Liskeard 2030

A Place to Meet, Shop & Do Business

October 2016

LiskeardTown Council

Liskeard Neighbourhood Plan Steering Group

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INTRODUCTION

Purpose. This report incorporates the findings of the Liskeard Neighbourhood Plan 'A Place to Meet, Shop and do Business' Working Group, along with material from the evidence base and the most recent (April 2016)

versions of the Cornwall Local Plan and other documents. along with recommendations to the NP Steering groups as to appropriate objectives and outline polices that would make up a deliverable and well supported strategy support the role of the town centre within the local and surrounding rural community.

Context. Liskeard has a long history as the commercial and administrative centre of south-east Cornwall. The town emerged as a market town in the 13th century, gaining the first of several Charters granting judicial and commercial rights such as markets and fairs, and representation in Parliament. During the middle ages this importance was reinforced when Liskeard became a Stannary, or 'coinage' town at the centre of mining administration. By 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, market, social, public administration, judicial and retail services for an extensive agricultural and industrial hinterland. Despite the demise of mining, this central role continued right up to recent times with Market Days and Fairs being major social and business events that brought the community of south east Cornwall together.

However, new livestock movement and auction rules, shopping trends, administrative 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's traditional role, to the extent that its future prosperity is perceived as being at risk. The continued growth of housing without matching local jobs growth and new enterprise can only exacerbate this situation. Now is the time for Liskeard to look to the future and plan for prosperity in its own Neighbourhood Plan.

TASK.

Each Working Group was given a brief by the Steering Group. The Brief for the 'A Place to Meet, Shop and do Business' Working Group was to: *'Develop options to support the town centre as a prosperous and vibrant local centre for retail, service and entertainment activity'* The full Brief for the work of this team is given as appendix A. In summary the areas for research were identified as being:

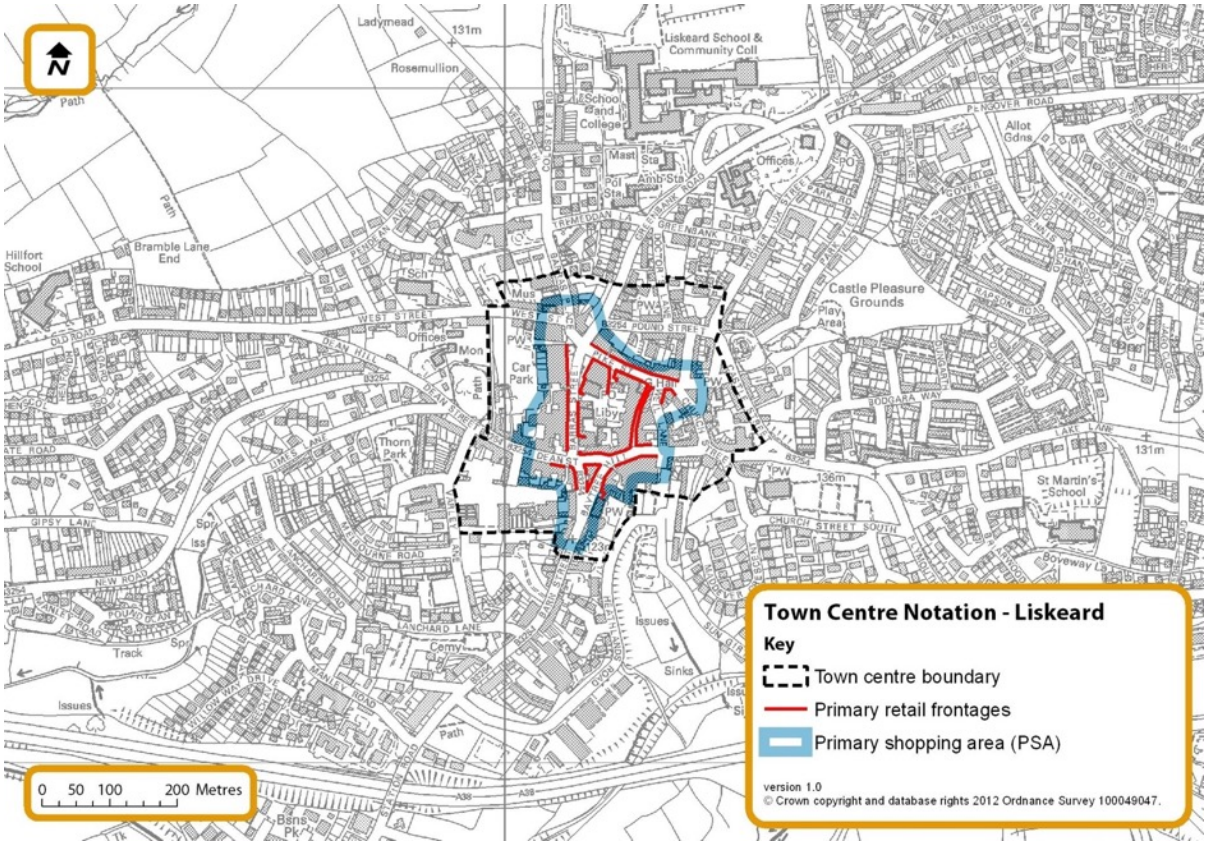
- What is the current health of the town centre and what are the impact of future trends likely to be?
- What are the key assets of the town centre?
- What role can the history and heritage assets of the centre have?
- What are the implications for the Neighbourhood Plan of existing strategies and policies (eg, NPPF, Cornwall Local Plan, World Heritage status)?
- What are the implications for the Neighbourhood Plan of the Community Plan, the Portas Project and subsequent initiatives?
- What should be the future role of the Town Centre?
- What are the general locational guidelines for new development?
- What opportunities exist within the Centre for new development that will reinforce its role?
- Will the potential release of Cornwall Council sites/buildings through devolution and disposal create opportunities?
- How should new retail and other businesses be integrated into the town and its surrounding area (CNA) (see employment group)?
- What role will housing have in a future town centre? eg "living over the shop" scheme (see housing)
- Would a bigger resident population in the centre improve vibrancy/increase footfall?
- What design standards should be applied to ensure quality, energy efficiency and sustainability taking account of heritage buildings in centre (see energy, design and heritage)?

PROCESS:

Creation of this report involved reviewing the findings of the community engagement of Summer 2013, summarized in the report by Prof Lynne Butel at Plymouth University, followed by a period of evidence gathering and researching a range of issues that might influence the town centre strategy of the NP. Following that a series of meetings were held to process the evidence and define the outline of a strategy, using various basic strategy building techniques. Site tours were also made to identify the physical constraints affecting the town and the potential sites for further development.

TOWN CENTRE AREA

For the purposes of this report and the Neighbourhood Plan, the town centre has been defined as being the same as identified in the Cornwall Local Plan.



SUMMARY OF EVIDENCE

KEY EVIDENCE – PEOPLE

Within the Town Centre. It is important to consider the population living within or close to a town centre in any Plan which may led to change, they are important contributors to footfall as the shops and services present are their *local* centre as well as their *town* centre. They are also affected by uses within the centre and their residential amenity may be impacted upon by uses which create disturbance and/or operate outside of usual trading hours.

Within the defined Town Centre area there are about 245 households occupied by 470 people, approximately 5% of the town's overall population. About 375 of these are of working age, and 73% are economically active compared to 67.6% for Liskeard overall, 66.7% for Cornwall and 69.9% nationally.

Wider Catchment. The demographics of the population present in the wider catchment of the town are also important. Traditionally the catchment of an official market town was the travelling distance that could be covered by villagers in a journey to the market with their goods and return home on the same day. (It is no coincidence that livestock markets were further apart than grain markets because moving cattle on the hoof was a much easier proposition than carting bulky farm produce). Today it relates more to the 'drive time' to various uses within a town that attract customers or users.

A general practice in Planning has been to assume a 20 minute drive-time, constructing an 'isochrone' depicting the geographical area of the catchment from which population and economy figures can be calculated. The 1996 Atkins study used a 15 minute isochrone, moderated to account for the draw in the east towards Plymouth. In the various recent retail studies used to support the Cornwall Local Plan, a study area roughly equating to the Community Network Area has been used.

Figure 1: Twenty minute drive time isochrones for Liskeard

Figure 2: Liskeard Retail Study area.

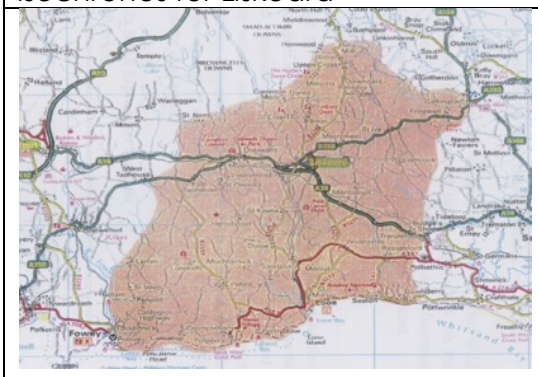


Figure 3: Atkins 1996 Fifteen minute isochrone

These three geographies suggest a catchment population of between 33,000 and 36,000 people who are potential users of the town centre.

Data on shopper's origin from the AMT Benchmarking report 2013 tracks the general area that town centre visitors originate from.

The postcodes gathered from businesses are split into 3 categories to be able to compare with other towns. The categories are:

- Locals; those who live within a Post Code covering the town
- Visitors; those who live within a Post Code less than a 30 minute drive away
- Tourists; those who live within a Post Code further than a 30 minute drive away

From this, Liskeard seems to come out very low on tourist visitors. However, data from the Book Shop were strikingly different from other businesses and showed a roughly equal three-way split between locals, visitors and tourists. This was excluded from the official return as the Book Shop had collected so many post codes it would have overwhelmed the other data.

Figure 4: Visitor Origination

	National Small Towns%	*South West Small Towns%*	*Typology%*	*Liskeard%*
Locals	*53*	*52*	*47*	*61*

Visitors	*31*	*33*	*35*	*33*
Tourists	*16*	*15*	*18*	*6*

Around 6,000 people a year use the Tourist Information Centre (TIC). Some of these are locals but there is a strong seasonal pattern (over 800 a month in July and August 2014 and less than 200 in December) so most are likely to be visitors.

KEY EVIDENCE – ACCESSIBILITY

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. In terms of accessing the town centre, a number of routes are available by private car and parking is available at the following locations:

- Westbourne – 230 spaces
- Cattle Market – 216 spaces
- Upper Sungirt – 81 spaces
- Lower Sungirt – 85 spaces
- Rapsons – 120 spaces.

The AMT Benchmarking Report of 2013 contained useful data based on two snapshot surveys one on a day expected to be quite busy ('market day') and one on a quieter day. It therefore does not provide a comprehensive picture of usage. However, two aspects stand out: there was only 48% usage of the car parks even on the busier day and Liskeard has many more parking spaces than the average for a small town.

Figure 5: Parking Occupancy

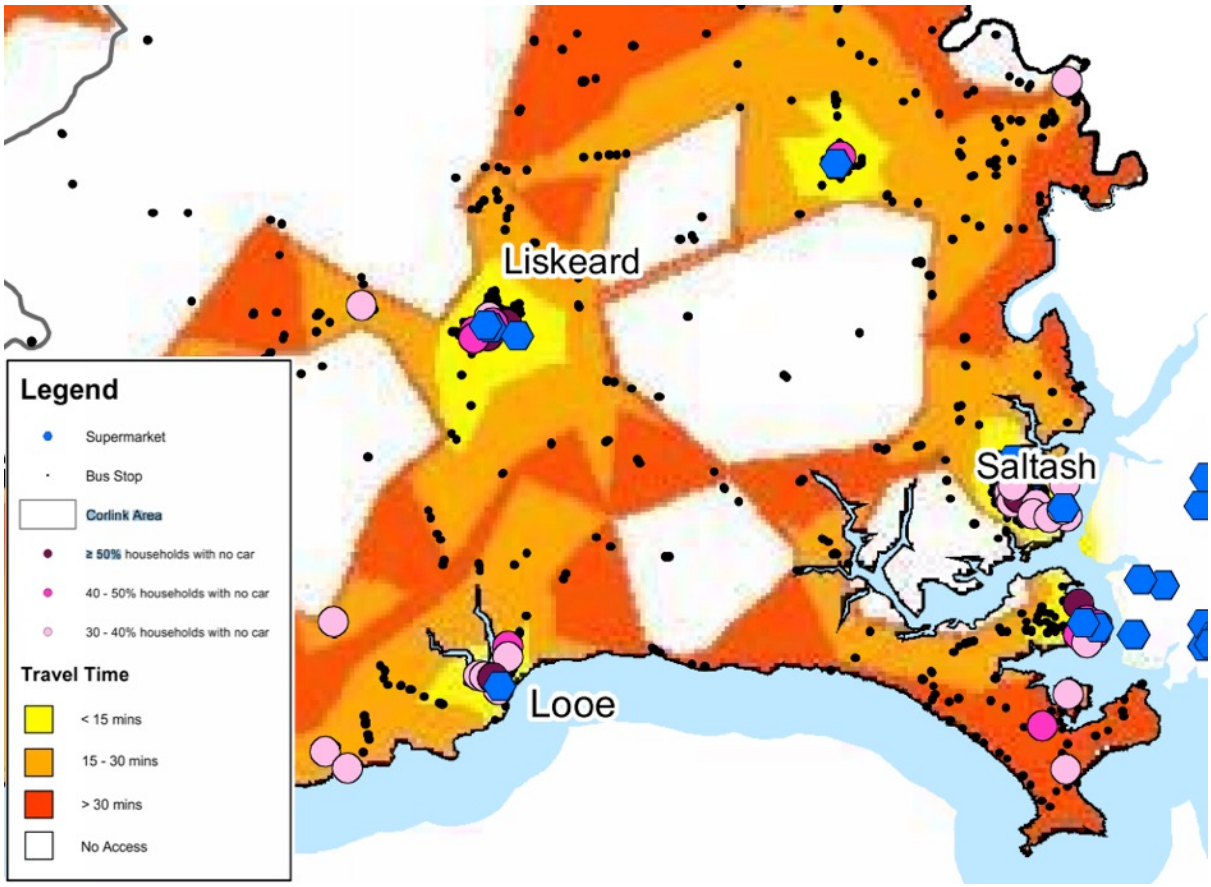
Car Park:	***Nat. Small Towns%***	***South West Small Towns%***	***Typ.%***	***Lisk. No***	***Lisk %***
Total Spaces:	*88*	*81*	*88*	*482*	*91*
Short Stay Spaces: (4 hours and under)	*47*	*39*	*37*	*70*	*15*
Disabled Spaces:	*4*	*5*	*4*	*24*	*5*
Vacant Spaces on a Market Day:	*30*	*34*	*31*	*252*	*52*
Vacant Spaces on a Non Market Day:	*38*	*45*	*40*	*311*	*65*
On Street:					
Total Spaces:	*12*	*19*	*12*	*47*	*9*
Short Stay Spaces: (4 hours and under)	*56*	*37*	*69*	*44*	*94*
Disabled Spaces:	*4*	*4*	*6*	*3*	*6*
Vacant Spaces on a Market Day:	*14*	*13*	*16*	*4*	*9*
Vacant Spaces on a Non Market Day:	*22*	*22*	*23*	*3*	*6*

More recent data from Cornwall Council suggest that this situation has not changed significantly. The highest recent peak for the town centre car parks (Cattle market, Upper Sungirt, Lower Sungirt and Westbourne) was

22nd December 2015 when 63% of spaces were occupied, leaving some 226 still available, and 6th August 2015 when 59% of spaces were occupied, leaving 250 spaces.

However, not all these car parks are well located for the town centre, nor of a design and layout that makes their use easy.

Figure 6: Bus Travel Times



The town is less accessible by public transport. Figure X shows accessibility to supermarkets (and by inference other services) by public transport. The main bus terminus is on Barras Street in the centre of the core retail area. There are local services to nearby towns but they are limited to neighbouring villages, and some areas are completely devoid of bus services.

KEY EVIDENCE – THE PORTAS PILOT

Liskeard was a 'Portas Pilot' in 2012 -2014, one of the first twelve towns that were chosen to participate in a government-funded scheme designed to help to rejuvenate their town centres and fronted-up by retail advisor and television personality Mary Portas.

The Pilot bid identified challenges and opportunities that are still relevant:

Challenges

- Edge of town developments pulling people from the town centre
- A tired' looking town centre with inadequate signage
- For some of the population there is not a sense of involvement with the town, with around a quarter working and socializing in Plymouth
- Finding options for parking charges which satisfy the council's revenue demands while still encouraging people to come into the town

- A propensity for charity shops

Opportunities

- Public and private buildings that are not just of historical interest but greatly enhance the town's appearance
- An ideal base for tourists, with both the coast and moors only a short distance away
- The number of family owned businesses with a significant stake in the future of the town
- Excellent transport links
- A vibrant arts scene

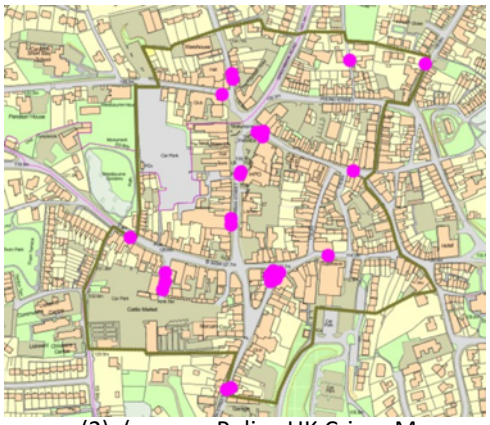
The Pilot identified key objectives which are also still relevant:

- Developing a vibrant high street serving the needs and aspirations of its population and surrounding community that is welcoming and attractive to seasonal visitors, new businesses and new social and cultural expressions;
- A town centre that will be a frequent shopping and cultural destination for residents of Liskeard and surrounding villages;
- A town centre well used throughout the day and into the evenings, and which caters for all;
- An existing base of independent shops that encourages footfall, joined by new ones;
- More money spent by local people going back into the economy;
- Connecting shops and shoppers through modern technologies;
- Connecting businesses across the town through a strongly localized, self-help model;

Whilst most of the initiatives that flowed from these objectives were focused on the management of the town centre, its branding and promotion, and events, there are aspects that the Neighbourhood Plan can help deliver through land use policy, for example:

- By adopting a strategic vision for the town centre's role in providing shopping, service and leisure opportunities for the community;
- By Including policies to
    - enable and support town centre retail and service diversity;
    - protect and enhance the heritage assets that that are an integral part of the towns attractive character;
    - assist in the creation of a business/work hub/innovation centre;
- Identifying sites to meet forecast growth in retail demand which are within the town centre;
- Making provision for environmental improvements within the town centre on which funding proposals, grant bids, and planning agreements can be framed;
- Seeking support for 'High street Wi Fi' from new developments.

KEY EVIDENCE – COMMUNITY SAFETY



The rate of recorded crimes fell 12.1% in Liskeard in the year to March 2016, continuing a long term trend that has seen major reductions in all types of crime, but especially burglaries, criminal damage, vehicle crime and shoplifting. Particular reductions over the last year were in burglary and theft offences. However, the numbers related to violence, criminal damage, public order, and drugs saw rose. The figures for violence and public order offences relate to some extent to the evening and night time economy (source: Liskeard Policing Team Newsletter April 2016: See Appendix C) and by implication to the town centre. A snapshot of recorded incidents in February 2016 within the defined town centre area include violence (6), burglary (2), other theft (2), public order and anti-social behaviour (12) shoplifting (2) and criminal damage (2). (source: Police UK Crime Map website).

Data is also available on road traffic collisions which indicate risk areas within the town centre (Source: Department of Transport Accident reports 2005 to 2013)

Overall, these are only small numbers, and Liskeard continues to be a very safe place to live in and visit. However, we still need to plan to 'design in' community safety to new developments and the way we manage our town centre. This may be contributed to by ensuring that new developments are well related to the public realm and that public realm layout and building design facilitate safety (see box below).

Measures to promote community safety.

