas built in the early nineteenth century, consideration should be given to extending the conservation area to include the house, its grounds and its former stable buildings.

PROJECT TC2
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.

PROJECT TC4
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.

OBJECTIVE 4

Make the town centre a more attractive place to visit, shop and do business by

a) Improving the pedestrian environment to enhance access for all users
b) Developing a consistent building and public realm design code
c) Improving street scene upkeep through active involvement of property and business owners and operators

POLICY TC13
Maintenance And Improvement Of Buildings And Public Realm In The Town Centre

When buildings and the public realm within the Liskeard Conservation Area are being maintained or improved, the design principles set out below should be followed:

Town Centre Building Design Principles

- Windows and doors in buildings in sensitive and highly visible locations should be of traditional materials and design. Historic windows and doors should be repaired where possible or replaced to match originals
- Traditional wall coatings should be repaired like-for-like rather than replaced by modern treatments. Historic brick or stone walls should remain untreated.
- Buildings clad with local natural slate should be repaired like-for-like. If new slates are necessary they should be locally sourced.
- Decorative features such as bargeboards should be conserved and replaced with like-for-like where repair is not possible.
- Local slate roofs should be retained and repaired with slate to match. The insertion of further dormer windows and rooflights should be limited and confined to rear and less visible roof slopes

- Historic shopfronts should be conserved and shopkeepers should be encouraged to reveal historic features which still survive beneath modern insertions.
- Commercial signage should reflect in its scale, materials, colour and siting the sensitive nature of the surrounding historic environment. Fluorescent, plastic or perspex signs should be avoided.
- Satellite dishes should be confined to rear facades which are not highly visible.
- The historic buildings should be kept in good repair, well maintained and
- used in such a way that any former historic functions can still be read in the surviving fabric.
- Slate hanging material should be locally sourced.
- Surviving historic shopfronts should be retained and maintained, even when the building has been converted to domestic use.

Town Centre Public Realm Design Principles

- Street lighting should be designed to reflect the character of its surroundings. The design of the lighting should be sympathetic to the different surrounding historic fabric character areas and should be sensitively sited to reflect its domestic surroundings. Extend the street lighting and street furniture used for The Parade itself into the whole area.
- Overhead cables should be appropriately sited in order to impact less on the surrounding historic environment and key views.
- The current street signage should be reassessed to ensure any redundant or over-scale signs are removed. New signage should be restricted to the minimum necessary, of good quality materials and design, and should be sited sympathetically to the historic environment. Use signage to improve connectivity by encouraging the use of alleyways and pedestrian only routes.
- At the roundabouts at the junctions between Barras Street and Dean Street and Greenbank Road and Pound Street there should be better quality signage (which should be rationalised) and any necessary street furniture should be of good quality design and materials. This would create gateways into the centre of the town which reflect the high quality of the surrounding historic environment rather than detracting from it.
- Many of the grass verges throughout the conservation area would benefit from tree planting.
- Good quality cast iron railings could replace the current modern railings around the forecourt to 27 Fore Street.
- When the current paving scheme in Fore Street requires replacement any new scheme should reinstate the carriageway along with the original granite paviours and thick granite kerb stones. *[Need to ensure there is still good accessibility for people with disabilities]*
- Landscape the area where Bay Tree Hill divides in order to break up the expanse of tarmac.
- Consideration should be given to enclosing the seating area at the junction
- between Dean Street and Barras Street.
- Consideration should be given to enclosing the car park at the junction between Pound Street and Greenbank Road with a higher slatestone wall.
- Consideration should be given to planting trees on the grass area along Pound Street
- Consideration should be given to landscaping the open green area at the eastern end of Church Street North
- The overgrown stone steps to the churchyard should be cleared of vegetation and repaired if necessary.
- Consideration should be given to re-siting or under- grounding some of the power lines which impact most on the historic environment and key views.
- Greater importance should be attached to the villa gardens. Any further attempts to reduce the gardens to make way for additional car parking should be resisted
- Any further loss of historic features on the villas such as mouldings, decorative features, windows, doors, surface treatments and roof covering should be avoided.
- Reuse the historic gardens at Westbourne House to provide a quality green meeting place adjacent to the town centre. *[Need to keep green space but not necessarily to restore the gardens.]*
- The highways and public realm works should be improved to reflect the quality of the architecture. Improving the visual quality of the streets will encourage pedestrian access which will become all the more pertinent if further housing estates are built on the outskirts of the town.

Reasoned Justification

Policy TC13 - The Liskeard Neighbourhood Plan Town Centre Working Group carried out a review of the 2012 Appraisal Statement, updating it where appropriate, and identified the key elements that should be brought forward in the Liskeard Neighbourhood Plan.

Comment

Policy TC13 - This material has been distilled into a set of detailed local design principles that will help with the interpretation of policies and provide guidance to property owners and public bodies when carrying out works (including those which do not require planning permission, listed building, or advertisement consent), and to assist the Town Council when commenting on proposals. It is intended for these to be endorsed through the Neighbourhood Plan.

PROJECT TC4

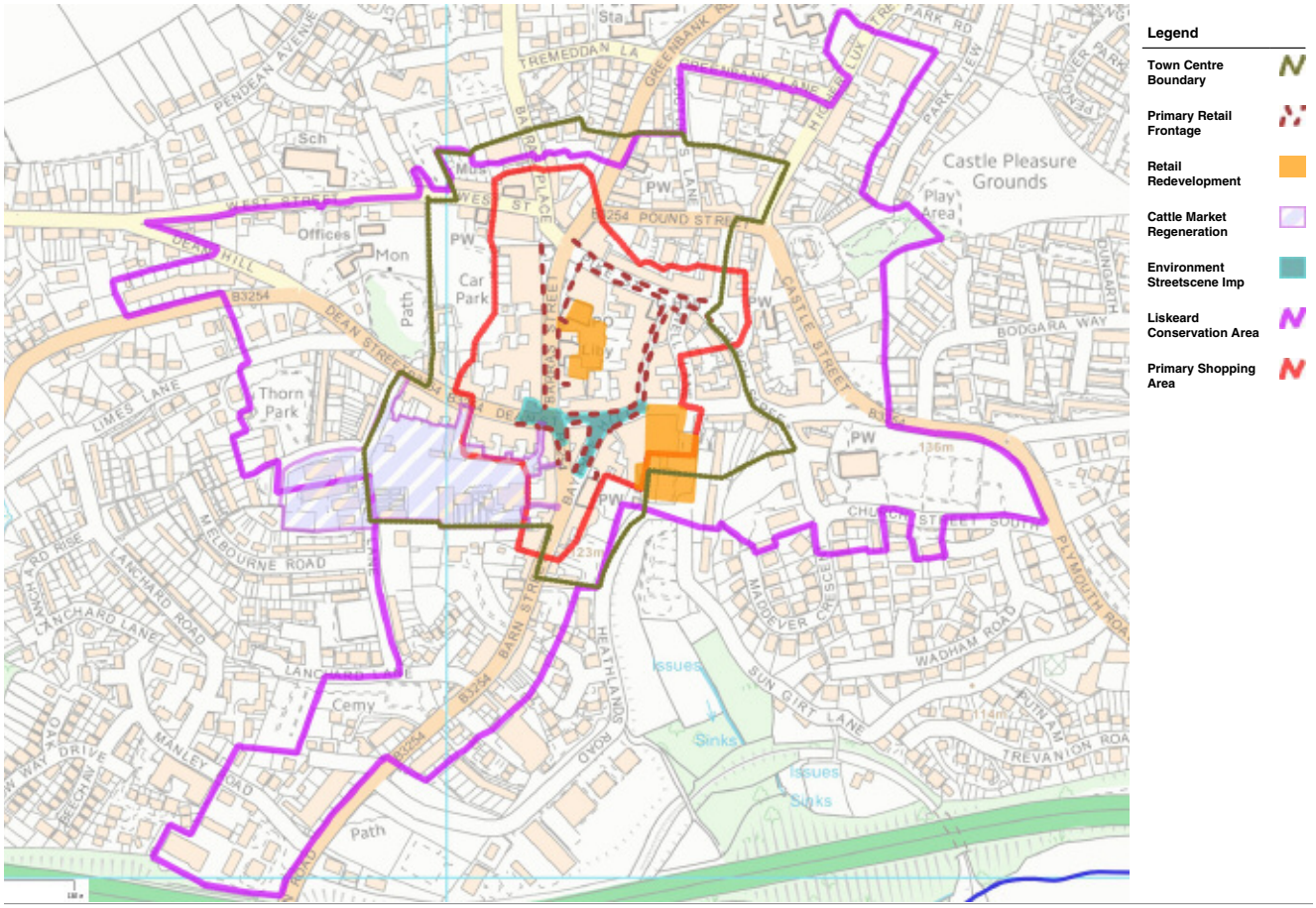
Historic Liskeard

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.

PROJECT TC3

Castle Park Improvement - to improve a valuable public and historic resource, providing improved leisure and historic resource interpretation to support the Town Centre.

TOWN CENTRE MAP



A PLACE TO RELAX AND ENJOY

A PLACE TO RELAX AND ENJOY

AIMS

To

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

Strategic Approach

The evidence collected suggests that the need is for a local open space and leisure strategy to seize the opportunity to provide high quality recreational and green space as well as good leisure provision that takes into a hierarchy of neighbourhood provision (for our five main neighbourhoods) and town-wide provision.

Therefore, the main elements of the strategy should be to:

- Protect/conserve and enhance green spaces within the town for the benefit and good health of all ages with particular emphasis on children's play and adult recreation
- Enhance access within the town centre for pedestrians
- Encourage the creation of new green spaces (formal and informal)
- Encourage greater access to sports facilities
- Protect and enhance the character of the surrounding countryside including designated landscapes, heritage assets and areas of local significance.
- Make provision for enhanced connectivity throughout the town and into the near countryside
- Support the enhancement of community leisure facilities in and around the town
- Promote Liskeard as a destination for locals and visitors to support the towns economy, and increase footfall through provision of well-publicised walks, trails and formal leisure and community facilities.

