

# Liskeard Business Park Extension – Feasibility Study

## Background

Liskeard Town Council, in partnership with Cornwall Council, would like to progress plans for the expansion of Liskeard Business Park; in doing so, delivering a key site that is allocated within the Liskeard Neighbourhood Plan (Policy EM2B).

The site is identified to deliver a new strategy employment hub for the town, which will offer an opportunity to support the demand for new workspace, which has been identified by various studies in recent years.

## Proposal

The intention would be for Liskeard Town Council and Cornwall Council to work jointly on a feasibility study for the site. The aim would be to create a holistic vision for the site's delivery, whilst also looking at how an early first phase could be brought forward. The intention of the work would be to:

1. Establish the types of employment space that should be provided on site; plus identify how a scheme could be phased, with a first phase delivering against demand that currently exists. This work will be informed by:
  - a. The demand studies undertaken in 2017, 2018 and 2019
  - b. Take advice from Cornwall Council's arm's length development company, Treveth; and
  - c. Work with the Town Council, Chamber of Commerce and the local Cornwall Council members on wider ambitions that they have for the site
2. Utilise the assessment from part 1, to prepare a masterplan for the site. The masterplan would highlight the holistic vision for the site, whilst articulating how the site could be brought forward in phases. Furthermore, the neighbourhood plan policy opens up the opportunity to deliver other uses (Self-build & Live-work units, plus recreational facilities); so the masterplan would consider how one or more of these uses might be appropriately located alongside the employment space.
3. Undertake an evaluation of opportunities and constraints with regard to the delivery of the project. This will include reviewing the capacity within the highway network to accommodate the proposed growth; plus consultation with the utility providers to understand the scale of growth that could be delivered without any strategic upgrades. If infrastructure upgrades are required, understand the trigger points when these upgrades would be required
4. The preparation of a document that brings together the elements above and also sets out delivery mechanisms and funding that would be required to unlock phases of delivery

It is critical that this work is progressed in close dialogue with the landowners. Therefore, before commissioning any of the work, it is proposed that meeting(s) are set up with the landowners, preferably led by the Town Council, to understand the intentions of the landowners and their willingness to bring forward their land for an employment focused development. It would be within this context that the assessments and masterplanning is then progressed.

Finally, the intention would be to seeking funding to undertake this work from Cornwall Council via their Strategic Towns Fund, which Liskeard is eligible to bid for. An application would need to be prepared and submitted to Cornwall Council to secure the funding. Cornwall Council officers would be happy to support the Town Council in the preparation of the bid.

**Next Steps**

1. For the Town Council to provide their support for the proposals set out within this note
2. To set up a meeting between Liskeard Town Council, Cornwall Council, and the landowners to discuss the project; and
3. To prepare a bid to secure the feasibility money from Cornwall Council's Strategic Towns Fund