



Liskeard 2030
'A Place to Live'
Report
October 2016

**Liskeard Town
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 Live' Working Group, along with material from the evidence base and the most recent (April 2016) versions of the Cornwall Local Plan and other planning documents. It includes recommendations to the Neighbourhood Plan Steering Group on objectives and outline policies that would make up a deliverable and well supported strategy for the delivery of Cornwall Local Plan housing targets for Liskeard to 2030.

Context. Liskeard has remained a small market town for most of its 1000-year history, but experienced significant growth in phases from the mid 19th Century to today. The 1840's saw the first of these, the town increasing in population by 46% on the back of the first mining boom that lasted through to the 1870's. This new prosperity brought wealth to some, leading to the development of superior housing in the form of the new middle class terraces and villas that still contribute to Liskeard's distinctiveness today. The pressure to house the population influx also led to the hasty building of 'miner's courts' off the main streets. These courts of very small cottages were seriously overcrowded, poorly ventilated and often in poor repair. They had no privy or foul drainage, relying on cess-pits and dung-heaps, and sourcing their water (by bucket) from Pipe Well. They also housed pigs and other livestock. Ill health was rife, overstressing the meagre access to medical help available to the poor, leading to astonishing rates of child mortality and very short life-expectancy. As with any sudden influx of people, social disruption became a problem, poverty increased, and public disorder emerged, with drunkenness, assault, prostitution and 'youth problems' far exceeding the usual for Cornwall. Victorian Liskeard's authorities responded by improving the drainage and transport infrastructure, building new facilities, and improving its governance, eventually creating a prosperous and admired market town.

Following the collapse of copper prices in the 1870's Liskeard's population declined by 15% as the mining industry declined. In the 1890's the town re-established its life as a prosperous market town, helped by the presence of the GWR mainline. The population remained fairly level from 1911 (4,371) to 1961 (4,741), when the opening of the new Tamar Road Bridge coincided with the boom in private motoring and road freight. The greatly improved accessibility of south-east Cornwall led to economic growth, car-borne tourism, and easier commuting to Plymouth's jobs market. The result was a huge increase in pressure on Liskeard, which saw the population grow by 34% from 1961 to 1971, and a further 21% during the 1980's, leading to a population of 8,656. As with the 1840's boom, this period was associated with increased social disruption, poverty, crime and disorder, and overstretched services and communications. More complications arose because of the wider housing market driving up average house prices and lower local jobs growth. In response, further improvements were made to the towns infrastructure, including new distributor roads, new hospital, expanded GP surgery etc.

After a more settled period of lower growth in the early 2000's associated with a slow economy and the global financial crisis, we now face another growth phase, spurred on by Central Government policy to achieve significantly higher rates of housing provision, resulting in larger targets set in the Cornwall Local Plan. Housing growth in Liskeard between 2010 and 2030 is planned for 1400 dwellings, leading to a population growth of up to 25%. It is important that this growth should be met in ways that minimize the problems associated with such boom periods in the past.

TASK

Each Working Group was given a brief by the Steering Group. The Brief for the 'A Place to Live' (Housing) Working Group was to: *'Develop options to support a sustainable development strategy for the delivery of Cornwall Local Plan housing targets for Liskeard to 2030'*. The full Brief for the work of this team is given as appendix 1. In summary the areas for research were identified as being:

- What do we know? Population statistics & projections – which age-groups will have greatest need in future? We already know we have an aging population
- What do we need to find out? – what do we already have in place? Committed/in process building/brown-field/empty/infill/potential change of use.
- How do the NPPF and Local Plan support/feed in to the process?
- What is the housing need – especially what type of housing is needed within the overall target set by the Cornwall Local Plan? Where are the gaps, and how should they be filled?

- Where should new housing go?
- How much housing can be accommodated in brown-field, empty housing, infill and other small developments?
- How can the remainder be accommodated through urban extension, especially in view of the expressed desire for small community developments?
- What criteria should be used to assess the viability/suitability of sites? For example - topography; water management; connectivity; landscape designation; minimizing environmental impact on what's already there; infrastructure that's already in place
- Who should provide new housing especially in view of the stated preference for local builders employing local people (see employment group)?
- What design standards should be applied to ensure quality, energy efficiency and sustainability (see energy and environment and design and heritage)?

PROCESS

The creation of this report involved reviewing the findings of the community engagement of Summer 2015, summarized in the report by Prof Lynne Butel of Plymouth University, followed by a period of evidence gathering and researching a range of issues that might influence the housing strategy of the Neighbourhood Plan. 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. A stakeholder session with local builders and representatives was also held, aimed at discovering the views of the businesses that might deliver the strategy. Site tours were also made to identify the physical constraints affecting the town and the potential sites for further development.



SUMMARY OF EVIDENCE

KEY EVIDENCE - COMMUNITY AND STAKEHOLDER ENGAGEMENT FEEDBACK

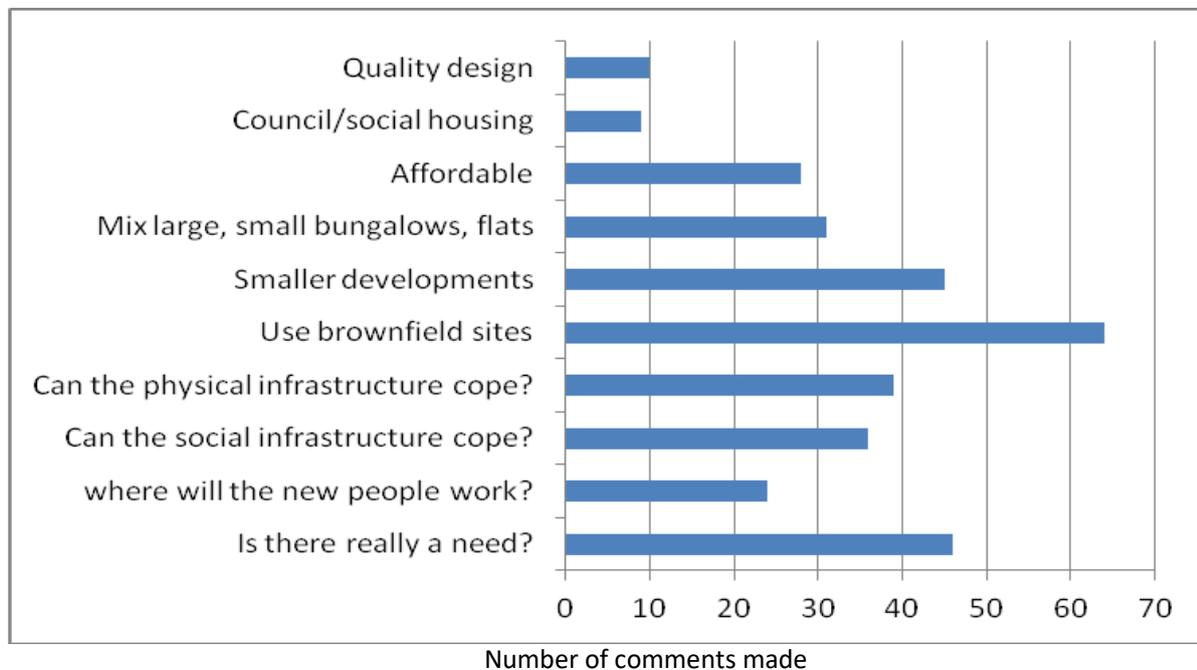
In the major 2015 community engagement response, most acknowledged that housing must be part of the Plan, and there was considerable agreement that every effort should be made to use brownfield sites, not good agricultural land, and that better use should be made of empty housing and commercial property. It was also strongly argued that if houses were required, and many needed convincing of the real demand, it should be built in smaller developments with mixed properties, larger houses, bungalows for older people, starter homes for young singles and families. The term 'affordable' was used by many respondents but this should be treated with some caution as no-one would ever ask for unaffordable housing. However, when accompanied by other terms such as 'social housing', or 'starter properties' it is clear that the respondents meant low cost. There were other respondents who argued that the houses should be of a higher build quality than recent new housing in town, and others that homes for professionals, and quality homes for an aging population would attract people to the town.

A substantial number of respondents questioned the need for housing. Several respondents pointing out that there are many empty and unsold properties and that house prices were not rising. Concern was also frequently expressed that the social infrastructure (schools, hospital, surgeries,) and physical infrastructure (roads, drains, parks and green spaces) would not be able to support a sizable increase in population. Most significant of all was the point made very frequently by respondents, that without employment Liskeard would become more of a dormitory town for Plymouth, St Austell and beyond, or draw in the unwaged from elsewhere. The point was made repeatedly: 'jobs first, then houses'. Also quite consistently was the feeling 'housing if we must, but not at the expense of all Liskeard currently offers'. Respondents concluded that it is important that the key strengths of

the town are identified and secured for the future.... they see Liskeard as a social and leisure hub for the old market town and its hinterland, but would like the facilities to be a lot better.

On design matters, respondents thought that new buildings should be of a high quality, similar to the better properties in town, and that infrastructure and greens spaces should be included in the plans. Respondents were generally in favour of including renewable energy schemes, solar, and wind, in the town plan either as community schemes or individually on all new developments of housing and industrial units.

Table 1: Most popular Comments on Housing Needs and Priorities



KEY EVIDENCE - LISKEARD NEIGHBOURHOOD PLAN: HOUSING WG - STAKEHOLDER MEETING: BUILDERS/REPRESENTATIVES 13/05/15

Invitations were sent to local builders/representatives, to a meeting intended to inform them about the neighbourhood plan, and allow free discussion of the future development of Liskeard from their perspective

The aim was to discuss what could go into the Plan, and ascertain views and practical suggestions on:

- How the Liskeard Neighbourhood Plan might best deliver the Cornwall Local Plan Objective 4 'to balance the housing stock to provide a range of accommodation, particularly for open market family homes and intermediate affordable housing in Liskeard'.
- Meeting the community aspirations for a more dispersed and small-scale distribution strategy including use of brown-field sites
- What role local builders and developers could play in achieving the strategy
- Identification of the obstacles to delivery of schemes that affect local builders and developers
- The methods of overcoming the obstacles to delivery of schemes that affect local builders and developers
- How they could support self-build and community land trust projects
- How they could better support the provision of energy efficient/sustainable dwellings

Below is a bullet-point record of the comments made

Positives:

- 10 house rule is a great benefit
- open market houses sell in Liskeard
- "better quality" flats in Liskeard could work
- Self-build can work very well
- Self-build is more effective way of achieving an affordable house than buying from a developer

- Self-build can allow owner to get a better quality house for their money
- Train station is huge plus for town – why not build homes for commuters (and others) nearby?
- Infill/brownfield sites could be good opportunity if supported by better incentives
- Would be willing/able to be involved in self-build projects
- Better stamp-duty regime is an incentive

Obstacles:

- low selling price regime in Liskeard
- land values lower in Liskeard, but not in proportion to selling price
- small businesses struggle with late payment of bills
- brownfield sites more expensive to develop compared with greenfield
- Help-to-buy – too expensive for small builders to sign up to
- Green/sustainable standards add to costs and squeeze margins
- Flat conversions – VAT is a disincentive
- Need more flexibility/realism when applying affordable rules
- Big developers have more power to negotiate affordable percentage reduction?
- Pepper-potting affordables causes problems when selling open-market homes next door
- Off-site affordable contributions not realistic
- Maintenance contracts for green spaces – bond to cover potential failure of management company expensive
- No flexibility in affordable rules
- Cost of surface-water mitigation (SUDS)
- Payment staged for s106 – small builders need to sell house before paying up
- Cannot negotiate on 40% affordable

Other comments:

- Better to build larger open-market houses on separate site from affordables – but Planners will not allow this
- LOTS needs support
- CIL not possible at Liskeard prices
- First-time buyers find it easier to fund open-market house on big estate
- Local builder input is much needed to keep quality up
- Some bigger local builders and wealthy local families have left Liskeard
- Liskeard lacks draw to bring people in e.g. cinema/bowling/skating/eating out
- No good quality “outdoor” shop
- Centre is not well used
- More skilled tradespeople needed
- Better training for youngsters needed – school involvement with training
- Contract work for Cornwall desired – they favour dealing with big companies

KEY EVIDENCE - STAKEHOLDER MEETINGS WITH BUILDERS AND DEVELOPERS:

During the preparation of the plan members of the NP Team engaged with stakeholders from the building industry, and developers, to explore the possibilities for liaison with them as part of the emerging neighbourhood planning process. At these meetings stakeholders were made aware of the main points raised by the Liskeard community through our surveys and engagement events; they included Persimmon homes, Wilton Homes, Wain Homes, Mansion House Developers, Pearce Fine Homes, and others. Points raised included providing employment land before or in parallel with new housing; making use of brown-field, infill, and empty houses, rather than greenfield; keeping the size of new developments in proportion with their surrounding neighbourhood; providing affordable housing of appropriate size for singles and small families; providing later-living accommodation; use of local labour and suppliers during construction; provision of self-build, and live-work units; encouraging wealth into the town by building larger family homes, as part of the need to re-balance the housing mix in Liskeard.

Productive discussions were had with developers at pre-application and planning stages, where they were willing to listen to points raised, and responded positively to some of the suggestions made, including the provision of employment land.