OBJECTIVE 1

Protect/conserve and enhance green spaces within the town for the benefit and good health of all ages with particular emphasis on children's play and adult recreation by:

a) Designating a list of open spaces as local green space (NPPF 76-78)
b) Using s106 and CIL to conserve and enhance Westbourne Gardens, Castle Park and other key sites
c) Providing equipped play areas for the five neighbourhood areas
d) Create and conserve new green spaces as part of development and as ancillary to new growth of the town
e) Enhance existing green spaces

POLICY OS1
Green Spaces

The neighbourhood plan designates the following locations as local green spaces (as shown on the proposals map).

OS ref	Name
1	Old Rd Nature Reserve
3	Lanchard Woods
4	Pound Dean play area
5	New Road paddocks
6	Thorn Park
7	Westbourne Gdns
8	Varley Ln bowling green
9	Lanchard Cemetery
10	Rapsons Open Space
11	Trevillis Pk OS/Station Rd
12	Trevillis Pk OS – N
13	Trevillis Pk OS – S
14	Sungirt woods
15	Pound Street OS
16	Smiths Cottages OS
17	Castle Park
18	Castle St OS
19	St Martins Churchyard
20	Pengover Park OS
21	St Martins School playing fields
22	Plymouth Rd woodland
23	Charter Way/Tencreek woodland
24	Boveway Lane (Maudlin Farm)/Carthew Close OS
25	Charter Way/ Catchfrench Crescent woodland
26	Carnclaze Close play area
27	Hanson Rd OS
29	Pengover Rd allotments
32	Luxstowe Parc Sports fields
33	Luxstowe Tennis courts and OS
34	Culverland Play area
35	Wrey Ave OS
36	Trevecca Cemetery
37	Culverland Rd rugby practice pitch
38	Eastern Ave OS
39	Catchfrench Crescent OS
40	Jago Close OS
41	Dennis Rd/Courtney Rd OS
10AA	Rapsons MUGA
43	Quaker Cemetery, Trevecca
44	Dungarth Rd allotments
OSL15	Roundbury Parc

POLICY OSL2
Conservation, Enhancement And Creation Of Local Green Spaces And Other Parks And Green Spaces To Accommodate Growth

No development will be permitted within the local green spaces listed in Policy OSL1 and shown on the local green spaces proposals map if it would impair the effectiveness of the site in serving one or more of the following purposes:

a) Providing a resource for formal and informal recreation and/or a venue for formal events;
b) Forming a green foreground or background which is important to the character of Liskeard's setting;
c) Helping to preserve the cherished views of the town centre, or of individual buildings or groups of buildings, or of the surrounding rural and heritage landscapes from within the town;
d) Providing areas of rural tranquility which surround or penetrate the built-up area of Liskeard and helps to maintain the relationship between the town and surrounding countryside;
e) Contributing to the character and visual setting of the town by their open nature
f) Conserving biodiversity, ecological assets, vegetation, watercourses and other landscape features important to the local community

POLICY OSL3
Play provision in neighbourhood areas

The Neighbourhood Plan supports the provision of neighbourhood equipped areas for play (NEAPS) at
Castle Park,
Thorn Park and
Rapsons Park, and
of 'natural play facilities' at Sungirt Woods,
Lanchard Woods and
'Roundbury Park'.

New housing or mixed use developments shall provide equipped formal and natural play in accordance with tables shown or provide contributions towards facilities as set out in order to provide each of the five neighbourhoods (see diagram pg 67) in the town with a range of equipped and natural play across all age ranges. Only family dwellings of two or more bedrooms will be required to contribute to the provision of children's play space.

NEAPS are also required within the urban extensions to be provided at Addington, Tencreek and Charter Way.

APPLICATION OF QUANTITY BENCHMARK GUIDELINES – EQUIPPED/DESIGNATED PLAY SPACE

Scale of Development	Local Area for Play (LAP)	Locally Equipped Area for Play (LEAP)	Neighbourhood Equipped Area for Play (NEAP)	Multi Use Games Area (MUGA)
5-10 dwellings	√			
10–200 dwellings	√	√		Contribution
201–500 dwellings	√	√	Contribution	√
501+ dwellings	√	√	√	√

LOCAL OPEN SPACE STANDARDS

Application	Standard
Connection, design and management	Open space scheme shall incorporate areas of existing on site and off site landscape features such as mature woodlands, copses individual trees, wildflower meadows and hedgerows, watercourses etc and include appropriate new planting. Design should allow for good natural surveillance and overlooking, with lighting in appropriate circumstances such as a key route to school or workplace. A mechanism for long-term management of the developing landscape shall be submitted. Open space development that encourages and contributes to improving the interconnectedness of green spaces, green corridors, significant woodlands, vegetation areas and road verges and tree-planted streets, will be encouraged.
Housing development open spaces	Open spaces should be provided within or adjoining new housing development including housing specifically built for the elderly, in addition to the play space requirement. Open spaces should ideally be created around existing landscape features on the site and connect to landscape and green infrastructure off site. They should allow for additional landscaping as appropriate.
Non- housing developments	In addition to the standards detailed above, informal open space provision will be encouraged as part of business park, retail and large-scale commercial developments; this is for the benefit and well being of the workforce and also visitors to the site. Any spaces provided should have regard to the nature and location of the development.
Exclusions from open space	Open space must be usable for recreation unless set standard calculations aside for biodiversity reserve. The Appendix E lists the types of green and open space that shall not be used to fulfil the open space standard obligations.

MINIMUM PLAY SIZES AND WALKING DISTANCE

Play space type	Walking distance	Minimum sizes	Minimum dimension	Buffer zones
LAP	100m	0.01ha	10x10 metres (minimum activity zone of 100sqm)	5m minimum separation between activity zone and the boundary of dwellings
LEAP	400m	0.04ha	20x20 metres (minimum activity zone of 400sqm)	20m minimum separation between activity zone and the habitable room façade of dwellings
NEAP	1,000m	0.1ha	31.6x31.6 metres (minimum activity zone of 1,000sqm comprising an area for play equipment & structures & a hard surfaced area of at least 465sqm (the minimum needed to play five-a-side football))	30m minimum separation between activity zone and the boundary of dwellings

NEIGHBOURHOODS AROUND LISKEARD

Reasoned Justification

Policy OSL1 - These areas are of particular importance to the local community and fulfill the requirements of the NPPF in that each green space:

a) *Is in reasonably close proximity to the community it serves;*
b) *Is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife;*
c) *and concerned is local in character and is not an extensive tract of land.*

Policy OSL2 - The Neighbourhood Plan Open Spaces and Leisure Working Group audited (through site visits) 44 open spaces within Liskeard town area (i.e. within the limits of the built up area, there being no public accessible spaces except public rights of way, outside the town limits), using the Green Flag Award4 quality system as a basis for the appraisal. It revealed only 22 ha of publicly accessible open space. This public accessible amount of open space is 3 ha below the level recommended by the Cornwall Council Open Space strategy which requires 42 sq m/person. i.e. 39 ha total. It is therefore essential that existing green spaces be protected.

The Liskeard Town Council Open Space Audit of 2014 recognized the potential role of the town's attractive and popular green hinterland and the link to the World Heritage Site at Caradon, and in January 2014 the Town Council adopted the policy: "to protect and enhance the character and accessibility of the natural green spaces around the boundary of the town, accessed via green corridors and quiet lanes, which would also fulfil the objective of the Cornwall Local Plan to maintain the physical link between Liskeard and the world mining heritage site at Minions".

Policy OSL3 - Equipped play provision in the town should reflect neighbourhood accessibility and provision across age groups. However, it is currently inadequate. Rapson's park provides basic young teenage play and skate ramp but needs additional investment to improve natural surveillance, safe access (currently through a car park) and landscape design. The children's play area at Castle Park needs significant improvement. Carnclaze Close, Trevecca and Thorn Park are well equipped though require more family seating and better disabled access. A new play area is planned in the new Addington development. There are other local Areas for Play around the town for doorstep use by toddlers but cannot to be considered strategic play areas. It is also desirable to provide areas for natural play that allow children to create dens and mazes, construct willow domes and arches, dig mud pits or create steeping stone or balance log paths. Making accessible and managed woodland spaces in the town such as at Sungirt, Lanchard and Catchfrench Crescent woods could provide more play at reasonable cost. A rural edge of town play area with good parking access would be highly valued by families.

Comment Where appropriate, investment through planning obligations related to developments which bring additional population to Liskeard will be directed towards the maintenance, conservation and enhancement of the key existing public parks at Westbourne Gardens, Castle Park, Thorn Park and Rapsons Open Space, and improved access and facilities at natural spaces Catchfrench Crescent Woods, Sungirt Woods and Lanchard Woods. The intention will be to bring greater diversity and lower maintenance costs, for example by utilizing gravel paths, mowing regimes and natural planting with low-cost native plants, provision of simple timber or granites seats, localised community planting/gardens etc to provide more varied, accessible and interesting facilities.

Where appropriate, investment through planning obligations related to developments which bring additional population to Liskeard will be directed towards the maintenance, conservation and enhancement of these facilities.

PROJECT 1
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 'party in the park' events/live music in Westbourne Gardens, Castle Park and Sungirt Woods.

See also TC3 Castle Park Improvement Scheme - to improve a valuable public and historic resource, providing improved leisure and historic resource interpretation to support the Town Centre

PROJECT 2
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, in partnership with other stakeholders, 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.

Projects 1 & 2 – Whilst Liskeard's open spaces score reasonably on maintenance and access (other than for disabled), they are poor in provision 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. 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.

OBJECTIVE 2

Enhance access within the town centre for pedestrians by:

a) Use of shared surfaces e.g. (Dean St/Barras St/The Parade)
b) Bay Tree Hill re-modelling - (Caradon saved policy)
c) Liskeard Station gateway, enhancement of public realm, signage
d) Improved pedestrian crossings, signage, street trees Promoting better access for disabled (TC obj)

POLICY OSL4
Public Realm Access And Circulation Improvements

Schemes to enhance the Public Realm for pedestrian comfort, improved convenience of access and connectivity, including improved access for mobility impaired users through improved surfaces, level changes, handrails etc, quality signage, tree planting, cycle parking, public seating and trolley friendly surfaces will be implemented. The main focus will be on:

a) The Dean St/Barras St/Windsor Place junction with barrier free pedestrian-prioritised design linking in with the existing Dean St civic space

b) Bay Tree Hill – in accordance with retained Policy LISK5 (with possible timed road closures)

c) Liskeard Railway Station (including links between mainline and branch line stations) with disabled parking, kiss 'n ride, rail staff parking and taxi rank to reduce conflicts and promote sense of place for arriving passengers.

d) Conserve and enhance The Parade as civic space.