Mix

- Mixes that promote activity, surveillance and legitimate contact between people
- Reduce separation of compatible land uses to avoid isolation of buildings or spaces
- Balance activities which may be crime generators such as bars, night time uses, restaurants and entertainment venues in terms of scale, size and local context

Layout

- Locating around active edges or fringes of space to create surveillance opportunities
- Buildings oriented towards the main street frontage and other areas of public realm
- Minimize blank walls and sides of buildings onto public open space and public realm
- No cul-de-sacs, or if unavoidable, must be short and straight, allow visibility from one end to the other and not be joined by networks of footpaths that are irregularly used
- Avoid small, unusable pockets of land and open space
- Definite ownership and use of space
- Provide active frontages of overlooked streets
- Maintain human sale in developments

Movement

- Avoid ambiguous space and connections
- Promote legibility and orientation
- Street furniture should facilitate surveillance and discourage inappropriate use
- Maximise surveillance of entry and exit points
- Base upon primary routes and shared spaces
- Minimise underused and unnecessarily segregated streets and footpaths
- Provide direct and clearly signed pedestrian, cycle and vehicular links to nearby destinations
- Pathways and cycleways to facilitate surveillance
- Maximise sight-lines

Maintenance

- Minimise dereliction, under utilised and under maintained spaces and places
- All open space should be well defined and purposeful
- Vulnerable public spaces should become more liveable or be removed from public ownership

KEY EVIDENCE – THE FUTURE HIGH STREET'

In the **Portas Review (Dec 2012)** Mary Portas set out her vision for modern town centres. She said that town centres should be 're-imagined as destinations for socialising, culture, health, wellbeing, creativity and learning. Places that will develop and sustain new and existing markets and businesses'.

To achieve this, she thought that there needed to be a rethink on their roles. It would not 'just be about selling goods. The mix will include shops but could also include housing, offices, sport, schools or other social, commercial and cultural enterprises and meeting places'. Town centres 'should become places where we go to engage with other people in our communities, where shopping is just one small part of a rich mix of activities…They need to be spaces and places that people want to be in'. Town centres '…of the future must be a hub of the community that local people are proud of and want to protect'.

Other experienced retailers have contributed to the debate. **Bill Grimsey**, former chief executive of Wickes and Iceland has produced a report which goes further than Portas, suggesting that it is futile to start with the premise that retail will remain the dominant force on high streets. 'One thing is certain. The high street landscape has now irrevocably changed and there is no point clinging on to a sentimental vision of the past. We have to start planning for a bold new world. Town centre/high street plans must encompass a complete community hub solution incorporating; health, housing, education, arts, entertainment, business/office space, manufacturing and leisure, whilst developing day time, evening time and night time cultures where shops are just a part of the total plan.'

This view was shared by the industry taskforce supported by Government to analyse retail property issues relating to town centres. In **'Beyond Retail – Redefining the Shape and Purpose of Town Centres'** it says that long term town centre visions 'must move away from an over-reliance upon retail. Employment, residential, healthcare, education, leisure, culture, events and community support must all form part of a broader sustainable mix'.

'Beyond Retail' says that retailing itself is revolutionizing, referring to 'omni-channel' retail change over the next decade that is 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.

The simplest is in the form of 'pop-up' shops, short/medium term retail outlets responding to a product 'buzz' on media and in shopping blog sites. 'Click & Collect' Showrooms and collection points where on-line purchasers can see goods in the real before ordering them online, or maybe pick up goods already ordered on line. Next is 'social retailing' where for example somebody tries on clothes and uses Facebook or Instagram to receive real-time feedback from their friends. More complex is the concept of 'Curated sales' places, where so-called experts identify 'hot' products via Facebook, Pintrest, Snap-Chat etc, and local shops respond quickly by making that product, or something like it, available quickly. The current ultimate is the 'Networked High Street' where users have a personal account through a 'High Street Dashboard' which allows them to manage their trip in realtime, including booking parking, seeing daily deals (that discount if they pre-order and pick up from the store rather than have delivered), book slots at the gym and hairdresser, see how busy the local cafes are, and acts as a library card. On entering the town centre the Dashboard checks them in, alerting shops that the customer is on the way, and activates a contactless loyalty card arrangement whereby points are earned for going into various shops and service places, or for volunteering in the local community hall.

Town centres need to prepare themselves for the requirements of this digital age. With the mass adoption of Wi-Fi enabled mobile devices more and more people are demanding Wi-Fi coverage wherever they are, and this is driving demand for WiFi in public areas. High streets, public parks, shopping centers and public transport will all have pervasive coverage in the near future. WiFi is no longer seen as a "nice to have" and indeed Wi-Fi or internet coverage is so important to some people that being disconnected for several hours is unbearable (66% of adults in the UK own smartphones, and 78% of these go online every two hours). High street WiFi is not simply a 'service' to town centre visitors: some 80% of searches on smartphones are for local

businesses, and 78%[1] of these turn into local offline purchases. 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. 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.

Many see the internet as a major competitive threat to the High Street, and no doubt the huge online traders such as Amazon are having an impact. However, it can also be a major competitive advantage, through the 'near me' and SEO services in Google and Bing, which can point customers to local businesses, *providing they have a website.*

This move from a transaction based to relationship based retailing format may also renew town centre investment. 'Beyond retail' records that in the United States, omni-channel retailing is influencing leading retailers to invest in new urban/high street flagships as they recognize the importance of their physical stores matching the image portrayed online, in terms of range, style and service.

'Beyond Retail' says that strong and dynamic leadership is required in town centres, with full engagement with the local community including the local business community, local residents and other users of the town centre, with developers, investors, landlords and housebuilders, to create, support and complete long-term visions for town centres.

On planning issues, the report suggests that

- Greater flexibility in the planning system is required to enable quick and easy change of use from redundant retail premises to more economically productive uses.
- Investing in the heritage offer provides a unique selling point (USP) by linking key environmental assets, heritage properties and town history to add character and encourage the creation of a distinctive retail and leisure environment, which is an attraction to both locals and visitors.
- However, rigid protection of heritage assets can deter investment and prevent the creation of shop units of sufficient size to meet non-retail requirements. A balanced, pragmatic approach is necessary to allow town centres to continue to reinvent themselves.

A few pundits have queried whether town centres are still needed, given current trends and their rapid decline nationally, suggesting that the concept should be abandoned.

A strong argument in favour of re-inventing our town centres can be made that as long-established places of communal resource, they provide a fundamental location for sustainable development:

- They are central places to where multi-purpose journeys can be made;
- Communities have a strong emotional connection with their town centres because they represent a cultural, social, inspirational focus point, providing continuity and carrying the local community's sense of place forward;
- We must make best use of our existing, renewable resources, in this case our old buildings and existing town centres, before discarding them.

Community events are now seen not only as socially important, but also as a means of 'putting the town on the map', generating footfall and improving town centre vibrancy, leading to repeat visits. It is essential that space to hold events, around the town, processionary routes, and processionary assembly spaces are retained an extended.

Whilst the 'Theme Towns' movement seems to have run its course, many rural towns have now found that 'differentiation' of their offer by relating specifically to aspects of the local agricultural industry can bring success that both improves their 'offer' but also helps rural diversification and add value to agricultural sales. Examples include Ludlow's food and festivals approach, Much Wenlock's markets programme.

[1] Data from Web.com presentation at Thrive & Revive Conference 2016.

All this is important information for a town facing the several and severe challenges noted in the introduction to this report. If Liskeard is to become a 'modern market town' it needs to ensure it meets demand for new floorspace in the most appropriate locations, extend its 'offer' to the wider catchment of potential town centre users, make the best use of its heritage character and assets, and adopt an integrated WiFi and web presence strategy.

This begs the question as to what forms of service, business and community activities that could be added to in the 'mix' of uses that supports that new offer. The following diagram attempts to set out the potential range. Note that this is not based on the use-classes order, but rather attempts to list the type of 'places' that might attract visits in a town centre.

TYPE OF USE	***EXAMPLES***
Shopping Places	Food shops (grocers, bakers, deli, butcher, supermarkets etc) Newsagents Clothes shops Retail warehouses Retail warehouse clubs Tobacconists (E-cigs) Re-cycling shop (Travel and ticket agencies Charity shops Post offices Pet shops Domestic hire shops Dry cleaning pick-up and drop-off points Funeral directors Internet cafes Jewellers Betting shop Petrol filling stations Car sales Value related retailing – e.g. '99p stores'
Service Places	Hairdressers Tanning salons Tattoo studios. Laundrettes, Dog grooming parlours Nail salons
Business Places	Banks Building societies Estate agencies Employment agencies Betting offices Architects practice Accountants Agricultural land agencies Solicitors Conveyancing specialists Consultancy practices eg Quantity surveying, health & safety consultants and other consultancy practices Mobile services offices (e.g. plumbing, gardening, landscaping etc.) Computer software support & development company Quick printers

	Politicians offices Veterinary clinics Taxi hire offices
Making Places	Repair services (e.g. sewing machines, computers etc) Craft centres (eg linens, potters, painters etc) Artisan bakers, sauces, etc
Eating Places	Restaurants Snack bars Cafes Coffee bars Fish & Chip Shop Indian & Chinese take-away Pop-up food stalls Sandwich bars
Gathering Places	Public houses Wine bars Social clubs Public Halls Community centres Nightclubs
Social Interaction Places	Paved areas Seating Sheltered areas Pedestrian route nodes Street café seating
Staying Places (Temporary)	Hotels Boarding houses Guest houses Training centres. Hostels
Staying Places (Permanent)	Houses Flats and apartments Residential care homes Nursing homes Boarding schools Residential colleges
Medical Places	GP practices & health centres Specialist clinics Dentists Audiologists Chiropodists Homeopathic treatment centre Opticians and Ophthalmologists Day centres Holistic living
Education Places	Pre-Schools

	Nursery Schools Language schools Crèches
Cultural Places	Art Galleries Museums Libraries Places of Worship Church Halls Cinemas Music and Concert Halls, Bingo and Dance Halls Theatres
Leisure Places	Swimming Baths Skating Rinks Gyms Amusement centres Casinos,
Governance Places	Law Courts Council Offices Police Station Tax Offices

KEY EVIDENCE – FOOTFALL TRENDS

Pedestrian flows are a useful indicator of movement levels within a town centre, which give an impression of its changing fortunes, which areas are primary and secondary frontages, and identifying changes in pedestrian accessibility.

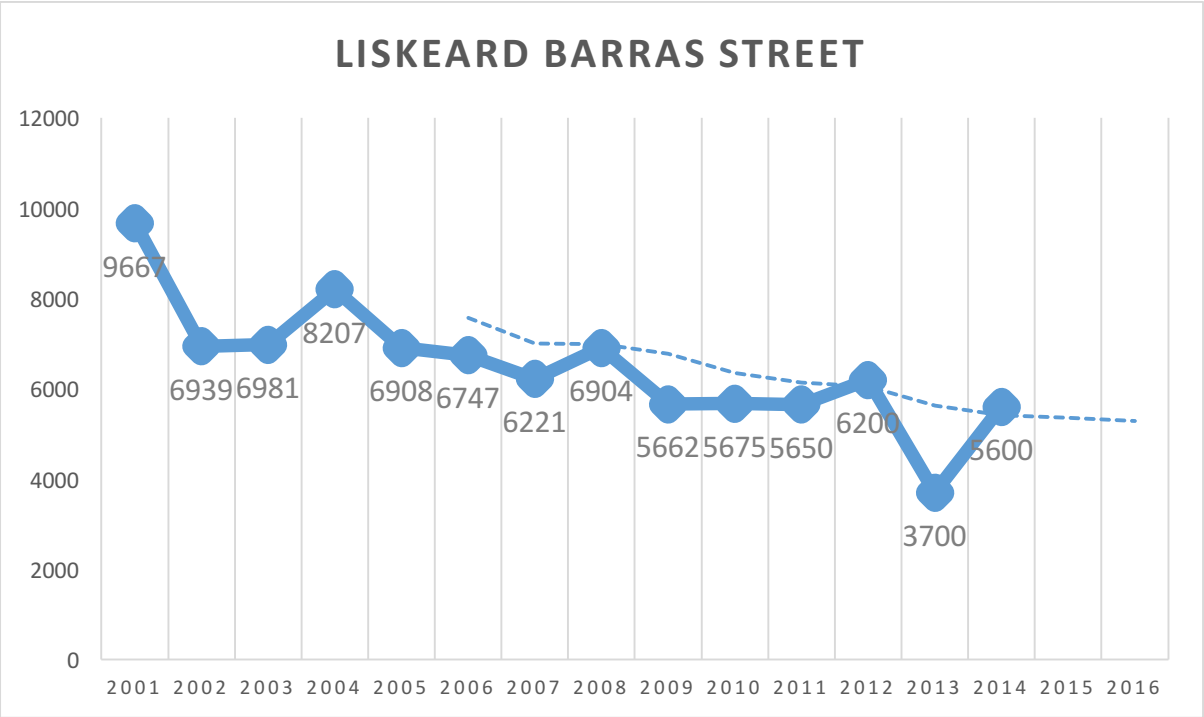


Figure 7: Pedestrian flows 2001-2011 and moving average to 6 places: Source: Cornwall Council Highway

In the 14 years 2001 to 2014 the highest pedestrian count in Liskeard was in 2001 with 9,667 followed by an overall drop of 4,017 down to 5650. The moving average based trend-line (to 6 points) suggests that the figures may have settled 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.

KEY EVIDENCE – THE BUSINESS MIX

The 2012 Liskeard Town Centre Health Check Update by Cornwall Council reveals information as to the amount and type of retail usage in the centre and elsewhere.

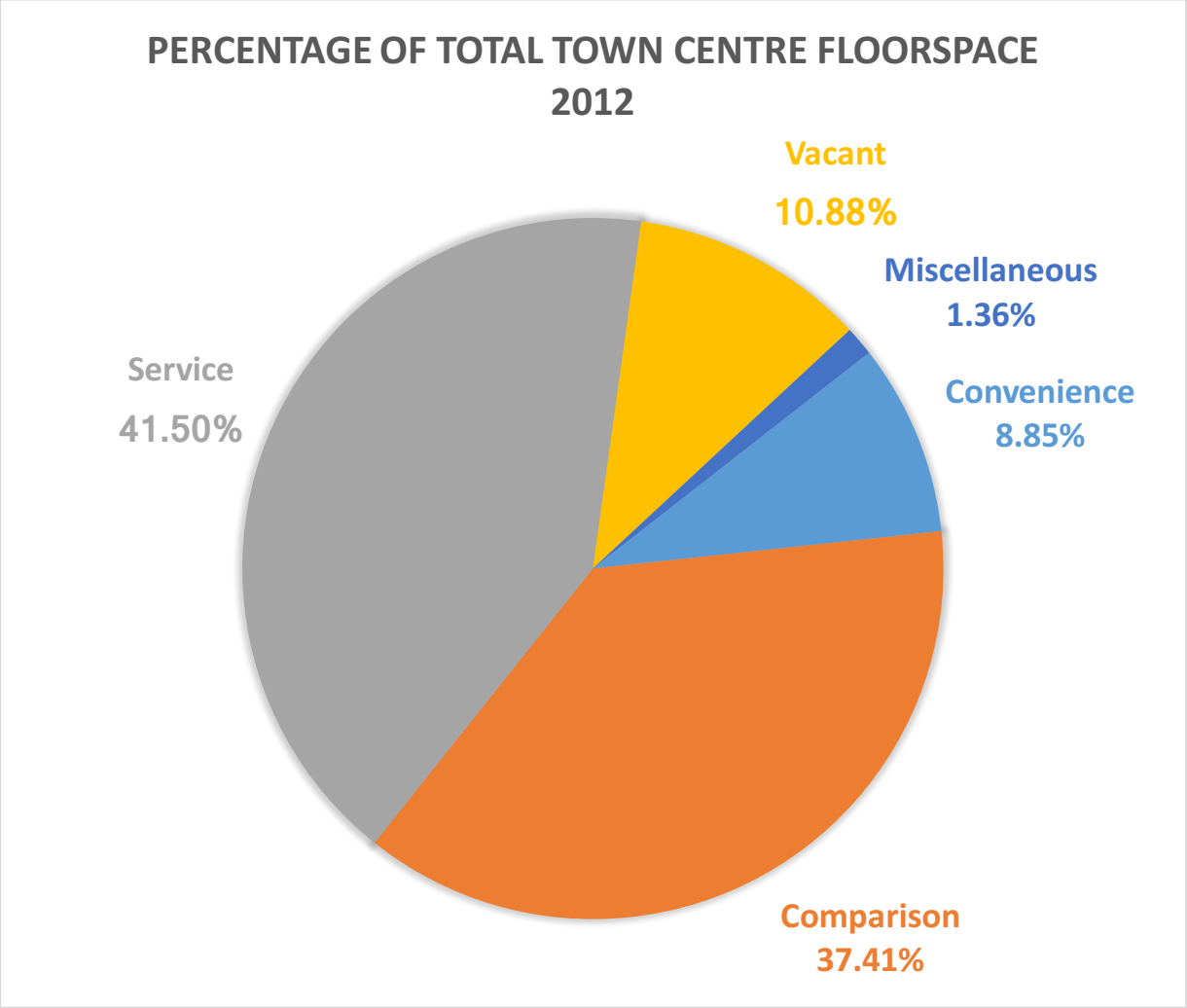
Street	A1	A2	A3	A4	A5	B1a	D1	D2	Vacant	Other	Total
West Street			1	1		1					3
The Parade	3	4	2	1		1	1		2	1	15
Pigmeadow Lane	3										3
Barras Lane	7	5					1	1			14
Dean Street	2	2		1			1		2	1	9
Fairpark Road	1								1		2
Hurlers Court	1										1
Windsor Place	4	2	1				1		1		9
Barn Street	2		1	1	1			1	1		7
Bay Tree Hill	14	3					1		2	1	21
Bay Tree Court	1									1	2
Marthus Court	1					1					2
Pond Bridge Hill	1		1			1			1		4
Well Lane											
Fore Street	16	3	1						4		24
The Arcade	4										4
Church Street		1							1		2
Pike Street	12	2	2				1			1	18
Market Street	6		1					1		1	9
Lower Lux Street	2			1					1		4
TOTALS	**A1**	**A2**	**A3**	**A4**	**A5**	**B1a**	**D1**	**D2**	**Vacant**	**Other**	**Total**
Number	**80**	**22**	**10**	**5**	**1**	**4**	**6**	**3**	**16**	**6**	**153**
Percentage	**52.3**	**14.4**	**6.6**	**3.3**	**0.7**	**2.6**	**3.9**	**1.9**	**10.4**	**3.9**	**100**

Figure 8: The Business Mix

Street	Convenience	Comparison	Service	Vacant	Miscellaneous	Total
West Street			2			2
The Parade	1	2	8	2		13
Pigmeadow Lane		3				3
Barras Lane	1	4	9			14
Dean Street	2		4	2		8
Fairpark Road		1		1		2
Hurlers Court		1				1

Windsor Place		3	4	1		8
Barn Street		2	4	1		7
Bay Tree Hill	2	11	5	2		20
Bay Tree Court	1		1			2
Marthus Court		1	1			2
Pond Bridge Hill			3	1		4
Well Lane						0
Fore Street	3	10	7	4		24
The Arcade	2	1	1			4
Church Street				1	1	2
Pike Street		10	7		1	18
Market Street	1	4	4			9
Lower Lux Street		2	1	1		4
Total	13	55	61	16	2	147
Percentage	8.85	37.41	41.50	10.88	1.36	100

