

Neighbourhood Planning  
West Devon Borough Council  
Follaton House  
Plymouth Road  
Totnes  
TQ9 5NE  
(By email only)

22 October 2024

AV-3101

Dear Sir/Madam,

## **RE: Tavistock Neighbourhood Development Plan – Regulation 16 Consultation**

### **Comments on submission version**

I write on behalf of the Diocese of Plymouth (DoP) in respect of the Catholic Church of Our Lady and St Mary Magdalen, Tavistock, and the current (regulation 16) consultation on the submission version of the Tavistock Neighbourhood Development Plan (NDP).

This letter provides comments on the content of the NDP and specifically in relation to the proposed 'Local Green Space' designation of the Catholic Church of Our Lady and St Mary Magdalen. In the NDP the church site is referred to as the 'Catholic Church' and site number '16' in Section 8.2. It is also shown on maps 5a, 5b and 5d, included in the Table of LGSs on page 79 and within Appendix 3.

Whilst the DoP appreciate the community desire to identify and protect important green spaces within the NDP, they believe that the designation of the church site as one of these is not necessary in order to ensure the site is protected.

In respect of proposing LGS designations, the Planning Practice Guidance (PPG) states (at Paragraph: 011 Reference ID: 37-011-20140306) that:

*Different types of designations are intended to achieve different purposes. If land is already protected by designation, then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space.*

We understand the site is proposed to be designated as LGS due to its 'historic significance', however, it is already subject to three heritage-based designations that conserve and protect the church site in its existing form and layout.

The Catholic Church of Our Lady and St Mary Magdeline is Grade II Listed, it is within the Tavistock Conservation Area and a World Heritage Site (Cornwall and West Devon Mining Landscape). The site therefore has a high level of protection which preserve its open and

green characteristics. Any proposal relating to the church site would be given a very high degree of scrutiny and would be required to meet the relevant policy requirements, which essentially achieve the same objectives as the LGS policy ENV1.

In light of the existing heritage-based designations relating to the Church, adding a further designation as a LGS does not seem necessary and it would not add any additional local benefit. The Church yard will remain open, green and accessible to the local community without the LGS designation, as has been the case for many years.

Given the above, the DoP object to the proposed 'Local Green Space' designation of the Catholic Church of Our Lady and St Mary Magdalen site and request that it is removed from the relevant parts of the Tavistock NDP.

I trust the content of the letter is clear and the comments will be duly considered. If you have any questions regarding the content or require anything further please contact me.

Yours sincerely,



Richard Bailey MRTPI  
Associate Director