

01623_Liskeard Cattle Market

Public Exhibition Report

11.12.19

PUBLIC EXHIBITION SUMMARY:

This report contains a summary of the attendance numbers and feedback for the public exhibition of Phase 01 of the Liskeard Masterplan that was held on 11th December 2019 at the Liskeard Public Hall.

The feedback comprises of notes captured on the comment's cards by members of the public and local councillors who attended the event.

The aim of the public exhibition was to show the current development of the first phase of the masterplan following on from the Community Charette held in March 2019. Phase 01 focusses on the delivery of the Workshed, the market canopy, market sheds and marketplace with surrounding landscaping. The Workshed is seen as the main proposal of phase 01 and seeks to deliver a flexible and adaptable creative workspace on the former cattle market site.

Attendees were encouraged to voice their opinions and fill out comment's cards in with any general feedback and/ or questions. A series of exhibition boards charting the development of the proposal and presenting its current state were used to entice people's opinion.

1. HIGH LEVEL SUMMARY:

Over the duration of the one-day event a total of **23 comments cards** were completed and collected from a total of approximately **100 visitors**.

The exhibition was publicised throughout Liskeard with over 5000 flyers and through existing social media networks and by emailing contacts on the stakeholder database. Visitors were encouraged to take a broadsheet containing a summary of the Phase 1 proposals presented.

Of the visitors who signed in the majority came from Liskeard town, whilst others had visited from Upton Cross and Tremar. Members of Liskeard Town Council and Cornwall Council attended during the councillor's preview. Amongst them was Rachel Brook, Mayor of Liskeard and Adam Birchall, Head of Sustainable Growth and Innovation at Cornwall Council.

The majority view from visitors regarding the scheme was a positive one with many voicing their excitement at various aspects of the Phase 01 proposal:

"The Details as put forward within the Phase 01 Pre-Planning Application are positive for the town."

“This presents an exciting vision of how a dreary, dangerous space can be reimagined for everyone in Liskeard.”

“Really, Really great work! We are very lucky to have the space, plans & potential investment for re-developing this space. If it was happening in Callington or Lostwithiel we would all be very jealous”.

There are some who were not so positive about the principle of the proposals, the use of public sector funding and the impact on the town centre and some constructive comments that will be considered for future phases and the first phase as Cornwall Council and the Design Team work towards the Planning submission deadline (13.02.20).

“You’re going to move the town centre and make things worse.”

2. FEEDBACK KEY THEMES AND ANALYSIS:

Below is a summary of the written (comments cards, post-it notes), and verbal feedback from visitors who attended the exhibition events on Wednesday 11th December 2019:

Themes / comments

Overall support for the need / demand for the Workspace

Many fully supported the proposal, which seeks to provide a place of work for members of the creative industry. Visitors felt this was a great opportunity that could stimulate growth and investment in the area by attracting this industry sector to Liskeard. Many people felt that at present there were a serious lack of affordable and quality workspace that could support the needs of local businesses and young start-ups.

Visitor’s also felt that such a premise would be an ideal way of encouraging school leavers to remain in Liskeard and provide them with exciting job opportunities.

There were some visitors who showed interested in taking up tenancy in the building. Many wanted to better understand how workspaces would be allocated between local businesses and businesses elsewhere in Cornwall.

A visitor expressed a desire for the Workshed to be workspace that would become a centre for the teaching/ practice of trade skills to pass on knowledge for future generations.

One attendee thought that the artisan business did not require this sort of space and that high spec office space was required.

“Artisan businesses don’t need this space, they are perfectly okay working from home and their Kitchens”

Need for the proposal to provide space for local shop / retail units

Several visitors wanted to see ground floor retail units for local shops and businesses incorporated into the Workshed proposal. Many of them wanted to avoid the influx of multinational retail outlets/ brands by giving local shops / businesses the first pick of the available units.

Overall support for no provision for local shop / café units.

Overall visitors supported the sensitive approach towards existing local businesses by not including extra competition within Phase 01. It was felt that the Cattle Market should enhance and support local businesses within the area removing the risk of putting many who have been a strong part of the community out of business.