Reasoned Justification

Pedestrian use of Barras Street in Liskeard has been shown by Cornwall Council to have consistently fallen year on year in the past decade whilst traffic levels of around 12,500 vehicles a day make it one of the busiest trafficked town centre main streets in the county. The need is to create a better balance between traffic and other town users, improve conditions for walking and cycling in the town, and improve the visual quality of the streetscape. There are key focal areas within the public realm of Liskeard that have consistently been mentioned in surveys as being of concern or causing difficulty to users. These include the main junction at Barras St/Dean St/Windsor Place where barriers, footway levels and signage are all combining to prevent a good walking or visual environment; and Bay Tree Hill which is a natural urban three sided space that is dominated by vehicles although could have far more pedestrian priority within it. Other spaces, such as the area fronting the Railway Station, could contribute more as an important gateway to the town.

Comment Where appropriate, investment through planning obligations related to developments which bring additional population and traffic to Liskeard will be directed towards these improvements.

OBJECTIVE 3

Encourage the creation of new green spaces (formal and informal) by:

a) Applying conditions to planning approvals
b) Providing new sports and multi-use park off St Cleer Rd at Roundbury
c) Conserve existing and extend provision of orchards and allotments through developer contributions

OBJECTIVE 7

Encourage greater access to sports facilities by:

a) Encourage multi-functional use of existing pitches/spaces and developer led provision of additional space (e.g. Roundbury)

POLICY OSL5
Open Space And Developer Contributions

Developers of housing sites (including affordable and starter homes), larger holiday accommodation (hotels, caravan parks etc.) and developments that impact upon access to public open space will be required to make financial contributions towards the creation and maintenance of new and/or the extension and enhancement of existing public open space facilities. The level of contribution for each site will be determined taking into account the table below. On-site open space must be laid out prior to occupation of 75% of dwellings in any phase, and off-site contributions to be paid prior to occupation of 50% of dwellings.

Where on-site provision is required, the local planning authority will seek the option of a commuted capital sum to construct the facility. In these circumstances, a serviced site (as appropriate for the facility concerned) will be transferred to the town council free of charge by the developer.

PROPOSED QUANTITY PROVISION STANDARDS FOR STRATEGIC OPEN SPACE IN LISKEARD

Type	Provision to meet existing shortfall	Provision to meet additional requirements from population growth	Future quantity provision minimal standard town-wide (m2/person)	Minimum quantity needed for new housing (m2/dwell)
1 Parks and New Amenity	'Roundbury Park' proposal (Policy OSL9 and ALT15)	New 'Roundbury Park' proposal (Policy OSL9 and ALT15)	8.75	20.13
	Conserving & enhancing our parks and green spaces to accommodate greater use (Policy OSL3)	Conserving & enhancing our parks and green spaces to accommodate greater use (Policy OSL3) Urban boundary planting at Tencreek and Charter way (Policy H2A & B)		
2 Natural Space	New 'Roundbury Park' proposal (Policy OSL9 and ALT15)	'Natural play facilities' at Sungirt woods, Lanchard Woods and Roundbury Park. (Policy OSL4) Urban boundary planting at Tencreek and Charter way (Policy H2A & B) Buffer land adjoining employment land allocation, east of Charter Way (Policy EM1)	15.17	34.89
3 Public sport	New 'Roundbury Park' proposal (Policy OSL9 and ALT15)	New 'Roundbury Park' proposal (Policy OSL9 and ALT15)	16.3	37.49
4 Children's Equipped Play	Neighbourhood Equipped Areas for Play (NEAPS) at Castle Park, Thorn Park and Rapsons Park (Policy OSL4) and at Addington, Tencreek and Charter Way (Policy H2A & B)	Neighbourhood Equipped Areas for Play (NEAPS) at Castle Park, Thorn Park and Rapsons Park (Policy OSL4) and at Addington, Tencreek and Charter Way (Policy H2A & B)	0.7	1.61
5 Teen Provision	Neighbourhood Equipped Areas for Play (NEAPS) at Castle Park, Thorn Park and Rapsons Park (Policy OSL4) and at Addington, Tencreek and Charter Way (Policy H2A & B)	Neighbourhood Equipped Areas for Play (NEAPS) at Castle Park, Thorn Park and Rapsons Park (Policy OSL4) and at Addington, Tencreek and Charter Way (Policy H2A & B)	0.25	0.57
6 Allotments	New allotments and/or community orchard at Boveway Lane (Maudlin)/ Carthew Close, Charter Way and Culverland Rd	New allotments and/or community orchard at Addington, Boveway Lane/ (Maudlin)/Carthew Close, Charter Way, Woodgate Rd and Culverland Rd areas	0.75	1.73
7 Cemeteries	Adequate capacity in the existing cemetery; future expansion space allocated on the adjacent (temporary) rugby practice pitch		2.09	~
8 School Pitches and clubs	~	~	16.3	~
TOTAL			**43.99**	
TOTAL for 1-6			**41.92**	**96.42**

POLICY OSL6
Meeting The Communities Need For Sports And Leisure

Approximately 8.8 hectares of land adjacent to St Cleer Road and identified on the proposals map is allocated for open recreational use. Land use will comprise playing fields, play areas, public open space, and ancillary buildings such as changing rooms, cycle hire shop, café and shelters.

Where appropriate, investment through planning obligations related to developments which bring additional population to Liskeard will be directed towards the creation of this new park.

In addition, parkland and natural areas will be provided in the mixed-use urban extensions to be provided at Addington (3.08ha), Tencreek (4.1ha) and Charter Way (4.8ha) (Policy H2a & b), and as part of the employment land allocation on land east of Charter Way (Policy EM1)

POLICY OSL7
Provision Of Orchards And Allotments

Conserve existing allotments at Pengover Road, Dungarth Road and extend provision of orchards and allotments through developer contributions at Boveway Lane (Maudlin)/Carthew Close; Charter Way, Tencreek, Woodgate Road and Culverland Road and Addington.

Reasoned Justification

Policy OSL5 - The Neighbourhood Plan Open Spaces Audit revealed only 22 ha of publicly accessible open space. This public accessible amount of open space is 3 ha below the level recommended by the Cornwall Council Open Space strategy which requires 42 sq m/person. i.e. 39 ha total. It is therefore essential that new open and green spaces are provided to meet community requirements.

The Audit also found many of Liskeard's parks to be lacking in cultural resonance, provision of facilities for all ages such as places to sit and relax, imaginative planting or natural habitats that encourage wildlife, although they were generally well kept with grass cut and litter usually

collected. In order to meet the needs of the existing population and those living in new developments, it is necessary to invest in improving a few parks and natural green spaces as the primary community spaces, in addition to the provision of new facilities.

Policy OSL6 - There is also a shortage playing pitches to meet current and forecast needs, requiring rugby and football clubs to use school pitches and limiting their development. The allocation for playing fields of land at Roundbury, on the St Cleer Road will provide playing pitches and running track as well as leisure facilities such as a cycling hub, play area, car parking and changing rooms/café, all in a naturally landscaped park that should blend into the countryside. Consideration could also be given here to specialised play provision for disabled children.

Policy OSL7 - More innovative uses encouraged in appropriate locations will add to the attraction and versatility of green spaces, providing a better experience for users

Comment For small developments (less than 5 dwellings) within acceptable range of some form of open space (in accordance with adopted standards) contributions will be sought off site entirely via a Section 106 agreement or planning condition. For larger developments this will be a combination of on-site provision and some off-site. To help work through the requirements the Open Space Planning toolkit has been prepared by Cornwall Council for use on all developments.

Liskeard has a good supply of natural green spaces around and within the town but their undesignated nature and lack of any positive management means they have lacked design, management or investment to provide adequate walking and cycling to and from them and within and through them. The intention is to ensure that these areas are clearly available for access by residents of all types and ages, are safe and convenient whilst recognizing their rural nature and avoiding the urbanizing of their features. Spaces should have quality access and should be managed to maintain biodiversity and rural character. The intention is also to prioritise those that have public rights of way through them or that form natural routes to and from local facilities such as schools, shops etc.

'Roundbury Park' continues the allocation of the land in Caradon Local Plan saved policy ALT15.

PROJECT 7
Roundbury Park development brief

Prepare a development brief, design and procurement strategy and outline management plan for Roundbury Park.

OBJECTIVE 4

Protect and enhance the character of the surrounding countryside by:

a) 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
b) 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)
c) Fulfilling and enhancing [Local Plan objectives] relating to the World Heritage Mining area
d) Designate area of local landscape and heritage value as a precursor to extension of the local AGLV to provide stronger protection for heritage assets and valued landscape.

POLICY OSL8
Routes And Settings Of Caradon Trail, Liskeard Caradon Railway World Heritage Site And Looe Valley Cycle Trail

Development which would adversely impact on the routes and settings of the caradon trail and proposed looe valley cycle trail, in terms of its location, functional connection, appearance, heritage value and interpretation, and the safety of pedestrian and cyclist users, will not be permitted.

Development on or adjacent to the Liskeard Caradon railway line designated WHS will not be permitted unless it conserves and enhances the asset, its setting and landscape context. Full heritage impact assessment will be required for any development in the WHS buffer zone.

POLICY OSL9
Dark Sky

Designs which incorporate measures to reduce light pollution, into adjoining properties or the open countryside will be supported. Proposals must include an assessment of the impact of light pollution from the development on local amenity, surrounding countryside and dark landscapes, as well as nature conservation, identifying mitigating measures to be incorporated.

These could include:

- The use of full cut off streetlights in rural edge highway and public space lighting
- Restricted and careful use of flood and security lighting including effective baffling and motion sensors
- Low colour temperature lighting
- Landscaping to reduce glare and light throw, off site

POLICY OSL10
Area Of Local Landscape And Heritage Value

The area between the development limit and the Caradon AGLV,(CL8 & 9 saved policies), is designated as an area of local landscape and heritage value with a view to future redesignation as an extension to the area of great landscape value. Within this area any permitted development should recognise and respect the landscape character, pattern and scale of settlement, and reflect the traditional building styles, materials and design of the local area .