A meeting aimed specifically at local builders and their representatives informed the team of specific issues associated with building on smaller and brownfield sites, and some of the obstacles faced by smaller companies through the planning process – conditions could make in-town sites less viable, but they felt there was potential

for small infill sites. Local builders could provide quality homes as a counter to large developers, but the financial balance tended to be tilted in favour of the big developers.

They felt that better quality flats in Liskeard could work, and were positive about the concept of self-build. There was also considerable comment about the need for more skilled tradespeople locally, and better training in this area for young people.

KEY EVIDENCE – EXISTING HOUSING PROVISION, MIX, AND TENURE

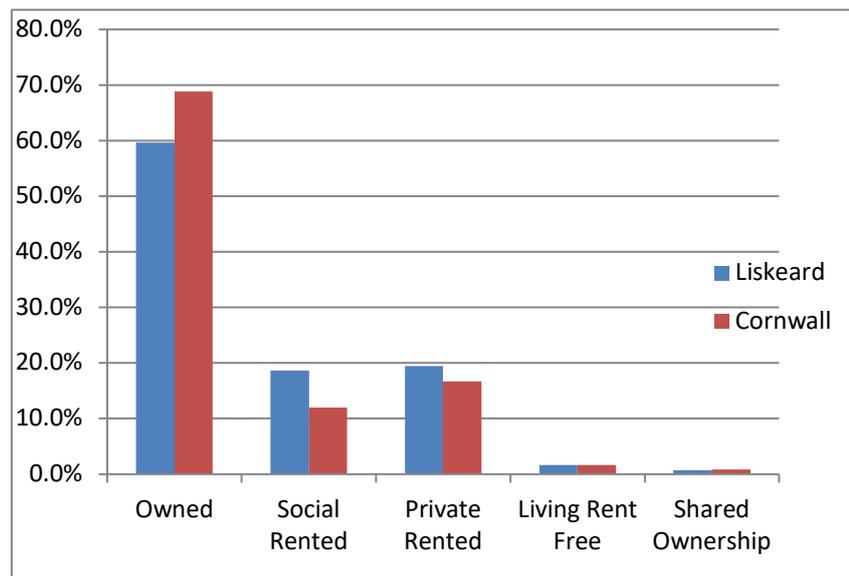
Liskeard has experienced significant growth in phases from the mid 19th Century to today. The 1840's saw the first of these, the town increasing in population by 46% on the back of the first mining boom that lasted through to the 1870's. This new prosperity brought wealth to some, leading to the development of superior housing in the form of the new middle class terraces and villas on the immediate outskirts of the Victorian town that still contribute to Liskeard's distinctiveness today.

The population remained fairly level up to 1961, the main housing development being Council-led expansion in the Lanchard Valley to the west, and Park View to the east. The opening of the new Tamar Road Bridge coincided with the boom in private motoring, resulting in a huge increase in housing pressure on Liskeard, which saw the population grow by 34% from 1961 to 1971, and housing developments occurring mainly to the west (Gypsy Lane, Allen Vale) east (Maddever Crescent etc., Bodgara Way), and south of the settlement (Trevillis). A further 21% growth occurred during the 1980's, extending the Lanchard Valley development to the west, and the beginnings of the extensive estates running south from Pengover Road to Plymouth Road.

The 2011 census indicated that there were 4,221 dwellings in Liskeard parish, of which 5.3% (232) had 'No Usual Residents'. The 2011 census also indicates that it is under-represented in Home Ownership (59.7%, compared to 68.8% for Cornwall, 63.4% England) but has a higher percentage of Social Rented and Private Rented accommodation (38%, Cornwall 28.7%, England 34.5%). The reason for this is ambiguous as South East Cornwall has one of the lowest house prices, in cash terms, compared to the remainder of the county.

Possibly Liskeard Parish is attractive to buy-to-let investors, due to the cheaper house prices, and not a highly preferred part of Cornwall for in-migration. There is anecdotal evidence that the Liskeard hinterland is more strongly favoured to in-migrants due to the greater choice of better quality property. However, later in life, residents of the Liskeard hinterland will tend to move into the Parish.

Table 2: Occupation type, Liskeard 2011

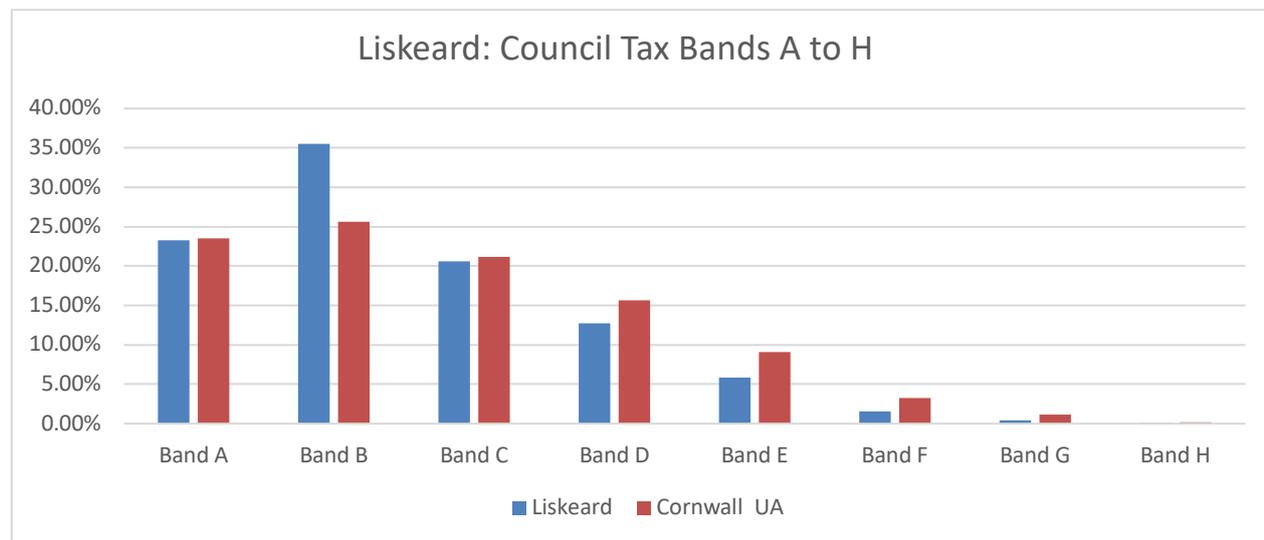


Area	Liskeard Parish		Cornwall Unitary Authority	
	Count	Percentage	Count	Percentage
Owned	2,518	59.6%	158,524	68.8%
Social Rented	787	18.6%	27,655	12.0%
Private Rented	817	19.4%	38,605	16.7%
Living Rent Free	70	1.7%	3,848	1.7%
Shared Ownership	29	0.7%	1,757	0.8%
All Households	4,221		230,389	

Source: Census Data 2011: Tenure-Households (QS405EW)

Council Tax banding assesses properties according to their rental value, and can be used as surrogate measure of the quality and attractiveness of dwellings. Data on the number of dwellings by council tax band confirms that the Liskeard Parish dwelling stock is skewed towards band B properties compared to the rest of the county. Recent data on the change from 2006 to 2015 indicates that little change in this balance has occurred in recent times. Arguably the domination of the housing market with smaller dwellings has implications for the mix and health of the town centre, demands on services, the profile of skills available to inward investment, etc. This would suggest that Liskeard dwelling stock needs to be adjusted to provide a better mix of properties in the higher tax bands to attract and support a more diverse population.

Table 3: Council Tax distribution Liskeard & Cornwall 2015



<i>Tax Band</i>	<i>Liskeard Parish</i>		<i>Cornwall UA</i>	
<i>A</i>	1102	23.25%	61660	23.51%
<i>B</i>	1684	35.53%	67230	25.67%
<i>C</i>	977	20.61%	55630	21.21%
<i>D</i>	603	12.72%	41120	15.68%
<i>E</i>	279	5.89%	23830	9.09%
<i>F</i>	75	1.58%	8480	3.23%
<i>G</i>	19	0.40%	3980	1.14%
<i>H</i>	1	0.02%	360	0.14%
TOTAL	4740		262290	

Table 4: Dwellings by Council Tax Band Liskeard: Change 2006 to 2015

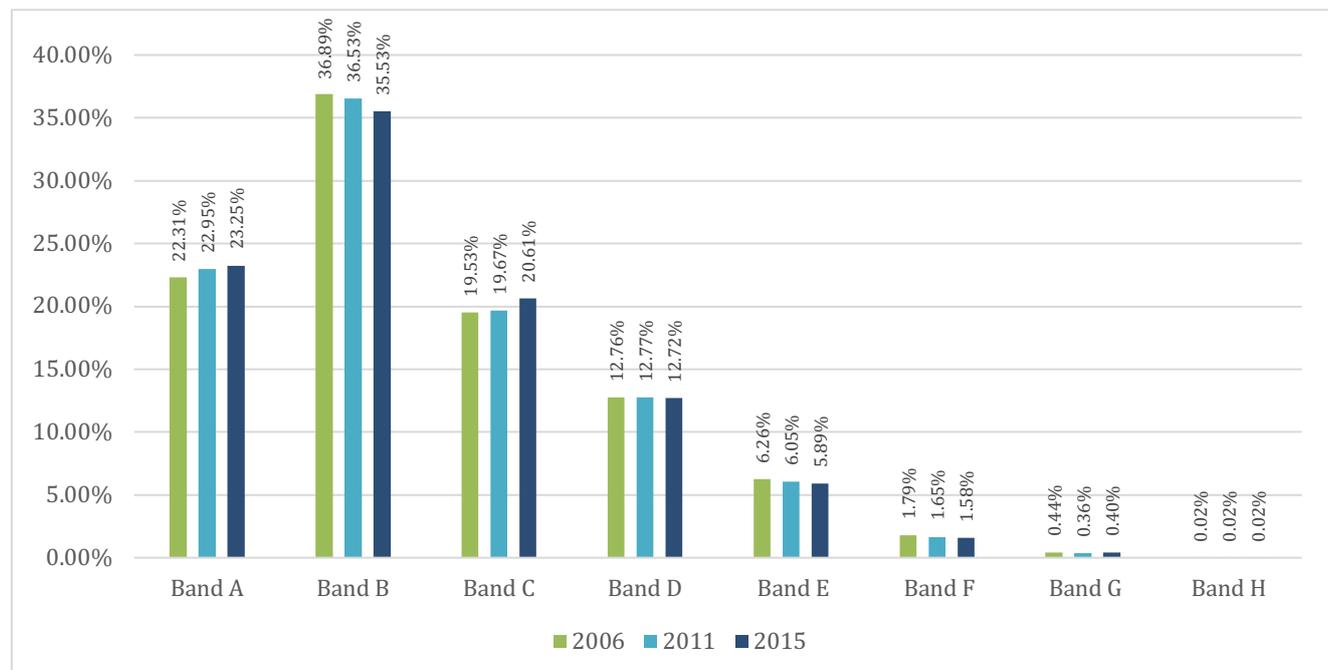


Table 6: Dwelling Size Liskeard: Census 2011

	Liskeard	Cornwall	South West	England
<i>All Household Spaces With At Least One Usual Resident</i>				
No Bedroom	0.14%	0.15%	0.19%	0.25%
1 Bedroom	10.33%	9.01%	10.67%	11.76%
2 Bedrooms	30.68%	29.32%	27.35%	27.85%
3 Bedrooms	41.63%	41.59%	40.35%	41.19%
4 Bedrooms	13.86%	14.96%	16.12%	14.35%
5+ Bedrooms	3.36%	4.97%	5.32%	4.60%

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No Bedroom	0.14%	0.15%	0.19%	0.25%
1 Bedroom	10.33%	9.01%	10.67%	11.76%
2 Bedrooms	30.68%	29.32%	27.35%	27.85%
3 Bedrooms	41.63%	41.59%	40.35%	41.19%
4 Bedrooms	13.86%	14.96%	16.12%	14.35%
5+ Bedrooms	3.36%	4.97%	5.32%	4.60%

