



# Policies Summary

## Tavistock Neighbourhood Plan

2022-2034

SUBMISSION VERSION



July 2024

Website: <https://www.tavistock.gov.uk/> (Town Council)  
<https://tavistockplan.info> (Neighbourhood Plan)

For further information on the Neighbourhood Plan and its process, contact us via:

e-mail: Tavistockplan@gmail.com

or by phone: 07956628083

or by post: TaviPlan, Tavistock Town Council, Drake Road, Tavistock, PL19 0AU

For all maps reproducing using OS data, the following statement applies:

Crown copyright and database right. All rights reserved (AC0000827512) 2024.

## Contents

Introduction .....	2
Brief Summary of Policies' Intent .....	2
Appendix 1 – Policy Suite (for ease of reference).....	5
Sustainable Development .....	5
Housing.....	7
Business.....	9
Community Facilities .....	12
Environment.....	21
Heritage.....	32
Transport and Connectivity.....	40

## Introduction

This document gives a brief explanation of what the Neighbourhood Plan's policies are about. It sits alongside the Neighbourhood Plan as a "plain English" guide to the policies, with Appendix 1 reproducing the policies from the Neighbourhood Plan for ease of reference. It should be noted that the narrative and policy justification is important and so to understand fully the policies, the full version of the Neighbourhood Plan must be read.

## Brief Summary of Policies' Intent

<b>Policy</b>	<b>Brief Explanation of Intent</b>
Policy SD1: High Quality Sustainable Design	The policy sets out the criteria and parameters which apply to development proposals with regard to securing high quality design, including embedding the Tavistock Design Codes and Guidance as a key part of the Plan.
Policy SD2: Small Scale Renewable and Low Carbon Energy Proposals	The policy provides support for small scale renewable and low carbon energy proposals, subject to meeting various criteria tests regarding matters of particular importance in the parish.
Policy HOU1: Community Housing Schemes	The policy provides support to community housing schemes which would bring forward affordable housing for local people.
Policy HOU2: Residential Development in the Town Centre	The policy provides support for proposals for dwellings in the town centre subject to meeting various criteria tests regarding matters of particular importance in the town centre. It seeks to introduce a structure to change that could happen in the town centre, with a focus on protecting the economic vitality and viability of the town centre.
Policy HOU3: Responding to Local Housing Needs (Tenure, Type, Size and Mix)	The policy sets out expectations on development proposals for dwellings with regard to the tenure, type, size and mix of housing, directly signposting the Tavistock Housing Needs Assessment as a key document which sets out information about housing need in the parish.
Policy B1: Supporting a Managed Transition in the	The policy defines the most important shopping area in the town centre. It provides a framework to try to ensure that changes of use in the town centre's primary shopping

<b>Policy</b>	<b>Brief Explanation of Intent</b>
Town Centre to Ensure Vitality is Retained	frontage area take place considering the most appropriate alternative economic uses before residential use is considered.
Policy B2: Town Centre Development and Protecting Character	The policy seeks to protect the recognised important character of the built environment in the town centre.
Policy CF1: Protecting Locally Valued Community, Facilities (including Recreation, Sports and Play Facilities) from Loss	The policy identifies the most important facilities and buildings in the parish and seeks to protect them from loss, unless they meet relevant criteria which means that their replacement or loss is acceptable.
Policy CF2: Community Infrastructure Projects	The policy identifies several community facility projects which will be supported if proposals come forward to deliver them.
Policy CF3: Enhancing Community Facilities (including Recreation, Sports and Play Facilities) through New and Improved Provision	The policy supports improvements being made to community facilities, subject to meeting various important criteria.
Policy ENV1: Local Green Space	The policy identifies numerous local green spaces which meet national policy criteria, protecting them from adverse change in the future.
Policy ENV2: Extending Access into the Countryside	The policy supports proposals which improve access to the countryside.
Policy ENV3: Protecting and Enhancing Habitats and Biodiversity	The policy seeks to protect habitats and biodiversity in the parish area.
Policy ENV4: Protecting and Enhancing Landscape Character, Views and Vistas	The policy seeks to protect landscape character and several named views in the parish area.
Policy HER1: Protecting Local Heritage Assets	The policy seeks to protect from harm locally important heritage assets which do not currently benefit from being listed or scheduled.
Policy HER2: Priority Projects in the Historic Environment	The policy identifies two priority heritage projects and supports proposals to deliver or contribute towards their delivery.

