

Discussion paper on Tencreek hybrid applications.

Non Negotiable matters required to meet Menheniot NDP and gain MPC support for development of land at Tencreek;

1 A masterplan is required that meets guidance and achieves the required outcomes as set out in MNDP Policy 4;

Comments The Parish Council through Policy 4 has sought to support the CLP to deliver the potential for an “urban extension” of Liskeard at Tencreek as a sustainable location to help to meet the housing ,employment and social needs of the LLCNA. To achieve this, the policy framework looks to support development in accordance with a well thought out masterplan that ensures the new neighbourhood is well integrated into the existing social, economic and physical fabric of Liskeard.

Any masterplan must be structured and phased to drive employment growth leading to the demand for homes and contributing to the social needs of the LLCNA. This will ensure there is no further imbalance of the current social and community services infrastructure of Liskeard where more houses are built with no additional facilities for the town and surrounding areas.

2 The Bio Diversity assessment for the commercial development indicates net loss in Biodiversity which is contrary to MNDP Policy 12 and CLP Policies 23 and 28 and is therefore not acceptable.

Comments The pre-application advice regarding the emphasis of the shift to Biodiversity requirements has not been reflected in practice, in fact the assessment shows a **considerable net loss** in BNG on the commercial site with a need for off site mitigation but with no details proposed. This should be addressed through a correctly developed master plan that reflects the available areas for landscaping and planting across the site as a whole. Without such an approach and management of the entire development in perpetuity the development cannot be supported.

3 The Masterplan must demonstrate how the site can function as a new neighbourhood and gateway to the town. The expectation is that the layout would include a statement landmark building to frame and create the entrance to the new neighbourhood development.

Comments The buildings to lead into the development and create an identity of a functioning neighbourhood development beyond, can be located within either the residential or commercial but must be of architectural merit.

4 The narrative in Policy 4.3. sets out the components of what should be considered to make a mixed use development viable and successful.

Comments The location of the uses as shown do not optimise the site as visualised in the policy or meet the specific requirements and show inevitable conflict between uses. Therefore the submitted layout and allocation of uses require review as part of the creation of the masterplan.

There are a number of the elements in 4.3 that are considered essential and necessary to create a new neighbourhood.

There is no provision being made for local services arising from the increase in housing or employment i.e. local shops, Medical/community, childcare and possibly leisure /recreation that would create the cohesion envisaged in the NDP.

This can be accommodated to meet the policy within the range of use classes applied for and could provide the essential physical linkages and support between the elements of the urban mixed use development proposed if creatively and **sensitively located**.

Close to local shopping, community use and doctors would be a more appropriate location for housing provision for extra care or elderly rather than as indicated on the planned housing layout being furthest from shops and community support. Live/Work units in this area would add interest and vibrancy to the centre. Shops should provide for general local daily needs and a pharmacy. This would allow the transfer from The Oaktree surgery of the existing pharmacy thus freeing up space for expansion as identified in the NHS consultation and required contribution.

The sui generis use of drive through restaurant and coffee shop would be better served on the southern boundary to create a buffer between the A38 and the commercial area and be further away from residential development. It would be commercially beneficially clearly visible from the A38.

Integration of the urban development with the road layout is not given priority but is left until the **possible** further expansion of housing before any provision can be made. This may never take place. There is some linkage with footpaths which will not create the cohesion of an urban mixed use development as envisaged in the Planning policies but could also be a negative in encouraging anti social behaviour. Adoptable footpaths must be designed to accommodate cycle routes within the development.

The impact on the local and national highway infrastructure must be fully considered in particular Charter Way cycle and pedestrian provision and future provision allowing at some future date for the closure of the A38 junction to the east on safety grounds whilst still maintaining access to Roseland.

Integration of public transport into the development has not been considered, only that the periphery of the site is served by existing bus routes. The provision of a bus stand within a central local centre linking to the housing provision and employment area would add to the connectivity and encourage the direct link with the town centre and other public transport nodes.

5. Compliance with MNP Policy 25 Climate change mitigation to be demonstrated in particular clauses Policy 25 1,3 and 5.

Further discussion is needed to explore simple changes that can be made to reflect the above points and meet the planning policies. Local renewable energy provision must be incorporated into the development.

Possible obligations to be incorporated into a Section 106 Agreement;

- 1 Master plan and phasing to be implemented as approved.
- 2 Renewable district energy scheme.
- 3 Additional contribution to the provision for child care facilities and additional one form entry to Menheniot PS.
- 4 Future access from Roseland area into development to accommodate closure of A38 junction in future.
- 5 Management company to be set up for maintenance in perpetuity of bio diversity and flood drainage schemes etc.

Paper prepared by

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