Table 7: Dwelling Size, Liskeard Census 2011

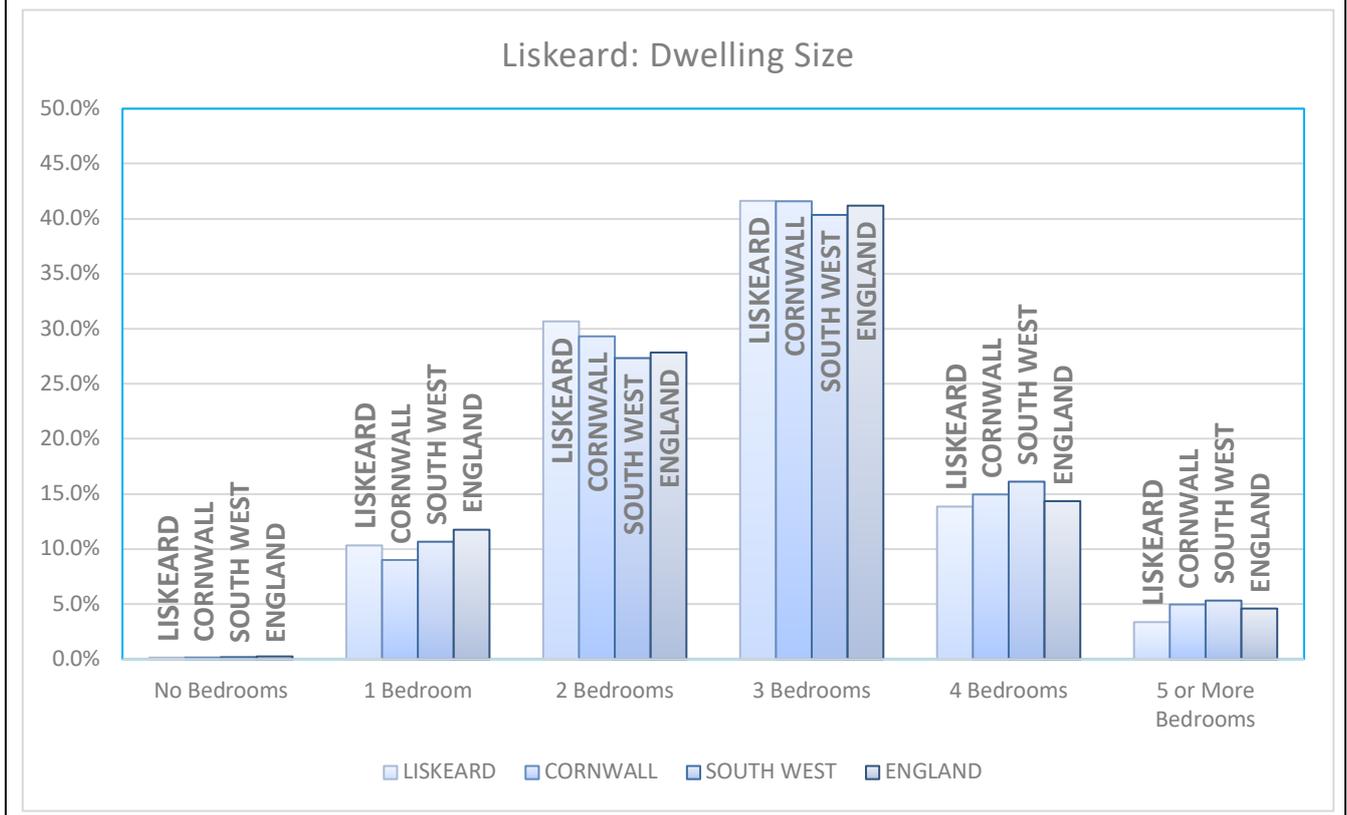


Table 7 shows that Liskeard had a lower proportion (17.3%) of larger (4 and 5+ bedrooms) than in Cornwall (19.9%), the SW (21.4%) and England (19%), and a higher proportion of smaller dwellings.

Overall the data is evidence that the Parish housing stock does require re-balancing, an issue that has been highlighted in previous plans for the town, the NP community consultation, as well as the up-to-date Local Plan (and revised NPPF Dec 2015).

KEY EVIDENCE - DEMOGRAPHICS

Evidence relating to the overall Cornwall situation regarding housing demand/need down to Community Network Area is available from the Strategic Housing Market Needs Assessment (SHMNA) which can be found, along with an updating report, here:

<http://www.cornwall.gov.uk/media/3628391/Cornwall-SHMNA-Overview-Report-Oct-2013-Part-1.pdf>

<http://www.cornwall.gov.uk/media/3628392/Cornwall-SHMNA-Overview-Report-Oct-2013-Part-2.pdf>

<http://www.cornwall.gov.uk/media/16047806/cornwall-edge-analytics-final-report-031115.pdf>

The following paragraphs give a more detailed local assessment. The community of Liskeard is made up of different groups and people in varying social and economic circumstances, well-illustrated in the 2011 Census. Although that census is now 5 years old, as a 100% count it gives the best picture of the make-up of the town's population. The absolute numbers may have changed slightly, but the percentage proportions of each category and age cohort will not have changed significantly in this time.

The population was 9,417 in 2011. Approximately 2050 (22%) of Liskeard's usually resident population were under 18 years old. The number of younger adults was 1270, about 13.5% of the total. The number of more mature working age people at around 4000 was a fairly typical proportion. The 1800 older people (65+) was proportionally significantly greater than the national figure. Notably around 250 were 85+, likely to suffer mobility, access, and health issues. Many of these will live in the Town's 12 care homes. The implications of these data are that future housing provision should look at the needs of people from both the younger and older extremes of the age range.

The percentage of lone parent households with dependent children was 11% (Cornwall 8.8%, England 10.6%).



One person households aged under 65: 18.2% (Cornwall 15.2%, England 17.9%) and percentage of one person households aged 65 and over: 14.9% (Cornwall 14.8%, England 12.4%). These figures suggest that smaller, flatted accommodation for single people and small households may be appropriate.

In terms of health, 2,034 of residents (21.6% compared to 17.6% nationally) said that their day-to-day activities were limited through ill-health. Of these 899 (9.55% compared to 8.3% nationally) of residents said that their day-to-day activities were limited a lot. Of these, 428, or 47.6% were of working age (compared to 43.7% nationally). Some 1280 households (30% of total) had at least 1

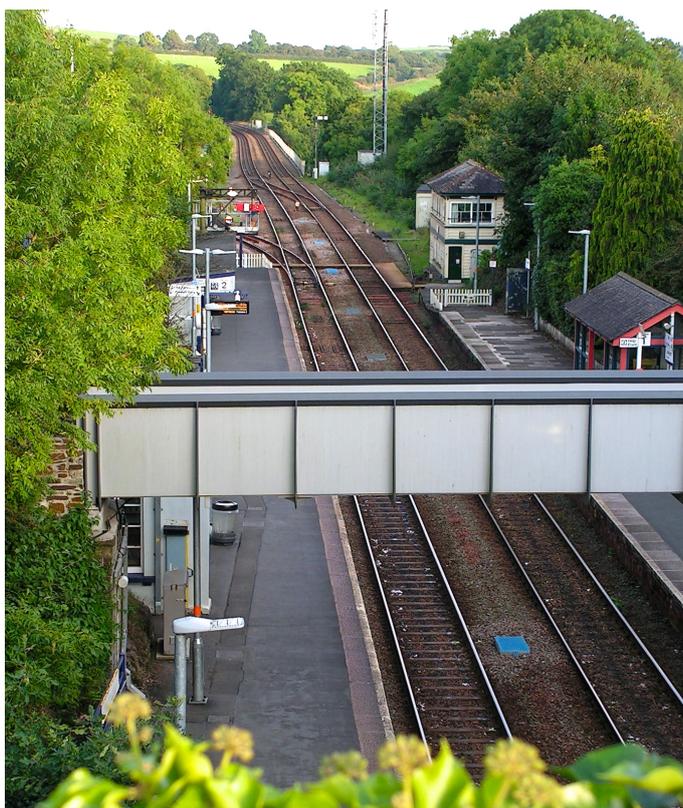
person with long-term health problems or disability. Over 1000 people were recoded as carers, 11% of the usually resident, with some 250 people (or 2.7%) providing more than 50 hours caring per week. Taken together these figures suggest that future housing provision should include an emphasis on the needs of elderly and vulnerable people.

In 2011 Liskeard had 1738 people holding managerial, professional and administrative posts (41% of residents in employment compared to 52.6% nationally). A further 625 (14.7%) held skilled trades, higher than the national proportion (11.4%), and 1000 (23%) in caring, and customer service employment (compared to 17.7% in England), with 565 (13.4% compared to 11.1% in England) in elementary occupations.

In terms of qualifications some 1825 (23.8%) were unqualified and the highest level qualification held by another 1145 (15%) was Level 1. A total of 1665 or 21.7% held level 4 or above qualifications, a considerably lower proportion than experienced in Cornwall (25%) and nationally (27.4%). These figures reflect the balance in council tax bands, with a high preponderance of Band A and B properties and low numbers of higher value properties. This may link with the evidence on the employment and economic side that levels of investment and entrepreneurship are low, and justify a need to improve the housing market balance locally by encouraging higher value developments. This must be recognised as a tension with the need to increase the supply of more affordable dwellings.

No data from the 2011 Census on commuting and jobs within the town are yet available. However, the Cornwall Towns Study 2006 estimated that about 42% of people working in Liskeard were also residents of the town, which if applied to the NOMIS Business Register and Employment Survey estimate of approximately 4,400 jobs in Liskeard in 2012, suggests a figure of 1,848 residents working in the town. Subtracting this from the 2011 Census employment figure of 4,235 implies that approximately 2,387 residents work outside the Town (and conversely that 2,552 jobs in the town were occupied by non-residents). This means that there are probably a significant number of out-commuters to workplaces elsewhere, and a significant number of in-commuters. The implication is that there is a ready market of people wishing to move to Liskeard and commute to work. An overview of migratory pressures is given in the appendix.

Taken together, the SHMNA, the overview of Liskeard Neighbourhood Plan 'A Place to Live' Report October 2016



migration, and the analysis above suggests that there is no one single driver of housing pressure on the town. Rather it is a combination of factors – natural indigenous growth, commuting, migration, household formation, economic conditions. These inevitably lead to continuing demand and need for new homes.

KEY EVIDENCE - AFFORDABLE AND SOCIAL HOUSING NEEDS

The most recently available statistic supplied by Cornwall Councils Affordable Housing Team are as follows.

Table 8: Affordable and Social Housing need, Liskeard 2016

<i>Liskeard 1st Choice</i>								
	Bedrooms needed						Cumulative	
	one	two	three	four	five	six	Total	Totals
<i>Band A</i>	6	1	0	0	0	0	7	7
<i>Band B</i>	12	11	3	4	2	2	34	41
<i>Band C</i>	27	31	12	7	2	0	79	120
<i>Band D</i>	25	12	1	0	0	0	38	158
<i>Band E</i>	120	66	22	4	0	0	212	370
<i>Grand Total</i>	190	121	38	15	4	2	370	
<i>Total less E</i>	70	55	16	11	4	2	158	
<i>Liskeard 1,2,3 Choice</i>								
	Bedrooms needed						Cumulative	
	one	two	three	four	five	six	Total	Totals
<i>Band A</i>	7	1	0	0	0	0	8	8
<i>Band B</i>	17	12	3	4	3	2	41	49
<i>Band C</i>	38	38	17	7	2	0	102	151
<i>Band D</i>	26	12	2	0	0	0	40	191
<i>Band E</i>	150	81	26	5	0	0	262	453
<i>Grand Total</i>	238	144	48	16	5	2	453	
<i>Total less E</i>	88	63	22	11	5	2	191	

Band Descriptions

- A - Applicant is deemed to have exceptional needs, have an urgent priority assigned by the Welfare Assessment Panel, needs an adapted property, or has multiple band B needs;*
- B - Applicants accepted as statutory homeless, have a high priority assigned by the Welfare Assessment Panel, lacks 2+ bedrooms, lives in high disrepair, accepted as move on, or has multiple band C needs*
- C - Applicants who are homeless or threatened with homelessness, medium welfare priority, medium disrepair category, lack 1 bedroom, need to move closer to family or work, or has multiple band D needs*
- D - Applicants with low welfare priority, living in low disrepair category, share facilities with non family members, or have children under 10 living in flats and/or lacking a garden*
- E - Applicants assessed as nil welfare priority, living in nil disrepair category, or have savings or equity over £75,000.*

KEY EVIDENCE - DELIVERY OF AFFORDABLE HOUSING

The Cornwall Local Plan delivery plan for Affordable Housing aims to deliver 74% of the 'need' over the plan period, or 63% when the backlog from previous under-achievement is cleared. Liskeard assessed need as at April 2016 is 419 (band A-D), and commitments so far will yield 327 affordables (including Wain Homes) - i.e. 78% delivery, so the town gives very positive support for Cornwall's overall requirement, and the Liskeard local need.

