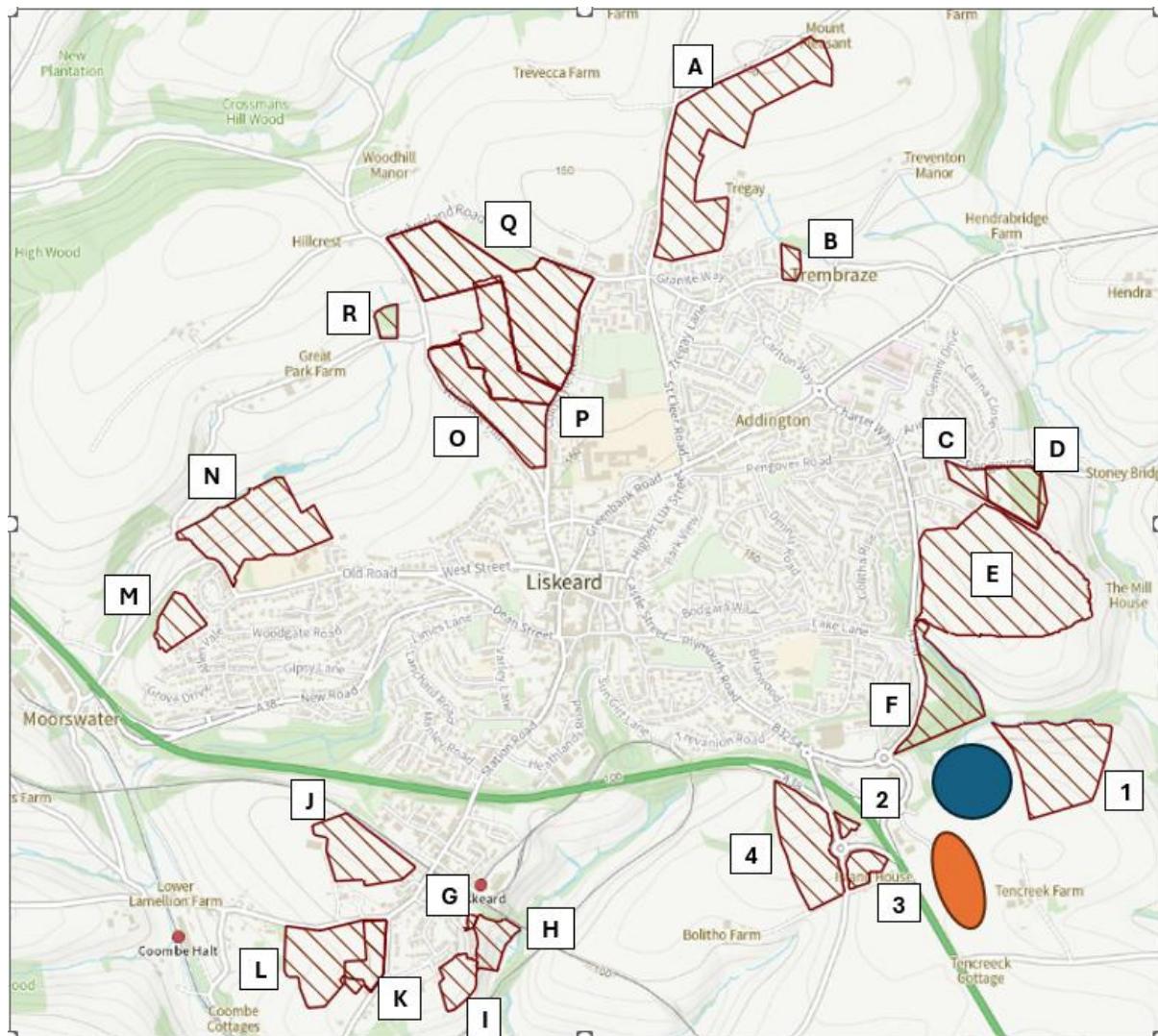


## Cornwall Council Call for Sites – December 2025

All sites estimated start date 5 – 10 years

Figures in brackets after residential use show draft residential capacity (number of homes).



### Draft Feedback from Liskeard Town Council

**A – Roundbury (267896) 12.61ha for residential (130) and other use (Address - Land east of St Cleer Road, Tregay, Liskeard, PL14 6RH)**

March 2025 - The site has the potential for development to commence within 3 years (e.g. landowner interest and no significant issues).