<b>Policy</b>	<b>Brief Explanation of Intent</b>
Policy TC1: Accessible Development	The policy requires proposals for major development to demonstrate that they contribute positively to creating accessible development by meeting various important criteria.
Policy TC2: Protecting and Improving the Local Walking and Cycling Network	The policy protects public rights of way, permissive paths and cycle routes from loss and supports proposals which enhance existing provision subject to meeting various important criteria.
Policy TC3: Facilitating Pedestrian Access	The policy requires any proposals for street furniture and electric vehicle charge points (if they require planning permission) to not cause obstruction to those using footpaths.
Policy TC4: Supporting the Reinstatement of the Former Railway Line	The policy supports the reinstatement of the former railway line subject to meeting various important criteria.
Policy TC5: Protecting and Enhancing Public Transport Infrastructure	The policy seeks to protect public transport infrastructure from loss.
Policy TC6: Improvements to the Bus Station	The policy supports improvements to the bus station subject to meeting various important criteria.
Policy TC7: Fibre Infrastructure	The policy requires and supports provision of fibre (internet) infrastructure subject to meeting various important criteria.
Policy TC8: Parking Provision for Bicycles, E-scooters and Mobility Vehicles	The policy supports and guides parking provision for bicycles, e-scooters and mobility vehicles subject to meeting various important criteria.
Policy TC9: Vehicle Parking Areas	The policy identifies and safeguards parking areas (existing car parks) in the town which are important for the functionality of the town centre.
Policy TC10: Brook Street Car Park	The policy supports proposals which might be brought forward to redevelop the Brook Street car park where replacement capacity is provided and subject to meeting various other important criteria.
Policy TC11: Provision of Electric Charge Points	The policy supports provision of electric vehicle charging points, including commercial “stations” or “hubs” where planning permission is required, subject to meeting various important criteria.

# Appendix 1 – Policy Suite (for ease of reference)

## Sustainable Development

### **Policy SD1: High Quality Sustainable Design**

- 1. Proposals must demonstrate, where relevant, in a Planning Statement or Design and Access Statement, how they have responded positively to and meet the requirements of the Tavistock Design Codes and Guidance (including the Character Assessment) and how the proposal contributes to decarbonisation and net zero emissions targets through design. All new development will be required to respond positively to the challenge posed by climate change. Proposals should meet the requirements of the Joint Local Plan and respond positively to guidance in the Joint Local Plan Supplementary Planning Document in relation to energy efficiency and energy generation and are encouraged to exceed these requirements and Building Regulations where feasible and viable.**
- 2. In responding to the Tavistock Design Codes and Guidance, particular attention should be paid to:**
  - i) complementing the local vernacular;**
  - ii) enhancing visual amenity;**
  - iii) minimising run-off flows into mains sewers and watercourses through use of sustainable drainage systems (SuDS), also utilising the most up-to-date Devon County Council SuDS guidance;**
  - iv) minimising any adverse impacts on the built environment and causing no harm to heritage assets and their setting, or satisfactorily mitigating such impacts through supporting evidence;**
  - v) having no adverse impact on neighbouring amenity, or satisfactorily mitigating such impacts; and,**
  - vi) complementing and having no adverse impact on the natural environment and landscape setting of the proposal, satisfactorily mitigating such impacts.**
- 3. Proposers of major development are encouraged to engage, at an early stage, with the local community, to ensure that they meet design requirements. Following a Design Review Panel process which includes community representatives and / or an open community consultative process, are methods through which this could be achieved.**

## **SD2: Small Scale Renewable and Low Carbon Energy Proposals**

- 1. “Small scale” renewable and low carbon energy schemes (not including on-shore wind turbines) which require planning permission will be supported where they are sensitively sited, and demonstrate that they have no adverse impact on enjoyment of the natural and built environment nor on the quality of Tavistock’s landscape, biodiversity, wildlife habitats, neighbouring amenity, and heritage assets (including avoidance of significant harm to them and their setting) or such impact can be satisfactorily mitigated.**
- 2. Proposals should demonstrate how they have considered the Tavistock Design Codes and Guidance and meet other relevant development plan policies.**



## Housing

### **HOU1: Community Housing Schemes**

- 1. Affordable or low-cost housing should be provided in perpetuity, (in accordance with the most up- to-date Government policy), for example, through a Community Land Trust, section 106 agreements, other community housing scheme or Registered Provider which retains stock for the benefit of the local community at an accessible cost.**
- 2. Community housing schemes which provide and retain local affordable housing for the benefit of local people in need, for example, through local low-cost housing provided by local charities or a Community Land Trust, will be supported, where they meet the requirements of other relevant development plan policies.**