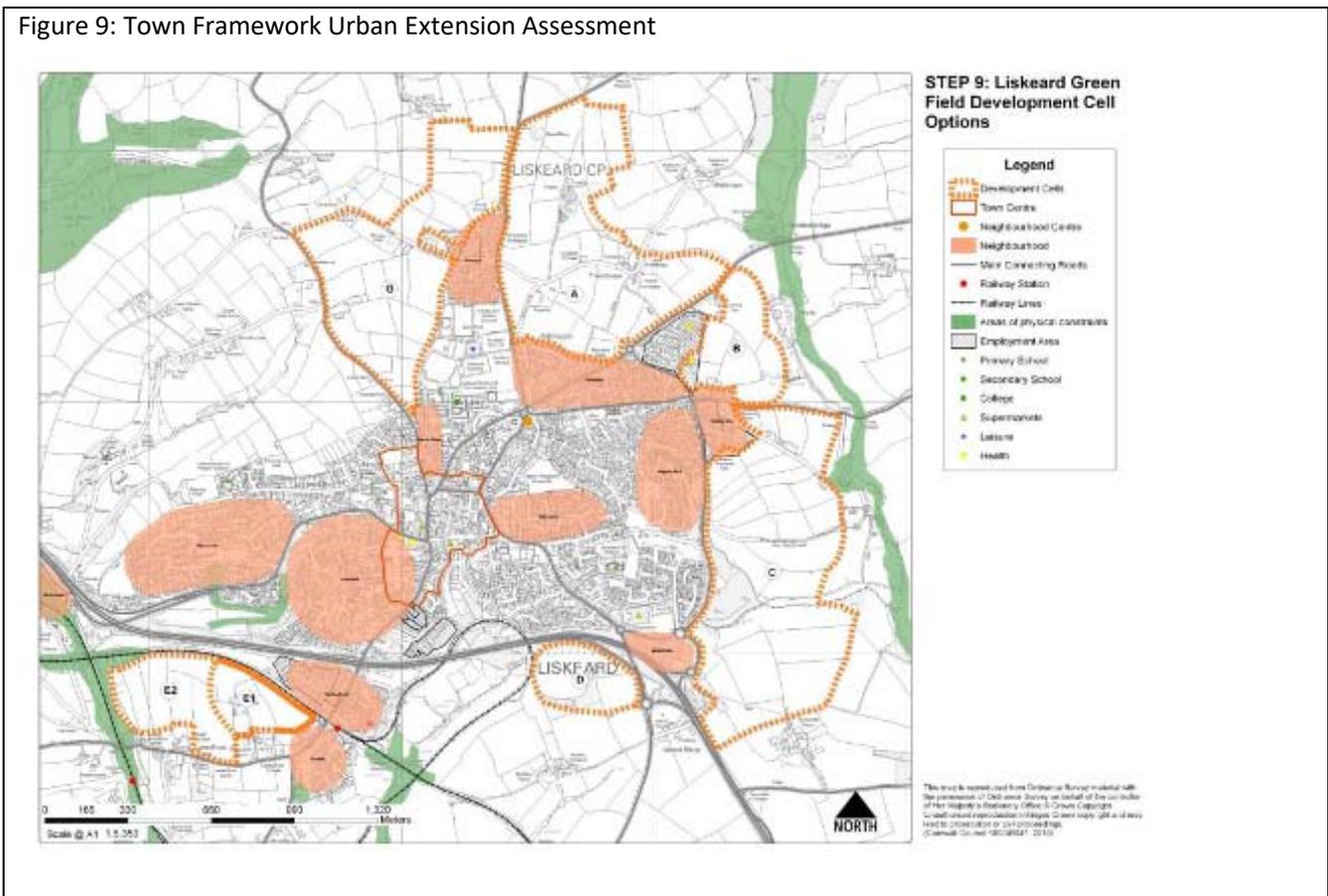
It should also be noted that Liskeard has provided its fair share, and more, of affordable housing in recent developments (according to ONS census data 2011, Liskeard has 19.3% affordable houses compared with the Cornwall average of 12.8% - [Saltash = 13.4%; Torpoint = 14.9%; Launceston = 16.7%; Looe = 10.4%]). Taking these figures into account, along with the identified imbalance in the proportions of housing types, emphasizes the need to re-balance the housing market.

KEY EVIDENCE - SPATIAL DISTRIBUTION AND 'NEIGHBOURHOODS'

Liskeard is in itself a neighbourhood, with the town centre at its core. However, it is possible to discern several more localised neighbourhoods, (see Diagram 1) all of whom look to the town centre and other areas for services, but most of which also have some services located within them. These also have something of a local identity and character, and are recognised within the town community as specific localities.

The Town Framework Urban Extension Assessment identifies such areas in its assessment of cells (see Urban Design Analysis, Appendix E of the UAE).

Figure 9: Town Framework Urban Extension Assessment



The Green Spaces and Leisure Group identified similar neighbourhood nodes. Such areas, where they have 'nodes' of services, provide a template on which to grow, and on which neighbourhoods can be strengthened and sustained, so reducing travel needs and supporting community cohesion.

Notably, these neighbourhoods are well linked to the town centre, mostly all within a reasonable walking time of 20 minutes or less, albeit that these routes are not always conveniently level. Some are also well served by public

Liskeard is in an area of open sloping plateau extending south of Bodmin Moor to the coast and intersected by some of the main river valleys of south-east Cornwall. Its distinctive natural features that characterize the Liskeard area include the pattern of low irregular Cornish hedges traditional deep lanes and sparse tree cover on boundaries, and around farmyards. The river valley



system of the East Looe River to the west of the town, and the River Seaton to the east feature mixed deciduous woodland (some Ancient) leading down to the steep sided tight valley system which are intimate, remote, small scale and secret, crossed by narrow lanes enclosed by tall Cornish hedges, dense with flowering vegetation. Too great a loss of these natural features would harm the setting of the town and detract from its local distinctiveness. Liskeard's position atop the SE Cornwall Plateau means that many parts of the area are on sloping ground, mostly downwards to bordering river valleys. Some particular areas are very steep and others slope more gently. This means that some sites are less suitable for development and they would require very large earthworks in order to build on them. Additionally, there could be an associated hazard from slippage of unstable land on a steep slope.



South East Cornwall is renowned for its natural landscape and countryside. Liskeard has a sharp urban/rural definition that adds to its attractiveness, and most of the surrounding can be described as 'greenfield', that is land used for agricultural purposes including crops and grazing, or deeply incised woodland valleys. Within the

Northern boundary of Liskeard is an Area of Great Landscape Value, containing the remains of the World Heritage Liskeard and Caradon railway, and further 'heritage landscape' can be found at Moorswater. Potential sites for development, using greenfield sites rich in biodiversity should be avoided where possible to avoid loss of habitat: thus development on previously-used 'brownfield' sites is preferable.

KEY EVIDENCE – STRATEGIC REQUIREMENTS

The National Planning Policy Framework says that planning authorities must take steps to 'boost significantly the supply of housing', by ensuring that Local Plans meet the full, objectively assessed needs for market and affordable housing, including identifying key sites which are critical to the delivery of the housing strategy over the plan period.(NPPF 47). It says that the aim should be to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities. To do this, the Planning authority must

- plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);
- identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and
- where affordable housing is needed, set policies for meeting this need through an approach contributes to the objective of creating mixed and balanced communities.

(NPPF 51)

The NPPF also says that planning authorities should identify and bring back into residential use empty housing and buildings in line with local housing and empty homes strategies, approve planning applications for change to residential use and any associated development from commercial buildings (currently in the B use classes) where there is an identified need for additional housing in that area, provided that there are not strong economic reasons why such development would be inappropriate. (NPPF 48)

Local planning authorities may make an allowance for windfall sites if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. (NPPF 49)

Housing applications should be considered in the context of the presumption in favour of sustainable development.



The Cornwall Local Plan January 2016 Draft says that 'as the main settlement in the CNA, Liskeard will be a focus for growth.... a range of accommodation including open market family housing and intermediate affordable housing is required to balance the housing market in the town.' (Para 18.5 and 18.6).

Policy 2a sets out key targets, and indicates that of the Liskeard/Looe CNA target of 2,900 dwellings by 2030, some 1,400 should be found at Liskeard. Policy 3 says that this should be managed through a Site Allocations Development Plan Document or Neighbourhood Plan.

Table 12: Cornwall Local Plan Housing Requirement for Liskeard and current supply (April 2016)

<i>Housing Target</i>	1400
<i>Net Completions and commitments April 2016</i>	834
<i>Residual Target</i>	566

KEY EVIDENCE – INFRASTRUCTURE

Infrastructure is the basic physical and organisational facilities needed for a community to function and grow. When planning for the long-term growth of Liskeard, it is vital that new development is supported by the necessary infrastructure, and that existing inadequacies are resolved. The capacity, quality and accessibility of services and facilities are all critical factors in ensuring that people can enjoy living, working and visiting our town. A separate document assessing the adequacy of the town’s infrastructure has been prepared (see ‘Infrastructure Requirements to enable Growth’).

The analysis in that document concludes that adequate infrastructure to meet the needs of the development proposed in the Cornwall Local Plan and Liskeard Neighbourhood Plan either exists already or can be provided through developer contributions and reasonable public/private sector funding. However, the ability to generate developer contributions will be influenced by the distribution, size and format of development.

KEY EVIDENCE - STRATEGIC OPTIONS APPRAISAL

Three optional strategy approaches to achieve the levels of strategic housing provision requirements were examined:

Option A - dispersed approach within built-up area: Strong emphasis on identifying and bringing forward redevelopment, intensification and infill opportunities within the built up area of the town, with only very small 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 and redundant public sector disposals.

Each of these options has advantages and disadvantages that must be weighed against the dimensions of sustainability, the evidence, and the aspirations of the community. The following table seeks to do this:

	Option A - dispersed approach within built up area	Option B – neighbourhood extension approach	Option C – focused approach
Ability to meet CLP housing needs requirements	Insufficient sustainable sites exist to meet the CLP requirement. This option is also very reliant on market conditions, willingness of site owners, & capacity of local builders. Multiple applications required. May come forward very slowly. Also may present issues in the mechanism of counting in housing land supply terms.	<ul style="list-style-type: none"> Sufficient sites exist near to nodes to supply CLP requirement 	<ul style="list-style-type: none"> Insufficient sustainable sites exist to meet the CLP requirement. Very reliant on market conditions. Multiple applications required. May come forward very slowly.
Integrate / strengthen existing neighbourhoods	<ul style="list-style-type: none"> Not specifically targetable as relies on opportunity sites. Likely to be more acceptable to public generally, but may create more localised concerns from neighbours over density, parking etc. 	<ul style="list-style-type: none"> Can be specifically targeted on nodes and required to supply particular elements that aid neighbourhood development, e.g. employment land and services. May create concerns of urban sprawl. 	<ul style="list-style-type: none"> Not specifically targetable as relies on opportunity sites, but can potentially be lined up with Neighbourhood Plan town centre redevelopment proposals. May have issues of acceptability as some sites ‘cherished’ by community.
Impact on infrastructure, service, road traffic conditions	<ul style="list-style-type: none"> Local impacts may be marginal, but cumulative effects may be significant. 	<ul style="list-style-type: none"> May be significant locally, some wider impacts, but developer contributions to off-site improvement possible. 	<ul style="list-style-type: none"> Local impacts may be marginal, but cumulative effects may be significant.
Resolve local infrastructure problems	<ul style="list-style-type: none"> Limited by small scale developer contributions likely, and would need banking/management arrangements. 	<ul style="list-style-type: none"> Larger single sums for specific access and off-site improvements possible. 	<ul style="list-style-type: none"> Limited by small scale developer contributions likely, and would need banking/management arrangements. However, could resolve specific local issues
Likelihood of additional planning gains	<ul style="list-style-type: none"> Very limited by small economics of each site 	<ul style="list-style-type: none"> Larger site economics may increase possibility of additional planning gains 	<ul style="list-style-type: none"> Limited by small economics of each site and complications arising from site nature. However, residential as part of wider proposals may help unlock viability of schemes.
Maximise use of brownfield land	<ul style="list-style-type: none"> Most sites brownfield. 	<ul style="list-style-type: none"> Mainly green land, some brownfield. 	<ul style="list-style-type: none"> Most sites brownfield.

Redress imbalance in housing tenure & mix	<ul style="list-style-type: none"> Sites below ten units will not require affordable housing levy, so could over provide more expensive homes, but likely to under provide on affordable. 	<ul style="list-style-type: none"> Affordable housing levy at 25% or more, remainder of site market housing. Potential to focus on particular types within site. 	<ul style="list-style-type: none"> Sites below ten units will not require affordable housing levy, so could over provide more expensive homes, and under provide on affordable. Possible for some sites, controlled by CC, to be brought forward for specific mix/tenure.
Enhance viability and vitality of town centre	<ul style="list-style-type: none"> Limited number of sites within 10 minute walking distance of town centre. 	<ul style="list-style-type: none"> Sites all within 10 to 20 minute walking distance of town centre. 	<ul style="list-style-type: none"> Sites mostly within walking distance of town centre, several in town centre or on periphery.
Phased release to availability of jobs	<ul style="list-style-type: none"> Unlikely to be achievable formally, but likely to 'self-phase' 	<ul style="list-style-type: none"> Phasing possible if reasoned justification is made and developer willing. 	<ul style="list-style-type: none"> Unlikely to be achievable formally, but likely to 'self-phase' or may be part of bigger town centre scheme which includes jobs.
Potential for mixed-use development incorporating land for employment and services	<ul style="list-style-type: none"> Unlikely 	<ul style="list-style-type: none"> Potential for allocations of land or new buildings as part of a 'sustainable' development 	<ul style="list-style-type: none"> Limited potential unless party of bigger town centre scheme.
Support local building industry	<ul style="list-style-type: none"> Most small sites are delivered by small builders 	<ul style="list-style-type: none"> Mostly taken up by national/regional companies and built be labour etc. brought in from outside, but potential for local support through planning conditions. 	<ul style="list-style-type: none"> May provide foe a mix of local and regional builders.
Release the energy of self-build	<ul style="list-style-type: none"> Unlikely to come forward on smaller sites unless land available cheaply. 	<ul style="list-style-type: none"> 5% or more possible on larger sites in accordance with CLP and national policy. 	<ul style="list-style-type: none"> Unlikely to come forward on complex sites.
High quality in terms of appearance & design	<ul style="list-style-type: none"> Potential for very good attainment of this objective, subject to provider's skill/expertise 	<ul style="list-style-type: none"> Potential for very good attainment of this objective, subject to commercial drivers of the developer. 	<ul style="list-style-type: none"> Potential for very good attainment of this objective, subject to providers skill/expertise.
Promote developer contributions to Town's social infrastructure	<ul style="list-style-type: none"> Limited potential. 	<ul style="list-style-type: none"> Reasonable potential. May include specific offers (e.g. Cinema). 	<ul style="list-style-type: none"> Limited potential.
Include best practice sustainable development techniques	<ul style="list-style-type: none"> Limited potential. 	<ul style="list-style-type: none"> Reasonable potential. 	<ul style="list-style-type: none"> Reasonable potential.