We would support the site being developed to meet housing needs in advance of our next Neighbourhood Development Plan or the next Local Plan.

We would consider a Neighbourhood Plan allocation on this site or support a Local Plan allocation.

Comments – This site should come forward as part of a hybrid application to include sports pitch and recreation provision only on the site identified as ALT15 and in the Neighbourhood Development Plan as Roundbury Park (policy OSL2), with residential development limited to the land to the south of OSL2. Development should include the cut out section to the west of Tregay Farm. This site has been submitted as another site which should be considered.

Cornwall Council Screening Comments - Listed Buildings 50m buffer - Grade II

December 2025 – development supported in principle. This site should come forward as part of a hybrid application to include sports pitch and recreation provision only on the site identified as ALT15 and in the Neighbourhood Development Plan as Roundbury Park (policy OSL2), with residential development limited to the land to the south of OSL2. The development site should be extended to include the cut out section to the west of Tregay Farm to make best use of the land.

**B – Trembraze (269034) 0.56ha for residential (25) (Address - Trembraze, Tregay Lane, Liskeard, PL14 6RQ)**

March 2025 - The site has the potential for development to commence within 3 years (e.g. landowner interest and no significant issues).

We would support the site being developed to meet housing needs in advance of our next Neighbourhood Development Plan or the next Local Plan.

We would consider a Neighbourhood Plan allocation on this site or support a Local Plan allocation.

Comments – There has been land owner engagement.

Cornwall Council Screening Comments – Suitability considerations - Local Nature Recovery Strategy Zone 2

December 2025 – development supported in principle, no objections.

**C – Land South of Pengover Road (267572) 3.58ha for residential (100) (Address - Meadow Grove Bungalow & Land to North, East and West, Green Lane, Liskeard, PL14 3NN)**

**Overlaps site D**

March 2025 - The site has the potential for development to commence within 3 years (e.g. landowner interest and no significant issues).

We would support the site being developed to meet housing needs in advance of our next Neighbourhood Development Plan or the next Local Plan.

We would consider a Neighbourhood Plan allocation on this site or support a Local Plan allocation.

Comments – There is existing development on the site.

Cornwall Council Screening Comments – Suitability considerations - Historic landfill (250m buffer), ALC Grade 3a, Local Nature Recovery Strategy Zone 2. Draft residential suitability score AMBER

December 2025 – development supported in principle, no objections.

**D – Land South of Pengover Road (267485) 2.39ha for residential (66) (Address - Meadow Grove bungalow and land to north and east, Green Lane, Liskeard, PL14 3NN) Overlaps site C**

March 2025 - The site has the potential for development to commence within 3 years (e.g. landowner interest and no significant issues).

We would support the site being developed to meet housing needs in advance of our next Neighbourhood Development Plan or the next Local Plan.

We would consider a Neighbourhood Plan allocation on this site or support a Local Plan allocation.

Comments – There is existing development on the site.

Cornwall Council Screening Comments – Suitability considerations - Historic landfill (250m buffer), Local Nature Recovery Strategy Zone 2, ALC Grade 3a. Draft residential suitability score AMBER. Non-residential use (where specified) - outdoor leisure, renewable?

December 2025 – development supported in principle, no objections.

**E – Land East of Charter Way (268033) 16.01ha for residential (448) and commercial (Address - Land east of the A390, Liskeard) suitable area 15.98ha**

March 2025 - The site has the potential for development to commence within 3 years (e.g. landowner interest and no significant issues).

Comments – This site should come forward as a commercially led development.

Cornwall Council Screening Comments – Suitability considerations – ALC Grade 3a, Historic landfill (250m buffer), Local Nature Recovery Strategy Zone 2. Site clip - Biodiversity Action Plan reduced to 15.98ha.

December 2025 – This site should come forward as a commercially led development for light industrial use.

**F – Land East of Charter Way (267777) 4.29ha for residential (24), nature and other use (Address - Land East of Charter Way, Liskeard) suitable area 0.75ha**

March 2025 - There are practical constraints that would hinder development of the site.

Comments – Topography and access would hinder development of this site. The site is currently designated a Local Green Space in the Liskeard Neighbourhood Development Plan Policy OSL1 (OS ref 20).