Table 9: Composition by Categories Liskeard 2012



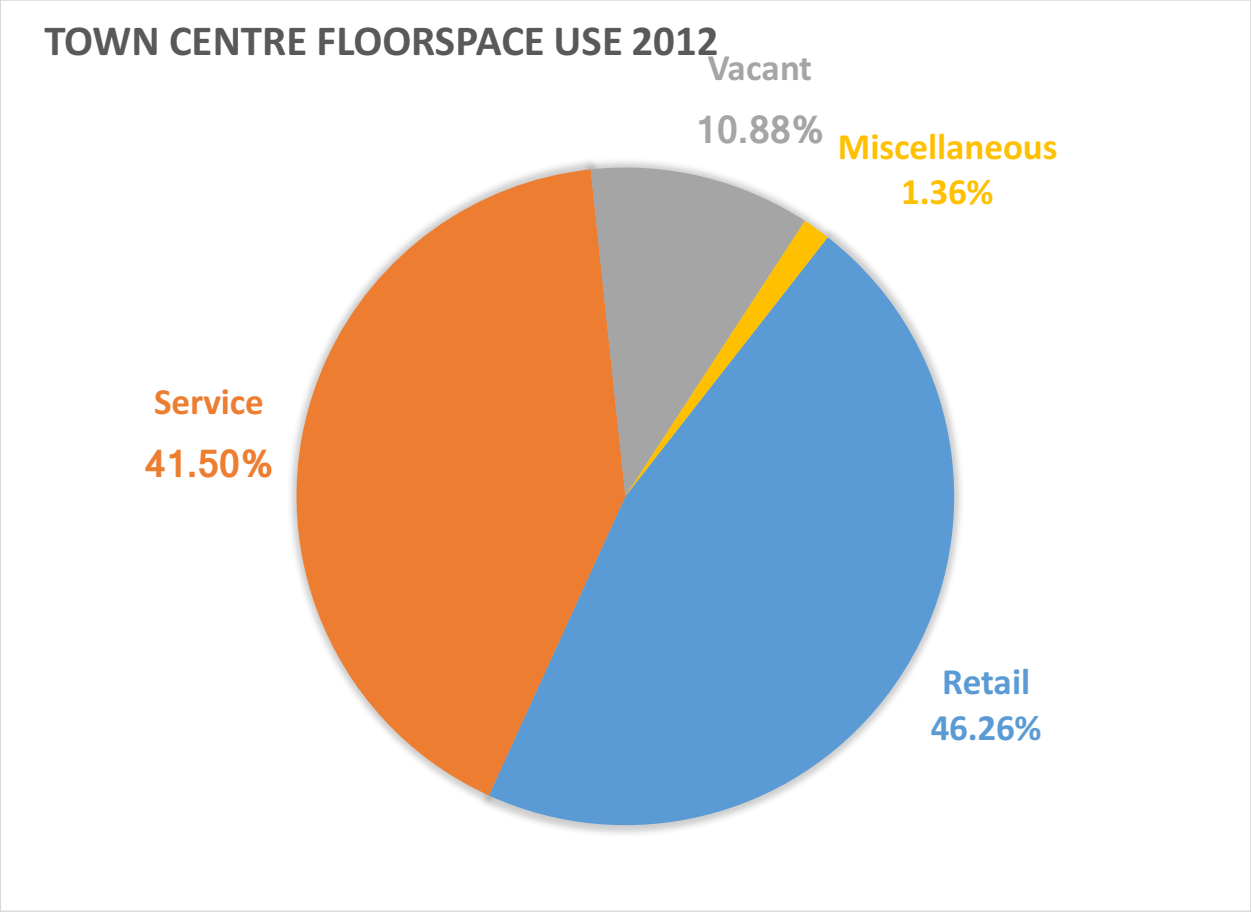


Table 10: Diversity of Mix 2009/10 to 2011/12

Sector	2009/10		2010/11		2011/12		Cornwall Average % 2010/11	Cornwall Average % 2011/12
	No	%	No	%	No	%		
Convenience	16	11.59	14	9.21	13	8.85	8.37	8.10
Comparison	65	47.10	53	34.87	55	37.41	39.85	40.55
Service	40	28.99	56	36.84	61	41.50	40.02	41.09
Vacant	16	11.59	28	18.42	16	10.88	11.02	9.12
Miscellaneous	1	0.72	1	0.66	2	1.36	0.69	1.14
Total	138	100	152	100	147	100	100	100

Table 11: Diversity of Mix 2009/10 to 2012

Figure 12: Location

Area	Description	A1	A2	A3	A4	A5	B1a	D1	D2	SG
Town Centre Area										
Liskeard	Gross gain	-	-	38.5	-	-	-	-	-	-
	Gross loss	38.5	-	-	-	-	-	28	-	-
	Net gain	-38.5	-	38.5	-	-	-	-28	-	-
Edge-Out of Centre Area										
Liskeard	Gross gain	-	-	42.4	-	-	-	-	-	-
	Gross loss	-	-	-	-	-	-	-	-	-
	Net gain	-	-	42.4	-	-	-	-	-	-

All Units	2010-11	2011-12	2012 - 13	2013 - 14	2014 - 15	2015 - 16	% Vacant 2011-12	% Vacant 2015-16	Net change
147	28	16					10.80		-12

Figure 13: Vacancy in Liskeard Town Centre

Table 14: National Retailer/Service Presence

In Town	Boots the Chemist Superdrug Co-oP (c 700 SqM sales area) 99p Store (c 700 SqM sales area) ATS Euromaster Tyres
Edge of Town	Nil
Out-of-town	Morrisons (c 2,300 SqM sales area) Aldi Argos B&M Pets at Home

Not to be forgotten is the presence of Trago Mill five miles west of the town just off the A38, which in addition to the main store selling comparison goods, accommodates several independent businesses selling convenience goods, including a newsagent, a butcher, bakery, green-grocer, hairdresser and café. Gross floorspace is estimated as being around 23,250 SqM (250,000 Sq.Ft) It also features several acres of parkland and lakes and a large free car park.

KEY EVIDENCE – LOCAL MARKET CONDITIONS

Several studies have been made of retail conditions relating to Liskeard as part of the preparation of the Cornwall Local Plan, or in association with the Portas Pilot Town Team activity.

The Cornwall Retail Study of 2010 found a reasonably high level of quantitative capacity for convenience goods floorspace in Liskeard was identified. However the 2015 update reduced this, taking into account an unimplemented A1 retail permission for 587 SqM at Barras Place, the extension of Morrison's, the opening of ALDI, the possible impact of a proposed new Tesco store in Saltash and Morrisons store in Launceston.

As a consequence, the 2015 study forecast a need for only 1,500sq m net (16,500 SqFt) by 2030, which it said should be provided within the town centre in order to better compete with the out of centre Morrisons store.

For comparison goods shopping, the 2010 study reported a modest level of capacity in the short to medium term The 2015 updated assessment was that surplus capacity will only arise by 2030. This is due to Morrisons store extension and Barras Place commitments in the town and also the small loss of market share due to commitments in Saltash and Launceston. The study recommended that any new comparison goods floorspace should be provided within the town centre.

This information was used as the basis of the retail floorspace requirements set out in the Cornwall Local Plan

The studies also revealed that:

- Approximately 68% of food shopping is self-contained within the Liskeard area (including Looe).
- Over 13% of food shopping in the Liskeard functional area comes from people living in the Saltash functional area.
- Only 12.5% of people living in the Liskeard area shop for clothes in the town; approximately 54% of residents shop in the Plymouth area.

KEY EVIDENCE – STRATEGIC REQUIREMENTS

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 *inter alia* that in drawing up Local Plans, local planning authorities should:

- recognise town centres as the heart of their communities
- pursue policies to support their viability and vitality
- define the extent of town centres and primary shopping areas, based on a clear definition of primary and secondary frontages in designated centres
- set policies that make clear which uses will be permitted in such locations;
- promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres
- retain and enhance existing markets and, where appropriate, re-introduce or create new ones, ensuring that markets remain attractive and competitive;
- allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres in full
- undertake an assessment of the need to expand town centres to ensure a sufficient supply of suitable sites;
- allocate appropriate edge of centre sites for main town centre uses that are well connected to the town centre where suitable and viable town centre sites are not available.
- If sufficient edge of centre sites cannot be identified, set policies for meeting the identified needs in other accessible locations that are well connected to the town centre;
- set policies for the consideration of proposals for main town centre uses which cannot be accommodated in or adjacent to town centres;
- recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites
- where town centres are in decline, local planning authorities should plan positively for their future to encourage economic activity.

NPPF goes on to say that a sequential test for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan should be used. Main town centre uses should be located in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered. When considering edge of centre and out of centre proposals, preference should be given to accessible sites that are well connected to the town centre. Applicants and local planning authorities should demonstrate flexibility on issues such as format and scale.

When assessing applications for retail, leisure and office development outside of town centres, which are not in accordance with an up-to-date Local Plan, local planning authorities should require an impact assessment if the development is over a proportionate, locally set floorspace threshold (if there is no locally set threshold, the default threshold is 2,500 sq m). This should include assessment of:

- the impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and
- the impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and wider area, up to five years from the time the application is made. For major schemes where the full impact will not be realised in five years, the impact should also be assessed up to ten years from the time the application is made.

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.

The Cornwall Local Plan recognizes that town centres remain our focus for retail and community facilities in line with national policy. It says that where edge of centre and out of town retail developments are proposed, a sequential test will be required to assess potential alternatives in the town centre area, edge of centre and out of town retail developments. The threshold for retail impact testing will be identified for Cornwall's main towns in the Allocations Development Plan Document.

Town centre boundaries, primary retail areas and primary shopping frontages are defined on the Cornwall Local Plan proposals map inserts.

Describing the range of of community facilities to be encouraged in town centres, the Local Plan includes public services, community centres and public halls, arts and cultural facilities, policing, fire and ambulance services, health and education

facilities, public houses, public toilets, youth centres, nurseries, libraries, leisure centres, allotments, playing fields, social care facilities including day centres, places of worship and services provided by the community and voluntary sector.

Policy 4 applies to shopping, services and community facilities. It allows that

'1. Development will be permitted where it supports the vitality and viability of town centres and maintains and enhances a good and appropriate range of shops, services and community facilities. Retail and other main town centre uses outside defined town centres (with the exception of small scale rural development) must demonstrate the application of a sequential approach to site selection, and show there is no significant adverse impact on the viability and vitality of, and investment within, the existing centres identified on the proposals map.

2. Proposals for change of use or redevelopment will be permitted within Primary Shopping Areas where the proposal would maintain or add to the vitality and viability of the centre and would not reduce the predominance of retail and other main town centre uses.

3. Community facilities should, wherever possible, be retained and new ones supported. Loss of provision will only be acceptable where the proposal shows: a. no need for the facility or service; b. it is not viable; or c. adequate facilities or services exist or the service can be re- provided in locations that are similarly accessible by walking, cycling or public transport.

The Local Plan goes on to set targets for retail provision to be planned for in allocations made in the Neighbourhood Plan:

CORNWALL LOCAL PLAN JANUARY 2016 RETAIL FLOOR-SPACE TARGETS				
Year	**2014**	**2019**	**2024**	**2030**
Convenience	1015	855	1157	1485
Comparison	-740	-333	919	2536
	sq.m net sales area			

Analysis. Given that the Barras Street proposal has now lapsed after 7 years, and that both the Saltash Tesco and Launceston Morrison's proposals have not proceeded, and that an additional 200 dwellings have been added to housing target for the Community Network Area, it is suggested that the retail targets should be treated as a minimum figure.

KEY EVIDENCE – CURRENT VACANCIES

As at April 2016 vacant sites are limited to the following locations:

Site	Former occupier	Estimated floorspace (gross)

The length of time land and buildings remain undeveloped or vacant gives an indication of the attractiveness of a centre in terms of developer and investor interest.

KEY EVIDENCE – RECENT PERMISSIONS

The rate of grant and take up of existing permissions is also an indicator of a town's attractiveness.

Site Address	**Reference**	**Proposal & Floorspace gain**	**Status**	**Length of time (years)**
Former Topfoto, Barras Place	E2/09/00347 (Expired)	CoU to A1 877.4sqm	Not started	6
Taylors Garage site, Barras Street	E2/09/00470 (Expired)	Construction 3 retail units and six residential units (452sqm A1)	Not started	6
Taylors Garage site, Barras Street	PA15/03887	Construction of new public house development (A4 use) and associated works.	Now u/c	

KEY EVIDENCE – OPPORTUNITY SITE ANALYSIS

The Town Centre area has been investigated for 'opportunity sites' which may throw up opportunities for redevelopment, intensification or re-use in forms that could support the vitality and viability of the town centre. Opportunity town centre sites are those judged to be in one or more of the following categories:

- underused or vacant, or neglected, or derelict,
- where existing uses are not entirely compatible with their surroundings,
- where a building appears to be ill-suited to its use,
- where the street-scene, heritage, and/or historic interest of the building is being compromised,
- where the owner is known to be keen to secure redevelopment.

Sites were not necessarily considered individually; for example in some cases it may be more logical to consider a contiguous group of sites as a sensible 'planning unit'.

Detailed analysis of the sites is given in Appendix F. In summary the results of the survey are as follows:

Site	**Recommendation**

01A Former Taylor's Garage Barras Street.	No allocation required: Planning permission granted for public house. Liaise with Wetherspoons to ensure best use of site and design.
01B Royal Mail Sorting Office	Proposal allocating site for mixed use town centre redevelopment.
01C Gardens r/o properties fronting Fore Street.	Include with site 1B as redevelopment opportunity for mixed town centre uses, plus inclusion of Webbs Cottage as potential windfall housing site.
02 Cattle Market and adjoining buildings	NP Team presence in CC group studying future of site, to ensure that NP enables any positive development proposals that come forward. Proposal allocating site for mixed use redevelopment
03 Former Coach House/Harris Cottages in Westbourne Lane.	1. Treat as part of residential 'windfall' allowance. 2. Possible NP project to provide small workshop and/or exhibit site?
04 Old Barn/Coach House on Pig Meadow Lane	Not significant enough to justify specific policy or proposal. Consider any development proposals against policy context.
05 Former public conveniences on Pike Street.	Planning policy proposal not likely help. Keep watching brief, remind owner that PP has expired. It may be possible to intervene using powers under s215 or 226 of the TCPA 1990, Sections 77 & 78 of the Building Act 1984, Section 80 of EPA 1990.
06 Old Grain Store, 9 Well Lane	Treat as potential housing windfall site. Keep watching brief on condition as a listed building.
07 Nos 24 & 25 Bay Tree Hill	Planning policy proposal not likely help, although general policy inviting wider range of town centre uses may assist should the site be marketed. Keep watching brief. It may be possible to intervene using powers under s215 or 226 of the TCPA 1990, Sections 77 & 78 of the Building Act 1984, Section 80 of EPA 1990.
08 Andrews Garage on Pound Street	Refer to Housing WG to treat as part of residential 'windfall' allowance.
09 Area behind Westbourne Long Stay Car Park	Refer to Housing WG to treat as part of residential 'urban capacity' allowance.
10 Lower Lux Street (as a whole)	Recognise that Lower Lux street has no retail future, consider policy encouraging residential reuse and maintenance/repair of historic buildings within the area.
11. Pondbridge Hill/Upper Sungirt	Proposal allocating site for mixed use redevelopment
12. Gap site, Windsor Place	No change

KEY EVIDENCE – PREVIOUS PLANNING STUDIES

Two earlier studies (1996 and 2002) carried out by consultants WS Atkins, investigated the issues apparent in Liskeard and proposed solutions. Some of these have been implemented, whilst others provide useful clues as to what might be done in 2016 and thereafter.

The 2002 Atkins study can be found here:
http://www.planliskeard.co.uk/wp-content/uploads/2016/06/Atkins-Report.pdf

The 1996 Atkins study can be found here:

Part 1: http://www.planliskeard.co.uk/wp-content/uploads/2016/06/Atkins-1996-Regeneration-Study-Main-Section-Part1.pdf

Part 2: http://www.planliskeard.co.uk/wp-content/uploads/2016/06/Atkins-1996-Regeneration-Study-Main-Section-Part-2.pdf

Appendices: http://www.planliskeard.co.uk/wp-content/uploads/2016/06/Atkins-1996-Regeneration-Study-Appendices.pdf

KEY EVIDENCE – HERITAGE MATTERS

HERITAGE AND DESIGN

Beacham and Pevsner (2014) say that 'Liskeard is a town with a strong 19th Century architectural personality. 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 still exist in the town, clustering mainly in the town centre and on its approaches. These impart a distinctive character to the town that has promotional and social value.

The 2012 Conservation Area Appraisal Statement was intended to clearly define the special interest, character and appearance of the Liskeard town centre conservation area and to be used to inform development control decisions and policies and act as a foundation for further work on design guidance and enhancement schemes.

Character Areas
The appraisal identified several 'character areas' within the conservation area:

The Market Core: Fore Street, Market Street, Church Street, Well Lane and Pondbridge Hill/Cannon Hill - This area originally comprised the medieval commercial core and is still a busy shopping district. The area is characterised by narrow interconnecting streets lined with 18th and 19th century buildings many with their original shopfronts. The challenge for the area is to continue to attract businesses that recognize the merit of the historic commercial premises and are committed to maintaining that quality.

The Parade: Pike Street, The Parade, Barras Street, Bay Tree Hill, Windsor Place and the eastern edges of Dean Street and West Street - Originally a mid-nineteenth expansion of commerce and entertainment which developed around the market place. Although the market has relocated the area is still an important commercial centre and a place of public resort. It is characterised by the wide open space of the former market place fringed by a number of large Victorian buildings in an eclectic mix of styles.

The challenge for this area is to improve the areas of the streetscape not included in the recent repaving scheme and, if the opportunity presents itself, to replace some of the modern infill with buildings which reflect the high standard of the surrounding historic environment.

Post Medieval Expansion (West): Dean Street, West Street, Barn Street - Expansion into this area began as early as medieval times and there could still be fabric from this period within later buildings. However the major development took place in the eighteenth and nineteenth centuries when a mix of commercial, domestic, light industrial buildings and chapels was built. A high proportion of the historic buildings still survive, although a number have been converted. The mixed economy persists and on market days in particular this part of Liskeard hums with life.

Post Medieval Expansion (East): Higher Lux Street, Castle Street, Castle Hill, Pound Street, Lower Lux Street - Like the western end the development of this area began with the expansion of the medieval core, and also with the development of the castle. Intensive development did not take place until the eighteenth and nineteenth centuries. However the nature of the terrain and the existing medieval street patterns has resulted in an area of smaller scale buildings with mainly narrow street frontages. Less suitable for light industry the majority of buildings were originally shops and town houses. Although a few shops and offices can still be found in this area the majority of buildings are now domestic and the atmosphere is far quieter than on the western side.

Church Town: Church Street, Church Place and Church Gate - The oldest part of the town, dominated by the fifteenth century church of St Martin. Originally the site of the first market place the area developed around the medieval streets into a somewhat self-contained community including the vicarage, shops and a pub reminiscent of a churchtown. Today the area is almost entirely residential and presents a very peaceful environment.

Eighteenth and Nineteenth Century Villas: A ring of villas, set within their own grounds and designed by notable local and regional architects (including Wightwick, Foulston and Henry Rice) were developed around the central core of Liskeard during the early to mid-nineteenth century. The majority still survive, although many have been converted into offices and flats. The grounds, which include a large number of mature trees, form a major element in the townscape of Liskeard and the gardens of Westbourne House are an important public amenity.

Nineteenth Century Ribbon Development : Russell Street, Victoria Terrace, Ashpark Terrace, Marley Terrace, Station Road, Lanchard Lane, Varley Lane, Varley Terrace, Thorn Park, Dean Terrace

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. Some of this has been distilled into planning policies. Other material has been moved 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.

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.

Listed and Non Listed Buildings

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'.

Local Planning authorities may identify buildings as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets. These may be referred to as 'locally listed'. (NPPG Para 039)

There are XX listed building within the conservation area, subject to additional planning controls through the Listed Building Consent (LBC) process. Applications for both planning permission and LBC will be considered against the policies set in the Local Plan and this Neighbourhood Plan.

The Working Group were of the opinion that several buildings in the area which do not currently meet national criteria for statutory listing may nevertheless be of significant local historical importance and worthy of protection and conservation in their own right. As part of the preparation of the Neighbourhood Plan, a review of priority sites for local listing was conducted in March 2015.

The Neighbourhood Plan wishes to recommend two priority sites for local listing as both 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. Other sites considered are also recorded in the appendix.

The distinctive characteristic appearance of Liskeard's town centre and its approaches is very much due to the ability and sustained output of one man - the noted 19th Century architect Henry Rice. Many buildings designed by him and his three pupils still exist today, are formally Listed, and make a major contribution to the Conservation area. 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.

KEY EVIDENCE – LISKEARD CATTLE MARKET

The Cattle Market site is located 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.

Liskeard Cattle Market has for generations been at the core of the economy and society of the Market town of Liskeard and its surrounding rural hinterland. It has been a central place of business, social interchange, community meetings, family gatherings and processionary gathering. It is therefore fundamental to the identity of the town, and considered to be a precious asset by the community.

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.

The Neighbourhood Plan's overarching strategy aims to take the town forward as a 'modern market town' which functions as the service centre for a wide hinterland. The Cattle Market site, with its fundamental importance to the development of Liskeard as a place, could be key to achieving this aim. 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 should therefore include a policy allocating the site for a mix of uses that support the vitality and viability of the town centre and replace the wider benefits which are being lost.

Cornwall Council have now commissioned a study of the site and its potential future. 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. It will therefore be an essential input to NP process and proposals, so the NP Team are keen to work in partnership with CC in bringing an excellent scheme forward.