In the light of this analysis, it is recommended that the strategy to meet the remaining number of dwellings to meet the Cornwall Local Plan Policy 2a Target should:

1. include policies to maximize redevelopment and intensification on brownfield sites and infill opportunities within the built up area of the town;
2. identify and allocate the most sustainable extensions beyond the existing built up area where the development incorporates a mix of uses that integrates well with existing 'nodes' of services and reinforce or form the focus for a 'neighbourhood', and are well related to road and public transport routes and employment areas,
3. Allow for small scale 'rounding off' where the impact is minimal.

KEY EVIDENCE – URBAN & BROWNFIELD SITE ASSESSMENT

As part of its work, the Liskeard Neighbourhood Plan Housing Working Group has examined the current and future supply of housing land and assessed the sites that might contribute to that supply against various measures of their sustainability and suitability. The first step was to analyse the capacity within the existing built up area of the town, to identify where there may be opportunities to infill, redevelop or reuse sites, so that an allowance can be made for these before it is necessary to look outside the built-up area for housing land.

This assessment involved site visits, desk-top research, inspection of the Planning Register, and judgement considering factors such as

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

This work has led to the conclusion that at least 130 dwellings can be provided within the existing urban boundary of Liskeard. [For details see Appendix 3, Table 1]

Table 13: Windfall & Urban Capacity Assessment

Site Ref	Address	Area (HA)	Windfall allowance check	Urban Capacity Sites (10 or more dwellings)
HC1	Fountain/Greenbank and land behind	0.17		10
HC2/HC3	Topfoto – Barras Place	0.11		19
	Land above Westbourne extension car park inc car-wash and tyre businesses	0.18		
HC4	Westbourne House	0.44	5 flats	
HC5	Graylands	0.24	6 flats	
HC6	Trewithan	0.28	6 flats	
HC7	Hamblyn's Garage Pound St	0.06	5	
HC8	Old auction rooms opp. Pipewell	0.013	3	
HC9	Luxstowe Bungalow	0.07	2	
HC10	Old Chapel Barn St (Silver Band)	0.023	2	
HC11	Taylor's Workshops, Barn Street	0.34		25
HC12	Gas Lane	0.05	3	
HC13	Derelict Enterprise Centre Barn Street	0.43		25
HC14	Land r/o Rectory and St Martins Church Hall	0.19	5	

HC15	Old Station Road, Moorswater	0.17	3	
HC16	Old Station Road, Moorswater	0.16	4	
HC17	Old Stag Inn, Station Road	0.14	9	
HC20	Land off Wrey Avenue	0.18		10
HC21	Police and ambulance station	0.79	6	
HC22	Timberlee, Addington	0.56		10
HC23	Tenerife, Addington	0.41		10
HC24	Lower Lux Street shop to residential conversions		4	
HC25	Webbs Cottage	0.05	5	
HC 26	Butcher's shop, Higher Lux Street	0.01	3	
HC27	Sungirt Lane	0.19	1	
HC28	New Road/Gypsy Lane	0.29		10
HC29	Boveway Lane/Connoc Close	0.30		10
HC30	Pike Street old public conveniences.	0.01	3	
HC31	Rencliffe Cott. Limes Lane	0.01	1	
HC32	7 Greenbank Lane	0.01	2	
	TOTAL AREA	5.858	78	129
HoL	'Town Centre Regeneration Projects'			Up to 50

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

KEY EVIDENCE - MATCHING HOUSING SUPPLY AND DEMAND - CURRENT PLANNING COMPLETIONS, COMMITMENTS, APPLICATIONS, RESIDUAL TARGET AND DELIVERY TRAJECTORY.

The National Planning Policy Framework (para 47) indicates that Local Planning Authorities should look to significantly boost the supply of housing through meeting objectively assessed needs, identifying a 5 year deliverable site supply as well as identifying developable sites for subsequent years. It goes on to say that "sites with planning permission should be considered deliverable until planning permission expires, unless there is clear evidence that schemes will not be implemented within five years"

The Cornwall Local Plan goes a step further by indicating that sites identified must be deliverable before the end of the plan period (2030), and that this should be verified by application of a 'delivery trajectory'.

A delivery trajectory links planning permissions to building lead-in times and rate of deliverability to check whether housing targets can be met within the plan period. As the CLP states (policy 2), there is a requirement to take account of the rate at which houses are built to ensure "delivery of the target in the plan period". The methodology for this is set out in the Cornwall Local Plan Housing Implementation Strategy (Jan 2016), which includes estimated figures for the lead-in time from planning permission to commencement of building, and the subsequent rate at which houses will be built. These depend on whether the planning permission is 'outline' or 'full', and on the size of the site. Tables 1 & 2 from p 3 are summarized here:

Site size	Average lead-in time with full planning permission (months)	Additional Average lead-in time from outline planning permission (months)	Average delivery rate (completions per year)*
10 – 49	30	20	39
50 - 99	26	21	30
100 +	19	24	35

* The Implementation Strategy explains that: "The evidence to obtain these assumptions is based on activity in the development industry during a period of recession. It is likely therefore that particularly delivery rates and to a lesser extent, lead in times may be on the conservative side."

Housing target and delivery in Liskeard: From Cornwall Local Plan Housing Implementation Strategy chart, and Parish level data Allocations spreadsheet, updated to April 2016, with additional permissions granted up till Oct 2016 and identified 'urban capacity' sites factored in, the following table details the position:

	supply	demand
Target 2010-2030		1400
Completions to Apr 2016	280	
Permissions to Apr 2016	554	
Additions Apr – Oct 2016	315	
Net windfall prediction	86	
= current supply of :	1235	
Residual Target		165
Net additional urban capacity identified in NDP less 30% for non-delivery	90	
Residual target to be met		75
Charter Way/Pengover Rd urban extension	207	
Residual demand		Surplus of 132

The above figures include the recently approved Ten creek mixed use development for 275 dwellings (C3); 6.2 ha of employment floor-space (B1(c), B2, B8, A3, A4, D1, D2 uses) including a doctor's surgery; 4.1 ha of public open space; a class C2 care or "extra care" home of up to 60 bed-spaces. (Although located outside the NDP boundary, Cornwall Local Plan clarifies that the number of dwellings counts against the target for Liskeard).

Cornwall Council has forecast an allowance for 'windfall' of 6 units per year up to 2030 (86 in total). Our historic record indicates positive evidence that we will cover this requirement. Together with completions and planning permissions, land for a total of 1,235 dwellings has been identified against the target of 1400 dwellings, leaving a residue of 165 to be found.

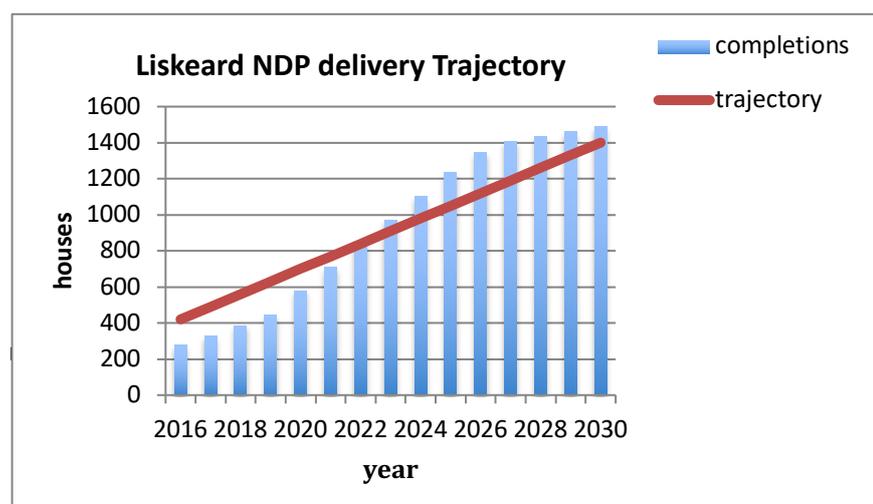
Against this, sites for up to 130 have been identified within the urban area, as shown in the Urban Capacity study. To allow for possible lack of developer or owner interest, a discount of 30% has been applied (which matches the SHLAA discount in the Cornwall Housing Implementation Strategy), resulting in a figure of 90 dwellings. This leaves a residue of 75 units to be found – this will be more than covered by Charter Way/Pengover Rd. mixed use development planning application which includes provision for 207 residential dwellings, and is on a site with a high sustainability score as evidenced elsewhere in the housing report. It is therefore appropriate for allocation.

Liskeard must demonstrate that it cannot only provide sufficient land, and permissions to meet the Cornwall Local Plan target of 1400 dwellings, but also these have to be 'deliverable' i.e. built, within the plan period up to 2030. To demonstrate that this is the case, a delivery trajectory has been calculated using the Housing Implementation Strategy methodology outlined above, and is presented as a bar chart, and year by year completion schedule below. (nb., Although

Liskeards average build rate has been 47, the most recent year showed an increase to 93, and this upward trend is reflected in the following charts).

Table 14: Current planning completions, commitments, applications and residual target.

This chart shows that sites in Liskeard, in progress (Addington), with permission



(Tencreek and Woodgate Road), and allocated with permission likely in early 2017 (Charter Way/Pengover Rd), together with discounted urban capacity and windfall allowance, provide both deliverable land and completed houses to meet the target within the plan period to 2030. The over provision and notional surplus of land to accommodate 132 dwellings provides a surplus buffer to ensure full delivery.

In detail:

Addington - Construction commenced and c. 90 dwelling completed. 35 per year build out would result in completion by end of Jul 2026

Tencreek - Outline permission by October 2016: Lead time to construction = 24 + 19 = 33 months, so could commence building by June 2019; 275 dwellings at 35/year would take 8 years to complete, so possibly finished by beginning of April 2028

Charter Way/Pengover Rd – detailed planning permission anticipated for April 2017 – Lead time to construction = 19 months so could commence building Oct 2019; 207 dwellings at 35/year would take 6 years to build, so completion by Oct 2025

Woodgate Road – Full planning permission 1st august 2016 – lead time 30 months, so may commence by 1st January 2019. 40 dwellings at 39 per year would take until Mar 2020. When this received planning permission, the report from the LPA commented that Liskeard’s “housing requirement is likely to be met over the plan period, and this is given some weight in considering the sustainability of this development”.

Site	No. houses	Permission status	Date permitted	Lead-in months	Extra Lead-in months	Build rate per year	Build time years	Total years to deliver	Delivery date
Addington	360	Full – development in progress	As at Apr 2016	Started in 2014	n/a	35	10.29	10.29	Jul 2026
Woodgate Rd	40	Full	Aug 2016	30	0	39	1.03	3.53	Feb 2020
Tencreek	275	Outline	Oct 2016	19	24	35	7.86	11.44	Apr 2028
Charter Way / Pengover Rd	207	Full	Apr 2017	19	0	35	5.91	7.5	Oct 2025

Housing Policy H5 allows for regular monitoring of building rate to support a five-year deliverable supply - if a shortfall were to occur relative to the Delivery Trajectory (using as suggested a moving average to smooth out fluctuations) there is a mechanism whereby additional permissions could be allowed.

KEY EVIDENCE - FIVE YEAR LAND SUPPLY

As can be seen from the above table Liskeard is contributing positively to the required housing target for the plan period 2010 – 2030 with theoretically a developable supply of at least 10 years, but as the NPPF points out, there must be a 5 year supply of deliverable housing land, and the adequacy of this supply must be assessed on a local planning authority, Cornwall-wide basis, rather than at Community Network or town level. The CLP states explicitly that ‘It will not be appropriate to assess 5 year supply below the local authority level for the purposes of determining whether paragraph 49 of the NPPF applies’.

However, if a five-year supply can be demonstrated county wide, ‘the adequacy of supply in meeting the needs of a particular CNA or town over the whole plan period will be a material consideration when making planning decisions’. In other words, if a five-year supply exists at county level, and there is an adequate supply identified (in a Neighbourhood Plan or Allocations DPD) within the CNA or town to meet its targets as set in Policy 2a, then planning permission for further sites may be refused, notwithstanding other considerations.

Logically and by implication, therefore, if a five-year supply cannot be demonstrated county wide, then the adequacy of supply in meeting the needs of a particular CNA or town over the whole plan period will not be a material consideration. In other words, if a five-year supply does not exist at county level, then even if an adequate supply is identified locally, planning permission may be granted.

