

# PP15 Liskeard and Looe Community Network Area

## Introduction

**18.0** The Liskeard and Looe Community Network Area covers the parishes of Deviock, Duloe, Dobwalls and Trewidland, Lanreath, Lansallos, Lanteglos, Liskeard, Looe, Menheniot, Morval, Pelynt, Quethiock, St Cleer, St Keyne, St Neot, St Martin-by-Looe, St Pinnock and Warleggan.

## Key Facts:

Population 2007: **33,000**

Dwellings 2010: **15,547** (6.1% Cornwall)

Past housing build rates 1991-2010: **1,869**

Housing need (preferred area) 2012: **706** (Bands A-D) plus **1,073** (Band E) equates to 6.1% and 7.3% of Cornwall total respectively

Existing housing commitments 2010-2012: **969**

Liskeard employees estimate (2011): Full time: **2,349** Part-time: **1,949**

Looe employees estimate (2011): Full time: **746** Part-time: **763**

## Objectives

**18.1** Specific objectives to be addressed in planning for the Liskeard and Looe Community Network Area include:

### Objective 1 – Economy and Jobs

Deliver economic growth / employment, providing much needed jobs to counterbalance current and future housing development in and on the edge of Liskeard.

### Objective 2 – Sustainable Development

Improve connectivity within and on the edge of Liskeard to ensure the town functions effectively as a major hub and service centre for the network area; including enhanced public transport provision.

### Objective 3 – Liskeard as a Service Centre

Strengthen Liskeard's role as a service centre and improve town centre viability through regeneration schemes including the redevelopment of the cattle market and relocation of the post sorting office to provide a pannier market and improved traffic flow in the town and access from the A38 Moorswater junction..

### Objective 4 – Housing

Balance the housing stock to provide a range of accommodation, particularly for open market family homes and intermediate affordable housing in Liskeard.

### Objective 5 - Leisure Facilities

Improve and maintain the provision of recreational, cultural and leisure services and facilities in Liskeard with particular focus on delivering sports pitches.

## Development Strategy

**18.2** A comprehensive and co-ordinated approach will be pursued to the planning and development of Liskeard. The approach set out in the Liskeard Town Framework Plan, integrates elements of housing, economic, transport, community and environmental policy, and will enable Liskeard to achieve balanced housing and economic growth linked with infrastructure improvements, whilst protecting, regenerating and enhancing its local service role, its unique qualities and character and historic built and natural environment.

**18.3** The Town Framework Plan (TFP) for Liskeard which will be developed

Figure 20: Liskeard and Looe CNA Map



as part of the Cornwall allocations development plan document seeks to facilitate Liskeard’s aims by presenting an integrated spatial strategy where suitable land is identified for future employment and residential uses. The TFP not only includes land immediately adjoining Liskeard, but also identifies town centre sites at the Cattlemarket

and post sorting office, which are recognised as potential regeneration opportunities.

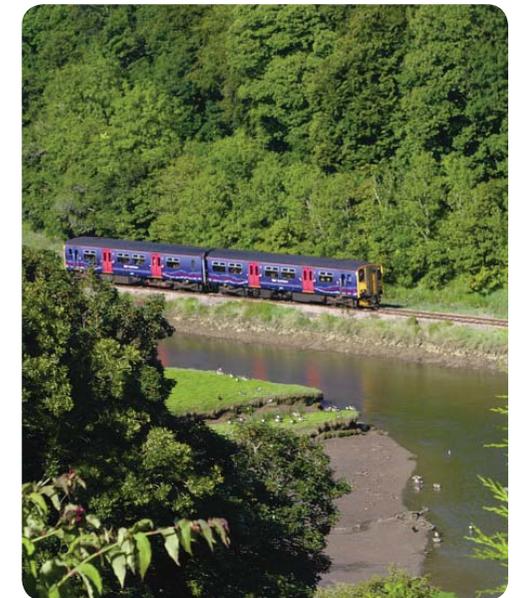
**18.4** Liskeard and Looe are the main settlements within this area, and act as the local service centres to the many smaller settlements surrounding them. Larger villages in the area include