Proposals to create greater recreational linkages in the form of permissive paths connecting to the existing network of paths and bridleways, signage and interpretive material will be supported.

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Reasoned Justification

Policy OSL8 – The landscape surrounding Liskeard has escaped the plot and paddock land fragmentation often associated with the urban fringe and by-pass development, providing a setting which is highly valued locally and through which pass the Caradon Trail and the proposed Looe Valley Trail, enabling re-connection with the landscape and heritage of the area. Developments which might cause the blockage or relocation of these routes or their connections with the town, spoil the appearance of the routes, harm the heritage value of features, and reduce the safety and convenience of users, is undesirable.

The settings of World Heritage Sites are recognised as making a fundamental contribution to their Outstanding Universal Value and the agreed Statement of Outstanding Universal Value is an essential reference point when considering development affecting the setting of a World Heritage Site. Cornwall & W Devon mining landscape supplementary planning doc. (draft Feb. 2016) states that " policy frameworks at all levels should conserve the outstanding universal value, integrity & authenticity of each WHS and its setting, given that WHS are designated heritage assets of the highest significance."

Policy OSL9 - National Planning Policy Framework (para 125) says that 'by encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation'. Careful design can also contribute to the proposed 'Dark Sky Park' initiative Bodmin Moor, the proposed buffer zone which enters the Liskeard Neighbourhood Development Plan area.

Policy OSL10 - to the west and north of the town lies the locally cherished landscape including the World Heritage Site Liskeard & Caradon railway track-bed and Ladye Park/Old Park valley with its associated Ducal deer park, and the historically significant Moorswater valley. These important landscapes are highly valued locally for their contribution to character and the distinctiveness of Liskeard and should be retained, respected and enhanced. They are considered to be of equal and in places superior quality to the already designated Area of Great Landscape Value north from Treworgey to St Cleer and also forms an important part of the distinctive setting of Liskeard.

National Planning Policy Framework says that policies may "identify and protect areas of tranquility which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason" (NPPF para 123). This is reiterated in Cornwall Local Plan Policy 23 which says that "Development must take into account and respect the sensitivity and capacity of the landscape asset, considering cumulative impact and the wish to maintain dark skies and tranquility in areas that are relatively undisturbed"

The 'Liskeard Town Framework' and 'Cornwall Council's Historic Environment data sheet 2011' for Liskeard and Looe refer to the need for further studies/assessment of Liskeard's heritage and landscape hinterland. The latter includes comments on Liskeard's setting 'on its hilltop overlooking wide tranches of landscape as an important characteristic' and mentions missing evidence, threats and proposed projects e.g. 'threats to landscape setting and development on skyline around the outer limits'. (The CLP also shows respect for "physical boundaries of existing settlements," such as the elevated northern edge of the town which looks down into the Ladye Valley and across to the AGLV, seeking to provide protection from inappropriate development into open countryside).

The document above points out that the underlying structure of the area remains medieval or earlier. This paper emphasises that the areas beyond the urban centres and around Bodmin Moor are under studied and that an historic landscape characterisation study is required (which has not been carried out to date) which would provide a detailed assessment of the heritage assets and setting of the rural hinterland of Liskeard.
'Planning Future Cornwall Growth Factors Liskeard and Looe CNA version 2 2013', says that 'studies are required on the Liskeard and Looe streetscape, links to world heritage site, conservation areas,& historic landscape character reviews'.
Cornwall local plan (Oct 2016) policy 23a states the intention to reassess the extent of each Area of Great Landscape Value "to inform and produce strong revised statements of these local designations of landscape value."

Liskeard people see this area as a valuable local resource – it has quiet, Cornish lanes, abundance of flora and fauna and sweeping landscape views and as such is well-used and enjoyed by walkers, cyclists, horse riders, running groups, families with buggies, dog walkers etc. thus contributing to the local communities 'health and well-being' (One of NPPF core planning principles and CLP policy 17). It is traversed by the designated Caradon heritage trail, forming a green corridor that supports both recreation and nature conservation. This areas protection and enhancement could also provide economic benefits to the town through its attractive setting and heritage assets, especially the World Heritage Site railway track bed link.

Comment

A 'dark sky park' is an area of land that is recognised internationally as having an exceptional or distinguished quality of starry nights and a nocturnal environment that is protected for its scientific, natural, educational, cultural heritage, and/or public enjoyment. As well as helping to protect the night sky from light pollution, Dark Sky designation provides a focus for awareness and learning about the stars and solar systems, bring health and bio-diversity benefits, and provide an opportunity for local tourism. Within and on the boundaries of such Parks, steps to reduce light pollution, such as Installing lights that point down not up, turning lights off when not needed, using automatic timers and only lighting where necessary, are encouraged. Recent light readings show the quality of the night sky over Bodmin Moor is amongst the best in the world. The current proposal is for the core area to follow the designated Bodmin Moor Area of Outstanding Natural Beauty (AONB) boundary, with a 2 mile buffer area around this in which good lighting practice would be encouraged and where communities would also be expected to reap some of the benefits. That 2 mile buffer includes the northern part of the Liskeard Neighbourhood Plan area.

OBJECTIVE 5

Make provision for enhanced connectivity throughout the town and into the near countryside by:

a) Facilitating safe access for walkers, cyclists, horse- riders & others including crossings
b) Designation of footpaths, bridleways, trails, quiet lanes and green corridors
c) 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

POLICY OSL11A
Pedestrian, Equestrian And Cycle Links And Corridors

When formulating S106 agreements associated with new residential development, consideration should be given to the inclusion of proposals that provide or support facilities that form part of the strategic pedestrian, equestrian and cycle network for Liskeard in order to:

a) Create new and improve existing walking, equestrian and cycling connections where routes are disjointed, enhance surfaces, and create safe priority road crossings and/or inline highway routes;

b) Create new designated footpaths, bridleways and cycle paths to improve the movement network for these modes and enhance permeability; and

c) Create direct and safe routes to local amenities

d) Provide linkages or safe road crossings between parts of existing or proposed routes

e) enhance the function and appearance of designated quiet lanes

POLICY OSL11B
Protection Of Pedestrian, Equestrian And Cycle Links And Corridors

Development which would adversely impact on the route and setting of the round Liskeard Trail and links to Caradon and Looe Valley cycle trail, in terms of its location, functional connection, appearance, heritage value and interpretation, and the safety of pedestrian and cyclist users, will be not be permitted.

Reasoned Justification

Liskeard has a series of open spaces scattered in valleys and hilltops across the town, the linking of these areas will from an important way of being able to enjoy them better as well as providing an important green network that will support biodiversity. The aim is to improve these links as comfortable walking and, where possible, cycling links. As well as the physical ability of local residents to access natural green space it is important to address how equal access to nature is for different groups in the community. Emotional connectivity, whilst not a spatial plan issue, will be enhanced through better physical linkages. NPPF Para 125 and policy 23 of Cornwall Local Plan, quoted earlier, are relevant here also.

Comment. These linkages may be main roads with space for avenue tree planting and space for good cycle lanes, or at times they may be narrow lanes with low traffic volumes or alleys that have been built into housing estates. Importantly too there are a range of old green lanes such as Sungirt Lane, Lanchard or Boveway Lanes, that have become part of the fabric of the town and act as regular public footpaths. Crossing points at busy roads need to be provided with traffic islands and drop kerbs, and planting improved and managed to enhance their amenity and natural habitats wherever possible

Where appropriate, investment through planning obligations related to developments which bring additional population to Liskeard will be directed towards new or improved pedestrian and cycle links and corridors that form part of this network.

"Local amenities" are: shops and services, a primary [or secondary] school with available places, healthcare facilities, cultural, religious and recreational facilities, libraries, places of worship, cinemas, sports & community centres, evening classes, play parks and open spaces, rail station, and regular bus-service stop.

PROJECT 3

Walking, equestrian and cycling local infrastructure plan for Liskeard

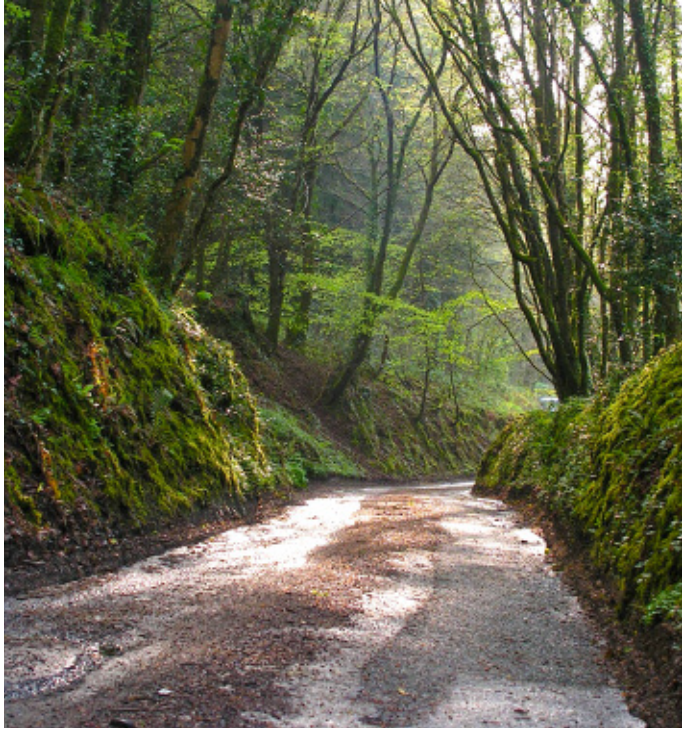
Partner with Cornwall Council, Sustrans, Ramblers Association, East Cornwall Riding Club (and other relevant bodies such as Living Streets, Walkers are Welcome, Cornwall Cycle Club etc) to prepare a walking, equestrian and cycling local infrastructure plan for Liskeard as figure 37, in collaboration with the Highway Authority, including:

a) Quiet lanes – designation and traffic calming
b) Caradon Trail
c) Round Liskeard Trail
d) Connecting the Caradon Trail and new round Liskeard Trail to a new Looe Valley Canal Cycle Trail.
e) Green Avenues
f) Pedestrian improvements to busy streets

PROJECT 8

Liskeard street design guide

In partnership with Cornwall Council Highways and their contractors/consultants, 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.