### **HOU2: Residential Development in the Town Centre**

**Development proposals for residential use (dwellings) within the defined Primary Shopping Area and Centre Boundary will be supported where they:**

- i) are part of a mixed-use scheme which retains or introduces town centre uses on the ground floor and re-uses upper floors; or,**
- ii) provide residential dwellings across the whole site, including at ground floor level, where there is no loss of Primary Town Centre Frontage or it can be demonstrated that a ground floor town centre use (in accordance with Policy B1) is neither viable or necessary to help retain the vitality and viability of the town centre;**  
**and,**
- iii) demonstrate that they will not cause adverse impact on existing neighbouring uses as a result of noise, vehicle parking, lighting and waste disposal, and conversely, are suitably designed to ensure that the new residential use and dwelling occupation does not alter the ability of existing neighbouring businesses and uses to continue with established activities; and,**
- iv) meet the requirements of Policy B2, where relevant.**

### **HOU3: Responding to Local Housing Needs (Tenure, Type, Size and Mix)**

- 1. Proposals for new residential development will be expected to maximise affordable housing provision and contribute to a range of housing tenures, types and sizes that is relevant to the characteristics of affordability needs and market demand the town, including self or custom-build housing and housing for the elderly. Proposals must demonstrate, through a Planning Statement, how they have taken into**

**account and responded positively to the Tavistock Housing Needs Assessment (March, 2023), with regard to appropriate housing type, size and tenure.**

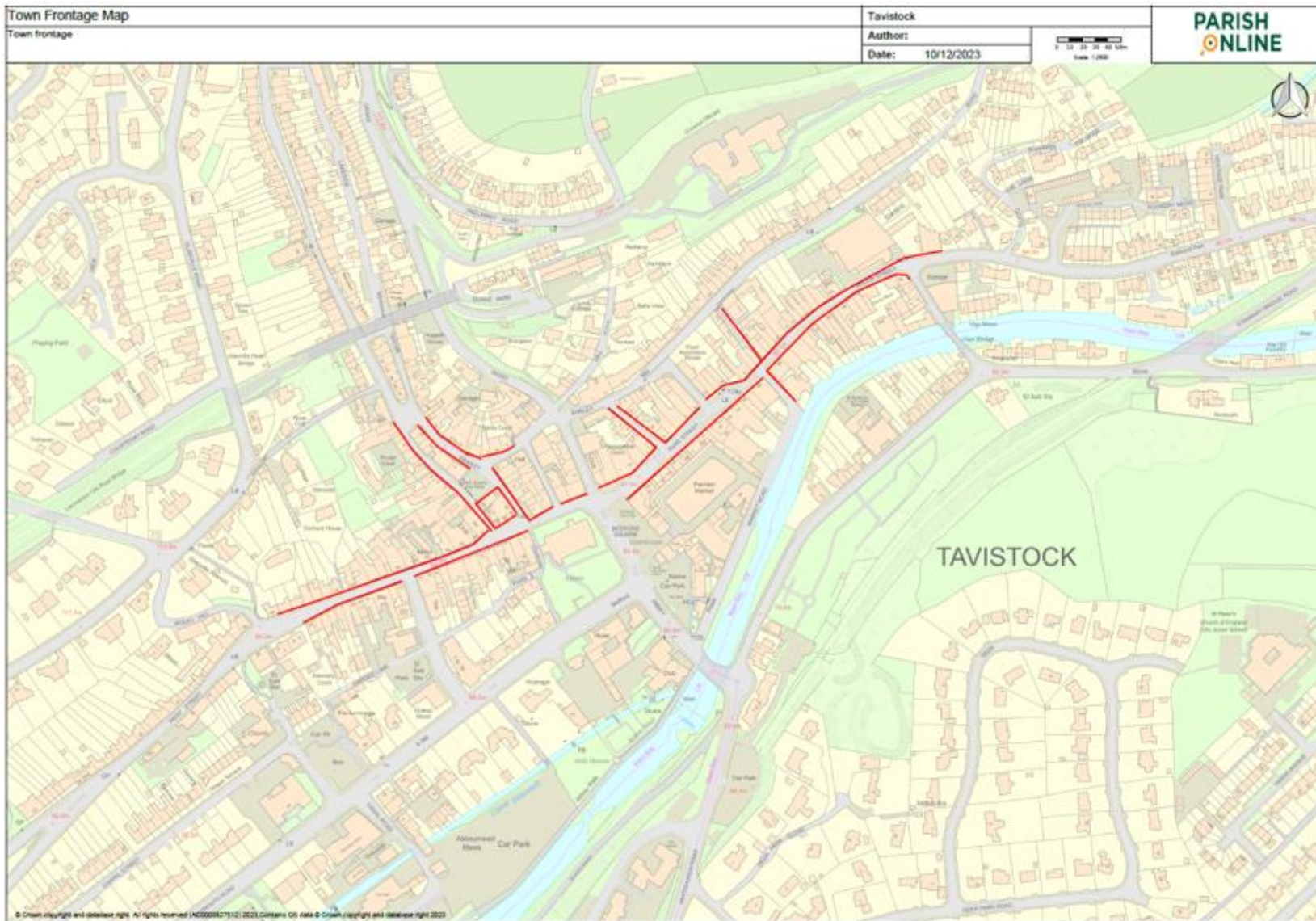
- 2. Where the March, 2023 Housing Needs Assessment is considered by the Local Planning Authority to be out of date, proposals should be informed by updated data, where available, such as that from the Local Planning Authority's Strategic Housing Market Assessment, and / or any new local housing data including (but not limited to) a Housing Needs Assessment, local Housing Needs Survey or other relevant datasets.**
- 3. Proposals for development of an extra care facility will be supported.**