Key elements for consideration should include:

- retail led mixed-use to varying degrees across the site
- maintain pedestrian routes through/across the site;
- public space for social/gathering; and possible mini outdoor markets that might be dual use as parking space
- creation of a proper public frontage to the site.
- possible land exchange, partnering with community and other public sector landowners in the town centre to enable better design and economic solutions, and synergy between uses.
- If the Liskerrett Centre site is included, options must provide for the replacement of the multi-faceted uses delivered from that site, including performance space, children's centre, pre-school and youth services centre, meeting rooms, artists workspace, home business support, IT access and training, and production offices.

- Inclusion of enabling uses such as residential development.
- mix of medium to small retail units as cluster with peripheral workshops and housing.
- Community/ multi-use hub led: potential joint/shared community/public service building with performance/ exhibition/ leisure/conference use with peripheral workshops, micro-retail sheds and housing.
- the potential of re-routing Varley Lane (north) to enhance traffic and pedestrian safety and accessibility of emergency vehicles to properties fronting Varley Lane (south)
- Equality/disability act compliant shopping and leisure opportunities.

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: 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, civic square with pannier market, mixed use community centre, 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.

KEY EVIDENCE – COMMUNITY AND STAKEHOLDER ENGAGEMENT FEEDBACK

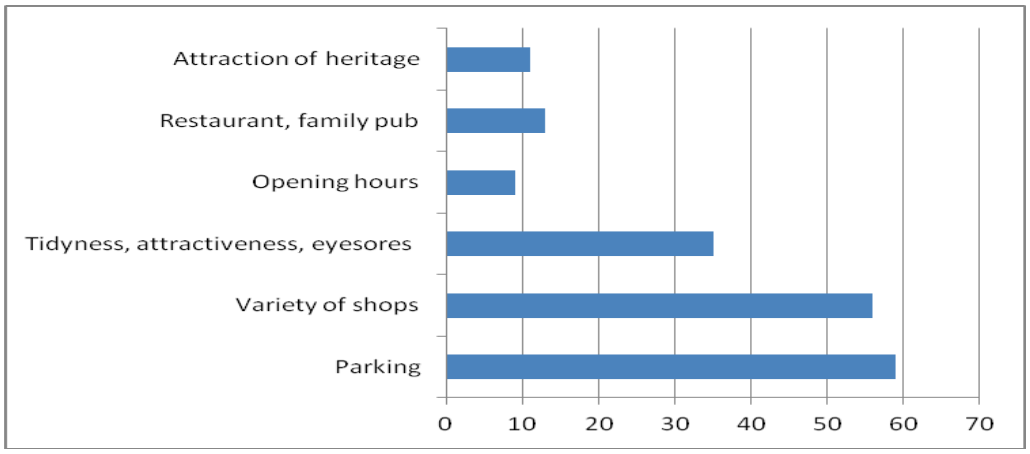
In the major 2015 community engagement work, the second most popular category to include in the Neighbourhood Plan was a place to meet, shop and do business. Seventy-four percent of those who ranked their top four themes chose this. Whilst acknowledging the importance of the town for these activities, respondents were less confident about how best to achieve this. One continual theme was the need for **cheaper parking** to encourage more people to shop in town, either for a quick loaf of bread or for a bigger shop which would be difficult to carry, possibly up-hill to a car park. The steepness of the hills surrounding Fore Street and the associated problems of access, particularly for less mobile people was made by several respondents.

The second most commented on aspect of the town's facilities in this respect was the **lack of high street chains**, such as Next or Marks and Spencer's, **a town centre supermarket** such as Sainsbury's or Waitrose, **a family restaurant or pub** which is family friendly; Weatherspoon's was mentioned by several. **A cinema**, bowling alley and associated leisure facilities were also popular. The town centre was criticised for having too many charity shops and estate agents. A significant number criticised the opening hours of shops; early closing on Saturday afternoons when many people busy during the week want to shop, some closing Wednesday afternoons and also very little, if anything, open on Bank Holidays, not even a coffee shop. It was argued that a consequence of this was that tourism was also hit by the poor facilities.

Three eyesores were identified; **the old garage site** adjoining Stuart House, the old **Eurospar/Somerfield** site and the **cattle market**. In addition to these other empty properties made the town look unattractive. Some buildings were in need of **maintenance and care. Weeding, litter picking and cleaning, tree planting and better signs** were all suggested as ways to improve the attractiveness of the town to locals and tourists alike. Generally people thought that the town had a lot to offer in terms of its attractiveness; its architecture, its heritage and its proximity to open countryside, and many expressed concern that the addition of chain stores would undermine the essential character of the place. More should be made, it was argued, of its good communications both rail and road east and west, south to the coast and north to the moors.

The respondents emphasised that Liskeard is a town for its residents, who know it is an attractive place, but think that with a few small changes in terms of shopping and leisure facilities coupled **with improved cleanliness and tidiness** could be very special. This would attract tourists, which of course would create more jobs.

Figure 13: Comments relating to Liskeard as a place to meet, shop and do business:
Number of comments made



Response categories from Community Engagement (number)

- New shops (59)
- Resolve parking issues (51)
- Regeneration on empty/ old/under-used/derelict sites (33)
- Attract national chain stores (28)
- Tidy up/improve appearance (19)
- Eurospar site (17)
- Family restaurant (14)
- Retain flavour/character of town (13)
- Explore living above shops (footfall) (13)
- Attract a supermarket (13)

The Working Group identified the following themes from the consultation as particularly relevant to town centre planning policy: Every effort should be made to use brownfield sites for housing and better use should be made of empty housing and commercial property.

- There are problems of access in Liskeard, particularly for less mobile people.
- It would be useful to designate retail space for a magnet retailer such as a supermarket.
- Empty properties make the town look unattractive, and opportunity sites include the old Taylors Garage site and the Cattle Market.
- The town has a lot to offer in terms of its attractiveness, its architecture, its heritage and its proximity to open countryside, and the addition of chain stores could undermine the essential character of the place.
- Employment could be helped by the availability of small incubator-style units aimed at the ICT sector, and arts and crafts businesses.
- There is currently a lack of facilities for children and young people, including play equipment.
- Transport accessibility could be improved by better buses, better cycling routes and better safety for cyclists and pedestrians, including wider pavements.
- The rich heritage of the town should be preserved and new buildings should blend with the old in scale and materials, using local stone and slate.
- Derelict and empty buildings should be subject to improvement orders.

KEY EVIDENCE – STATE OF TOWN CENTRE ENVIRONMENTAL QUALITY

Environmental quality is an important factor influencing consumer's decision to visit a town centre. The issues of concern here are those of the character of the built environment, its qualities and maintenance, the public realm, and issues of air pollution etc.

As noted elsewhere in this report, Liskeard has an excellent historic and architectural built environment which is a major asset in attracting visitors and customers. Throughout the nineties and in the early part of this century considerable private investment supported by public sector intervention has seen this fabric maintained and improved. However, there is now a risk that public sector cuts and re-prioritsation may lead to a gradual decline in private investment, and the use of inappropriate materials in repairs and maintenance. Guidance in the form of a 'design principles statement' in the Neighbourhood Plan is suggested.

Liskeard has not been identified as an area with air quality management concern.

A brief environmental 'walkabout' has revealed that whilst generally attractive, certain parts of the public realm are of poor quality:

- Some street-lighting is of inappropriate design and positioning
- Much of the highway signage is excessive, conflicted and of inappropriate design and materials. Two heritage based schemes, whilst of good design, are conflicted in parts and appear not to be maintained. Some finger-post signage appears to have been moved and consequently points incorrectly.

- A limited amount of graffiti occurs around the town centre.
- Littering is not endemic, and appears to be responded to relatively quickly by the public authorities.
- Litter and grit bins are well distributed: however, many are need of maintenance.
- Some areas of grass verge are 'bald' and would benefit from tree planting.
- In several areas building 'edges' with the highway are weedy and unkempt.

As with the built environment, a design principles statement may be of help, which could support actions by local government and community initiatives. It may also identify elements that should be included in S106 agreements attached to commercial and other development in the town centre.

SWOT ANALYSIS

STRENGTHS	**WEAKNESSES**
Good architecture	Hills
Compact	Very limited ability to load and unload
Good transport links	Don't see what we have
Bus services	Shops not visible from Barras Street
Trains	No town square or focal point
A38	Entrance to town cluttered and unattractive
Superfast broadband	No large indoor venue
Independent & specialist shops	Few nationals or possible sites
Traditional shops with expert advice & good service	Poor links between outlying estates and town centre
Can buy local produce	
Historical value – stories	
Friendly	
Services	
Banks	
Library	
Doctors	
Solicitors	
Post Office	
OPPORTUNITIES	**THREATS**
Combine online and town centre businesses	Out of town shopping increasing
Encouraging more motor home stop overs	Online shopping increasing
Low cost of setting up a business	Cornwall council disposal of assets
Development which provides employment (eg artisan workshops)	Post Office sorting office moving out of town
	Low skill base and low aspirations
Rise in leisure shopping	
Duelling A38	
Disposal of Cornwall Council assets	
Capitalise on Liskeard's history	
Premises available	
Population is increasing	
Wet weather destination for visitors	

CONCLUSIONS FROM THE EVIDENCE

Now is the time for Liskeard to look to the future and plan for prosperity in its own Neighbourhood Plan.

Liskeard is a working town, which still acts as a hub providing services to the surrounding area

- A substantial number of people live in the town centre of Liskeard (470) whose interests should be respected in any NP policies and proposals.

- A wider catchment of up to 36,000 people live within reasonable travelling time of the town centre that might look to it for shopping, services and recreation.
- Situated between the moors and the sea, Liskeard is also attracting increasing numbers of visitors and this should be built on.

The main emphasis should be on meeting the needs of local people.

Neighbourhood Plan policies should assist in diversifying the town centre 'offer' whilst protecting its core retail function.

- Footfall has bottomed out at around 6000, from a high of nearly 10,000 at the start of the century.
- Local market conditions and forecast growth could support a *minimum* of 1485 sqM of convenience floorspace and 2536 comparison floorspace.
- In identifying opportunities to meet this requirement, several sequentially acceptable sites should be selected.

Many people see the variety of independent shops and other businesses as key to current and future success. These include shops selling a good range of local food and an increasing antique and gifts sector. The fact that people enjoy browsing in the shops could be built on by the provision of workshop space for local artisans.

There are differing views about chain stores – some would like to see more and others caution against losing Liskeard's character. In any case, there are real practical limitations on attracting more chains - many national chains have done poorly in recent years and are contracting rather than expanding. Also the size and location of current retail units make most of them unattractive to large chains which need easy access for deliveries and the sort of space that is adaptable to their corporate layout design.

To help modernize the town centre's offer, the neighbourhood plan should make provision to:

- enable and support town centre retail and service diversity;
- protect and enhance the heritage assets that that are an integral part of the towns attractive character;
- assist in the creation of a business/work hub/innovation centre;
- Identifying sites to meet forecast growth in retail demand which are within the town centre;
- Making provision for environmental improvements within the town centre on which funding proposals, grant bids, and planning agreements can be framed;
- Seeking support for 'High street Wi Fi' from new developments.

There is strong local support for keeping the unique character of the town and celebrating its heritage.
There is a need to balance the preservation of Liskeard's heritage with guidance to maximise accessibility, accepting that the geography of the town will always prove challenging.

As set out in the conservation area plan, a number of public realm projects could significantly enhance the town centre, replacing unsightly street furniture and poor surfaces which currently detract from the surrounding buildings.

- Heritage features are a major factor in the attractiveness of the town centre and should be protected and enhanced.

- The distinctive characteristics of Liskeard's townscape and street scene should be reflected in new development.

There are already a large number of listed buildings in the town. On the basis of our survey we would like to propose listing of two additional Victorian houses (see appendix E)

A new development on an opportunity site in the centre of town including a magnet retailer such as a supermarket could bring in more convenience shoppers without detracting from the character of the existing shops and cafés.

It would be worth testing if there is still popular support for achieving a permanent site for a covered market. Possible sites include development of Cattle Market site, Post Office sorting office or the building currently occupied by ATS.

Any development of large opportunity sites should look to introduce public space in the centre of town which could be used for outdoor events.

New housing developments out of town should include provision for good pedestrian and cycle links to the centre.

The town centre is highly accessible from most parts of the town, but local topography and poor rural public transport mean that the vast majority visit by car: therefore, continued availability of accessible, useable and well located car parks is essential.

There is currently sufficient car parking capacity. The CSP view was that there would be a need for significantly increased parking space which could only be achieved in the town centre by adding an extra level in one of the car parks. However, this was against a backdrop of much higher projected housing numbers. Assuming a future with increased economic prosperity, a strong offer from businesses, and a more responsive parking charge regime, it seems wise to say that any future development should not result in net loss of car parking space.

Cornwall Council assets in the town centre that are subject to a property review include the Passmore Edwards Library, Westbourne House, Greylands, and the Cattle Market site. Given the loss of employment from the town centre, especially higher paid workers, it is crucial that development briefs for these sites align the best outcomes for preserving heritage with maximum economic impact.

Whilst crime is low in Liskeard Town Centre, there is still a need to 'design in' community safety to new developments and the way we manage our town centre.

Liskeard's mix of convenience, comparison, services and vacancy is roughly similar to other like towns in Cornwall.

The regeneration of the Cattle Market site has the potential to be the means by which the 'heart' of Liskeard is revived.

Concerns expressed in community feedback may be met through:

- Diversifying the town centre offer
- Providing opportunities for a better quality town centre supermarket
- Attracting high street chain stores
- Encouraging provision of a family restaurant, good quality pub, and cinema
- Clearing up eyesores
- Improved maintenance and care

Some of these are already occurring.

Liskeard town centre's general environmental quality is good: however improved management may reduce 'tattiness' in some areas, whilst general guidance for property owners in the maintenance and repair of heritage buildings may be beneficial.

Community events are now not only important socially, but also as a means of 'putting the town on the map', generating footfall and improving town centre vibrancy, leading to repeat visits. It is essential that space to hold events, around the town, processionary routes, and processionary assembly are retained an extended.

If Liskeard is to become a 'modern market town' it needs to ensure it meets demand for new floorspace in the most appropriate locations, extend its 'offer' to the wider catchment of potential town centre users, make the best use of its heritage character and assets, and adopt an integrated WiFi and web presence strategy.

SUSTAINABLE DEVELOPMENT

Our over-riding purpose must be to deliver sustainable development. Sustainable development means making sure we grow and develop in a way that's safe and fair for future generations. To get the best long-term outcome our employment strategy must follow the guiding principles of sustainable development , which are:

- Living within the planet's environmental limits – protect and enhance our natural and man-made environment, and respond to climate change.
- Ensuring a strong, healthy and just society – meet present and future needs for the housing, work and services that support the wellbeing of all our community.
- Achieving a sustainable economy – support actions that build prosperity for all and use resources wisely.
- Promoting good governance – make sure that all are involved in creating the Neighbourhood Plan

STRATEGIC OVERVIEW – VISION/AIMS – OBJECTIVES.

Town Centre Working Group Vision Statement:

The heart of south-east Cornwall.

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

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

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

Objective	*Achieved by*	*Actions Required*
1. Meet CLP targets 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 .	Ensuring that Policy 4 of the CLP is applied in a way that reflects the particular conditions of Liskeard Town Centre. Supporting development of a town centre site for a prestige retail operation (single or multiple outlet)	Land use policy setting more detailed local criteria to supplement CLP Policy 4 and identifying potential sequentially preferred sites for town centre development [POLICY TC1] Land use policy to ensure that Impact Studies are submitted for all larger scale proposals [POLICY TC2]

2. Improve and enhance the retail, service and community 'offer' of the town centre.	Encouraging the development and changes-of-use which promote the vitality, viability, character and attractiveness of the town centre generally	Land use policy to provide criteria for development [POLICY TC3]
	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)	Project to support current CC sponsored Cattle Market development study. [Project TC1] Land use policy to enable regeneration of Cattle Market Site [POLICY TC4]
	Ensuring that the town centre primary retail frontage is maintained, whilst encouraging employment, service, residential and other uses which support the primary shopping area.	Land use policies to add local detail to CLP policies for specified uses [POLICY TC5 & TC6]
	Enabling the development of an integrated WiFi and web presence strategy.	Policy encouraging contributions to necessary hardware [POLICY TC7] and Project to develop and implement a strategy [Project TC5]
3. Preserve and enhance the unique and rich architectural heritage of the town centre and Conservation Area	Ensuring that the design of new developments is consistent with the character of the town and at a human scale	Criteria based land use policy [POLICY TC8]
	Measures to repair and maintain Listed and other significant buildings	Project to seek and manage grant aid / include as item in Implementation section as an item for S106 contributions from suitable development [PROJECT TC4]
	Ensuring that new shopfronts, shopfront and commercial signage complements and does not detract from the architectural heritage of the area.	Criteria based land use policy [POLICY TC9 & TC10] and local design guidance [Project TC2]
	Developing a local heritage listing of locally significant buildings and features, along with appropriate planning policies for their management	Land use policy [TC11 and TC12]

4. Make the town centre a more attractive place to visit, shop and do business	Improving the pedestrian environment to enhance access for all users	See Green Spaces Report
	Developing a consistent building and public realm design code	Criteria based land use policy and local design guidance [POLICY TC13]
	Improving street scene upkeep through active involvement of property and business owners and operators	Set up local management coordination project. [Project TC4] Castle Park Improvement Project (Project TC3)

POLICY, PROPOSAL AND PROJECT RECOMMENDATIONS

POLICY RECOMMENDATIONS

Considering the preceding analysis, the following policy and projects are recommended:

(NOTE: Policy numbers given below are for convenience of reference within this document and do not directly transfer to Policy references in the Neighbourhood Development Plan Written Statement.)

Policy TC1: New large scale retail development

(A) Retail development to meet the CLP 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.

(a) within the Liskeard Cattle Market site
(b) Sungirt
(c) R/O the Post Office

Subject to:

(i) being of a scale appropriate to the size and function of the town centre;
(ii) arrangements are in place to make car parking provision "dual role" and available for other town centre short-stay needs;
(iii) the provision of electric vehicle charging points;
(iv) building design is 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:

(i) they are of a scale appropriate to the size and function of the town centre;
(ii) there is evidence of need for additional retail development within the town;
(iii) 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;
(iv) 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;
(v) arrangements are in place to make car parking provision "dual role" and available for other town centre short-stay needs;
(vi) the provision of electric vehicle charging points;
(vii) the store would be sited on that part of the application land nearest the town centre;
(viii) 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:

(i) there is compelling evidence of need for additional retail development within the town;

(ii) the proposal (individually or cumulatively with other proposals) would not seriously harm the vitality and viability of Liskeard town centre, in terms of:

(a) **the extent to which development would put at risk the strategy for the town centre;**
(b) **the likely effect on future private sector investment in the town centre;**
(c) **changes to the quality, attractiveness and character of the centre, and to its role**
(d) **the economic and social life of the community;**
(e) **changes to the physical condition of the centre;**
(f) **changes to the range of services that the centre will continue to provide; and,**
(g) **likely increases in the number of vacant properties in the primary retail area of the centre;**

(iii) 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);

(iv) 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;

(v) the proposal will not give rise to a substantial increase in car journeys;

(vi) arrangements are in place to make and element of car parking provision "dual role" and available for car-sharing clubs;

(vi) 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.

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 ~~retailing~~ 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;**
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 criteria 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, 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**
1) **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) **Provides a minimum of 170 parking spaces**
j) **Provides a proper public frontage to the site.**

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 Wifi & Web Presence Strategy

New retail, service and business developments should include a contribution towards the establishment of a town-centre wide WiFi system.

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 TC9 - Shopfront and other Commercial Signage

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 TC10 – Shop Fronts in 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 TC11 – Local Listing of buildings of significance.

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 They are identified in Maps X and Y and listed in Appendix Z.

Policy TC13: Maintenance and improvement of buildings and public ream 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.

POSSIBLE PROJECT IDEAS

TC 1 Liskeard Cattle Market Working Group – Neighbourhood Plan Steering Group and Town Council membership of Cornwall Council led working group.

TC 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.

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.

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.

TC 5 Liskeard Town Centre Intergrated 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.

To achieve these projects needs greater definition of the project briefs within an implementation section of the Neighbourhood Plan, so that grant aid and S106 contributions from suitable development can be targeted.

