

## HOUSING

### 1. OVERARCHING STRATEGY

The evidence we have collected suggests to us that the housing strategy should aim to **meet the towns housing needs (as established in the emerging Cornwall Local Plan) up to 2030 in a way that enhances the role of Liskeard as the economic centre of a wider rural hinterland, and enhances the environmental, social and economic sustainability of Liskeard and its neighbourhoods, whilst protecting the interests of future generations.**

### 2. OBJECTIVES

To deliver this strategy, the following objectives are suggested:

- Meet the requirements of the Cornwall Local Plan to 2030;
- Integrate new development with and strengthen existing neighbourhoods which are accessible to key facilities, services and the town centre by pedestrian and cycling routes that are reasonably direct, level, and safe;
- Do not add unacceptably to pressure on infrastructure, service and road traffic conditions
- Provide opportunities to resolve local infrastructure problems with small scale and sustainable remedial measures.
- Maximise use of brownfield land (including outworn employment sites), conversions and redevelopment.
- Redress the imbalance in housing tenure, size and mix whilst meeting essential social needs by providing for a mix of dwelling types, including particularly 1 and 2 bedroom flats for single people and couples, and better quality housing that meet the needs of businesses moving to or expanding in the area.
- Support proposals to enhance the viability and vitality of the town centre by increasing footfall and town centre residential development;
- Relate the phased release of housing land to the availability of jobs within the Liskeard area;
- Support the local building industry and release the energy of self-build initiative;
- Promote high quality in terms of appearance and design;
- Promote develop contributions to the development and extension of the Town's social infrastructure
- Encourage use of best practice sustainable development techniques
- Build in features which encourage the provision and use of public transport

### 3. OPTIONS

There are at least three optional strategy approaches to achieve this strategic aim and objectives:

**Option A - dispersed approach:** Strong emphasis on identifying and bringing forward redevelopment, intensification and infill opportunities within the built up area of the town, with only very small (up to 30?) extensions beyond the boundary. Where possible clustered to relate to the nucleus of a 'neighbourhood'.

**Option B – neighbourhood extension approach:** Larger extensions beyond the existing built up area where the development integrates well with existing 'nodes' of services that are well related to transport routes, and employment areas and form the focus for a 'neighbourhood'.

**Option C – focused approach:** Close focus on maximising redevelopment and intensification on brownfield sites, for example the Cattle Market, redundant public sector sites such as the Magistrates Court, CC disposals.