## Business

### **B1: Supporting a Managed Transition in the Town Centre to Ensure Vitality is Retained**

- 1. Tavistock Town Centre's Primary Town Centre Frontage is defined in Map 2.**
- 2. Development proposals which propose a change of use of ground floor premises currently used for town centre uses to other uses should demonstrate that, in a sequential order, they:**
  - i) meet the policy requirements of Local Plan Policy DEV18 (in relation to the Primary Shopping Area and Centre Boundary), where relevant;**
  - ii) demonstrate that there is no demand for the continuation of the existing use;**
  - iii) demonstrate that other town centre uses would not be viable at the ground floor level in that location; and,**
  - iv) demonstrate how a non-town centre use or uses will contribute to the continuing vitality and viability of the town centre.**
- 3. Subject to viability, preferred use in the Primary Town Centre Frontage area prior to consideration solely for dwellings will be (sequentially) for i) retail; ii) office, food and drink or other employment; iii) leisure or community uses; or a combination of these on a mixed-use site.**

Map 2: Primary Town Centre Frontage



## **B2: Town Centre Development and Protecting Character**

**Development proposals in the defined Primary Shopping Area and Centre Boundary will be supported where they demonstrate, through a Planning Statement or a form of impact assessment, that they:**

- i) enhance and do not harm the vitality and viability of the town centre as the heart of the community, town and local economy;**
- ii) have no adverse impact on the built character of the streetscape and their setting, and have no adverse impact on valued local views;**
- iii) cause no significant harm to designated or local heritage assets and their setting, or mitigate potential harm;**
- iv) where relevant, have taken into account the status of the Conservation Area and relevance of the Conservation Area Appraisal;**
- v) meet the requirements of the Tavistock Design Codes and Guidance; and,**
- vi) take fully into account relevant policies in this Plan which protect other assets and spaces, such as, but not limited to Local Green Spaces.**

## Community Facilities

### **CF1: Protecting Locally Valued Community, Facilities (including Recreation, Sports and Play Facilities) from Loss**

#### **1. Our locally valued built community, recreation, sports and play facilities are identified on Maps 3a to 3f and are:**

- i) Abbey Chapel**
- ii) Abbey Rise Day Facility**
- iii) Alexander Centre**
- iv) Community Football Club Tavistock**
- v) Friends Meeting House**
- vi) King's Church**
- vii) Meadowlands**
- viii) Men in Sheds**
- ix) Miniature Rifle Club**
- x) Mount Kelly Artificial Grass Pitches**
- xi) Mount Kelly Swim Centre**
- xii) Multi-use Pitch**
- xiii) Our Lady of the Assumption Church**
- xiv) Parish Rooms**
- xv) Red and Black Club**
- xvi) Robey Trust**
- xvii) Sensory Garden**
- xviii) Skateboard Park**
- xix) St Andrews' Church**
- xx) St Eustachius' Church**
- xxi) Tavi Trails (BMX)**
- xxii) Tavistock Association Football Club**
- xxiii) Tavistock Athletics Club**
- xxiv) Tavistock Clinic**
- xxv) Tavistock Cricket Club**
- xxvi) Tavistock Francis Drake Bowling Club**
- xxvii) Tavistock Guide Hall**
- xxviii) Tavistock Golf Club**
- xxix) Tavistock Hospital**
- xxx) Tavistock Library**
- xxxi) Tavistock Methodist Church**
- xxxii) Tavistock Museum**
- xxxiii) Tavistock Police Museum**
- xxxiv) Tavistock Rugby Football Club**