OBJECTIVE 6

Support the enhancement of community leisure facilities in and around the town by:

a) Protection of existing sites, and allocation of land for additional ones
b) Developing Cattle market hub 'the Shed' as part of overall redevelopment of site
c) Enhancing orchards and allotments supporting indoor soft play/bowling
d) Supporting events/live music in Westbourne Gardens, Castle Park and Sungirt Woods

POLICY OSL12
Protection Of Existing Cultural, Community, Arts, Recreational And Sports And Leisure Facilities

The loss of existing community, sport, leisure and recreational facilities will be not be permitted, unless replacement facilities of at least equivalent value in terms of quality, accessibility and cost of access are provided and fully commissioned to the satisfaction of the planning authority in consultation with the town council before the existing facilities are closed.

POLICY OSL13
Provision Of Additional Cultural, Community, Arts, Recreational And Sports And Leisure Facilities

The inclusion of new community facilities in new developments and redevelopments within the town centre, in particular facilities that provide for cinema, high quality indoor leisure such as bowling and soft play for young children within them will be supported provided that they:

a) Are designed in a way that integrates them into the historic built environment;

b) Provide for their flexible use as community and other facilities, and

c) Are well linked by public transport and by pedestrian and cycle access routes to all town neighbourhoods

Reasoned Justification

Cultural, community, arts, recreational and sports and leisure facilities are important to the health and well-being of communities and therefore an essential part of the 'social infrastructure' of a town. It is important that these facilities and services are accessible to all.

Policy OSL12 –Policy 4.3 of the CLP 2016 says that the loss of community facilities will only be acceptable where there is no need for the facility or service or it is not viable or adequate facilities or services exist or the service can be re-provided in locations that are similarly accessible by walking, cycling or public transport. Policy OSL12 is intended to clarify this policy to make it clear that replacement facilities should be at least equivalent to those being lost, what criteria and timescales should be involved, and that the Town Council as a local service provider should be involved in any judgement made.

Policy OSL13 - Any population growth must be supported by adequate 'social infrastructure'. Non sport leisure and other cultural provision, whether for arts or performance, conferences or presentation, is provided in general purpose buildings such as Liskerrett Community Centre and the Public Hall in the town. These buildings tend to be inflexible and are largely difficult to access for disabled users. The school provides halls for hire though these are again difficult to provide full public access to when during school terms. There is little ability to provide for relaxed or boutique entertainment or leisure activities such as pop up cinema, theatre in the round, conferencing with modern facilities for business use, or for quality exhibition space.
There is potential with land aggregation and public property rationalisation around the cattle market to combine or share public and community uses in a multi-purpose type building in the town centre that would provide a communal arts and cultural hub, adaptable for theatre, conferences, community and office use.

Comment. Where appropriate, investment through planning obligations related to developments which bring additional population to Liskeard will be directed towards new cultural, community, arts and recreational facilities.

OBJECTIVE 8

Promote Liskeard as a destination for locals and visitors to support the local economy and increase footfall by:

a) Well-publicised walks & trails (eg Henry Rice) as well as marketing formal leisure facilities
b) Promoting designated trails (eg Caradon Trail) and the World Heritage Site
c) Creating new trails (eg Round Liskeard Trail, Looe Valley Cycle Trail)

Reasoned Justification

Liskeard has important social, economic and physical links with Cornish mining heritage and these provide an opportunity to develop an 'offer' to the residents that will help embed a stronger sense of place and cultural heritage for Liskeard's community with benefits for health and well-being, whilst promoting tourism visits to the town for the benefit of the local economy.

Comment This project will build upon the excellent work already in place as a result of the Caradon Hill Heritage Project and the wider World Heritage Site initiative.

PROJECT 6

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.

Policies OSL8, OSL10, Projects 3 & 4 are also relevant

A PLACE WITH A SUSTAINABLE FUTURE

SUSTAINABLE DEVELOPMENT STANDARDS

OVERVIEW

This Neighbourhood Plan has as its underpinning motif the intention to plan in a socially, economically and environmentally responsible way. In each section policies are included which deal with the specific aspects of housing, employment, retail and leisure. All development should however conform to general standards which will help the community of Liskeard achieve a sustainable future.

Strategic Approach

The evidence collected indicates that sustainable development standards can best be achieved by;

- New development being designed from the outset to contribute to sustainable development
- New development being readily adaptable to meet future requirements and advances in technology
- Provision for the retro-fitting of early development to modern standards
- Enabling the adoption of improved communication methods

OBJECTIVE 1

Encouraging sustainability in design by:

a) Energy efficient buildings
b) Use of sustainable energy and materials
c) Adaptable and extendable designs
d) Effective landscaping

POLICY SUS1
Sustainable Development Standards

All new developments will be expected to demonstrate sustainable design that incorporates:

- Orientation and designs that maximise solar gain for heating and natural lighting, minimise heat loss, minimise energy consumption, and utilise natural cooling in summer,
- Provision of shelter belt planting in areas exposed to wind,
- Use of renewable energy sources, in suitable locations,
- Use of sustainable water sources (rainwater harvesting, greywater recycling) and efficient use of all water for both internal and external water consumption.
- Measures to reduce surface water run-off including soak-aways, swales and basins, green roofs and sustainable urban drainage systems.
- Use of sustainable lighting design to minimise energy consumption and intrusive light spillage, both within the development and its surroundings
- Designs that are adaptable and extendable to meet changing life stages and new technologies,
- Renewable, local, recycled or recyclable long-life materials
- Landscaping that sustains and promotes biodiversity,
- Landscaping and layouts that provide refuge, calm and tranquility,
- Sustainable travel to work measures.

Wherever possible, new development should be designed to facilitate the retro-fitting of modern standards to adjoining earlier developments.

In developing schemes to deliver specialised housing (e.g. later living), skillful use of soft landscaping, height changes across open spaces, and mixes of paving, water and glass to demark areas is preferred to the creation of gated or walled communities.

Reasoned Justification

NPPF Para 96 says that in determining planning applications, local planning authorities should expect new development to take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption. Renewable energy sources, such as rooftop solar PVs and ground source heating, and heat exchangers are most effective when built-in to new development. In summer, the careful positioning of sustainable water sources and efficient use measures can reduce demand and minimise both private and public costs. Sustainable surface water arrangements can also reduce costs and flooding risks whilst providing enhanced biodiversity opportunities. Developments which are designed with the potential to meet the changing needs of people and families over time, and adaptable to new technologies, will have a longer useful life. Environmental impacts, such as the 'embodied energy' used in creating new material, can be reduced by following a benign and energy efficient material selection hierarchy. Thoughtfully designed landscaping can help with energy efficiency, support biodiversity, and assist with health and well-being.

The community engagement during the early part of the NDP process indicated a desire amongst the public for more sustainable energy sources to be used in conjunction with improved energy efficiency. In part response the Town Council commissioned 'Energy Analysis' in 2015/6 (Funded by a WRAP grant) to carry out an audit of suitable sites for renewable energy projects in the Liskeard area, and some of their recommendations on Solar PV installations are already in place. The summary of their findings (October 2016) is included in the evidence base, and highlights the benefits of community-funded and run renewable energy projects as a way to reduce energy costs, mitigate the effects of climate change, and provide an income to fund community projects. Policy SUS 1 calls for the use of renewable energy sources in suitable locations, and the accompanying report maps out the general areas where community energy projects could proceed, with public support and involvement.

The retro-fitting of existing buildings to approach the standards set out in the policy is desirable, but cannot be achieved directly through land use policy. However where new developments are being constructed alongside, opportunities may exist to enable such retro-fitting to take place, for example by sharing newly installed ducting.

Gated developments are not considered appropriate as they are socially divisive, create resentment and are therefore not good for social cohesion, can interrupt patterns of pedestrian movement and may alert criminals to enclaves of wealthy homeowners, with walls providing blind spots for criminal activity and blocking access to the police. Soft landscaping, height changes across open spaces, subtle mixes of paving, water and glass can be used more effectively to set tone and keep passers-by from residents only spaces without incurring these problems.

Comment CLP Policy 14 deals with general internal and storage space, open space, parking, noise/dust etc., whilst Policy 15 deals generally with energy matters. Policy 26 deals with flooding issues.

Reference should also be made to the Cornwall Councils Sustainable Building Guide for further details.

Developers and builders are encouraged to register with the Considerate Constructors Scheme when developing in the Liskeard Neighbourhood Plan area. The construction industry has a huge impact on all our lives, with most construction work taking place in sensitive locations. The Code of Considerate Practice commits those sites, companies and suppliers registered with the Scheme to care about appearance, respect the community, protect the environment, secure everyone's safety and value their workforce, and can make a valid contribution to sustainable development.

OBJECTIVE 2

Reducing the need to travel, supporting economic development and social inclusion by

a) Enabling improved communications technology

POLICY SUS 2
Improved Communications

The inclusion of measures for the extension of superfast and introduction of ultrafast broadband networks into new residential, commercial (retail) and employment developments, and the improvement of mobile telephone services will be supported.

Reasoned Justification

Broadband Availability - Liskeard was one of the first tranche of places in Cornwall to get a fibre broadband system and much of the town is now covered with many properties enjoying fibre-to-the-premises (FTTP) access to download speeds of up to 330 Mbps and upload of 30 Mbps. However, there is a significant scatter of small areas around the town where only 75% of premises have been reached, and some smaller areas with no SF broadband access at all. Some of these will be upgraded in the 'new' Superfast Cornwall programme, but several small pockets will remain. Whilst the general availability of SF Broadband will assist many local firms and home businesses, to take best advantage of foot-loose knowledge based and creative industries higher speeds are desirable. An initiative to bring ultrafast or 'gigabyte' broadband to Liskeard may be appropriate. Free general WiFi availability, along with local 'what to do and where to shop' smartphone app, is now seen as an important part of the shopping and leisure experience that would support town centre businesses. However, street access to broadband WiFi in Liskeard is very patchy and related to individual shops and hotspots.