It makes sense therefore, for the Neighbourhood Plan to have examined all possible sites around the town, so that some

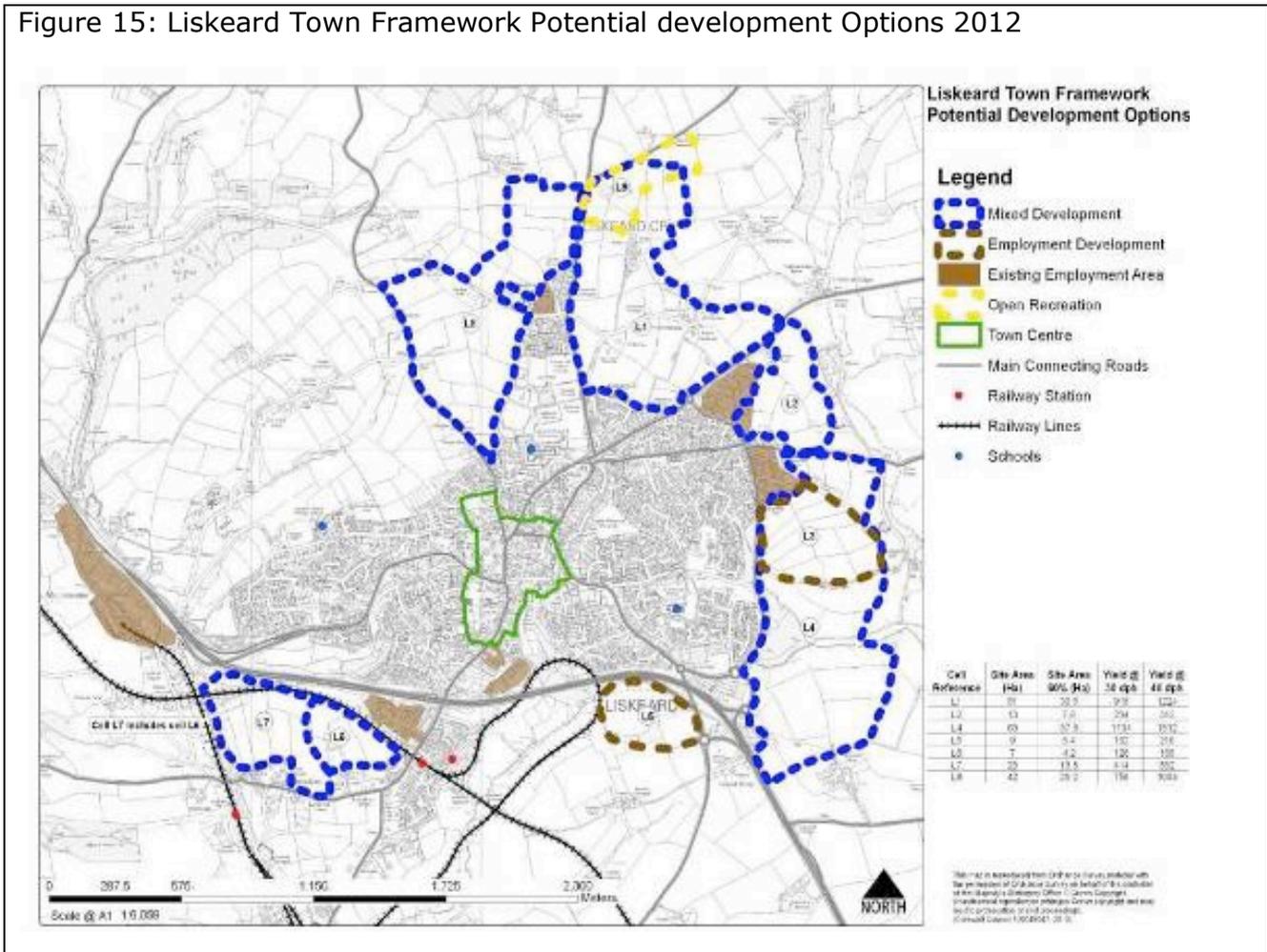
form of guidance and prioritization is available to assist the LPA in meeting their 5 year deliverable supply.

The CLP goes on to state that any deficiency in the adequacy of supply in meeting the needs of a particular CNA or town over the whole plan period 'should be accommodated within the CNA with a shortfall and not be compensated for by increasing supply in other CNA's where existing supply is sufficient to meet its local plan target'. The CLP goes on to say that 'working within the targets provided by the network area and town figures is critical to supporting the strategy and spatial distribution and ensuring the needs of all communities are met in a planned manner.

KEY EVIDENCE - LISKEARD URBAN EXTENSION ASSESSMENT

In preliminary work for the Cornwall Local Plan the Liskeard Town Framework was produced, including an Urban Extension Assessment. This documentation has never been formally approved nor endorsed, (although the UEA report claims the support of the informal Liskeard TFP Steering Group). However, through a landscape cell assessment methodology the document identified a number of cells which could come forward for future development. The most recent map in the public domain, produced in 2011, is shown below.

Figure 15: Liskeard Town Framework Potential development Options 2012



The Town Framework evidence has been utilised in the Housing Working Group's own site analysis and assessment. The Housing Working Group have carried out an assessment of such sites. The starting point was to review the data and analysis contained in the as yet uncompleted Urban Extension Assessment 2012 which is part of the Liskeard Town Framework documentation. This documentation has never been formally approved nor endorsed, (although the UEA report claims the support of the informal Liskeard TFP Steering Group). The examination has concluded that the UEA, with its broad-brush analysis of landscape 'cells' and heavily desk-based RAG rating assessment 1, cannot be considered as being conclusive with regard to specific sites. However, the UEA is valuable in providing data, analysis and a selection of development options which are informative for the Neighbourhood Plan process in that it provides 'areas of search' immediately adjacent to the existing 'development limit' for the Neighbourhood Plan to more closely examine.

¹ RAG = Red Amber Green Rating assessment tool, usually associated with risk analysis in project management and healthcare
 Liskeard Neighbourhood Plan 'A Place to Live' Report October 2016

To take the analysis forward in a more rigorous, inclusive and conclusive way, more specific, meaningful site boundaries have been drawn out of the landscape cells using ownership information (where known), field boundaries and landscape features. The sites emerging from this assessment are shown in the following table and accompanying maps:

Table 16: Sites identified for urban extension assessment

Site reference	Description	Area: Ha.
HE1	Trevillis Park	0.7
HE2	Hendra Park	0.8
HE3	Lamellion / Pencubitt site 1	3.8
HE4	Lodge Hill / Lamellion Hill site 1	1.9
HE5	Duchy Wool-sheds	1.3
HE6	Old Road	1.8
HE7	North of Pengover Road	7.1
HE8	South of Pengover Road	1.2
HE9	Rosemellon Terrace	1.1
HE10	Tencreek (Menheniot Parish)	9.5
HE11	Old Road /Western Avenue	3.9
HE12	Valley behind Old Road/Ladye Valley	25.9
HE13	Land West of Coldstyle Road	25.1
HE14	Land North of Culverland Road	23.8
HE15	Land between St Cleer Rd and Callington Rd	49.7
HE16	Bolitho Farm (Menheniot Parish)	20.6
HE17	Land East of Liskeard station (Part Menheniot Parish)	12.3
HE18	Lodge Hill / Lamellion Hill site 2	9.1
HE19	Lamellion Hill/Pencubitt site 2	15.4
HE20	Barras Cross	1.6
HE21	St Cleer Road	6.3
HE22	Island Shop (Menheniot Parish)	1.1

The next step was to assess and compare the sites using a method which gives scores and weights to the various sustainable development criteria including location and accessibility, landscape and biodiversity impact, and developability. The purpose is to allow for the various factors to be considered in a quantifiable way which is consistent and therefore comparable across sites, so producing a better balanced and conclusive view on the sustainable suitability of sites for development.

Details of the analysis methodology and results are contained in two technical documents which accompany this report (See Appendix 5) The ranking of the sites identified are as follows:

Table 10: Ranking of urban extension sites. (Last modified 03/03/16)

Rank order	Name	Site Number	Score	Comments
1	Hendra Park	2	145	
2	N Pengover (Charter Way)	7	197	Current Wain Homes application
3	Tencreek	10	232	Current Willton Homes application Menheniot Parish
4	Lamellion Pencubit	3	233	
5	Trevillis Park	1	238	
6	Barras Cross	20	268	
7	S Pengover (Charter Way)	8	285	
8	St Cleer Rd (small)	21	313	
9	Island Shop	22	313	Menheniot Parish
10	Rosemellion Ter	9	323	
11	Old Rd / Western Ave	11	355	
12	Lodge Hill PC site 1	4	380	
13	Lodge Hill PC site 2	19	388	
14	Bolitho	16	403	
15	Old Road	6	418	
16	St Cleer /Callington Rd	15	420	
17	W of Coldstyle Rd	13	472	
18	E of Liskeard Stn	17	477	Part Menheniot Parish
19	N of Culverland	14	482	
20	Lodge Hill Lamellion Hill	18	485	
21	Valley N of Old Rd	12	553	
22	Duchy woolsheds	5	562	

SWOT ANALYSIS

STRENGTHS

- *Main line railway and A38*
 - *Superfast Broadband*
 - *Attractive setting*
 - *Attractive town centre*
 - *Distinct urban boundary*
- *Strong heritage presence (many Listed Buildings)*
 - *Heritage links to Bodmin Moor*
 - *Community Hospital (modern) with MIU*
 - *Lux Park Leisure Centre*
- *Good and well distributed range of smaller opportunity sites for development*
 - *High level of social housing*

WEAKNESSES

- *Easy commute to Plymouth brings housing pressure*
- *Topography restricts walking catchment and connectivity*
- *Most vehicle movements through town centre*
- *Imbalance in housing type, size and tenure – favours lower end of market*
- *Social mix and skills base unbalanced*
- *Some housing environmental decay/lack of care*
- *Some sites land-locked or held in long term reserve*
- *Relatively weak jobs market and low employment land supply*
- *Lack of further education*
- *Weak retail offer*
- *Poor evening economy*
- *Services dispersed around edge of town*

OPPORTUNITIES

- *Main line railway offers opportunity for sustainable developments*
- *Environment & heritage strengths may attract skilled people, inward investment, higher value/skill firms*
- *Residual hsg numbers offer chance to rebalance hsg market (social targets nearly met)*
 - *Surplus CC office sites coming on to market – opportunity for upmarket hsg or small flats to meet priority needs*
- *Place additional hsg to support town centre use, vitality, viability – eg flats over shops*
- *20 – 30 empty properties with potential for reuse*
 - *Dispersed housing siting better able to limit use of green fields, support existing neighbourhoods, support local building trade.*

THREATS

- *Excessive growth pressure from commuting beyond planned supply*
- *Attractive location to major house builders*
- *Housing growth outstrips employment growth, thus defeating purpose of LEP strategy to drive up incomes*
- *Housing growth outstrips service capacity*
- *Continuing decline in public sector jobs*
- *Continuing growth in level of social housing extends imbalance of social mix and skills base*
- *Buy to let pressures*
- *Poor housing environment extends*
- *Weak retail offer, evening economy, absence of FE, discourages attraction of skilled people, inward investment, higher value/skill firms*
- *Dispersed housing less able to support planning gains*
- *Lack of co-operation from local builders, landowners etc*

PESTLE ANALYSIS

POLITICAL

- *New CO2 Building Regulations*
- *NPPF likely to change after election*
- *Emphasis on NPs could change after election*
 - *More initiatives to encourage FTBs*
 - *Further reductions in grant support*
- *Cornwall Council focus on mid and west Cornwall continues/increases as budgets tighten*
- *Pressure from CPRE, RAs, not to release sites.*

ECONOMIC

- *Hsg market depends on local economic conditions*
- *Impact of long term deflation on house prices – risk of ‘crash’*
- *Interest rates steady, but may change in longer term*
- *Reducing money for infrastructure restricts growth or leads to overloads*
- *Local economic growth needs support from housing growth and mix*
- *Pension fund relaxation results in more buy to let properties - is this negative or positive for Liskeard?*
- *Economic instability resulting from EU ‘stagflation’*
- *General housing market trends influence Liskeard*
- *Economic mobility of people and firms increasing*
- *Increasing self-employment and working from home*

SOCIAL

- *Increasing numbers of one-person HHs*
- *Ageing population – need for more ‘lifetime homes’*
 - *Social mobility increasing*
- *Growing interest in renting rather than ownership*
- *Perceptions of social housing not positive*

TECHNOLOGICAL

- *As technology in building increase, more regulation and costs emerge*
- *Need for all new housing to accommodate IT and SFBB*
- *Increasing self-employment and working from home suggests need for new homes to include office or workshop space*
- *Self-builders generally better able/more willing to be innovative*
- *Expected lifetime of buildings reducing*

LEGAL

- *Increasing regulation may add to costs*
- *Increasing propensity to litigate may impact on allocations, planning conditions (eg affordable housing criteria)*
 - *Developer challenges to NP*

ENVIRONMENTAL

- *Land contamination issue around Liskeard (Arsenic) – tests adding to costs.*
- *Radon*
- *Sustainable Urban Drainage always required*
- *Increasing incidence of flash flooding as result of climate change*
- *Potential impacts of climate change and new development may be felt some distance from Town*

CONCLUSIONS FROM THE EVIDENCE

Many in the community do not believe that much more housing is necessary and that it will overstretch social and

- physical infrastructure;
- The community is strongly in favour of:
 - bringing forward residential development in the urban area and on brownfield land before new releases of green land on the edge of the town,
 - matching housing and jobs growth in some way,
 - achieving a better mix of properties and facilities to match existing community needs,
 - ensuring that Liskeard retains its character and is not swamped by poor housing estates;
- New development should be well-related to and support existing neighbourhoods;
- Liskeard has important landscape, natural and heritage features that are valued locally and should be protected and enhanced;
- Government policy is to promote greater levels of house-building, and the Cornwall Local Plan requires that 1,400 dwellings be provided at Liskeard by 2030;
- The capacity for more housing development within the town boundary and on brownfield land can contribute, but is insufficient to meet housing requirements;
- Consequently, extensions beyond the town boundary are necessary;
- Site assessments have identified suitable sites for housing development both within and outside the town boundary;
- Current completions, commitments windfall, urban capacity sites and major planning applications will exceed the Cornwall structure Plan target by some 132 dwellings.
- The trajectory of housing delivery is estimated to be able to deliver the target of 1400 dwellings by 2030.
- This surplus is judged to be sufficient to meet any additional short to medium term pressures, and contributing to the defence of the Local Planning Authority's 5-Year housing land supply requirement.
- In these circumstances no further urban extension site releases are justified up to 2030 to meet the Cornwall Local Plan housing land requirement under CLP Policy 2a. However other justifications for further releases may occur in the future.