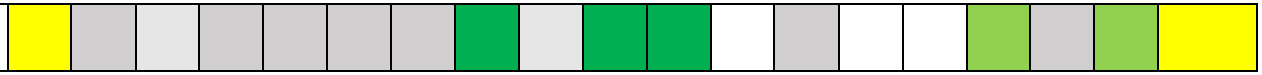
SUSTAINABILITY CHECKLIST

The objectives and proposed policies set out above have been evaluated against the Sustainability Assessment Criteria of the Cornwall Local Plan Sustainability Appraisal, as follows, using the following 'marking chart'.

Scoring

Very Negative Effect	Negative Effect	Positive and Negative Effects	Neutral	Uncertain Effects	Positive Effect	Very Positive Effect	Scoped Out	Indirect
--	-	+/-	o	?	+	++	N/A	Ind

	Sustainability Appraisal Factors*																		
Neighbourhood Plan Town Centre Objectives	1. Climatic Factors	2. Waste	3. Minerals and Geodiversity	4. Soil	5. Air	6. Water	7. Biodiversity	8. Landscape.	9. Maritime.	10. Historic Environment	11. Design	12. Social Inclusion	13. Crime and Anti-Social Behaviour	14. Housing	15. Health, sport and recreation	16. Economic Development	17. Education and Skills	18. Transport and accessibility	19. Energy
1. Meet CLP targets 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																			
2. Improve and enhance the retail, service and community 'offer' of the town centre.																			
3. Preserve and enhance the unique and rich architectural heritage of the town centre and Conservation Area																			

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

	Sustainability Appraisal Factors*																		
Neighbourhood Plan Town Centre Policies	1. Climatic Factors	2. Waste	3. Minerals and Geodiversity	4. Soil	5. Air	6. Water	7. Biodiversity	8. Landscape.	9. Maritime.	10. Historic Environment	11. Design	12. Social Inclusion	13. Crime and Anti-Social Behaviour	14. Housing	15. Health, sport and recreation	16. Economic Development	17. Education and Skills	18. Transport and accessibility	19. Energy
Policy TC1 - New large scale retail development																			
Policy TC2 – Impact Assessment of Retail Developments																			
Policy TC3 - Development in the Town Centre General																			
Policy TC4 - Liskeard Cattle Market																			
Policy TC5 - Development in the Town Centre Primary Shopping area and upper floors in Primary Retail Frontage																			
Policy TC6 - Development in the Primary Retail Frontages																			
Policy TC7 - Liskeard Town Centre Integrated Wifi & Web Presence Strategy																			
POLICY TC8 – Design of New development in the Town Centre and Liskeard Conservation Area																			
Policy TC9 - Shopfront and other Commercial Signage																			
Policy TC10 – Shop Fronts in Liskeard Conservation Area																			

POLICY TC11 – Local Listing of buildings of significance.																			
Policy TC12 – Retention and enhancement of heritage assets.																			
Policy TC13: Maintenance and improvement of buildings and public ream in the Town Centre																			

APPENDICES

APPENDIX A - WORKING GROUP: EVIDENCE BASE BIBLIOGRAPHY

The main sources of factual evidence for this report's findings are drawn from:

- 'Liskeard Action Plan Final Report' *Atkins Transport Planning Cardiff 2002*
- 'Liskeard Town Centre Regeneration Study' *WS Atkins Wales January 1996*
- 'Statistics for Cornish Towns - Examples of the use of aggregated small area data to provide information about "proxy towns"' Eddie Smith, ONS 2009
- 'The Buildings of England – Cornwall' Beacham P and Pevsner N. *Yale University Press 2014*
- *'The Life and Work of Henry Rice – Liskeard's Foremost Architect'* Vaughan-Ellis G, Crouch E and Rapson J, Stuart House Heritage Group 2010.
- Liskeard Conservation Area Character Appraisal and Management Plan *Cornwall Council December 2012*.
- *'The Portas Review' Mary Portas* Department for Business, Innovation and Skills 2011
- 'AMT Town Benchmarking Measuring the Performance of Town Centres – Liskeard' *Association of Market Towns 2013*
- 'Cornwall Retail Study' *GVA 2010*
- 'Liskeard Town Centre Health Check Update' *Cornwall Council March 2012*
- 'Cornwall Retail Study Update' *GVA 2015*

APPENDIX B - BRIEF FOR A PLACE TO MEET, SHOP AND DO BUSINESS (TOWN CENTRE) WORKING GROUP

The Task: 'Develop options to support the town centre as a prosperous and vibrant local centre for retail, service and entertainment activity:

Starting points:

How do we secure the future resilience of Liskeard as a vibrant town serving the needs of people who live in the town, in the surrounding area and who visit from further afield?

Should Liskeard develop further in the future as a modern market town with a shopping centre; service hub; as well as being a cultural and a social centre?

Does Liskeard need to change its focus; does it need to get bigger – retail area stipulation of Local Plan?

What are the main obstacles to achieving greater vibrancy in the town?

The outcome should:

- Support the development of a broader integrated strategy for the town centre linking public realm and car parking management, pedestrian circulation within centre and from car parks, visitor promotion, and community safety;
- Include policies to control and enhance the quality of advertising and built environment
- Identifiy and propose policies for 'opportunity sites' for redevelopment
- Identify, protect and enhance space for events

Delivery Activities:

- What do we know? Retail statistics & projections – how is the commercial centre of Liskeard going to develop?
- What do we need to find out (e.g. legacy work from Portas Project? CLES report) - What do we already have in place?

- How do the NPPF and Local Plan (e.g. retail allocation) support/feed into town centre policies/projects?
- Where should new businesses go? What criteria should be used to assess the viability/suitability of sites? e.g. cattle market/Taylors garage site.
- How will potential release of Cornwall Council sites/buildings through devolution create opportunities?
- Who should provide new facilities? How should new retail and other businesses be integrated into the town and its surrounding area (CNA) (see employment group)?
- What role will housing have in a future town centre? eg "living over the shop" scheme (see housing)
- Would a bigger resident population in the centre improve vibrancy/increase footfall?
- What design standards should be applied to ensure quality, energy efficiency and sustainability taking account of heritage buildings in centre (see energy, design and heritage)?

As part of the work:

- Hold engagement sessions with community and stakeholders/industry representatives
- Visit and take advice from expert sources and recognised good practice examples
- Prepare updates for reporting back to the Neighbourhood Plan Team at its monthly meetings
- Prepare a report that makes recommendations on the options for policies and proposals that the NP Team and Town Council should consider taking forward [spring 2015].

Response categories from Community Engagement (number)

- New shops (59)
- Resolve parking issues (51)
- Regeneration on empty/ old/under-used/derelict sites (33)
- Attract national chain stores (28)
- Tidy up/improve appearance (19)
- Eurospar site (17)
- Family restaurant (14)
- Retain flavour/character of town (13)
- Explore living above shops (footfall) (13)
- Attract a supermarket (13)

N.B. Need to look at fine detail of survey responses for complete picture

N.B. Proposals must have regard to economic reality, they must have a planning purpose, and be achievable

Recommended policies or proposals can be either specific (a site allocation); controlling (in a specific area something will not be permitted; or enabling (developments will be permitted under certain conditions)

Newsletter from your local policing team April 2016

Liskeard policing team

Crimes recorded for the month of March for Liskeard and its surrounding parishes

Liskeard Town	70
Broadoak & Boconnoc	0
Dobwalls & Trewidland	2
Linkinhorne	1
Menheniot	5
St Cleer	10
St Ive & Pensilva	6
St Keyne	1
St Neot	1
St Pinnock	0
Warleggan	0

In March Police in Liskeard have attended 150 incidents of which 34 were classed as anti social behaviour

Your local police station
Luxstowe, Liskeard, PL14 3DX

General enquiries: 101

liskeard@devonandcornwall.pnn.police.uk

Meet your local policing team
Sgt Jo Williams

Town
North: PC Mark Smith
PCSO Bex Steed
South: PC Garth Hatt
PCSO Della Moloney
Rural: PC Helen Priestley
PCSO Bob Anslow

News

Yearend figures

In the last year Liskeard Town has recorded 637 crimes, a fall of 12.1% (88 crimes) on the year before. 1990 incidents were attended; a slight rise on last year and 370 of those were classed as anti social behaviour. To break down that 637 crimes

	2015/16	2014/15	% difference
Violence with injury	116	98	18.4%
Violence without injury	118	94	25.5%
Rape	8	10	-20%
Other sexual offences	15	19	-21.1%
Robbery	3	3	0%
Burglary dwelling	11	29	-62.1%
Burglary non-dwelling	17	52	-67.3%
Vehicle offences	12	41	-70.7%
Shoplifting	35	102	-65.7%
Other theft	63	92	-31.5%
Criminal damage	127	99	28.3%
Public order offences	52	39	33.3%
Possession of Weapons	3	2	50%
Drug trafficking	12	5	140%
Possession of drugs	34	28	21.4%
Other offences	10	12	-16.7%
TOTAL	**637**	**725**	**-12.1%**

- The crimes showing a rise are assaults, criminal damage, public order and drug offences

- The drug trafficking crimes were primarily an undercover police operation called Operation Cactus in 2015 leading to lengthy prison sentences for several local Class A drug dealers.
- Drugs possession was primarily possession of cannabis. You may have seen news coverage of Durham Police who no longer prosecute cannabis possession and growing for personal use. Devon and Cornwall do not follow this approach and still deal with Class C drugs offences
- The public order crimes are a mixture of drunk and disorderly offences and rude and abusive behaviour linked to the Evening and Night Time Economy, but the figures also contain a high number this year of neighbour disputes that have descended into significant verbal abuse and threats.
- Criminal damage is always a volume crime but this year we have seen a significant rise, particularly since Christmas. We have a number of young people who are being investigated currently for multiple offences.
- Assaults in the town are rising and this is a cause for concern, but it is a trend followed across the Force area and not unique to Liskeard. There has been a rise in reported domestic abuse which is a positive indicator and includes more male victims and same sex relationship victims coming forward although these numbers are still few.
- The numbers of offences linked to the Evening and Night Time Economy has remained fairly level compared to last year and accounts for about 25% of the reported assaults.

Overall reported crime is falling in the Liskeard area and this follows the national trend. The British Crime Survey, which is a more reliable measure of crime nationally, also shows that crime is falling. Devon and Cornwall Policing area is the seventh safest place to be in the country.

Take this survey and let us know what you think about crime in Cornwall

Safer Cornwall and Devon and Cornwall Police are once again giving the public the opportunity to 'Have Your Say' through a joint survey to measure how safe people feel living in Cornwall, and to identify the issues that concern them most. You can visit the survey through the hyperlink below if you are receiving this electronically, call 0300 1234 232 to get a paper copy sent to you, or visit the Safer Cornwall website.

Safer Cornwall survey

"Have your say"
People | Police | Partners

SAFER CORNWALL
Kernow Salwa

Have your say

We are always looking for information from the communities we serve to inform us of the issues in your area that you think we should be dealing with. Such information helps us properly target our resources to deal with what is important to you. At the moment we have a number of priorities set by our community which are regularly reviewed so if you would like to add your views please call the Liskeard Neighbourhood Team on 01579 325454

CONTACT US

999 Emergency
Where life is threatened, people are injured, offenders are nearby or if immediate action is required with an urgent response

101 Non-emergency
If a crime has already happened, to give information about a crime or to speak to your local officer

101@devonandcornwall.pnn.police.uk

www.devon-cornwall.police.uk

Deaf/hard of hearing or speech impaired

999 Emergency - SMS/text number. Register now - www.emergencysms.org.uk

18000 Emergency - Minicom/textphone number

67101 Non-emergency - SMS/text number

18001 101 Non-emergency - Minicom/textphone number

Don't miss out - Come along to the Liskeard Town Forum, Council Chamber, Luxstowe House, Liskeard on Wednesday 25th May 2016 at 7.00pm

Devon & Cornwall Police
Building safer communities together

APPENDIX D - LISKEARD BUSINESS BREAKFAST 7TH JULY 2014

Key questions the meeting was asked to address:

1. What are the main strengths of Liskeard as a centre for business/employment?
2. How can we attract more business/employers to Liskeard?
3. Where should business/employment/training be developed?
4. How can we best support expanding businesses so that they stay in Liskeard?

Discussion Notes:

Strengths of Liskeard

- Good transport links A38 road and main-line railway
- More accessible than West Cornwall
- Superfast broadband
- Good natural and built environment
- Good schools and proximity of further/higher education
- Good employment pool
- Market town/hub serves growing population in wider area (30,000)
- Hospital/leisure centre/station/bus services/good architecture/independent shops
- Potential sites including cattle market

Attracting more businesses/employers

- Land availability
- range of premises –start-up, small, medium/business park
- Pro-active promotion of Liskeard in wider world
- Facilitate easy in/easy out agreements
- Improve housing stock to attract owners/entrpreneurs
- Funding/grants/LEP
- Improve A38 /signage at Exeter and on M5/junctions into Liskeard
- Build skills base/training facilities

Where should businesses/training develop

- Near rail and A38 access points especially for heavy truck deliveries
- Cattle market/Charter Way/Tencreek/flat land
- Business park/affordable land/brownfield sites
- Improve school/business links/college/further education/address skills shortage

Supporting expanding businesses

- Encourage start up/expansion/flexibility with range of unit sizes
- Push for European funding/grants
- More favourable business rates
- Improve junctions off A38/better access to Station Rd businesses

APPENDIX E - LISKEARD LOCAL LISTING SITES

Conducted by Town Working Group, March 2015

Priority Site 1: St Malo, Varley Lane
Owned by: Mrs Sue Chalkley and family
Current status:

- Currently unoccupied
- Future use of the property to be determined by wider family following it being passed on as part of an inheritance settlement

Rationale for local listing:
Detached house in its own grounds. Designed by John Sansom for Joseph Sweet (owner of Cheesewring Granite Quarry)
Unique as the only building in Liskeard which is entirely granite built. So far no archive discovered so date not known but near end of 19th century.

Priority Site 2: Hollywood, Russell Street
Owned by: Mr Ennor
Current status:

- Privately owned residential property
- Not listed under English Heritage

Rationale for local listing:
(No. 48 on Rice Trail Map –detached Villa in its own grounds). Designed by Henry Rice 1869 for the founder of Piper's Drapery concern in Pike Street. External finish generally stucco on local stone masonry with dressed
and carved stone to openings. Interior to high standard and good that the freehand drawings of the plaster mouldings still exist. Roof turret added later by John Sansom. Should have been listed on the first list.

Site 1: The old building on Pig Meadow Lane
Owned by: Lloyds Bank
Current Status:

- Disused property
- Town Clerk has requested intention of use from owners and is awaiting a response

Potential development opportunity:

- Possible use as workshops, retail or residential.

Site 2: Harris Cottages, Westbourne Lane
(Opportunity site 3)
Owned by: S.Stephens Fleming
Current Status:

- Grate II listed status
- Disused property
- Owner applied for planning permission in 2009 to convert cottages into three separate dwellings
- George Vaughan-Ellis comments that these cottages were originally Block No. 3 of Bowdens. Prior to Richard Hawke's purchase of Westbourne the lane was called Horn Lane. Henry Rice commented on the state of Bowden's Court in his role as Inspector of Nuisances.

Potential development opportunity:

- Cottages represent Liskeard heritage in mining
- Potential to restore one cottage to its original state as a tourist attraction
- Remaining two cottages could be developed into artisan workshops to boost employment in Liskeard or to residential use.

Next steps:

- Site currently listed but the listing is as a coach house and does not include their previous use as cottages. Iain Rowe to explore changing this.
- Cottages to be considered as a possible project as part of the Neighbourhood Plan.
- Budget from EU fund could be utilised to invest in restoration

Site 3: Pavlova Court
Owned by: Lliam Carey
Current status:

- Independent workshop used by Mr Carey for glass manufacturing
- Previously served as a lace factory dating back to early 20th Century

- Listing status secured for the mast positioned above the building but not secured for entire property

Potential development opportunity:

- Pending future developments by owner, site may present opportunity for conversion into residential use, in keeping with the wider cul de sac of properties

Site 4: Swan Inn Cottages

Current ownership:

- Privately owned terrace of three cottages
- Cottages formed part of the original Swan Inn dating back to early 19th Century

Current status:

- Residential properties

APPENDIX F - OPPORTUNITY SITES INVESTIGATION

METHODOLOGY

Opportunity town centre sites are those judged to be in one or more of the following categories:

- underused or vacant, or neglected, or derelict,
- where existing uses are not entirely compatible with their surroundings,
- where a building appears to be ill-suited to its use,
- where the street-scene, heritage, and/or historic interest of the building is being compromised,
- where the owner is known to be keen to secure redevelopment.

Sites need not be considered individually; for example in some cases it may be more logical to consider a contiguous group of sites as a sensible 'planning unit'.

Criteria:

Underused – Where less than about 75% of the site/building is not in an obvious use. In such cases follow-up investigation of the owners intentions are appropriate as the land/building may be in reserve for forthcoming expansion.

Vacant – Where building or site has not in been in use (with or without 'To Let' of 'For Sale' notices) for a prolonged period (say 6 months?).

Neglected – Where the site or building shows obvious signs of being under-cared for and falling into further disrepair, needing substantial repair, or otherwise stressed beyond normal weathering. May include areas of otherwise active sites/buildings which the owner/user holds for long term storage of stocks or discarded materials, which could be put to a more productive/environmentally acceptable use.

Derelict – Where site or building is completely uncared for, falling into worsening disrepair, subject to vandalism, tipping, graffiti, etc. or recorded as being used for illicit purposes (substance abuse etc). Note that emergency repairs carried out by a landowner does rule it out of consideration as an opportunity site for redevelopment/reuse.

Existing uses incompatible with surroundings – Where an historic use no longer suits its surroundings, e.g. garage workshop on now busy road, noisy/smelly industrial activities surrounded by residential development. Could also include where the use harms the role of the town centre as an attractive service centre.

Building ill-suited to use – Where for example stock or materials spill out onto street, pedestrian and operational vehicular traffic conflicts, storage of waste creates nuisance or visual harm.

Heritage/historic interest compromised – Where current use has led to inappropriate openings being formed in a building frontage, or where advertising is inappropriate, etc.

Owner keen to secure redevelopment – Where local knowledge, Council consultations, planning history, stakeholder involvement etc. indicate.

Process:

A 'health-check' approach to assessment may be appropriate, for example doing an initial photo-survey around the town and following this up with a sieve out of sites for further investigation. Then using the above criteria in a descriptive proforma that is completed for each site to enable a comparative assessment. This could include cross-reference to the emerging strategy for the town centre, and to controlling policy issues that might be included in the NP eventually. The proforma could then be used to inform a debate in the Group, with recommendations coming out of that to the NP Team. Something like this…..