3G and 4G Mobile Signal – a good mobile phone signal capable of rapid data download is also important for business and retailing. The somewhat hilly topography of Liskeard and the surrounding area is a disadvantage here, and despite recent improvements there are many zones where GPRS only or no signal is available, particularly to the east of the town. Open Signal suggest that coverage in the area is 41% below the UK average.

Comment Project EM3 to maximise the benefit of SFBB and introduce 'gigabyte' broadband will be supported in connection with the innovation hub concept.

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
- **Shor**t - 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

Policy/Proposal	Actions	Timescale	By whom?
NP1 Settlement Boundary	Use in planning application assessments to ensure sustainable development is achieved	Immediate and Ongoing	Cornwall Council planners and developers
EM1 Employment and Housing Balance	Ensuring larger scale housing contributes to economic development	Immediate and Ongoing	Cornwall Council planners and developers
EM2 Employment Land Allocation	Promoting development of employment sites	Immediate and Ongoing	Cornwall Council planners, economic development bodies, Liskeard Town Council
EM3 Employment Land Allocation Outside Designated Area	Promoting development of employment sites	Short/Medium	Cornwall Council planners, economic development bodies, Menheniot Parish Council
EM4 Safeguarding Existing Employment Land	Ensuring inappropriate developments that detract from employment provision on the identified sites are resisted.	Immediate and Ongoing	Cornwall Council planners
EM5 Home Based Enterprise	Encouraging appropriate home based enterprises and their growth	Immediate and Ongoing	Cornwall Council, Liskeard Town Council
EM6 Innovation/Business Support Hub	Identifying potential sites and opportunities	Medium	Cornwall Council, Liskeard Town Council, economic development bodies
EM7 Redevelopment and Enhancement of Existing Employment Sites	Encouraging and facilitating improvements	Immediate and Ongoing	Cornwall Council, Liskeard Town Council, economic development bodies
EM8 Rural Workshop Development	Permitting appropriate development of employment sites	Immediate and Ongoing	Cornwall Council, Liskeard Town Council, economic development bodies
H1 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
H2 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
H3 Employment and Housing Balance	Ensuring larger scale housing contributes to economic development	Immediate and Ongoing	Cornwall Council planners and developers. Economic development bodies
H4 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
H5 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

Policy/Proposal	Actions	Timescale	By whom?
H6 Agricultural and Specialist-Need Dwellings	Identifying opportunities for special need dwellings	Ongoing	Liskeard Town Council
H7 Infrastructure	Ensuring that developments make contributions to mitigate impacts or support and expand local infrastructure	Ongoing	Cornwall Council Planners and Liskeard Town Council
H8 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
H9 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
H10 General Design Principles	Ensuring high quality design in all housing development	Ongoing and Long	Cornwall Council Planners and developers
TC1 New Large Scale Retail Development	Monitoring provision against Cornwall Local Plan Capacity Indicators	Ongoing	Cornwall Council Planners and Liskeard Town Council
TC2 Impact Assessment of Retail Developments	Ensuring that impact assessments for developments of 200 Sqm or above are required	Ongoing	Cornwall Council Planners
TC3 Development in The Town Centre Generally **TC8** Design of New Development in The Town Centre and Liskeard Conservation Area **TC9** Shopfront and Other Commercial Signage in The Town Centre and Liskeard Conservation Area **TC10** 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
TC4 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
TC5 Development in The Town Centre Primary Shopping Area and Upper Floors In Primary Retail Frontage **POLICY TC6** Development in The Primary Retail Frontages	Implement and adjust in accordance with changes to Use Classes Order	Ongoing	Cornwall Council planners
TC7 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
TC11 Local Listing of Buildings of Significance in The Town Centre and Liskeard Conservation Area **TC12** Retention and Enhancement of Heritage Assets	Links to Project TC4	Ongoing	Historic Liskeard Project, with support of Liskeard Town Council
TC13 Maintenance and Improvement of Buildings and Public Ream in The Town Centre	Ensue 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
OSL1 Green Spaces **OSL2** Conservation, Enhancement and Creation of Local Green Spaces	Implementation	Ongoing	Cornwall Council, Liskeard Town Council

Policy/Proposal	Actions	Timescale	By whom?
OSL3 Play Provision in Neighbourhood Areas **OSL5** Open Space and Developer Contributions **OSL6** Meeting the Communities Need for Sports and Leisure **OSL7** 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
OSL4 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
OSL8 Routes and Settings of Caradon Trail, Etc **OSL9** Dark Sky **OSL10** 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)
OSL11A Pedestrian, Equestrian and Cycle Links And Corridors **OSL11B** 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
OSL12 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
OSL13 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
SUS1 Sustainable Development Standards	Ensuring high quality sustainable design in all development	Immediate and ongoing	Cornwall Council, developers & Liskeard TC
SUS2 Improved Communications	Encourage engagement by businesses located in the Town Centre	Medium	CoC, Traders etc with support of Liskeard Town Council

TABLE 2: PROJECTS

Project	Actions	Timescale	By whom?
Employment Project 1 - 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
Employment Project 2 - 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
Employment Project 3 - 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
Town Centre Project 1 - 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

Project	Actions	Timescale	By whom?
Town Centre Project 2 - 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
Town Centre Project 3 - 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
Town Centre Project 4 - 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
Town Centre Project 5 - 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
Open Space & Leisure Project 1 - 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
Open Space & Leisure Project 2 - 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
Open Space & Leisure Project 3 - 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: • Quiet lanes – designation and traffic calming • Caradon Trail • Round Liskeard Trail • Connecting the Caradon Trail and new Round Liskeard Trail to a new Looe Valley Canal cycle trail • Green Avenues • Pedestrian improvements to busy streets • link housing settlements with facilities and essential services, including a hopper bus service.	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
Open Space & Leisure Project 4 - 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
Open Space & Leisure Project 5 - Allotment and community orchard plan	Enhance community orchards and allotments at Pengover Road, Trevecca Cottages, and Dungarth Road. Create community orchards and allotments at Boveway 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
Open Space & Leisure Project 6 - 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?
Open Space & Leisure Project 7 - 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
Open Space & Leisure Project 8 - 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
Sustainability Project 1 - 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
Sustainability Project 2 - 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 ion 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 polices 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 of 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

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.

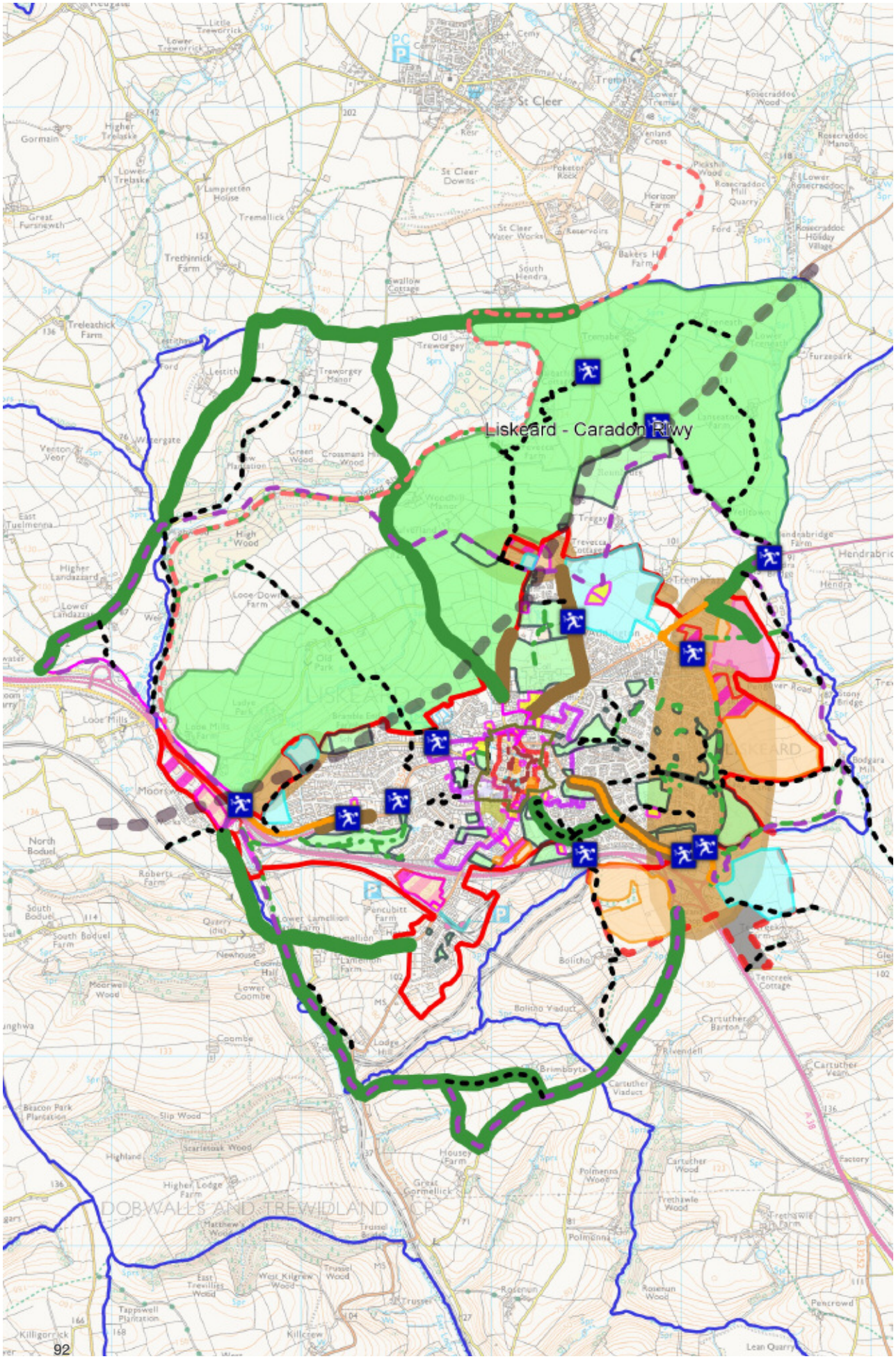
Strategic Environmental Assessment
An assessment of certain plans and policies on the environment.