Cornwall Council Screening Comments – Suitability considerations - Historic landfill (250m buffer), Local Nature Recovery Strategy Zone 2, ALC Grade 3a, Listed Buildings 50m buffer - Grade II. Site clip - Strategic open spaces for larger towns reduced to 0.75ha. Non-residential use (where specified) – renewable. Draft residential suitability score AMBER

December 2025 – Topography and access would hinder development of this site. The site is currently designated a Local Green Space in the Liskeard Neighbourhood Development Plan Policy OSL1 (OS ref 20).

**G – Trevillis Park (269044) 0.10ha for other use (1,000 m<sup>2</sup> floorspace) (Address - Land at Trevillis Park North of Joan Moffat Close, Liskeard)**

March 2025 - There are practical constraints that would hinder development of the site.

Comments – Topography and access would hinder development of this site.

Cornwall Council Screening Comments – Suitability considerations - Proposed for public open space

December 2025 – Topography and access would hinder development of this site. Object in principle to further development in this part of the town.

**H – Trevillis Park (269045) 1.49ha for other use (12,700 m<sup>2</sup> floorspace) (Address - Land at Trevillis Park East of Joan Moffat Close, Liskeard) suitable area 1.27ha**

March 2025 - There are practical constraints that would hinder development of the site.

Comments – Topography would hinder development of this site.

Cornwall Council Screening Comments – Suitability considerations - Local Nature Recovery Strategy Zone 2, Areas of Great Landscape Value Candidates 2022. Site clip - Biodiversity Action Plan reduced to 1.27ha.

December 2025 – Topography would hinder development of this site. Object in principle to further development in this part of the town.

**I – Trevillis Park (269043) 1.45ha for residential (25) and nature use (Address - Land at Trevillis Park, Liskeard)**

March 2025 - There are practical constraints that would hinder development of the site.

Comments – Topography and land ownership issues for access would hinder development of this site.

Cornwall Council Screening Comments – Suitability considerations - Access to site looks to be through an industrial estate. Draft residential suitability score AMBER.

December 2025 – Topography would hinder development of this site. Object in principle to further development in this part of the town.

**J – Lamellion / Pencubbitt (267601) 3.93ha for residential (100) (Address - Land adjacent Lang Road, Liskeard)**

March 2025 - We would support the site being developed to meet housing needs in advance of our next Neighbourhood Development Plan or the next Local Plan.

We would consider a Neighbourhood Plan allocation on this site or support a Local Plan allocation.

Cornwall Council Screening Comments – Suitability considerations - ALC Grade 3a. Draft residential location score AMBER.

December 2025 – development supported in principle, no objections.

**K - Lamellion Cross (269204) 1.74ha for residential (33), non residential (Address - Lamellion Cross, Lodge Hill, Liskeard, PL14 4EL) (overlaps site L)**

New site

Cornwall Council Screening Comments – Suitability considerations - Local Nature Recovery Strategy Zone 2.

December 2025 – Practical constraints of access would hinder development of this site.

**L - Land west of B3254, Lamellion (269507) 6.08ha for residential (170) (Address - Land west of B3254, Liskeard) (part overlaps site K)**

New site

Cornwall Council Screening Comments – Suitability considerations - Local Nature Recovery Strategy Zone 2, HSE major hazard sites, Listed Buildings 50m buffer - Grade II

December 2025 – Practical constraints of access would hinder development of this site.

**M – Old Road / Western Avenue (267600) 1.67ha for residential (46) (Address - Woodgate Road, Liskeard) suitable area 1.66ha.**

March 2025 - There are practical constraints that would hinder development of the site.

Comments – Topography and difficulties for access would hinder development of this site.

Cornwall Council Screening Comments – Suitability considerations - ALC Grade 3a, Local Nature Recovery Strategy Zone 2. Site clip - Tree Preservation Orders Polygons reduced to 1.66ha.

December 2025 – No objections

**N – Land North of Hillfort School (267605) 7.26ha for residential (150) (Address - Old Road, Liskeard) suitable area 7.24ha**

March 2025 – Not supported

Cornwall Council Screening Comments – Suitability considerations - Local Nature Recovery Strategy Zone 2, ALC Grade 3a. Site clip - Strategic open spaces for larger towns reduced to 7.24ha.

December 2025 – Practical constraints of access would hinder development of this site.

Provision for school expansion should be considered with a buffer zone.