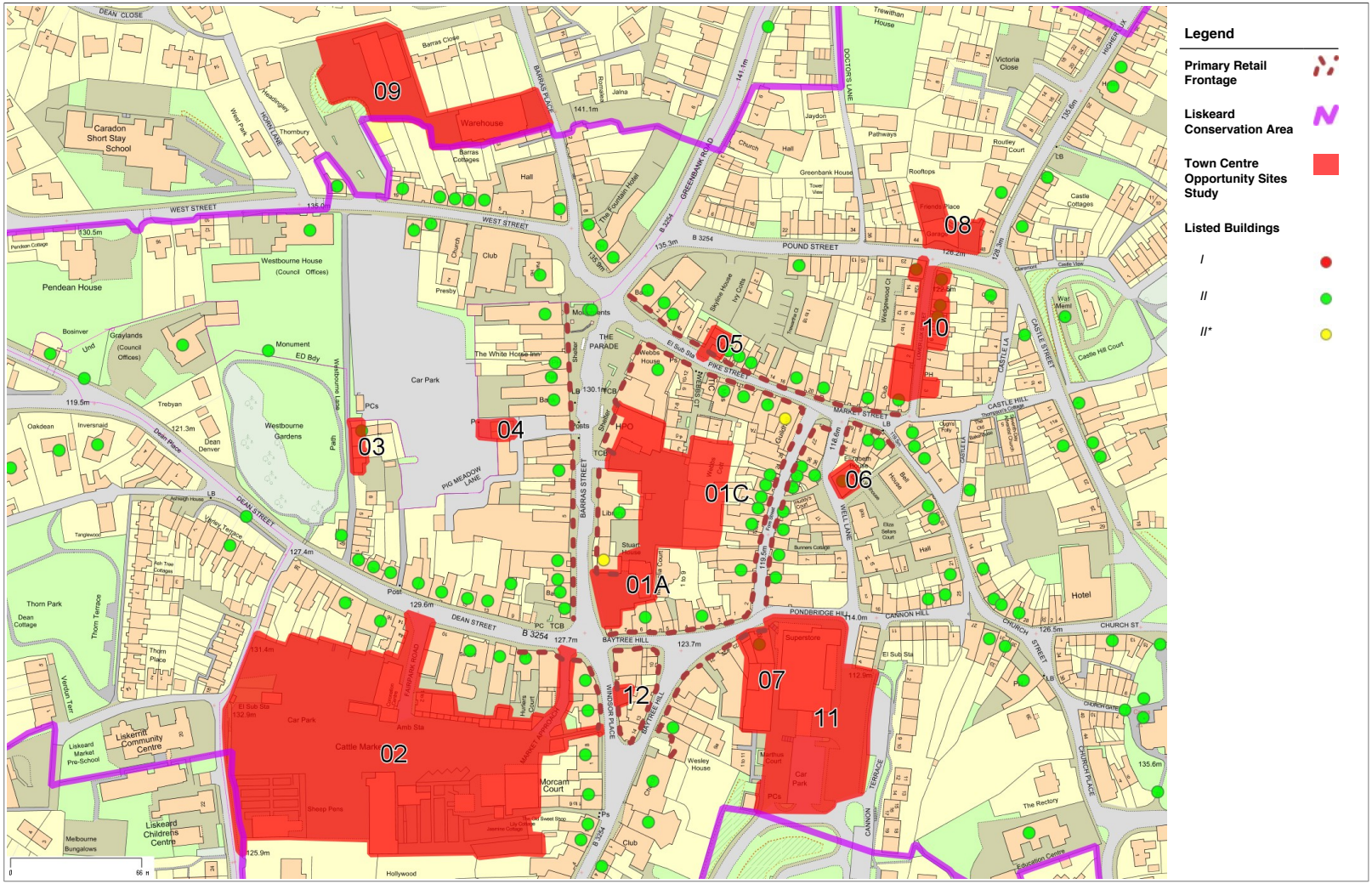
Ref:	**Address and Owner/Occupier:**	**Description and approx. area:**	**Accessibility:**	**Current Use:**	**Appearance :**	**Relationship to adjoining uses/ town centre role:**
Site 1	Bloggs Garage Any building 2 Any Street Any Town Owner/Occupier: Bert Smiff and Sons	Bloggs Garage site on corner of Any Street and Other Street, comprises Grade II LB used as office, former carriage works used as workshop, open yard. Yard alongside office building partly visible from Any	Access is from Any Street, via former carriage entrance, very narrow, crosses busy pavement.	Jobbing repair garage, business apparently in decline.	Office building clearly needs redecoration and condition of frontage plasterwork suggests possible structural problems. Open yard at rear partly	Office building is part of row of GII LBs, the rest of which have been renovated and now in use as craft shops, café, with offices above. Workshop noises have been source of complaints from

		Street. Within Any Town Conservation Area.			visible from Any Street, currently contains several vehicle bodies kept for spares, and is partly overgrown. A number of modern internally illuminated signs have been introduced.	adjoining occupiers, and decay of building and open yard storage detract from visual amenity of the TC and Conservation Area. Frequent vehicular access into narrow entrance across busy pavement poses pedestrian safety risks and is disruptive to footfall.
Suitability of use to site/building: This is not an issue.	**Heritage/historic interest impact:** Use is compatible with the buildings but clearly they are not being adequately maintained, whilst open storage of vehicle bodies is detrimental to setting of the LBs and harms the street heritage street-scene	**Summary of issues:** Appearance of neglect and open storage detracts from setting. Inappropriate noise disturbance. Pedestrian/vehicular conflict. Declining listed buildings. Internally illuminated box signs.	**Potential Strategic Link to TC Strategy:** Site could make contribution to strategic aim to improve TC offer and heritage street scene as part of niche market initiative.	**Suitable to classify as opportunity site?** Potential for complete redevelopment as a corner development, or retention of LB and workshop in alternative uses more tuned to modern activity.	**Potential Use or mix of uses:** As redevelopment, could provide a modern and very marketable retail unit with offices above. Alternatively building could be retained and provide a retail unit with craft workshops to rear,	**Potential NP actions/policy needs:** 1. Allocate site as redevelopment opportunity 2. NP policy providing for CoU of premises to retail use. 3. Policy controlling advertisement format in Conservation Area.

					with small parking area accessed from Other Street.	
Recommendations to WG: Contact be made with site owner to explore their intentions and possible interest in redevelopment, prior to formulating any recommendations to NP Team.						

Town Centre Opportunity Sites

Liskeard CP



Date Created: 13-6-2016 | Map Centre (Easting/Northing): 225103 / 64550 | Scale: 1:2500 | © Crown copyright and database right. All rights reserved (100053848) 2016 © Contains Ordnance Survey Data : Crown copyright and database right 2016 © English Heritage

Reference 1A	Old Taylor's Garage site on Barras Street			
Address **Owner/ Occupier**	**Description** **Approx area**	**Accessibility**	**Current Use and suitability**	**Appearance**
Barras Street Liskeard Cornwall PL14 6AB Owned by Wilton Homes Ltd. Now confirmed as development site for JD Wetherspoons.	Disused petrol garage and convenience shop. 0.073 ha approx.	From Barras Street, and doorway onto site from adjacent Stuart House.	Wetherspoons planning a 4000 sqft customer area new build public house under PP 15/03887	Derelict. Hoardings recently replaced and site cleared of vegetation etc. Site works Commenced
Relationship to adjoining uses	**Potential Use or Mix of Use**	**Heritage/historic interest impact**	**Summary of issues**	**Potential NP actions/policy needs**
Adjoins site 1B Adjoins Stuart House, a Gade II* listed building of considerable merit.	Planning permission now granted for public house. .	Area contains archway that links into Stuart House garden.	Contaminated ground due to old petrol tanks. Relationship to adjoin Grade II* buiding. Possible impact on street scene. Any development needs to respect scale and massing.	No allocation required: Planning permission granted for public house. Liaise with Wetherspoons to ensure best use of site and design.
Reference 1B	**Royal Mail Sorting Office off Barras Street**			
Address **Owner/Occupier**	**Description** **Approx area**	**Accessibility**	**Current Use and suitability**	**Appearance**

Post Office/Royal Mail. The Parade Liskeard Cornwall PL14 6AA	Includes large car parking area which shares a boundary with Library and Stuart House garden. 0.016ha approaximately	Directly onto Barras Street. Crosses busy pavement.	In use as sorting office but maybe moving out of town. Busy car park with many vehicles using it not suited to town centre location. Current use does generate footfall and is convenient for those without cars.	1960s style development. Low walls of rear car park give views over to rear of Fore Street.
Relationship to adjoining uses	**Potential Use or Mix of Use**	**Heritage/historic interest impact**	**Summary of issues**	**Potential NP actions/policy needs**
Adjoins 1A.	Retail, housing, workshops. Could be combined with land in rear gardens to properties fronting Fore Street to create bigger opportunity site (see site 01C)	As 'backland' the site makes little contribution to the heritage or historic interest.	Relocation of RM sorting office a pre-requisite to any development here.	Proposal allocating site for mixed use redevelopment. (No response to letter to Royal Mail asking about their intentions. Keep watching brief.)
Reference 1C	**Gardens r/o Fore Street**			
Address **Owner/ Occupier**	**Description** **Approx area**	**Accessibility**	**Current Use and suitability**	**Appearance**
Mixed ownership.	Gardens in various standards of maintenance at rear of retail properties fronting Fore Street Site area 0.09ha approx..	Accessible only through RM Yard	Domestic gardens	In various standards of maintenance.
Relationship to adjoining uses	**Potential Use or Mix of Use**	**Heritage/historic interest impact**	**Summary of issues**	**Potential NP actions/policy needs**
Provides amenity space to retail properties fronting Fore street,	Potential to add to site 01B to create a larger development opportunity.	As 'backland' the site makes little contribution to the heritage or historic interest.	Loss of amenity land for any residential occupation of	Include with site 1B as redevelopment

where there are flats etc above.			properties fronting Fore Street.	opportunity for mixed town centre uses.
Reference 2	**Cattle Market and adjoining buildings**			
Address **Owner/Occupier**	**Description** **Approx area**	**Accessibility**	**Current Use and suitability**	**Appearance**
Dean Street Liskeard PL14 4BA Mixed ownership mostly by Cornwall Council. Market area leased by Kivells, due to expire in 2016.	Open space close to the centre of Liskeard used as car park (216 spaces CC) and surrounded by agricultural buildings used for cattle auctions. Opportunity site could be extended to include nclude Liskerrett Centre, Varley Lane, ATS tyres (Dean Street) and All Sorts Shop (Fairpark Road) Site area approx. 1.43 ha)	Vehicular access from Dean Street via Fairpark Road, and from Barras Street via Hurlers Court (Market Approach) at side of Spar shop. Pedestrian access via footpath passage ay to east onto Windsor Place, and west ono Varley Lane.	Car park and fortnightly cattle market bordered one side by small shops. Visitors and tourist visit small shop units.	Car park with poor surfacing, tired white lining. Cattle Market buildings unattractive and enclosed by temporary fencing. Views out of site to rear of surrounding properties. Small shop/stall units to north-east of site in full use.
Relationship to adjoining uses	**Potential Use or Mix of Use**	**Heritage/historic interest impact**	**Summary of issues**	**Potential NP actions/policy needs**
Small lock-up shop units along one side of market with Market Café.	Mixed town centre uses: Retail/Housing/Public space/parking.	Longest established regular cattle market.	Corner of market is site of low level antisocial behaviour out of hours. Auctioneers intend to vacate, eventually, and CC	NP Team presence in CC group studying future of site, to ensure that NP enables any positive development proposals that come forward.

			currently engaged in review of future potential of the site. Site has potential to be stimulus of significant regeneration/revival of Liskeard town centre.	Proposal allocating site for mixed use redevelopment
Reference 3	**Former Coach House/Harris Cottages in Westbourne Lane.**			
Address **Owner/Occupier**	**Description** **Approx area**	**Accessibility**	**Current Use and suitability**	**Appearance**
Westbourne Lane Liskeard PL14 4AL Planning application granted 2009 for conversion to 3 dwellings. (08/08769) Owner S Stephens Fleming Agents EMAIL admin@trewin-design.co.uk Phone (01409) 25301	Two storey stone built cottage/workshops. Three entrances onto directly onto Westbourne Lane.	Along small lane suitable for pedestrians only.	Derelict and boarded up.	Very poor repair but historic uses still visible.

Relationship to adjoining uses	Potential Use or Mix of Use	Heritage/historic interest impact	Summary of issues	Potential NP actions/policy needs
Other buildings in 'L' shape have been converted and are let to residential tenants by same owner.	Artisans workshops or residential. One cottage could be set up as a living history exhibit.	EH website: Listed Grade II Ref 1298793 http://list.english-heritage.org.uk/mapsearch.aspx Current listing does not include previous use as cottages.	May be possible to bring in grant money for conversion. Would need to work with owner and ensure continuing financial viability.	1. Refer to Housing WG to treat as part of residential 'windfall' allowance. 2. Possible Possible NP project to provide small workshop and/or exhibit site?
Reference 4	**Old Barn/Coach-house, Pig Meadow Lane**			
Address **Owner/ Occupier**	**Description** **Approx area**	**Accessibility**	**Current Use and suitability**	**Appearance**
Pig Meadow Lane/Westbourne Car Park.	Small walled area including a former barn/coach house and yard. (0.015ha)	Poor shared pedestrian/vehicular access from Barras Street.	Appears to be used for car parking, maybe some storage.	Requiring maintenance.
Relationship to adjoining uses	**Potential Use or Mix of Use**	**Heritage/historic interest impact**	**Summary of issues**	**Potential NP actions/policy needs**
Site is isolated by public footpath and car park from any frontage.	Could be used as an additional retail or service unit as part of small cluster to which it is attached, allowing for removal of 'kink' in public footpath.	Interesting structure with pleasant features, but its isolation from other frontage limits its value.	Underused site that could be brought into a more useful activity.	Not significant enough to justify specific policy or proposal. Consider any development proposals against policy context.
Reference 5	**Former Public Conveniences on Pike Street**			
Address	**Description**	**Accessibility**	**Current Use and suitability**	**Appearance**

Owner/ Occupier	**Approx area**			
Pike Street Liskeard PL14 3JE Planning application by: Mr Angelo Cotonou 20 Nursery Place Chipstead KENT TN13 2RH	Former public toilet set back from street. Entrance currently gated. Property Subject to graffiti. (0.013ha)	Via wide stone steps from street level.	Derelict and not in use.	Disused and in poor condition. Subject to graffiti.
Relationship to adjoining uses	**Potential Use or Mix of Use**	**Heritage/historic interest impact**	**Summary of issues**	**Potential NP actions/policy needs**
	Planning permission granted 2012 for demolition and construction of new residential units (1x GF studio & 1xFF). This has now expired and no new pplication has been made. (11/08011)	Site is part of a street featuring 12 listed buildings and detracts from the street scape, and forms a break in the shopping frontage. Whilst redevelopment to include a retail frontage is highly unlikely because of site constraints, its reuse with an appropriate new building is highly desirable.	Owner was contacted and stated he could not find a local builder to undertake the conversion at the price he wanted.	Planning policy proposal not likely help. Keep watching brief, remind owner that PP has expired. It may be possible to intervene using powers under s215 or 226 of the TCPA 1990, Sections 77 & 78 of the Building Act 1984, Section 80 of EPA 1990. Refer to Housing WG to treat as part of

				residential 'windfall' allowance.
Reference 6	**The Old Auction Rooms, No9 Well Lane**			
Address **Owner/ Occupier**	**Description** **Approx area**	**Accessibility**	**Current Use and suitability**	**Appearance**
9 Well Lane Liskeard PL14 3TP Has links to Stove Shop on Pike Street.(JH) Planning application granted 2007 (?) for 3 flats.	Grade II listed three storey stone built Grain warehouse. building. c1860s. All windows and entrances blocked up. (0.013ha)	Vehicle and pedestrians on Well Lane.	Storage and repair facilities for Stove Shop on Pike Street.	Very attractive but in moderate condition. In regular use as workshop.
Relationship to adjoining uses	**Potential Use or Mix of Use**	**Heritage/historic interest impact**	**Summary of issues**	**Potential NP actions/policy needs**
	Planning permission granted for residential use (07/00001) Permission is now expired.	EH Website: Listed Grade II Ref: 1372320 http://list.english-heritage.org.uk/mapsearch.aspx		Refer to Housing WG to treat as part of residential 'windfall' allowance. Keep watching brief on condition as a listed building.
Reference 7	**Cornish Times Building Baytree Hill**			
Address **Owner/ Occupier**	**Description** **Approx area**	**Accessibility**	**Current Use and suitability**	**Appearance**

24 Baytree Hill, Liskeard Cornwall PL14 4BG Robert Aaron Fenton and Sheila Ann Hopcroft of 844 Wolseley Road, Plymouth PL5 1JU.*1 25 Baytree Hill Liskeard PL14 4BG Fazlul Bari and Shahida Bari of 6 Lower Bore Street, Bodmin PL31 2JX*2	TNo 24 is three storey double fronted building with shop front. No 25 is single storey side extension. (0.067ha)	On town centre street.	No 24 is empty and unused, No 25 is in active use for retailing.	No 24 in poor external condition, beginning to decay after refurbishment in 1990s. Windows not boarded up. No 25 has value-based shopping style appearance.
Relationship to adjoining uses	**Potential Use or Mix of Use**	**Heritage/historic interest impact**	**Summary of issues**	**Potential NP actions/policy needs**
Next to site 11. No 24 is last of the graceful Victorian buildings before the drop down in to the 20th century development on Pondbridge Hil.	Retail, residential, workshops	No 24 is a grade II Listed building, is also an important part of the streetscape of Fore street when viewed along that street from the north.	No 24 is an Important building for which no use appears to be possible. No response to letter to owners asking about their intentions. No marketing appears to be taking place. No 25 in active use.	Planning policy proposal not likely help, although general policy inviting wider range of town centre uses may assist should the site be marketed. Keep watching brief. It may be possible to intervene using powers under s215 or 226 of the TCPA 1990, Sections 77 & 78 of the Building Act

				1984, Section 80 of EPA 1990.
Reference 8	**Andrews Garage on Pound Street**			
Address **Owner/ Occupier**	**Description** **Approx area**	**Accessibility**	**Current Use and suitability**	**Appearance**
46 Pound Street Liskeard PL14 3JT	Motor repair garage and adjacent alnd (0.057ha)	Off Pound Street and across pavement.	Motor vehicle repairs workshop, and motor vehicle sales.	Neat and tidy working garage site.
Relationship to adjoining uses	**Potential Use or Mix of Use**	**Heritage/historic interest impact**	**Summary of issues**	**Potential NP actions/policy needs**
Light industrial use appropriate to residential surrounds.	Possibly residential	n/a	Site is on principal approach road to town centre from the east just below difficult bend and junction, so is not ideal in terms of interaction with queuing/maneuvering traffic. The active use is not likely to be sustained into the future beyond current ownership. Not a good location for retail or other service uses.	Refer to Housing WG to treat as part of residential 'windfall' allowance.
Reference 9	**Area behind Westbourne Long Stay Car Park**			
Address **Owner/ Occupier**	**Description** **Approx area**	**Accessibility**	**Current Use and suitability**	**Appearance**

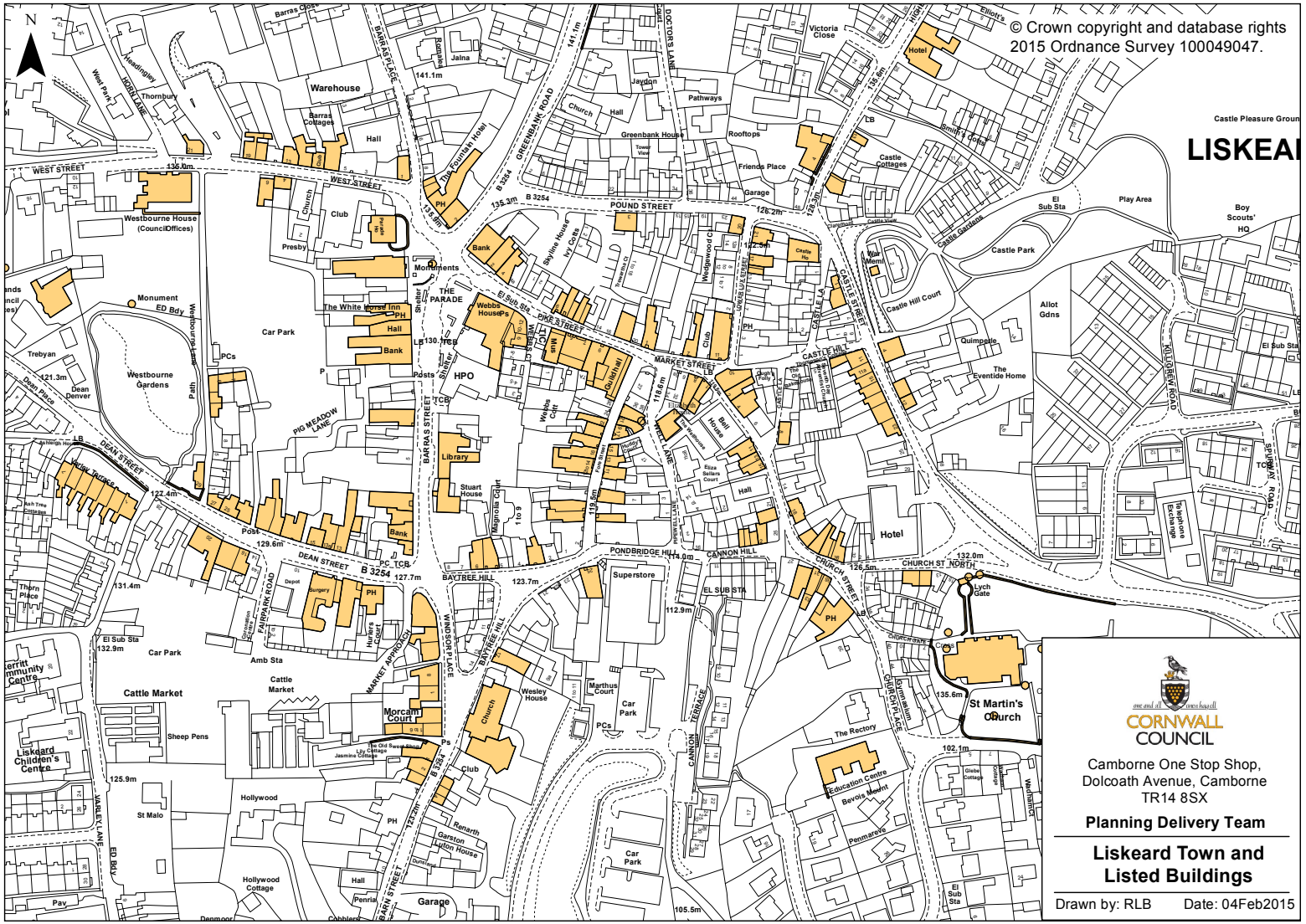
Adjacent to Barras Place, Liskeard PL14 6AY Former Top Photo building part of which is occupied by Foodbank and hand car-wash facility.	Former industrial buildings (0.29ha). Planning Permission fr retail, use of main building was granted in 2009 and is now expired.	East part accessed via Barras Place, west part via West Street and public car park.	Current use is as Foodbank (east part) and hand car wash facility (west part). Barras Place frontage very tight onto road with limited forward visibility. Rear access quite steep and conflicted with public car park movements.	Industrial
Relationship to adjoining uses	**Potential Use or Mix of Use**	**Heritage/historic interest impact**	**Summary of issues**	**Potential NP actions/policy needs**
The east part is very narrow and tightly abutted to by residential properties.	Retail or other customer facing service activity unlikely because of access and location away from main town centre and through routes. However the site has clear potential for residential development.	Little impact.	Narrow, awkwardly shaped site with poor access and location. Potential for residential use.	Refer to Housing WG to treat as part of residential 'urban capacity' allowance.
Reference 10	**Lower Lux Street (as a whole)**			
Address **Owner/ Occupier**	**Description** **Approx area**	**Accessibility**	**Current Use and suitability**	**Appearance**
Various	No longer in primary retail area, several long term empty shops.	Narrow & steep	Part redeveloped for residential apartments. Remaining shops are either closed or have been given planning permission to	Decaying back street area.