Parking and Traffic Congestion concerns

Several visitors were concerned about the current condition of Fairpark Road. Many wanted to see the road widened by removing the two-structures facing Fairpark Road that are currently out with the Cornwall Council Ownership Boundary. Widening this road from the car park currently shown on Phase 01 would allow for two-way road and reduce congestion.

A concern was raised regarding the loss of 4 parking spaces out of over 200 spaces currently as a result of the development of Phase 01. The convenience of having car parking so close to the town centre was seen as an advantage for those commuting and travelling into Liskeard.

Concerns over disturbance to natural habitat of site

One visitor felt concerned about the proposed demolition of the existing Cattle Market sheds as it provides nesting places for swallows during certain times of the year. The recommendation provided to accommodate this was to provide bird boxes throughout the Liskeard Masterplan proposal.

Overall support for the external aesthetic / elevational approach to the Workshed

Several visitors supported the industrial aesthetic of the Workshed and felt it was appropriate for its context and the site's former use. However there was one comment that described "the design quality is too industrial pastiche." Another said it was "poor design – poor concept."

Opening the north east corner facing the Market Approach was highlighted as a potential opportunity. It was recommended that creating an entrance or glazed corner to make the entrance visible and show activity within the building could be a method of doing this. There were also some who were not keen on the timber cladding element that introduced a lighter band to the eastern bay.

Overall support for the provision of the market canopy / marketplace

Many visitors voiced their excitement at the inclusion of the market canopy and its ability to provide an all year-round venue, surrounded by a safe pedestrianised area, which will allow people to linger and further encourage footfall in the area.

The Market Place excited many visitors who were apart of important local agricultural businesses in the area. They were excited at the opportunity of being able to hold local farmer's markets in the Market Place as they once did historically. The use of the market place was especially seen as a primary asset that could enhance local businesses in and around Liskeard. Pedestrianizing the

Market Approach to the site was greatly welcomed as part of this. One visitor wanted to see external signage on the proposal.

Overall support for the Environmental Approach / considerations

A number of visitors were pleased to learn that the team had designed the proposal with environmentally sensitive approaches in mind (BREEAM excellent). The considerations regarding the use of materials and intention to use locally sourced materials was welcomed.

Evening lighting of Workshed and surrounding landscaping

Visitors wanted to understand how the building and surrounding landscape would be lit during the evenings to provide security and surveillance during all times of the day.

Comments regarding future phasing (Phases 02 and 03)

Some mixed feelings were expressed towards the Jynji tower proposed as part of Phase 02. Some felt that the indicative illustration of the tower was too large and competed with other tall structures within the Liskeard Town Centre, whilst others were excited by creating an identity for the site through the viewing tower.

Many visitors wanted to see a variety of housing in the town centre including elderly housing. Visitor's felt that enticing elderly people to Liskeard would enable further re-investment in the town as this demographic typically have more expendable income and time to spend in the town centre.

Several visitors wanted to better understand what parking provision would remain in the future phases and if the parking would be to serve the masterplan only.

An opinion was voiced that Phase 02 should look to provide farmer's markets selling a variety of dead stock separate from the market place of Phase 01, which could sell more craft orientated goods.

There were concerns about the extension to the GP surgery and what parking provision would be provided for this, with many concerned that disabled car parking would be too far away from the building. Many visitors for this reason wanted access to the GP surgery via a back door entrance.

Some visitor's felt that providing facilities similar to Liskerett Centre in Phase 02, was not necessary and felt that Liskerett Centre's various uses could be accommodated elsewhere in Liskeard. There were also some who didn't want to see the Liskerett Centre move from its current premises and felt it was better left as the community hub.

It was felt by some that the central community garden may not be necessary as they felt it was better to revamp Westborne Gardens, which had long been neglected.

Visitors were supportive of incorporating the existing market café in the future phases as proposed at the exhibition.

An attendee said that the cattle market site has been used for large Christmas markets and that there would still be the demand for a large flexible space to accommodate this event in the future phases of the masterplan development.

JTP
December 2019