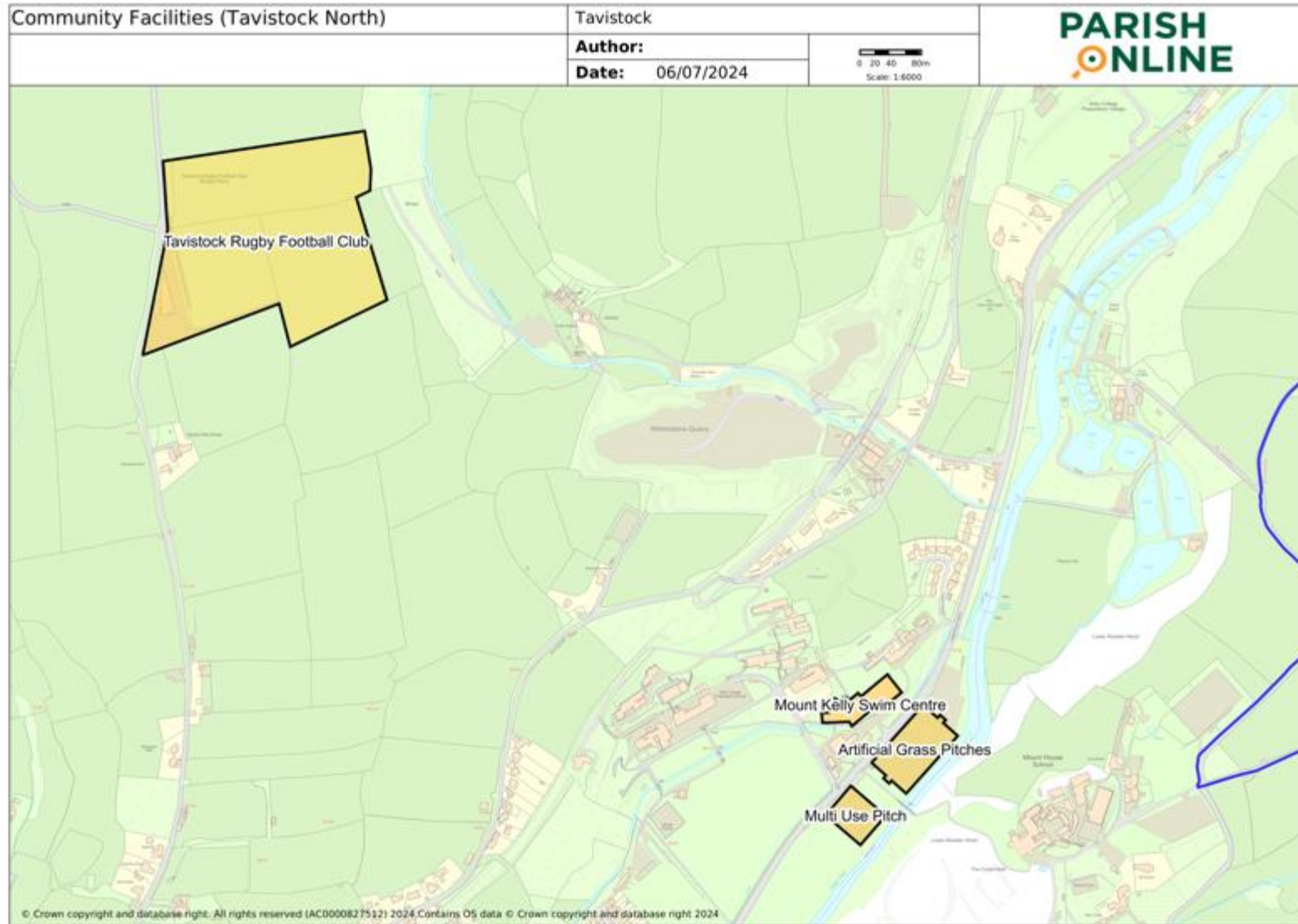
- xxxv) Tavistock Scouts
- xxxvi) Tavistock Subscription Library
- xxxvii) Tavistock Tennis Club
- xxxviii) Tavistock United Reformed Church
- xxxix) Tavistock Youth Cafe
- xl) The Anchorage Centre (TASS)
- xli) The Guildhall and Visitor Information Centre
- xlii) The Print Works
- xliii) The Wharf
- xliv) Town Hall
- xlv) West Devon Children's Centre
- xlvi) Whitchurch Community Hall
- xlvii) Whitchurch Wayfairers Cricket Club Ground