			convert to residential. Includes 5 listed buildings.	
Relationship to adjoining uses	**Potential Use or Mix of Use**	**Heritage/historic interest impact**	**Summary of issues**	**Potential NP actions/policy needs**
Something of a 'forgotten' part of the town that quietly exists in the background.	Size and age or retail units means that they will probably never be attractive to businesses, although the properties t the Market street end may have some potential for specialist independent traders. Overall may benefit from a masterplan to enable conversion to a residential distinctive residential area.	A mid 19th century traditional local shopping street of very small units. Several historic buildings of group value but in poor state of repair.	Ex-shopping street in decline, with little or no retail prospects, but could provide a distinctive residential area supporting the town centre.	Recognise that Lower Lux street has no retail future, consider policy encouraging residential reuse and maintenance/repair of historic buildings within the area.
Reference 11	**Pondbridge Hill/Upper Sungirt**			
Address **Owner/ Occupier**	**Description** **Approx area**	**Accessibility**	**Current Use and suitability**	**Appearance**
Coop owns/long term lease of building currently rented to 99p store. Upper Sungirt Car park owned by Cornwall Council	Sloping site which runs along South side of Pondbridge Hill and joins Heathlands Road at the back, occupied by modern retail store and car park. (0.44ha)	Good vehicular access to South of site via Heathlands Road. South side is also the premises servicing area. Pedestrian and vehicular access is difficult on Pondbridge Hill because of steep slope, and awkward curved steps. The car park, in the control of Cornwall Council, is inclined and not very	Originally a small food supermarket but currently occupied by 99p store. Rest of site is car park. The site has limited footfall and does not 'anchor' this part of the town centre. The building was empty for some years (and may be again before 2030). This	Early 1980s in-town foodstore and servicing area. White rendered blockwork to Pondbridge Rod frontage, designed to appear two story with three window layout to reflecting rhythm of buildings on Bay Tree Hill, and elevation to

		suitable for use with shopping trolleys, wheelchairs and baby-buggies.	reflects the awkwardness of the site in comparison to modern food-store facilities, and allegedly there is a covenant on the property that restricts food sales.	south slate hung, Alleyway on town-side of the building is plain and unpleasant and suffers pigeon issues.
Relationship to adjoining uses	**Potential Use or Mix of Use**	**Heritage/historic interest impact**	**Summary of issues**	**Potential NP actions/policy needs**
Next to 7. On edge of main shopping area. Small row of shops along Sungirt Lane to East of site and another small row on South West of site.	Because of the access issues and the alleged covenant, it is unlikely that as it stands the site will come into a use with greater footfall to support the rest of the town centre. However if these issues can be overcome through redevelopment and good car-park design (multi-storey should not be ruled out), and perhaps some enabling development, a larger supermarket that takes up the forecast convenience shopping demand growth to 2013 might be possible.	None for existing buildings but close to attractive Victorian buildings and design would be important.	Awkward site that is limited by access issues. Currently being used but may become available in the future.	Proposal allocating site for mixed use redevelopment
Reference 12	**Gap site Windsor Place**			

Address **Owner/ Occupier**	**Description** **Approx area**	**Accessibility**	**Current Use and suitability**	**Appearance**
Land r/0 11 Bay Tree Hill. Appears to be part of that property.	Small gap in frontage facing Windsor Place, on which paviours have been placed and historic kerbstones have been 'dropped' to provide vehicular access, for 11 Bay Tree Hill and the flat above. (see 08/00017)	Very good	Use for car park and bin storage.	Gap in frontage and use for rear servcing offers inappropriate face onto Windsor Place.
Relationship to adjoining uses	**Potential Use or Mix of Use**	**Heritage/historic interest impact**	**Summary of issues**	**Potential NP actions/policy needs**
Gap in frontage	Extension of adjacent premises?	Gap in frontage	Gap in frontage offering view of rear servicing to Windsor Place, however this has been given planning permission .	Accept 'fait accompli'.

APPENDIX F - MAPS



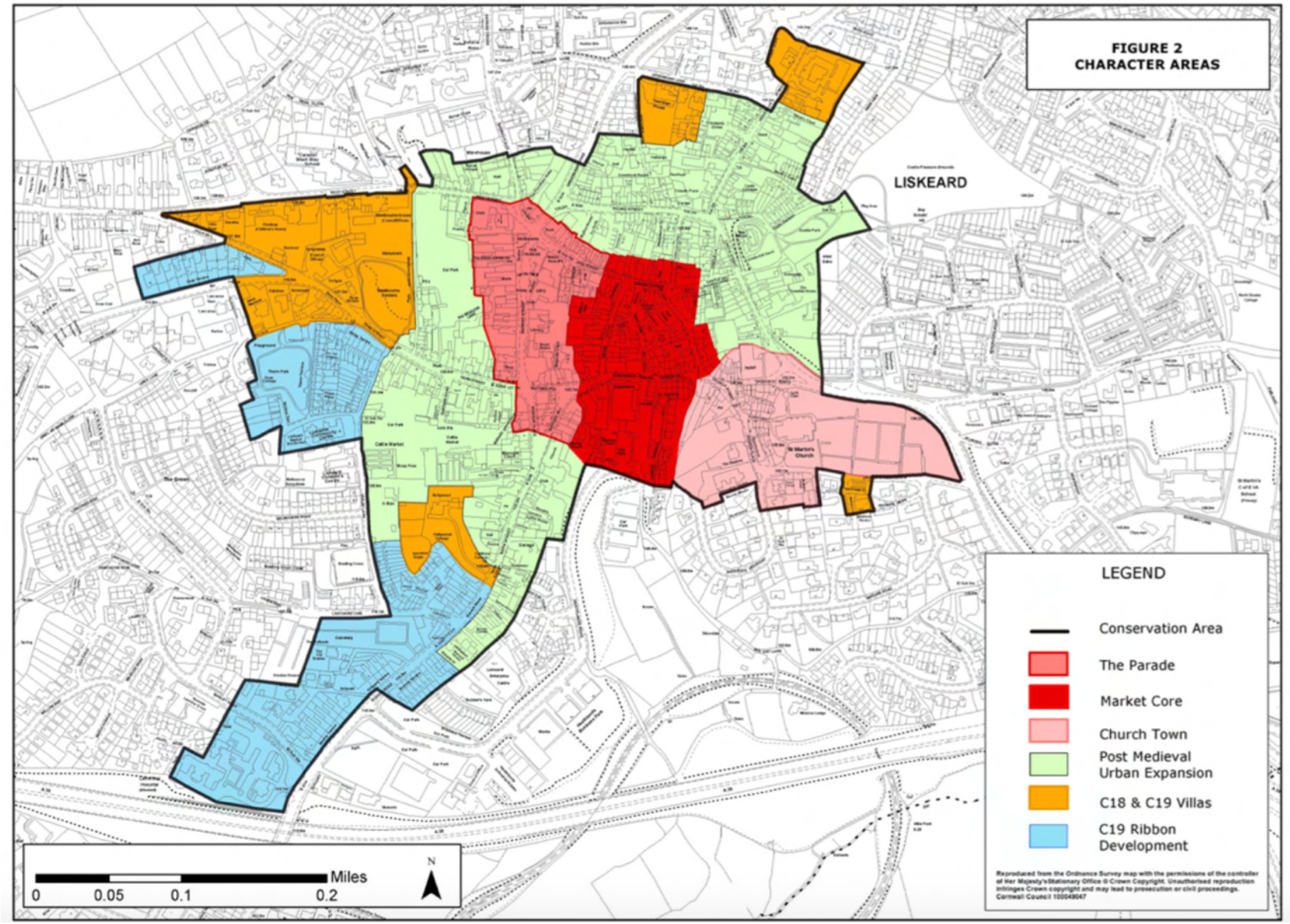


FIGURE 2
CHARACTER AREAS
LISKEARD
LEGEND
Conservation Area
The Parade
Market Core
Church Town
Post Medieval Urban Expansion
C18 & C19 Villas
C19 Ribbon Development
Miles
0
0.05
0.1
0.2
N

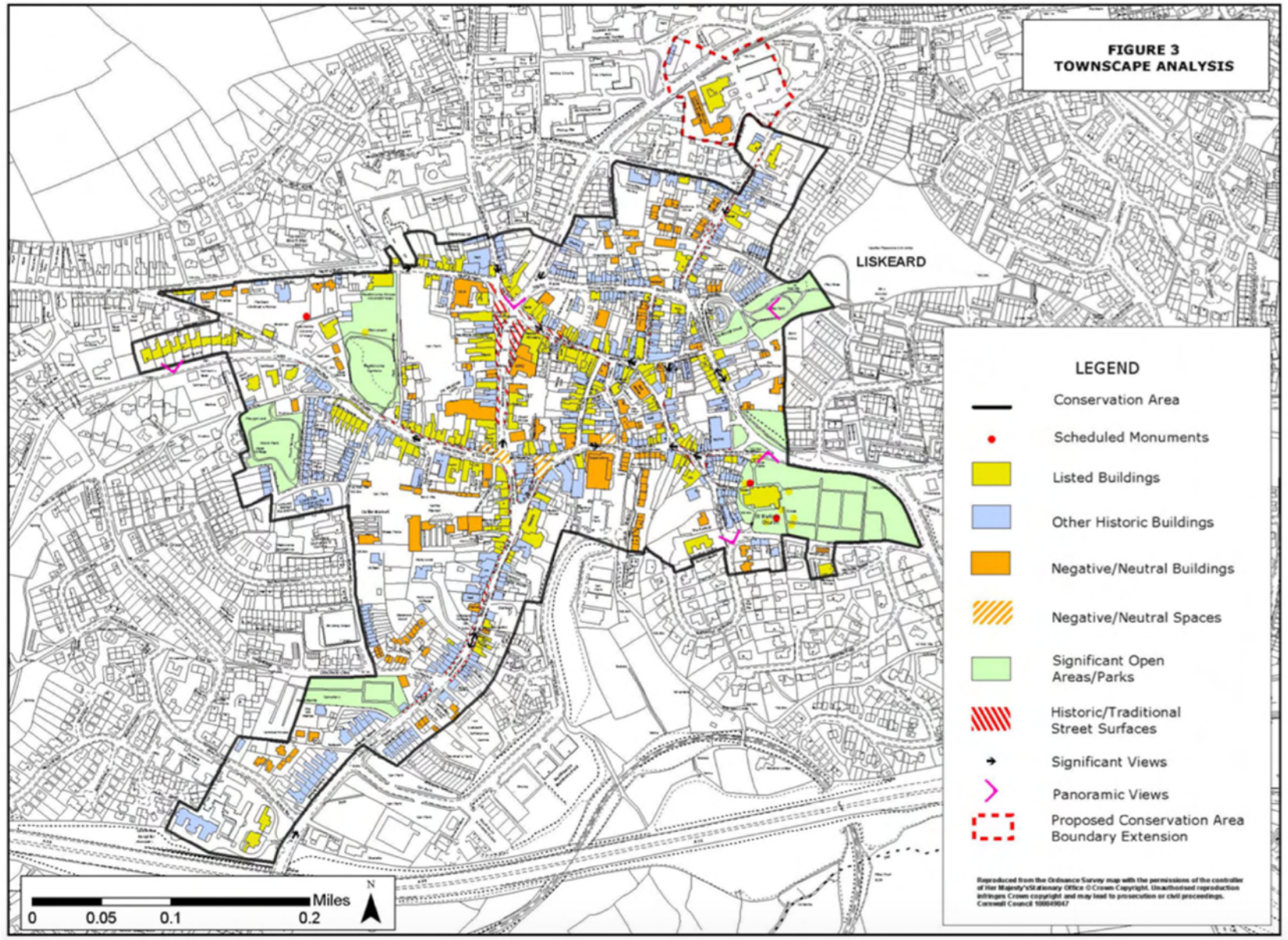


FIGURE 3
TOWNSCAPE ANALYSIS
LISKEARD
LEGEND
Conservation Area
Scheduled Monuments
Listed Buildings
Other Historic Buildings
Negative/Neutral Buildings
Negative/Neutral Spaces
Significant Open Areas/Parks
Historic/Traditional Street Surfaces
Significant Views
Panoramic Views
Proposed Conservation Area Boundary Extension
Miles
0
0.05
0.1
0.2
N

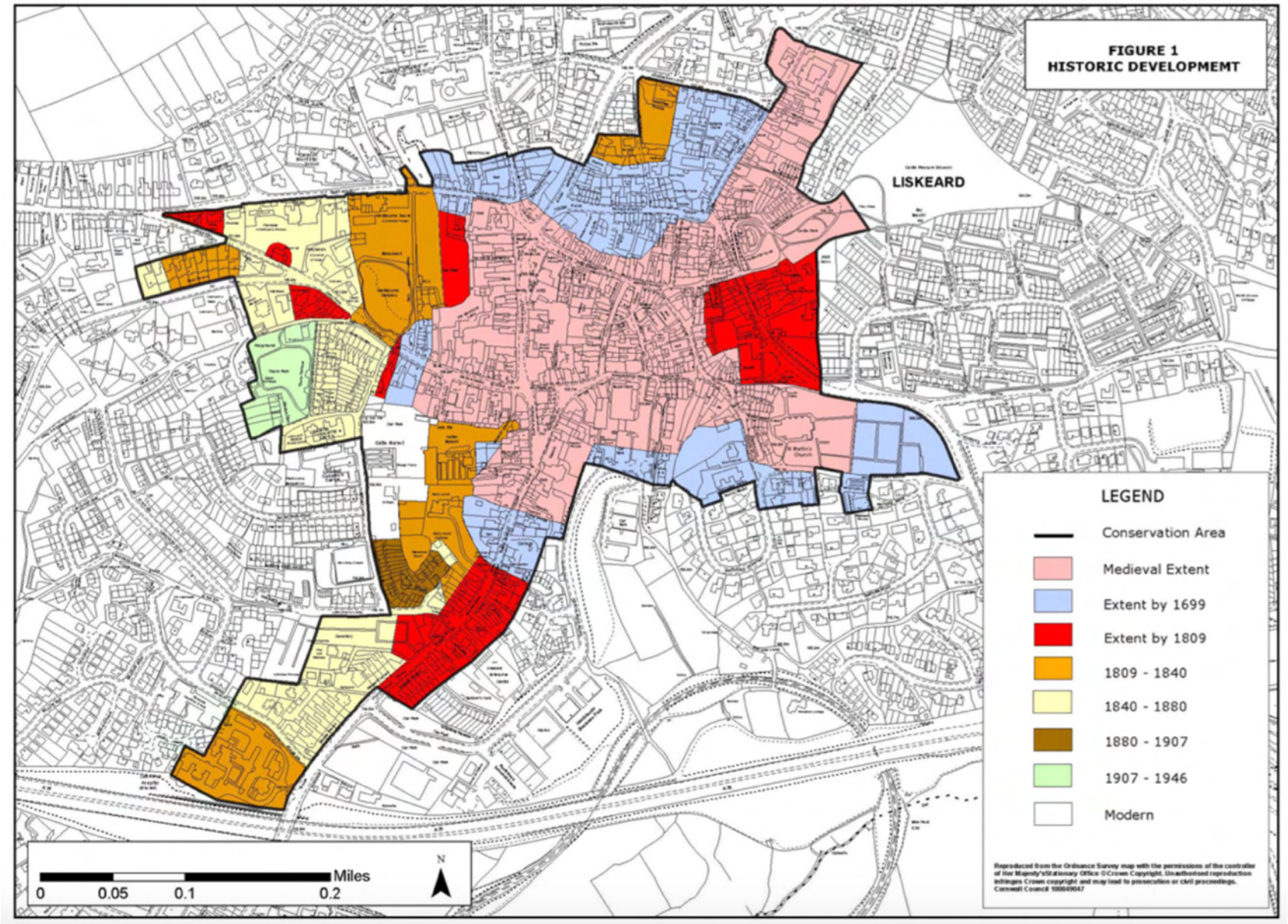
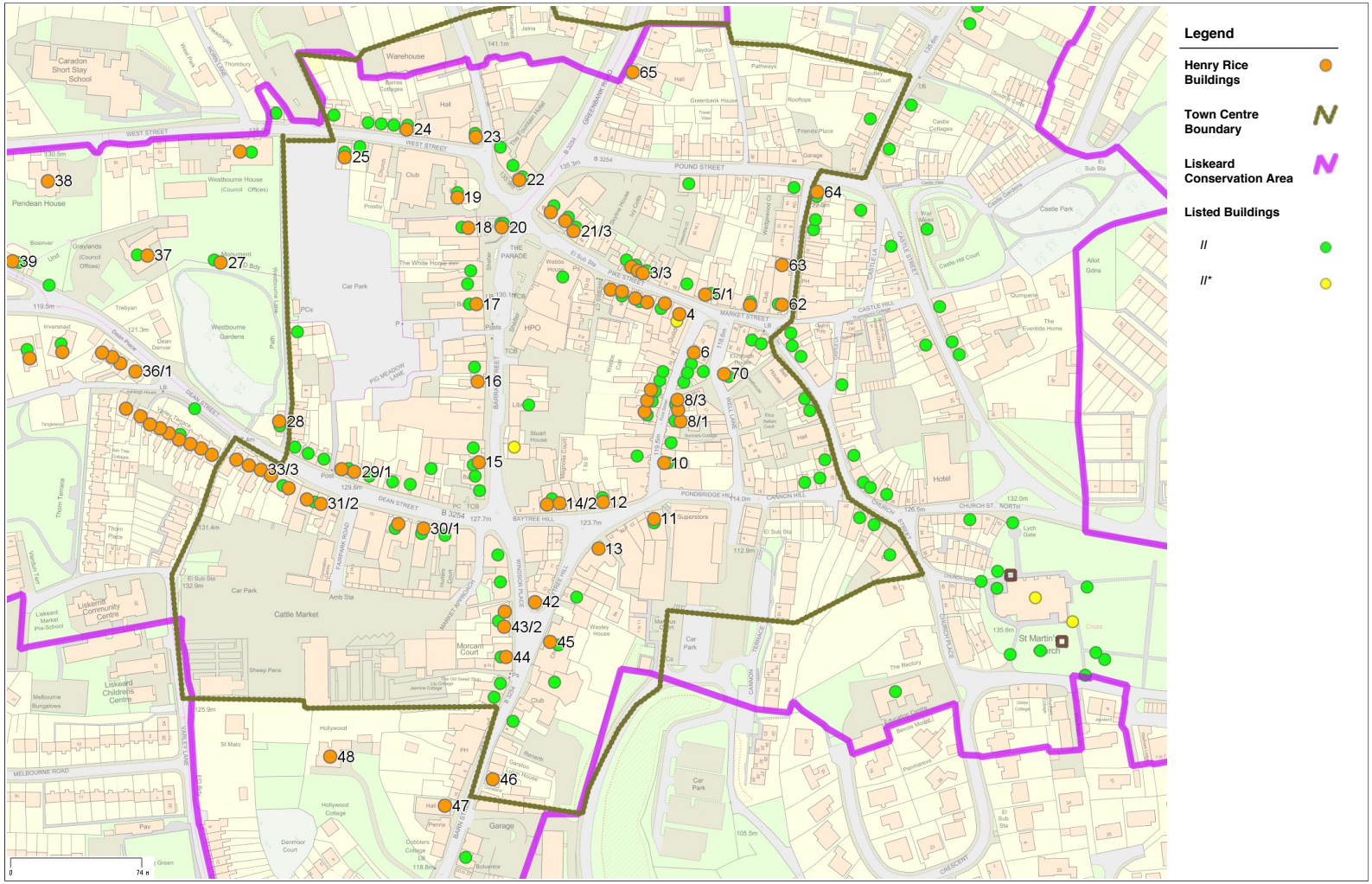