**O - Land to west of Liskeard School (269323) 5.04ha for residential (150) (Address - Land to west of Liskeard School, Liskeard, PL14 6RF) suitable area 5.02ha**

New site

Cornwall Council Screening Comments – Suitability considerations - ALC Grade 3a. Site clip - Tree Preservation Orders Polygons reduced to 5.02ha.

December 2025 – A strategic masterplan required covering sites O, P and Q. Practical constraints of access need consideration.

**P – Land West of Coldstyle Road (267952) 4.96ha for residential (100) (Address - Land to west of Coldstyle Road, Liskeard, PL14 6BH)**

March 2025 - Not supported

Comments – This site should not come forward on its own, and should only be developed as part of a larger proposal to include the land to the east for access and possibly land to the south and west.

Cornwall Council Screening Comments – Suitability considerations - ALC Grade 3a. Site clip - Tree Preservation Orders Polygons.

December 2025 – A strategic masterplan required covering sites O, P and Q. Practical constraints of access need consideration.

**Q - Land south of Culverland Road (269321/269322) 12.54ha for residential (300) (Address - Land south of Culverland Road, Liskeard, PL14 6RF) suitable area 12.53ha**

New site

Cornwall Council Screening Comments – Suitability considerations - ALC Grade 3a, Local Nature Recovery Strategy Zone 2, Historic landfill (250m buffer). Site clip - Greenspace sites, Strategic open spaces for larger towns reduced to 12.53ha.

December 2025 – A strategic masterplan required covering sites O, P and Q. Practical constraints of access need consideration.

**R - Land west of Venslooe Hill,(269243) 0.59ha for residential (20), non-residential (manufacturing, office), nature (Address - Land off minor road U6159615005, off Venslooe Hill, near Liskeard) suitable area 0.42ha**

New site

Cornwall Council Screening Comments – Suitability considerations - Historic landfill (250m buffer), Local Nature Recovery Strategy Zone 2. Site clip - Greenspace sites reduced to 0.42ha. Non-residential use (where specified) - manufacturing, office. Draft residential location score DARK AMBER.

December 2025 – Practical constraints of access would hinder development of this site, and the location would be car dependant. Suitable for BNG?

#### Land adjacent to the town boundary

**1 – Tencreek (267904) 7.22ha for residential (200) (Address - Land at Tencreek Farm, Liskeard, PL14 3PS)**

March 2025 - Although located in Menheniot Parish, this site is adjacent to the Liskeard Town boundary and development would have a significant impact on the infrastructure requirements of Liskeard.

Cornwall Council Screening Comments – Suitability considerations - ALC Grade 3a, Local Nature Recovery Strategy Zone 2, Flood Risk Zone 2. Draft residential location score AMBER.

December 2025 – development supported in principle, no objections.

**2 - Land adj Elec Substation, Bolitho Farm (267693) 0.28ha for non-residential (1,102 m<sup>2</sup> floorspace) (Address - Land adj Elec Substation, Bolitho Farm, Island Shop, Liskeard, PL14 3GR)**

Cornwall Council Screening Comments – Suitability considerations - Local Nature Recovery Strategy Zone 2. Non-residential use (where specified) - renewable, storage.

December 2025 – Practical constraints of access would hinder development of this site.

**3 - Field adj Island House, Bolitho Farm (267694) 1.01ha for residential (20), non-residential (Address - Field adj Island House, Bolitho Farm, Island Shop, Liskeard, PL14 3GR)**

Cornwall Council Screening Comments –Non-residential use where specified - renewable, office, retail, storage. Draft residential location score AMBER.

December 2025 – development supported in principle, no objections.

**4 - Land at Bolitho Farm (267691) 5.01ha for residential (140), non-residential (Address - Land at Bolitho Farm, Island Shop, Liskeard, PL14 3GR)**

Cornwall Council Screening Comments – Suitability considerations - Local Nature Recovery Strategy Zone 2. Non-residential use (where specified) - renewable, manufacturing, office, storage, shop.

December 2025 – This site with good access to the A38 should come forward as a commercially led development.



**Tencreek** - Planning permission granted for 202 dwellings



**Tencreek** – Planning permission granted comprising Class B2/B8/E employment units, drive-through restaurant, coffee shop with drive-thru facility

Additional number of homes

Liskeard 1,789

Menheniot 360

Permissioned at Tencreek 202

**TOTAL 2,351**