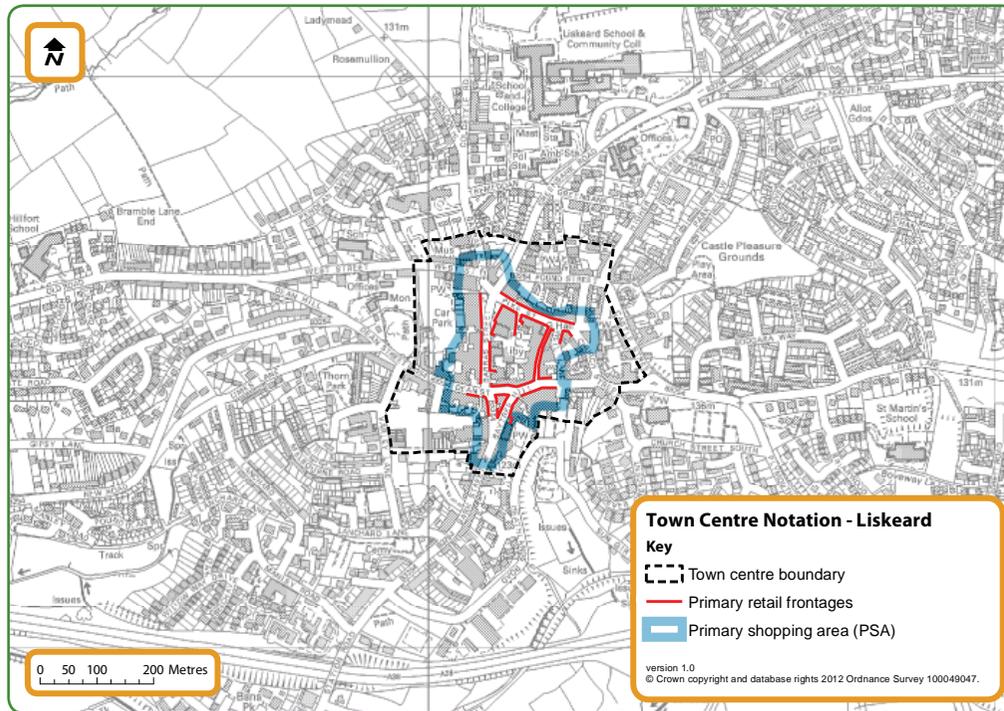
Dobwalls, Menheniot, St.Cleer, Pelynt, Polperro and Polruan. There is also a large network of small villages and hamlets throughout the area.

**18.5** Liskeard, with a population of 9,100, is one of Cornwall’s oldest urban and market centres; it has significant historic buildings and townscape, and its setting on its hilltop overlooking wide tranches of landscape is an important characteristic. A classic market town, Liskeard now needs to improve its viability and make the most of redeveloping key town centre sites to strengthen its role as a service centre.

**18.6** There is a local aspiration to support higher value business uses in Liskeard. A range of accommodation including open market family housing and intermediate affordable housing is required to balance the housing market in the town. Other challenges include increasing access to cultural and leisure services (including sports pitches).

**18.7** Liskeard was successful in a bid for the Home Office Portas Pilot scheme for town centre regeneration, winning grant funding to carry out town centre regeneration projects.





## Housing Requirements

**18.8** The Community Network Area should plan for around 2,000 dwellings (about 100 dwellings per year) over the period between 2010 and 2030.

**18.9** As the main settlement with good employment and transport provision, Liskeard will be required to accommodate half of those dwellings. Looe has a good range of facilities

and services and has a rail connection to Liskeard and could support more growth than other smaller settlements in the remainder of the CNA. Co-ordination will be needed amongst the remaining parishes within the CNA to ensure that housing needs are met. The Council will support the preparation of Neighbourhood Plans as a way of planning for the needs of those areas.



## Policy PP15: Liskeard and Looe CNA

### **1. Development will be permitted where it can be demonstrated that the following priorities for Liskeard can be satisfied:**

- a) The protection of the vitality and viability of Liskeard town centre through the promotion of retail, office and leisure uses. Proposals for change of use or redevelopment will only be permitted within the Primary Shopping Area if the proposal adds to the attractiveness of the centre and does not reduce the predominance of A1 retail use;
- b) the provision of around 12,400sqm of B1a office accommodation and 14,200sqm of Industrial space has been identified. This has the potential of accommodating 1,000 jobs in the CNA over the plan period;

- c) The provision of around 1,000 dwellings in the period up to 2030;
- d) The retention and enhancement of Heritage assets with physical linkages between Liskeard and the Cornwall and Devon Mining Landscape World Heritage Site.

### **2. In the remainder of the Community Network Area development will be permitted where it supports the following priorities:**

- a) The provision of around 1000 dwellings in the period up to 2030. Additional housing and employment growth should be of a size, nature and scale appropriate to the needs, character and services available of the settlement;
- b) Development should help rebalance the communities by providing facilities, economic development or housing for local needs of a scale that is appropriate to the settlement and reduces the need to travel;

- c) Development should deliver community benefits in the form of affordable housing for local people and contributions to requirements for facilities, services and infrastructure identified locally;
- d) Development proposals in and related to Looe must ensure that the sustainable tourism offer of Looe is supported and enhanced.