**2. These and other community, recreation, sports and play facilities will be protected from loss, unless redevelopment or change of use demonstrate that:**

- i) there is no reasonable prospect of viable continued use of the existing building or facility which will benefit the local community and they demonstrate a need for their proposed change;**
- ii) they do not have an adverse impact on the site's setting in relation to its built character or the surrounding natural environment or such impact can be satisfactorily mitigated; and,**
- iii) the proposed alternative use would provide equal or greater benefit for the local community than the current use, for example, through the range of uses, quality or capacity it provides.**

**3. Replacement facilities should meet the requirements in Policy CF3.**

Map 3a: Community Facilities Protected Under Policy CF1 (Tavistock North)

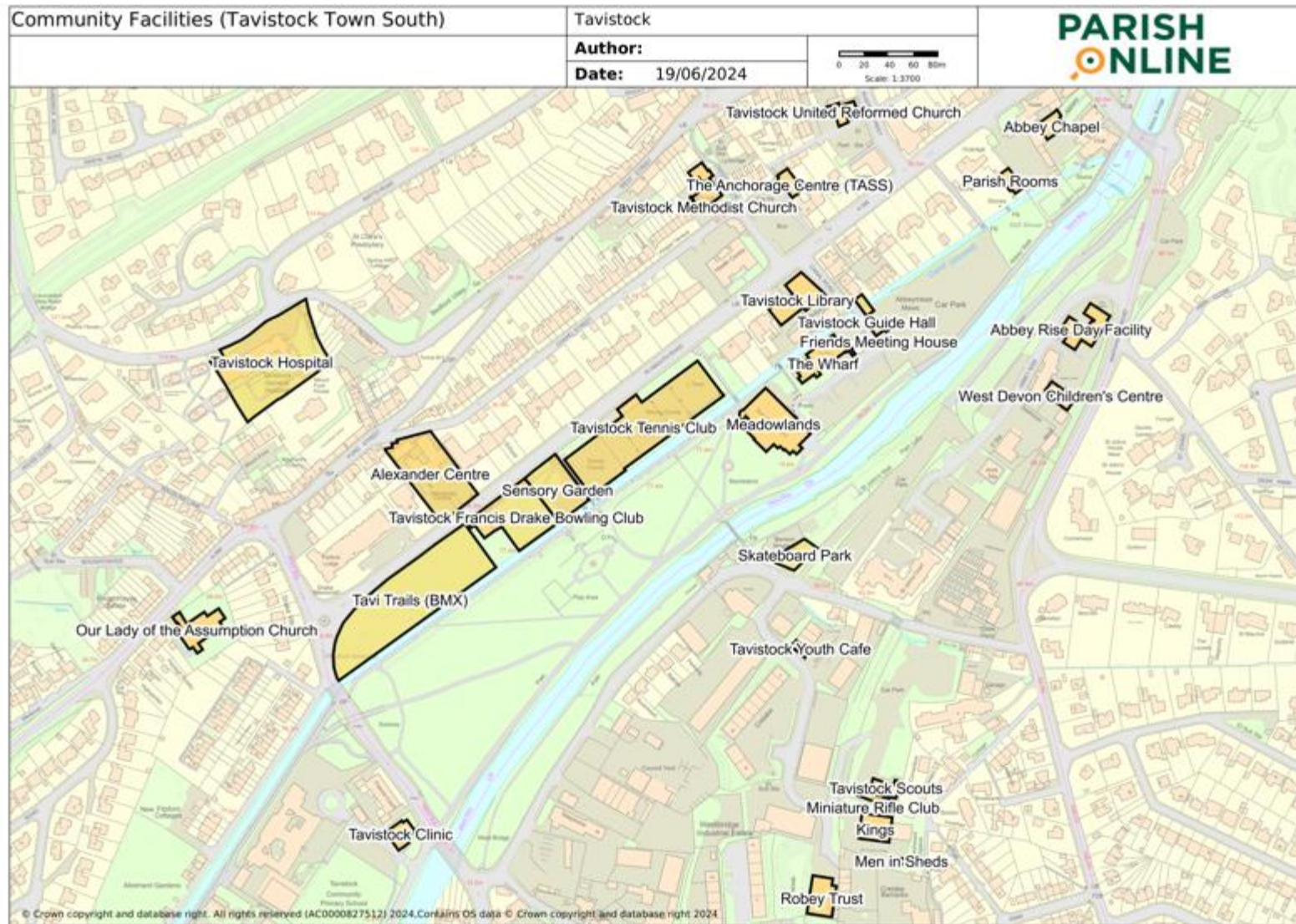




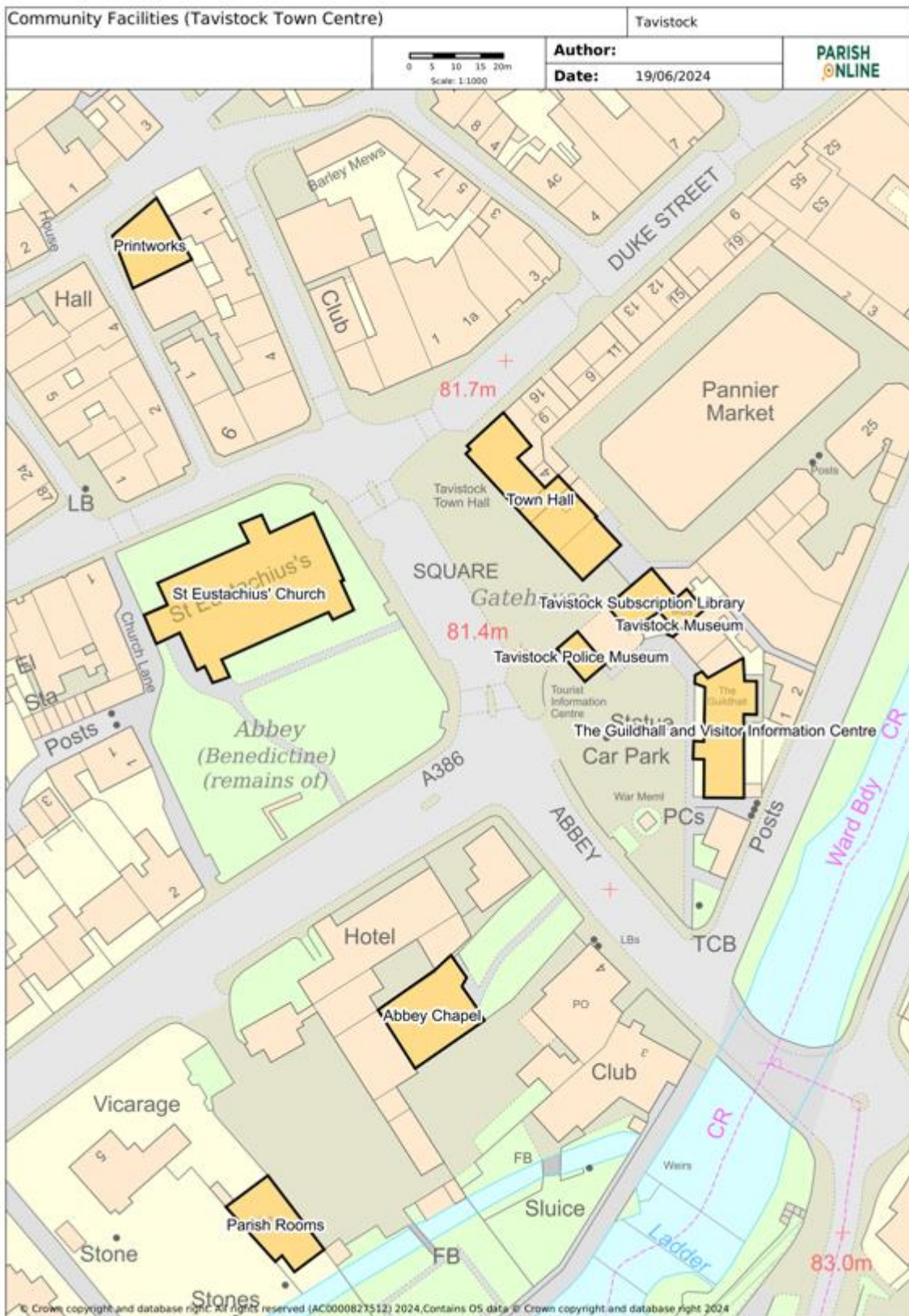
Map 3b: Community Facilities Protected Under Policy CF1 (Tavistock South West)



Map 3c: Community Facilities Protected Under Policy CF1 (Tavistock Town South)



