

## **Liskeard Neighbourhood Plan: Meeting Notes Mon 3<sup>rd</sup> April 2017: 7pm Council Chamber**

Present: Steve Besford Foster, Lynne Butel, Jeff Butel, Sally Hawken, Roger Holmes, David Orr, Jane Pascoe, James Shrubsole, Lorna Shrubsole, Stephen Vinson, Christina Whitty (guest - Chair of Planning Committee).

Notes of last meeting were reviewed and accepted, with brief discussion of the extent and success of public engagement to raise awareness around the formal Reg 14 consultation period.

The Responses to Reg 14 Consultation were discussed, following earlier circulation of the feedback report. This included suggestions that the document was too detailed and over-long, but the group was in agreement that this was necessary, as it needed to 'stand alone' for the benefit of the local community, who would not necessarily have had access to or read the NPPF and Cornwall Local Plan, and that the NDP provided the important holistic context in this respect. The Basic Conditions Statement demonstrated the plan's compatibility with both the NPPF and CLP.

It was recognized that larger maps would be needed to increase clarity and link more effectively to policies and projects in the text, and these would be produced for final submission.

Specific points on policies were explored. Employment policies are aimed to bring forward actual development, and it was now established with stakeholders that the Charter Way site was feasible, with landowner interest, and alternative access points possible.

The innovation hub received wide support, although specifying a site at the Community college would be removed from policies.

The principle of housing 'apportionments' to meet CLP requirements was elaborated on, with policies that would allow a surplus of deliverable housing on urban extensions and brown-field sites within the plan period. Although some developers had requested additional sites, it was talked through that at present there is not an evidenced need for further allocation, nor the requirement to consider particular developers/locations. It was felt that the strengthened H5 policy explains that if/when additional sites become necessary through the plan period, because the building trajectory calculated using the 'Housing Implementation Strategy' is not being fulfilled, the policy includes objective criterion-based assessment (similar to CLP Development Plan Documents), that obviates local interests and sensitivities towards further development. The steering group felt that there is deliverable capacity for now, but for future planning beyond 2030 there is already interest from a number of developers on a variety of sites within and around the town.

The issue of CIL and infrastructure provision was raised, but as yet the mechanism for funding has not been finalized, and clarity is awaited, following consultation by CC.

Policy H7 (formerly H8) will link rebalancing Liskeard's housing stock with meeting market demands. General design principles in Policy H9 were rationalized to avoid duplication of CLP policies.

In response to discussions with CC, the Cattle Market policy (TC4) will now allow greater flexibility over options within the site, but with the addition of office and 'pop-up' uses. Policy TC7, sets town-centre WiFi/broadband strategy within a land-use context, whilst Policy TC11 clarifies the principle of local listing of 'non-designated heritage assets'.

There was discussion around the potential to obtain grant funding to support a landscape and historic character assessment on at least part of the hinterland around Liskeard, (and following a meeting with CC and Nick Cahill in HES), which would aim to further support OSL policies, including the ALLHV proposal, and Bodmin Moor Dark Sky initiative, with its buffer zone affecting the Northern half of the NDP area. There was agreement also to include a Cherished Views policy as part of the OS section, and it was noted that enhancement of the setting of the WHS would need to respond to the relevant management plan linked to the CLP. This section of the plan includes several projects, which could attract funding from developer contributions, and the timescales suggested may help to prioritise them for the future.

There was a consensus in the group that the plan made a positive contribution towards the sustainable development of Liskeard with a boundary that includes adequate space for development, but also respects the natural and historic environs of the town.

The Steering Group voted to approve the pre-submission draft plan, with the amendments detailed in the Reg. 14 document, and that it should go forward initially to Planning (18<sup>th</sup> April), and then on to Full Council (25<sup>th</sup> April), with a recommendation to send it to Cornwall Council for Reg. 16 consultation.

Further work needed: in addition to the Basic Conditions Statement, and Equality Impact Assessment already completed, the Consultation Statement, which includes the Reg 14 responses, needs to be finalized. Liaison required on Facebook /Twitter info as well as any other extra photo or documentary evidence.

With forthcoming elections, the Steering Group agreed for continuity, to remain in place with the present chair, in order to see the plan through to completion.

Funding would be needed for mapping, design and setting out of the amended plan and possibly landscape/historic character studies (although the latter would hopefully be eligible for grant funding), in order to finalise the plan. It was agreed that this would be managed jointly by the Project Manager, Chair and Town Clerk.

Future meeting dates would be decided as and when needed.