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.

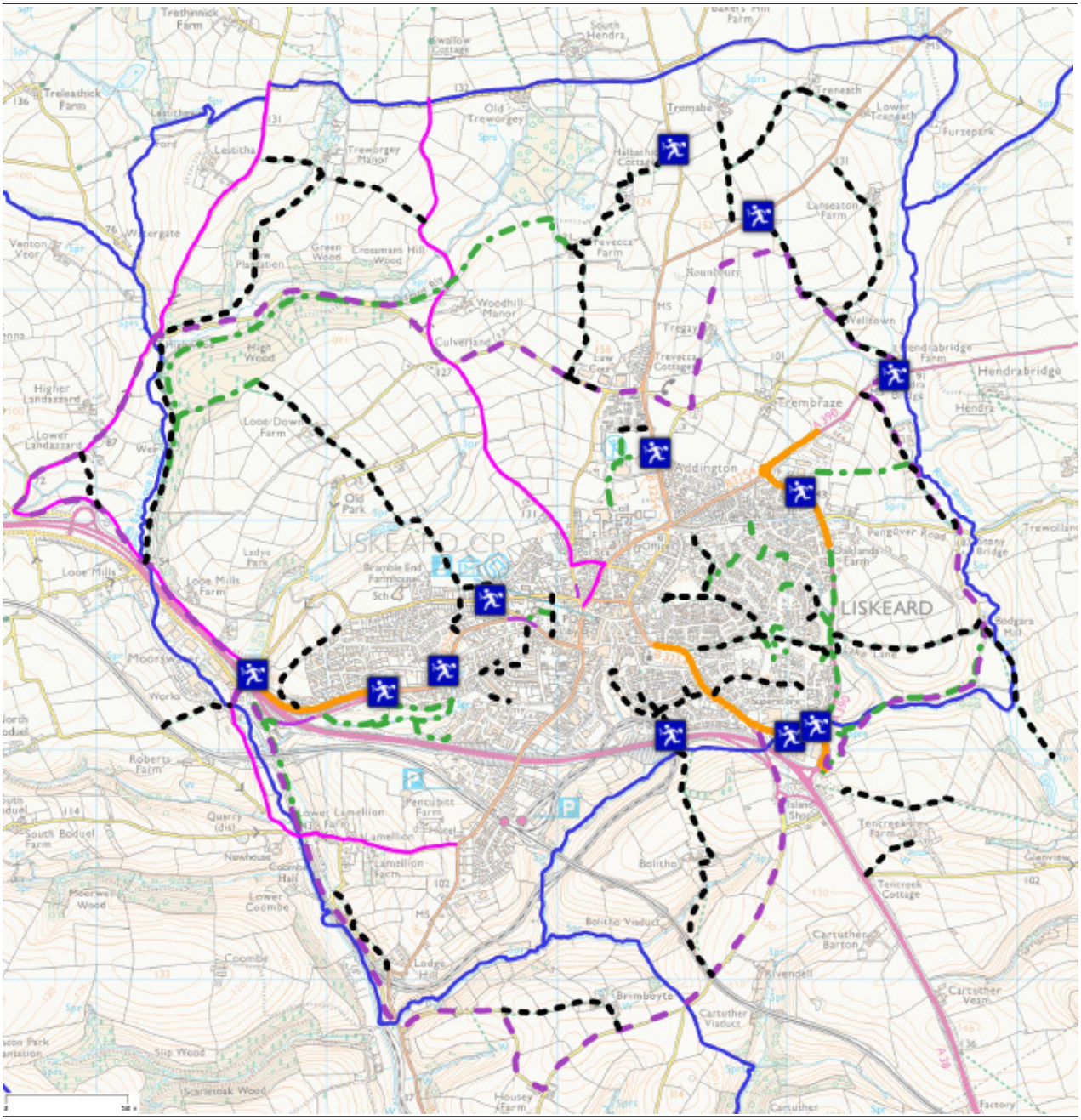
PROPOSALS MAP



Legend

- Crossing and Traffic Calming
- Town Centre Boundary
- Footpaths
- Primary Retail Frontage
- Caradon WHS Railway
- Dark Sky Buffer
- Round Liskeard Trail
- Cycle Improvements
- New Quiet Lane
- New Footpath Links
- Caradon Trail
- Boulevard Road
- New Roadside Footway
- Urban Capacity Housing Sites
- Allocated for Employment Development
- Existing Housing Permissions
- Green Spaces
- Retail Redevelopment
- Cattle Market Regeneration
- Environment Streetscene Imp
- Potential Employment Renewal Sites
- Liskeard Conservation Area
- Proposed Development Boundary
- Proposed Development Boundary Menheniot
- AGLV Extension
- Allocation for Housing Development
- Safeguarded Employment Site
- Allotments and Community Orchard AoS
- Primary Shopping Area
- Locally Listed Building
- Existing Employment Permission
- Parishes

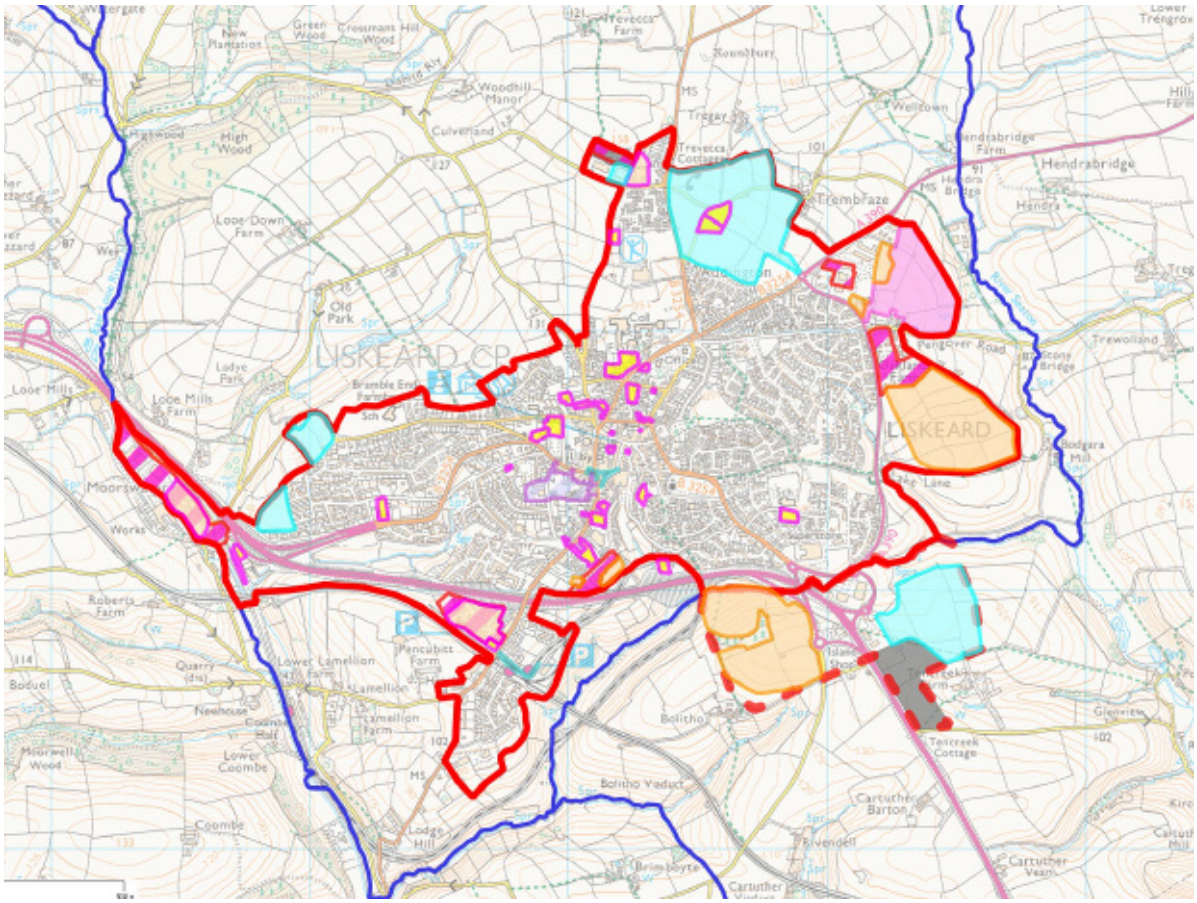
EXISTING AND PROPOSED FOOTPATHS, CYCLEWAYS, TRAILS AND ROAD CROSSINGS TO IMPROVE CONNECTIVITY IN AND AROUND LISKEARD