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 housing 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

The National Planning Policy Framework says that at its heart **'is a presumption in favour of sustainable development, which should be a golden thread running through both plan-making and decision-taking'**.

The NPPF explains that when making plans, local planning authorities must seek opportunities to meet 'objectively assessed' local development needs, with sufficient flexibility to adapt to rapid change, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF, or be against specific policies in this NPPF which indicate development should be restricted.

For decision-taking the 'presumption in favour of sustainable development' means approving development proposals that accord with the development plan without delay; and where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF, or be against specific policies in this NPPF which indicate development should be restricted. (NPPF14) The Cornwall Local Plan and The Liskeard Neighbourhood Plan will provide the context to make such decisions in future.

STRATEGIC OVERVIEW – VISION/AIMS – OBJECTIVES

HOUSING WORKING GROUP VISION STATEMENT

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.**

OBJECTIVES

To deliver this strategy, the following objectives are suggested:

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

OBJECTIVES:

ACHIEVED BY:

ACTION REQUIRED

1. MEET THE HOUSING REQUIREMENTS OF THE CORNWALL LOCAL PLAN TO 2030	Adopting a strategy that encourages development of brownfield land and appropriate sustainably located urban extension sites to meet the Local Plan targets.	Exposition of strategy in the Neighbourhood Plan [POLICY H1]
2. PRIORITISE AND MAXIMISE USE OF BROWNFIELD LAND (INCLUDING OUTWORN EMPLOYMENT SITES), EMPTY PROPERTIES, CONVERSIONS AND REDEVELOPMENT	Assessing the windfall and brownfield land capacity of Liskeard 2015-2030 and setting criteria for the development of such sites as come forward	Confirm windfall forecast and identify 'brownfield' housing capacity within town boundary [This document] Policy prioritizing brownfield land development. [Policy H2]
3. ENSURE THAT HOUSING PROVISION MATCHES THE RATE OF JOB GROWTH WITHIN THE LISKEARD AREA.	Establish mechanism relating housing provision to the provision of employment land.	<ol style="list-style-type: none">1. Policies requiring that urban extension proposals include an element of business and commercial development (on or off-site), preferably in the form of completed workshops, and live/work units, to be delivered in-phase with the housing element OR2. By requiring larger developments to make a financial contribution to the provision of employment land extensions elsewhere in the Plan area. [Policy H3 (b)]
4. INTEGRATE NEW EXTENSIONS BEYOND THE BUILT UP AREA WITH AND STRENGTHEN EXISTING NEIGHBOURHOODS WHICH ARE ACCESSIBLE TO KEY FACILITIES, SERVICES AND THE TOWN CENTRE BY PUBLIC TRANSPORT, PEDESTRIAN AND CYCLING ROUTES THAT ARE REASONABLY DIRECT, LEVEL, AND SAFE;	Identifying criteria for assessing where development proposals may most appropriately come forward that achieve local sustainability objectives. Carrying out assessment and Identifying the most appropriate land for release.	Developing and focusing the urban edge and sustainability assessment carried out in previous Town Framework studies to identify sites where development is most sustainable. [Appendices 6,6 & 8 of this document] Allocating appropriate sites sufficient to meet the CLP policy 2a target.[Policy H3]

<p>5. DO NOT ADD UNACCEPTABLY TO PRESSURE ON INFRASTRUCTURE, SERVICE AND ROAD TRAFFIC CONDITIONS, PROVIDE OPPORTUNITIES TO RESOLVE LOCAL INFRASTRUCTURE PROBLEMS WITH SUSTAINABLE REMEDIAL MEASURES, AND PROMOTE DEVELOPER CONTRIBUTIONS TO THE DEVELOPMENT AND EXTENSION OF THE TOWN'S SOCIAL INFRASTRUCTURE</p>	<p>Ensuring that infrastructure issues are understood and measures to improve existing provision/mitigate impacts are taken.</p> <p>In the likely possible absence of Community Infrastructure Levy, by encouraging financial contributions towards the upkeep and extension of town facilities that will be impacted upon by the new population occupying a residential development.</p> <p>Establishing a community fund, administered by Town Council for the intelligent distribution of such funds.</p>	<p>Carry out Infrastructure Assessment [Infrastructure Report]</p> <p>Adopt policies that set criteria for new development addressing infrastructure issues Neighbourhood Plan listing targets for CIL and/or S106 contributions [Policy H6] [Chapter x of Written Statement 'Delivery Plan]</p> <p>A project to distribute such funds.</p>
<p>6. REDRESS THE IMBALANCE IN HOUSING TENURE, SIZE AND MIX WHILST MEETING ESSENTIAL SOCIAL NEEDS</p>	<p>By providing for a mix of dwelling types, including particularly better quality housing that meet the needs of businesses moving to or expanding in the area and 1 and 2 bedroom flats for single people and couples, specialized need housing.</p>	<p>Encouraging provision of larger family, aspirational homes and specialised housing (such as later living, extra care, foyer housing for young people, care and support housing etc) within new developments. Encouraging 1 and 2 bedroom flat developments in conversions and suitable brownfield land redevelopments. [Policy H7].</p>
<p>7. SUPPORT PROPOSALS TO ENHANCE THE VIABILITY AND VITALITY OF THE TOWN CENTRE.</p>	<ol style="list-style-type: none"> 1. Encouraging residential development as part of new schemes within or on the edge of the town-centre. 2. Ensuring that urban extensions for redevelopment are located within walking , cycling or public transport distance of the town centre 	<p>Include housing provision in key town centre redevelopment proposals.[Policy H8]</p> <p>Ensure walking distance is a key factor in assessment of potential housing sites. [Policy H1 & 2]</p>

**8. SUPPORT THE LOCAL BUILDING INDUSTRY AND
RELEASE THE ENERGY OF SELF-BUILD INITIATIVE;**

By emphasizing provision of housing target through brownfield development, conditioning planning permissions, and requiring an element of self-build provision on larger sites.

1. By maximizing the proportion of the housing target that is met through small scale and brownfield land development likely to be available to smaller building concerns [Policy H1]
2. Requiring that on urban extension sites of 50 or more dwellings at least 5% of plots are serviced to allow self-build or self-completion housing [Policy H3 (f)]
3. Setting positive criteria for the inclusion of community land trust and self-build only proposals [Policy H3 (g)]

9. ENCOURAGE HIGH QUALITY DESIGN

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

Policy with criteria. [Policy H9]

POLICY, PROPOSAL AND PROJECT RECOMMENDATIONS

POLICY RECOMMENDATIONS

Taking into account the preceding analysis, the following recommendations are made: (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 H1 – meeting the housing requirements of the Cornwall local plan to 2030

The Liskeard Neighbourhood Plan will make provision for 1400 new dwellings within the designated area through a combination of brownfield land development and well located and designed mixed-use urban extensions.

Policy H2: Brownfield land first

Further releases of land for housing beyond the present built-up area of Liskeard will not be permitted until 90 dwellings have commenced development on a combination of the urban capacity sites identified in table 1 and smaller unidentified 'windfall' sites within the urban area.

Policy H3: Extension beyond the development boundary

Further extension of appropriate scale to the area, beyond the defined edge of the town may be permitted if they:

- a) Are in accord with the neighbourhood plan's assessment ranking in terms of sustainability and suitability (based on criteria of location, access, impact and developability).
- b) Comprise a mix of uses including employment land, live/work units, completed workshops to be delivered in-phase with the housing element (see policy em1).
- c) Include provision for enhanced or additional community space and facilities
- d) Integrate effectively with and reinforce existing neighbourhood nodes
- e) Provide access to the town centre and neighbourhood facilities by safe walking routes, cycleways and efficient public transport
- f) On sites of more than 50 dwellings include at least 5% of plots are serviced and made available for self-build and self-completion developments.
- g) On sites of more than 100 dwellings provision should be made for the involvement of a community land trust.

Policy H4 – Allocation beyond the development boundary

Land is allocated at Charter Way/Pengover Road for mixed use development for 207 residential dwellings with associated roads, footways, parking, landscaping, drainage and open spaces and land for A1, B1 & A3 uses.

Proposal H5 – Allocation of land for housing outside but abutting the Liskeard neighbourhood plan designated area

That the Menheniot parish council be requested to allocate, in its forthcoming neighbourhood plan, land at Ten Creek for a mixed use development for 275 dwellings (c3); 6.2 ha of employment floorspace (b1(c), b2, b8, a3, a4, d1, d2 uses) including a doctor's surgery; 4.1 ha of public open space; a class c2 care or "extra care" home of up to 60 bedspaces.

Policy H6: Infrastructure

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

Policy H7 Redressing the imbalance in housing tenure, size and mix

1. New residential developments should incorporate a balance of:

- a) Larger family and 'aspirational homes'
- b) Later-living units, and 'lifetime housing' suitable or readily adaptable for disabled persons or those with special needs, on parts of the sites with generally level access to facilities and public transport
- c) Specialised housing (such as; later living, extra care, foyer housing for young people, care and support housing etc.)

2. Residential conversions and brownfield redevelopments at higher densities should include 1 and 2 bedroom flats for single people and couples.

Policy H8 – Supporting the town centre

On sites coming forward for housing within or on the edge of the town centre, permission will only be granted for

schemes that support the viability and vitality of the town centre through:

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

Policy H9: General design principles

New residential development must:

- a) Be compatible in its design with the surroundings in terms of scale, density, massing, height and construction materials.
- b) Make the best use of landscape, townscape and/or topographical features that add a material contribution to the character of the area
- c) Provide safe and convenient access for pedestrians, cyclists, and those with mobility or sensory impairment
- d) Incorporate hard and soft landscaping as an integral part of the design
- e) Incorporate design features that enhance crime prevention and provide a secure environment

Note on infrastructure: In preparing for future growth the **Infrastructure Report** details present and future capacity for the town's major services, utilities, open space and transport, indicating planned improvements and developer obligations. Also, throughout the development of the plan consideration has been given to avoiding unacceptable demands on infrastructure provision through paying regard to location of housing, employment and neighbourhood facilities, utilizing the main road network, strategic bus services and rail link, localized smaller site developments and proposed enhancement of safe and sustainable walking and cycling routes.