FIGURE 1
HISTORIC DEVELOPMEMT
LISKEARD
LEGEND
Conservation Area
Medieval Extent
Extent by 1699
Extent by 1809
1809 - 1840
1840 - 1880
1880 - 1907
1907 - 1946
Modern
Miles
0
0.05
0.1
0.2
N

Parish Online

Liskeard CP



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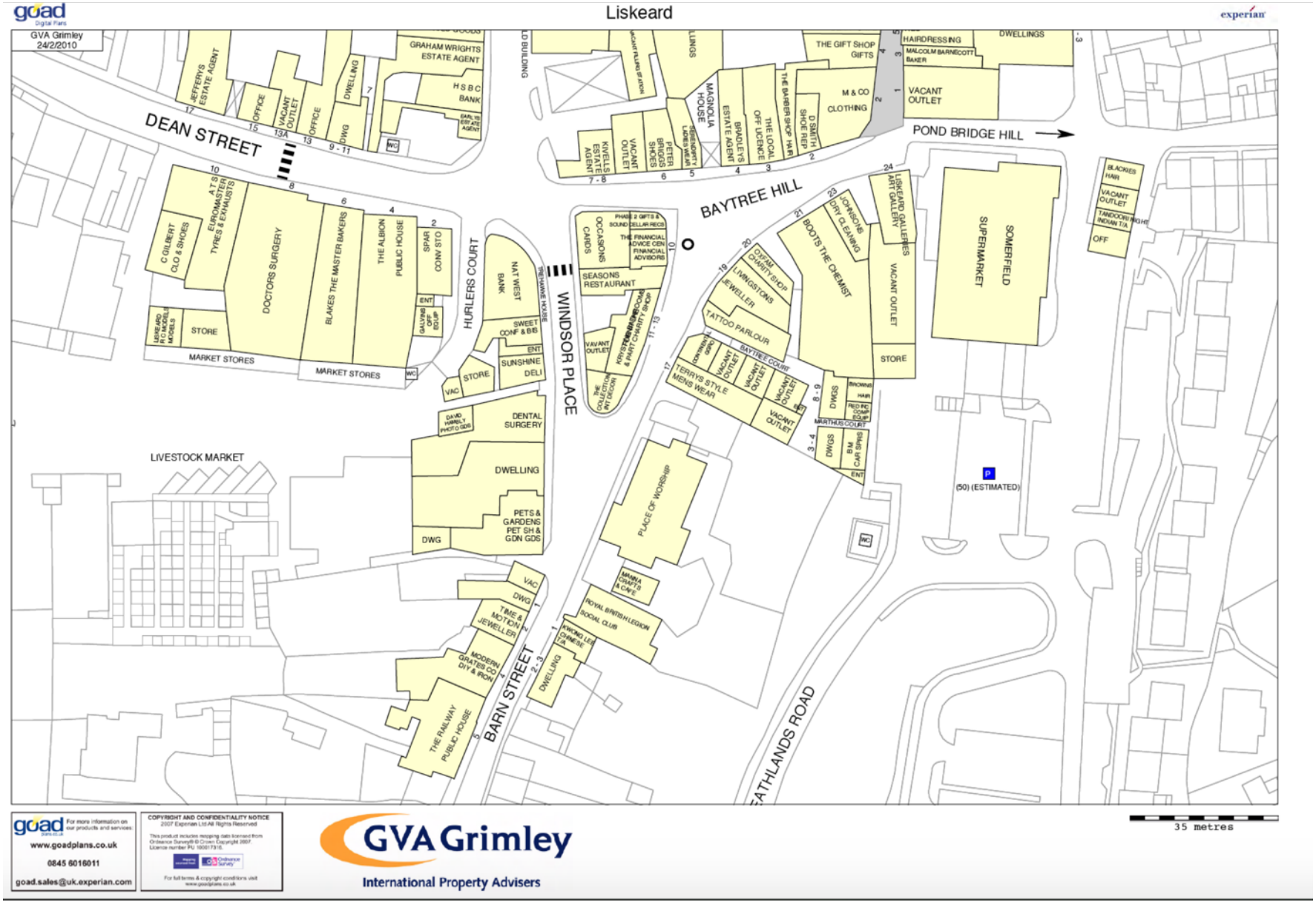
Liskeard
GVA Grimley
International Property Advisers
DEAN STREET
BARNAS STREET
THE PARADE
BURN STREET
WINDSOR PLACE
HEATHLANDS ROAD
POUND STREET
WELL LANE
goad
experian


Liskeard
GVA Grimley
24/2/2010
DEAN STREET
POND BRIDGE HILL
BAYTREE HILL
WINDSOR PLACE
HURLERS COURT
BARN STREET
LEATHLANDS ROAD
LIVESTOCK MARKET
DOCTORS SURGERY
BLAKES THE MASTER BAKERS
THE ALBION PUBLIC HOUSE
MARKET STORES
SEASONS RESTAURANT
DENTAL SURGERY
DWELLING
PLACE OF WORSHIP
THE RAILWAY PUBLIC HOUSE
SOMERFIELD SUPERMARKET
BOOTS THE CHEMIST
VACANT OUTLET
STORE
(50) (ESTIMATED)
35 metres
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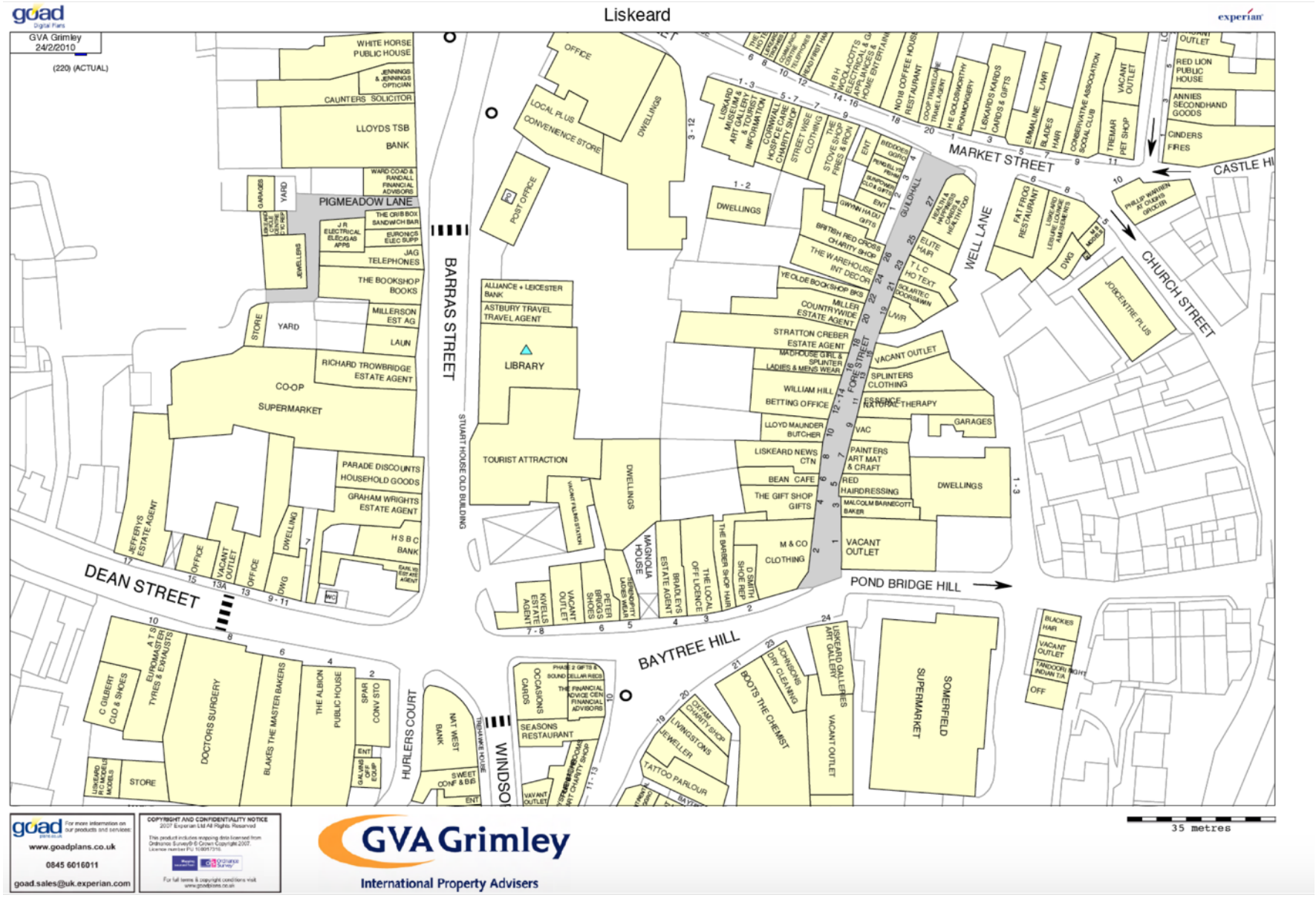
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GVA Grimley
24/2/2010
(220) (ACTUAL)
WHITE HORSE PUBLIC HOUSE
CAUNTERS SOLICITOR
LLOYDS TSB BANK
PIGMEADOW LANE
THE CRIB BOX SANDWICH BAR
JAG TELEPHONES
THE BOOKSHOP BOOKS
MILLERSON EST AG
LAUN
RICHARD TROWBRIDGE ESTATE AGENT
CO-OP SUPERMARKET
PARADE DISCOUNTS HOUSEHOLD GOODS
GRAHAM WRIGHTS ESTATE AGENT
H S B C BANK
JEFFERYS ESTATE AGENT
DEAN STREET
BARRAS STREET
STUART HOUSE OLD BUILDING
OFFICE
LOCAL PLUS CONVENIENCE STORE
DWELLINGS
POST OFFICE
ALLIANCE + LEICESTER BANK
ASTBURY TRAVEL TRAVEL AGENT
LIBRARY
TOURIST ATTRACTION
MAGNOLIA HOUSE
BRADLEYS ESTATE AGENT
THE LOCAL OFF LICENCE
THE BARBER SHOP HAIR
D SMITH SHOE REP
M & CO CLOTHING
KIVELLS ESTATE AGENT
VACANT OUTLET
PETER BRIGGS SHOES
BAYTREE HILL
HURLERS COURT
NAT WEST BANK
SWEET CONF & BIS
OCCASIONS CARDS
SEASONS RESTAURANT
THE FINANCIAL ADVICE CEN FINANCIAL ADVISORS
DOCTORS SURGERY
BLAKES THE MASTER BAKERS
THE ALBION PUBLIC HOUSE
SPAR CONV STO
C GILBERT CLO & SHOES
EUROMASTER TYRES & EXHAUSTS
STORE
MARKET STREET
WELL LANE
CHURCH STREET
CASTLE HI
POND BRIDGE HILL
SOMERFIELD SUPERMARKET
BOOTS THE CHEMIST
JOHNSONS DRY CLEANING
LISKEARD GALLERIES ART GALLERY
VACANT OUTLET
TATTOO PARLOUR
LIVINGSTONS JEWELLER
OXFAM CHARITY SHOP
FORE STREET
STRATTON CREBER ESTATE AGENT
MILLER COUNTRYWIDE ESTATE AGENT
YE OLDE BOOKSHOP BKS
THE WAREHOUSE INT DECOR
BRITISH RED CROSS CHARITY SHOP
GUILDHALL
ELITE HAIR
T L C HO TEXT
SOLARTEC DOORS&WIN
FAT FROG RESTAURANT
JOBCENTRE PLUS
RED LION PUBLIC HOUSE
ANNIES SECONDHAND GOODS
CINDERS FIRES
VACANT OUTLET
TREMAR PET SHOP
CONSERVATIVE ASSOCIATION SOCIAL CLUB
LISKEARD KARDS CARDS & GIFTS
EMMALINE
BLADES HAIR
LISKEARD MUSEUM & ART GALLERY & TOURIST INFORMATION
CORNWALL HOSPICE CARE CHARITY SHOP
STREET WISE CLOTHING
THE STOVE SHOP FIRES & IRON
NO18 COFFEE HOUSE RESTAURANT
COOP TRAVELCARE TRAVEL AGENT
H E GOLDSWORTHY IRONMONGERY
H B H WOOLACOTTS ELECTRICAL & APPLIANCES & HOME ENTERTAIN
LISKEARD NEWS CTN
BEAN CAFE
THE GIFT SHOP GIFTS
LLOYD MAUNDER BUTCHER
WILLIAM HILL BETTING OFFICE
SPLINTERS CLOTHING
ESSENCE NATURAL THERAPY
GARAGES
VAC
PAINTERS ART MAT & CRAFT
RED HAIRDRESSING
MALCOLM BARNECOTT BAKER
BLACKIES HAIR
TANDOORI NIGHT INDIAN T/A
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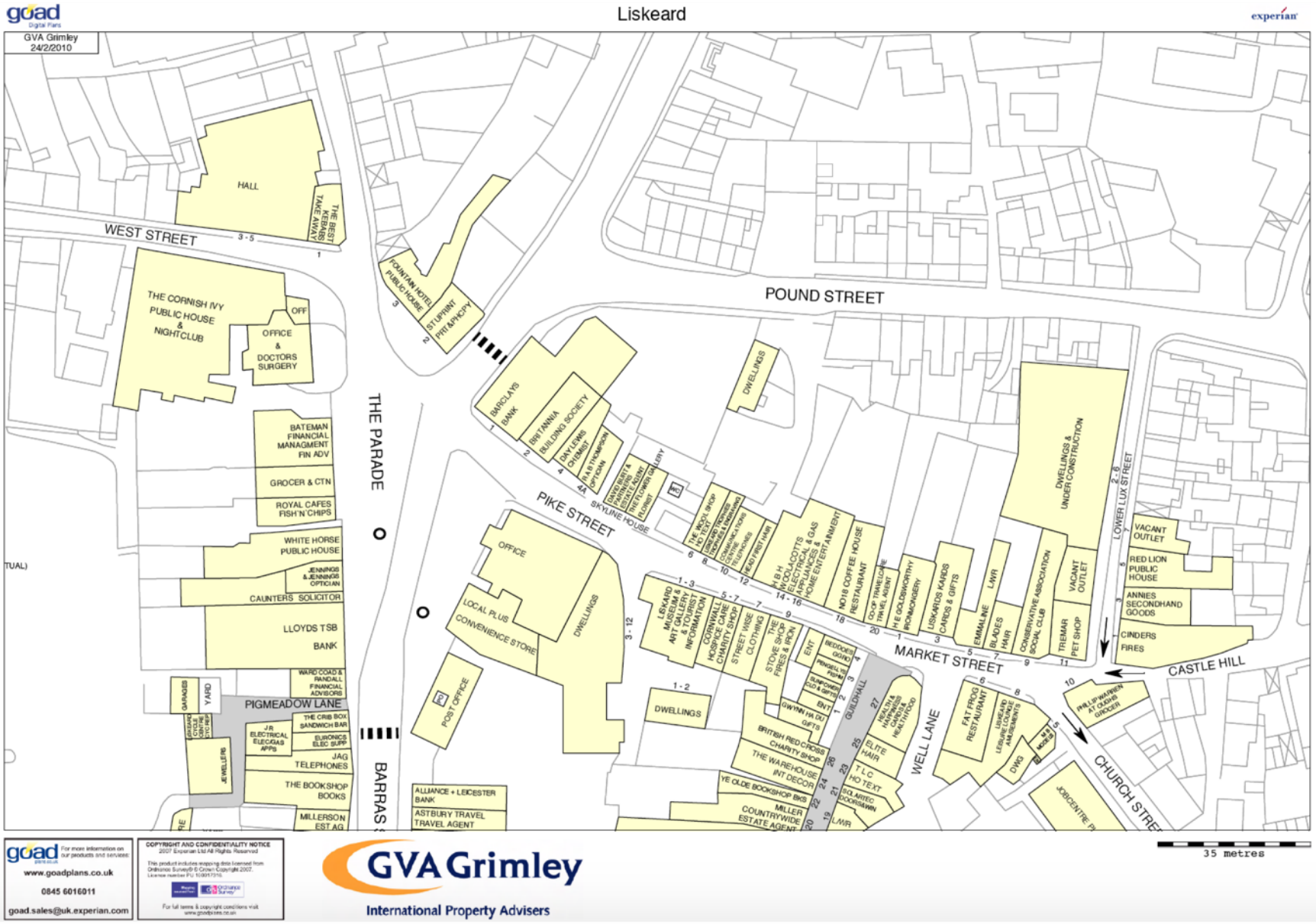
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Digital Plans
Liskeard
experian
GVA Grimley
24/2/2010
WEST STREET
POUND STREET
THE PARADE
PIKE STREET
MARKET STREET
CASTLE HILL
WELL LANE
CHURCH STREET
LOWER LUX STREET
PIGMEADOW LANE
BARRAS
HALL
THE BEST KEBABS TAKE AWAY
THE CORNISH IVY PUBLIC HOUSE & NIGHTCLUB
OFF
OFFICE & DOCTORS SURGERY
FOUNTAIN HOTEL PUBLIC HOUSE
STUPRINT PRT&PHCPY
BATEMAN FINANCIAL MANAGMENT FIN ADV
GROCER & CTN
ROYAL CAFES FISH'N'CHIPS
WHITE HORSE PUBLIC HOUSE
JENNINGS & JENNINGS OPTICIAN
CAUNTERS SOLICITOR
LLOYDS TSB BANK
WARD COAD & RANDALL FINANCIAL ADVISORS
GARAGES
YARD
THE CRIB BOX SANDWICH BAR
J.R ELECTRICAL ELEC/GAS APPS
EURONICS ELEC SUPP
JAG TELEPHONES
THE BOOKSHOP BOOKS
MILLERSON EST AG
JEWELLERS
BARCLAYS BANK
BRITANNIA BUILDING SOCIETY
DAY LEWIS CHEMIST
R A B THOMPSON OPTICIAN
DAVID BURT & PARTNERS ESTATE AGENT
THE FLOWER GALLERY FLORIST
SKYLINE HOUSE
DWELLINGS
OFFICE
LOCAL PLUS CONVENIENCE STORE
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LISKEARD TRIPHIES & ENGRAVING
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LWR
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CONSERVATIVE ASSOCIATION SOCIAL CLUB
VACANT OUTLET
TREMAR PET SHOP
DWELLINGS & UNDER CONSTRUCTION
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STREET WISE CLOTHING
THE STOVE SHOP FIRES & IRON
ENT
BEDDOES GGRO
PENGELLYS FISHM
SUNFOWER CLD & GIFTS
GWYNN HA DU GIFTS
GUILDHALL
HEALTH & HARDNESS CARDS & HEALTHFOOD
BRITISH RED CROSS CHARITY SHOP
THE WAREHOUSE INT DECOR
YE OLDE BOOKSHOP BKS
MILLER COUNTRYWIDE ESTATE AGENT
ELITE HAIR
T L C HO TEXT
SOLARTEC DOORS&WIN
LWR
FAT FROG RESTAURANT
LISKEARD LEISURE LOUNGE AMUSEMENTS
DWG
PHILLIPWARREN AT OUGHS GROCER
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