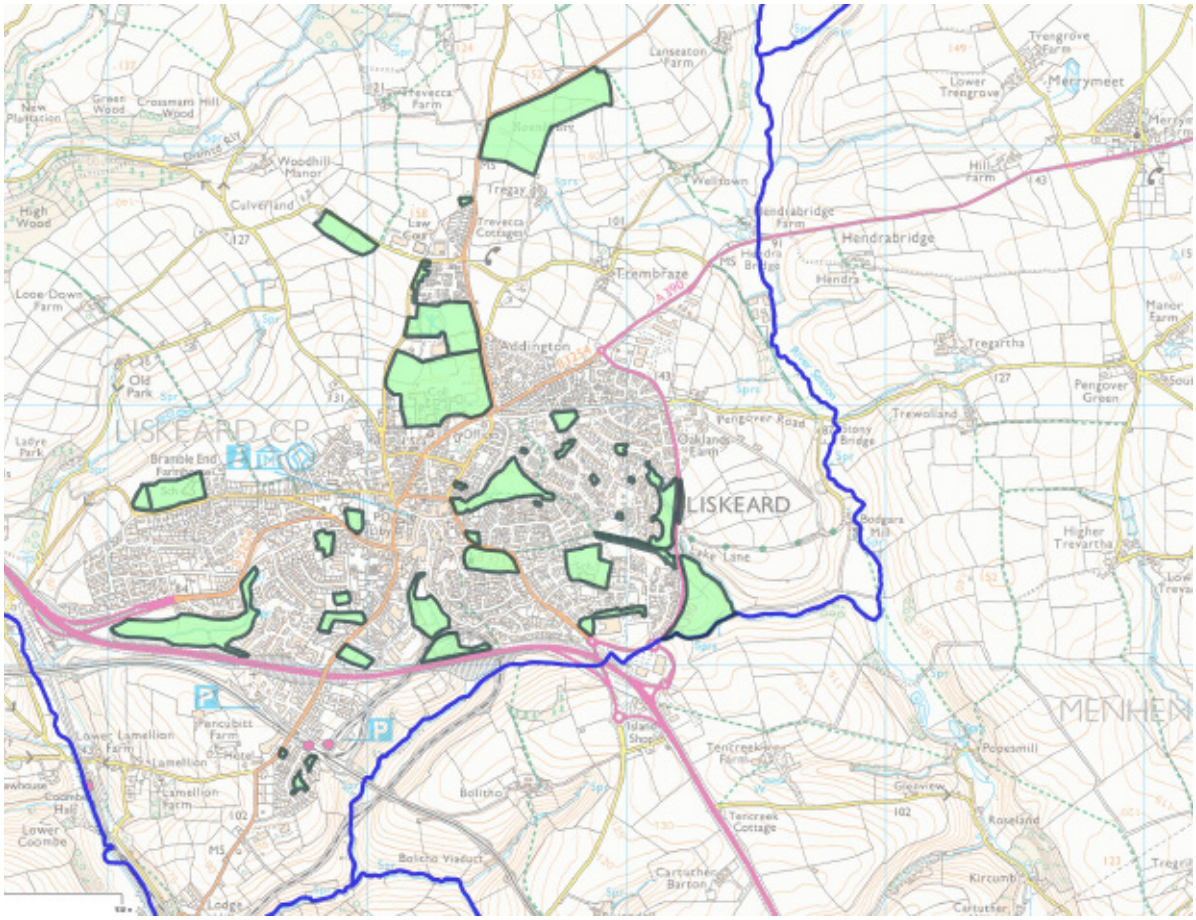
Legend

- Crossing and Traffic Calming
- Footpaths
- Round Liskeard Trail
- Cycle Improvements
- New Footpath Links
- Caradon Trail
- New Roadside Footway
- Parishes

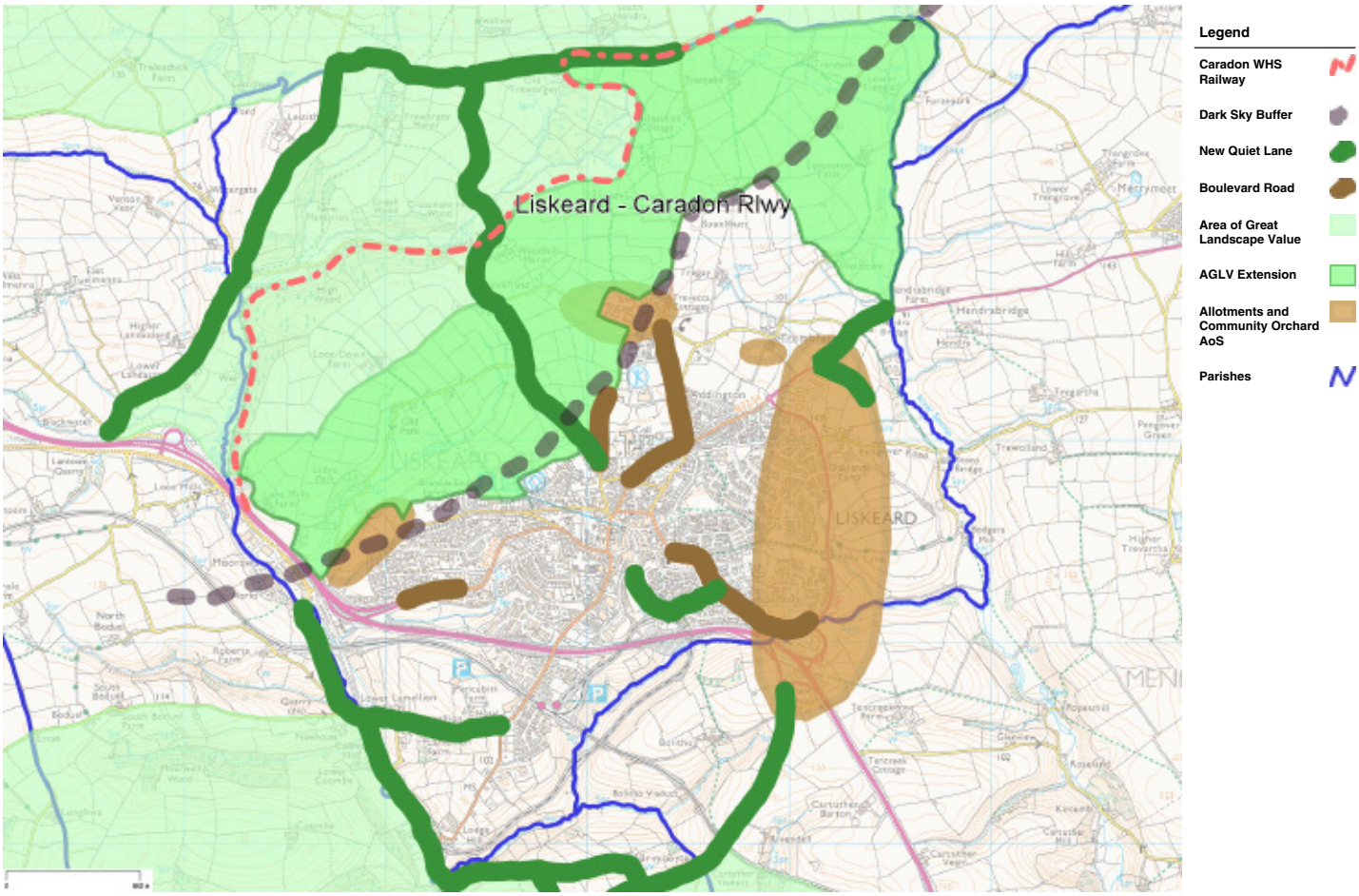
HOUSING AND EMPLOYMENT



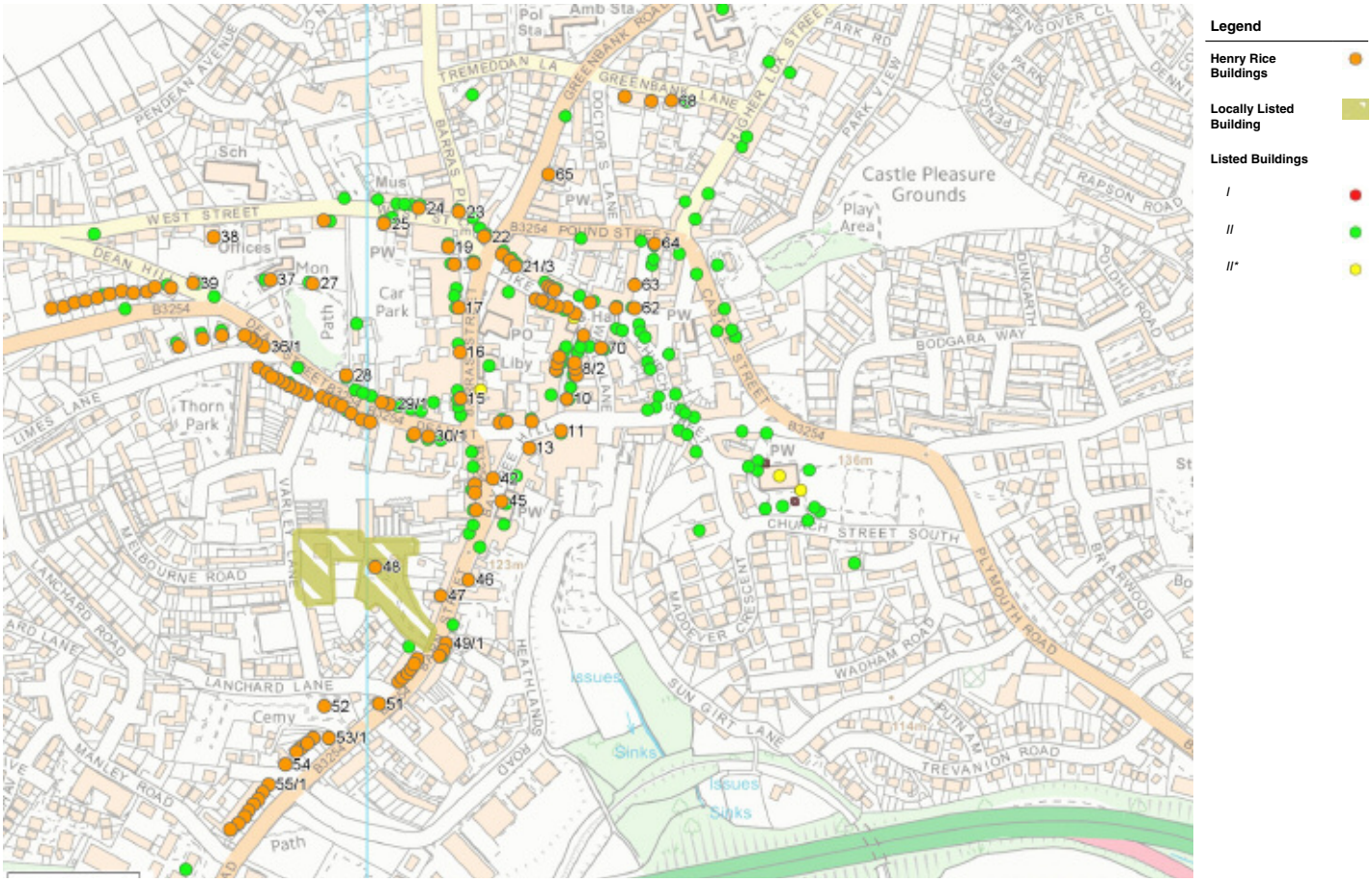
GREEN SPACES



OPEN SPACE AND HERITAGE



TOWN CENTRE HERITAGE



For more information please visit: www.planliskeard.co.uk
or contact: Town Clerk, Liskeard Town Council, 3-5 West Street, Liskeard, Cornwall, PL14 6BW
Tel: 01579 345407