PROJECTS:

- a) Establish a safe network of footpaths, cycleways and public transport routes throughout the town and its surroundings, to link housing settlements with facilities and essential services, including a hopper bus service. (see open space report)
- b) Community energy scheme - developers should enable purchasers of new estate properties to benefit from renewable energy through bulk buying and installation of solar PV or thermal equipment on appropriately oriented houses.
- c) Community funded energy scheme: promote energy conservation and carbon reduction by facilitating community-led and funded renewable energy projects (e.g. through under-writing of grant applications)

SUSTAINABILITY CHECKLIST

--	Very negative impact – The objective/policy is likely to lead to significant damage or loss, or other negative effects on Sustainability Framework Factors
-	Some negative impact – The objective/policy is likely to lead to moderate damage or loss, or other negative effects on Sustainability Framework Factors
+/-	Positive and negative impacts – The objective/policy may damage some Sustainability Framework Factors and improve the current situation on others.
0	Neutral impact – there are no effects upon on Sustainability Framework Factors
+	Some positive impacts – The objective/policy is likely to lead to some improvement on current situation in respect of the on Sustainability Framework Factors
++	Significant positive impacts - The objective/policy is likely to lead to significant improvement on current situation in respect of the on Sustainability Framework Factors
?	Uncertain impacts – Where there is doubt it is acknowledged.
N/A	Scoped out – The objective/policy is not relevant to the Sustainability Framework Factor
Ind	Indirect impacts

Neighbourhood Plan Objectives	Sustainability Appraisal Factors*																		
	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 the housing requirements of the Cornwall Local Plan to 2030	+	0		+	+	+/-	+/-	+/-		0	+	+	+	++	+	+	n/a	++	+

Neighbourhood Plan Objectives	Sustainability Appraisal Factors*																		
	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
2. Prioritise and maximise use of brownfield land (including outworn employment sites), empty properties, conversions and redevelopment	++	+		+	+	+/-	+/-	+		+	++	++	++	++	n/a	+	n/a	++	+
3. Ensure that housing provision matches the rate of job growth within the Liskeard area	+	n/a		n/a	n/a	n/a	n/a	n/a		n/a	n/a	++	+	+	n/a	++	++	+	n/a
4 - Integrate extensions beyond the built up area with and strengthen existing neighbourhoods which are accessible to key facilities, services and the town centre by public transport, pedestrian and cycling routes that are reasonably direct, level, and safe	++	n/a		0	+	0	0	+/-		n/a	++	++	++	+	+	0	0	++	+
5. Do not add unacceptably to pressure on infrastructure, service and road traffic conditions, provide opportunities to resolve local infrastructure problems with sustainable remedial measures, and Promote developer contributions to the development and extension of the Town's social infrastructure	++	+		n/a	0	++	0	0		0	+	+	0	0	++	0	+	++	+

Neighbourhood Plan Objectives	Sustainability Appraisal Factors*																		
	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
6. Redress the imbalance in housing tenure, size and mix whilst meeting essential social needs	0	0		0	0	0	0	+		0	+	++	0	++	0	++	+	+/-	0
7. Support proposals to enhance the viability and vitality of the town centre	++	0		0	+	0	0	+		+	+	+	+	+	0	++	0	+	+
8 Support the local building industry and release the energy of self-build initiative	0	0		0	0	0	0	0		0	++	0	0	++	0	++	++	+	+
9. Encourage high quality design	+	n/a		n/a	0	0	0	+		++	++	n/a	0	++	n/a	0	0	0	0

Sustainability Appraisal Factors*																			
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Neighbourhood Plan 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 H1 – MEETING THE HOUSING REQUIREMENTS OF THE CORNWALL LOCAL PLAN TO 2030	++	0		+/-	+/-	+/-	-	-		0	0	0	0	++	0	0	0	0	0
POLICY H2: BROWNFIELD LAND FIRST	++	+		+	+	+	+	+		+	+	+	+	++	0	+	0	++	+
POLICY H3: EXTENSION BEYOND THE DEVELOPMENT BOUNDARY	++	+		0	+	+	+/-	+/-		0	+	+	+	++	+	+	0	?	+
POLICY H4 – ALLOCATION BEYOND THE DEVELOPMENT BOUNDARY	++	+		0	+	+	+/-	+/-		0	0	0	0	+	0	0	0	+/-	+/-
POLICY H6: INFRASTRUCTURE	++	+		?	0	+	0	0		0	0	0	0	++	++	++	+	+	0
POLICY H7 REDRESSING THE IMBALANCE IN HOUSING TENURE, SIZE AND MIX	+	0		0	0	0	0	0		0	0	++	++	++	0	++	0	0	0
POLICY H8 – SUPPORTING THE TOWN CENTRE	+	+		0	0	0	+	0		+	+	++	+	+	0	++	0	+	0
POLICY H9: GENERAL DESIGN PRINCIPLES	+	0		0	0	+	+	0		+	+	0	+	0	0	0	0	0	+

APPENDICES

APPENDIX 1. BRIEF FOR 'A PLACE TO LIVE' (HOUSING) WORKING GROUP:

The Task: 'Develop options to support a sustainable development strategy for the delivery of Cornwall Local Plan housing targets for Liskeard to 2030'.

Starting Points:

What should new housing achieve for Liskeard?

What impact will new housing have upon:

- the character of the town
- the employment prospects for residents present and future
- the viability of the town centre
- Provision for those in housing need as well as considering balanced housing stock in the town?

The outcome should:

- include a variety of delivery mechanisms, including private and social housing sector provision, community land trusts and community led self-build, and any other mechanisms that are appropriate to meet the housing needs of Liskeard;
- include a variety of sites, maximising infill, redevelopment of brown-field/outworn sites, utilizing empty housing, rounding-off development boundaries, and urban extension where acceptable in planning terms;
- include opportunities to optimise 'planning gain' through S106 and Community Infrastructure Levy provision
- give consideration to the needs of small local builders as well as nationally active businesses;
- provide for high quality design and sustainability solutions.

Delivery Activities:

- What do we know? Population statistics & projections – which age-groups will have greatest need in future? We already know we have an aging population
- What do we need to find out? – what do we already have in place? Committed/in process building/brown-field/empty/infill/potential change of use.
- How do the NPPF and Local Plan support/feed in to the process?
- What is the housing need – especially what type of housing is needed within the overall target set by the Cornwall Local Plan? Where are the gaps, and how should they be filled?
- Where should new housing go?
- How much housing can be accommodated in brown-field, empty housing, infill and other small developments?
- How can the remainder be accommodated through urban extension, especially in view of the expressed desire for small community developments?
- What criteria should be used to assess the viability/suitability of sites? For example - topography; water management; connectivity; landscape designation; minimizing environmental impact on what's already there; infrastructure that's already in place
- Who should provide new housing especially in view of the stated preference for local builders employing local people (see employment group)?
- What design standards should be applied to ensure quality, energy efficiency and sustainability (see energy and environment and design and heritage)?

Take full account of:

- Affordability – how assessed – what is requirement
- The need to balance the housing stock
- Potential release of Cornwall owned sites/houses/buildings through devolution

- Sustainability, Design standards, Energy efficiency (as noted in survey responses.)

As part of the work:

- Hold engagement sessions with community and stakeholder/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)

- Use of brownfield/empty/infill sites (53)
- Type – family/mixed/starter/elderly (53)
- Size of development – small communities (45)
- Affordability (44)
- Infrastructure/transport links (35)
- Need/demand/numbers (33)
- Protection of green spaces/farmland (28)
- Jobs/employment/local builders/self-build (24)

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).

APPENDIX 2 WORKING GROUP MEMBERSHIP

The Working Group membership is as follows:

Name	Status
Steve Besford-Foster	Community volunteer (Chair of Group)
Malcolm Holloway	Community volunteer and Liskeard Matters
Alan Groves	Community volunteer
Stuart Johnson	Community volunteer
Lorna Shrubsole	Town Councillor
James Shrubsole	Town Councillor (Chair of NP Team)
Jeff Butel	Community volunteer
Allison Livingstone	Community volunteer and Liskeard Matters

APPENDIX 3. URBAN CAPACITY ASSESSMENT

TABLE ONE: URBAN CAPACITY ASSESSMENT NOVEMBER 2015				SITE CAPACITY		
Site Ref	Address	Area (HA)	Notes	Potential within windfall allowance	Deliverable & Developable	
HC1	Fountain/Greenbank and land behind (Russell Peake)	0.17	Potential to assemble site to deliver up to 10 dwellings		10	
HC2	Topfoto – Barras Place	0.11	Former industrial building. Potential courtyard of 5 dwellings.		19	
HC3	Land above Westbourne extension car park inc car-wash and tyre businesses	0.18	Former industrial building accessed through public car park. Potential courtyard development of 8 dwellings Up to 19 on joint site. Joint site with HC2 shown on SHLAA			
HC4	Westbourne House	0.44	Soon to be redundant CC offices in former mansion. Demolition and use of garden could produce up to 20 dwellings. However, as a Grade II Listed Building retention and conversion should be reviewed in conjunction with HC5	5 flats		

HC5	Graylands	0.24	Soon to be redundant CC offices in former mansion. Demolition and use of garden could produce up to 20 dwellings. However, as a Grade II Listed Building retention and conversion should be reviewed – joint site with HC4 might provide development opportunity	6 flats		
HC6	Trewithan	0.28	Now redundant CC offices in former mansion. although not listed, is a substantial, attractive building located within the Conservation Area. Demolition and use of garden could produce up to 10 dwellings. However retention and conversion should be favoured, with garden protected. On open market	6 flats		
HC7	Hamblyn's Garage Pound St	0.06	Small site with access from busy road. Could accommodate small units in a flatted courtyard.	5		
HC8	Old auction rooms opp. Pipewell	0.013	1860's grain warehouse, lapsed PP for 3 flats.	3		
HC9	Luxstowe Bungalow	0.07	Former bungalow used as CC office. Redevelopment for a semi pair potential.	2		
HC10	Old Chapel Barn St (Silver Band)	0.023	[No vehicle access for parking.] Possible conversion to 2 flats. Good walking access to town centre and station	2		
HC11	Taylor's working garage	0.34	Mostly undeveloped site, but if garage shop (converted chapel) and outbuildings included, could accommodate up to 25 units as per pre-app.		25	
HC12	Gas Lane	0.05	Former workshop and yard on site of former town gasworks, so contamination may be an issue. Possibly 3 small dwellings could be accommodated	3		
HC13	Derelict enterprise centre Barn St	0.43	Former wool store and process works, later used for industry, now empty. Accessible from Barn Street and Heathlands Road, capacity approx. 25.		25	

HC14	Land r/o Rectory and St Martins Church Hall	0.19	Unmanaged site rear of the Church Hall, accessible from Maddever Crescent. Topography difficult, but might hold 5 units	5		
HC15	Old Station Road, Moorswater	0.17	Old station yard, long and narrow, might be capable of 3 dwellings in linear layout	3		
HC16	Old Station Road, Moorswater	0.16	potential for 4 dwellings.	4		
HC17	Old Stag Inn, Station Road	0.14	Grade II LB, an interesting and externally complete example of a public house built to cater for the trade provided by the Cornwall Railway passengers. Any development should not alter the frontage to Station Road, nor lose the carriage and stable building to rear. A sympathetic conversion and possible infill to rear might generate 7 units. Pre-app	7		
HC19	Land off Little Dean/New Rd	0.66	Could accommodate up to 30 dwellings. However, the site is within a 'green finger' linking countryside and town, and is therefore excluded.			
HC20	Land off Wrey Avenue	0.18	Could accommodate 10 dwellings as an extension of houses to north.		10	
HC21	Police and ambulance station	0.79	Potential site for tri-service 'blue-light' redevelopment, which may release land for housing, such as a small cul-de-sac at similar density to nearby residential land.	6		
HC22	Timberlee, Addington	0.56	Large property soon to be surrounded by new Addington development. Demolition and redevelopment at densities similar to surrounding new development. Planning permission		10	
HC23	Tenerife, Addington	0.41	Large property soon to be surrounded by new Addington development. Demolition and redevelopment at densities similar to surrounding new development. Pre-app		10	
HC24	Lower Lux Street shops to residential conversions	0.01	Conversion of shop units to residential at ground floor, in now defunct shopping street.	4		
HC25	Webbs Cottage	0.05	Located behind existing frontages, house and garden capable of conversion and new units at similar density to other redeveloped land in vicinity.	5		

HC26	3 flats in old butchers shop Higher Lux St	0.01	Conversion and re-modelling of the former Butchers Shop and associated accommodation to provide three self-contained apartments (re-submission of Planning Application No. PA15/10315 Approved Tue 19 Jul 2016)	3		
HC27	Sungirt Lane	0.19	Narrow site off Sungirt Lane. Suitable for maisonette.	2		
HC28	New Road/Gypsy Lane	0.3	Large garden/paddock. Fringed by TPO'd trees. Upto ten dwellings possible if density increased and design sensitive.		10	
HC29	Boveway/Connoc Close (pre-app)	0.5	Pre app for 8 dwellings Mon 20 Jun 2016 Access through Connoc Close possible with footpath alterations and reduction in play area		10	
HC30	Pike Street Pub Cons	0.01	Former public conveniences, previously consented for three dwellings.	3		
HC31	Rencliffe Cott. Limes Lane	0.01		1		
HC32	7 Greenback Lane	0.01				
	TOTAL AREA	5.858	TOTAL UNITS	78	129	
	Town Centre Regeneration		Cattle Market and adjoining sites which could form part of major scheme to reuse the site when it becomes redundant in near future. Residential use may be an important element in the mix. Separate key project for town – not included in urban capacity figures		25-50	

APPENDIX 4: URBAN EDGE ASSESSMENT SITES

Site reference	Description	Area: Ha.
HE1	Trevillis Park	0.7
HE2	Hendra Park	0.8
HE3	Lamellion / Pencubitt site 1	3.8
HE4	Lodge Hill / Lamellion Hill site 1	1.9
HE5	Duchy Wool-sheds	1.3
HE6	Old Road	1.8
HE7	North of Pengover Road	7.1
HE8	South of Pengover Road	1.2
HE9	Rosemellon Terrace	1.1
HE10	Tencreek	9.5
HE11	Old Road /Western Avenue	3.9
HE12	Valley behind Old Road/Ladye Valley	25.9
HE13	Land West of Coldstyle Road	25.1
HE14	Land North of Culverland Road	23.8
HE15	Land between St Cleer Rd and Callington Rd	49.7
HE16	Bolitho Farm	20.6
HE17	Land East of Liskeard station	12.3
HE18	Lodge Hill / Lamellion Hill site 2	9.1
HE19	Lamellion Hill/Pencubitt site 2	15.4
HE20	Barras Cross	1.6
HE21	St Cleer Road/small site	6.3
HE22	Island Shop	1.1

APPENDIX 5 : LISKEARD NEIGHBOURHOOD PLAN HOUSING SITE IDENTIFICATION CRITERION SCORING METHODOLOGY AND SCORE GRID