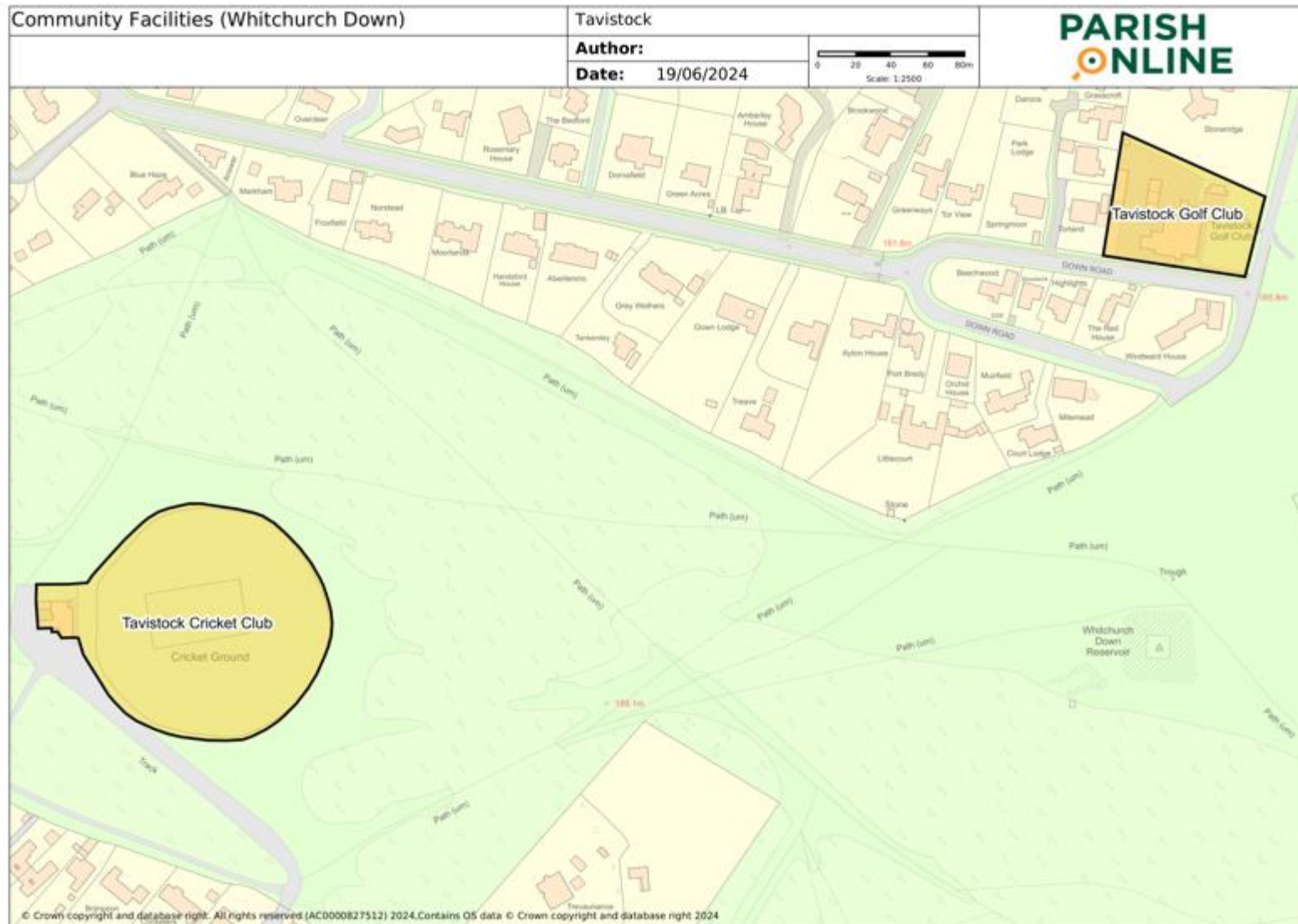
Map 3d: Community Facilities Protected Under Policy CF1 (Tavistock Town Centre)



Map 3e: Community Facilities Protected Under Policy CF1 (Whitchurch)



Map 3f: Community Facilities Protected Under Policy CF1 (Whitchurch Down)



## **CF2: Community Infrastructure Projects**

- 1. Development proposals which deliver, contribute towards or support delivery of the following community social infrastructure projects will be supported:**
  - i) Skate park improvements;**
  - ii) Meadows Playpark improvement;**
  - iii) Multi use games area;**
  - iv) Allotments (on additional sites);**
  - v) Cemetery (extension or additional new site);**
  - vi) Community arts facility;**
  - vii) Projects identified in the most up-to-date local authority Playing Pitch Strategy and Sports and Leisure Facilities Plan; and,**
  - viii) A clubhouse / community building to serve Tavistock Athletics Club.**
- 2. Proposals for these projects, which need planning permission, will need to meet the requirements of Policy CF3.**

## **CF3: Enhancing Community Facilities (including Recreation, Sports and Play Facilities) through New and Improved Provision**

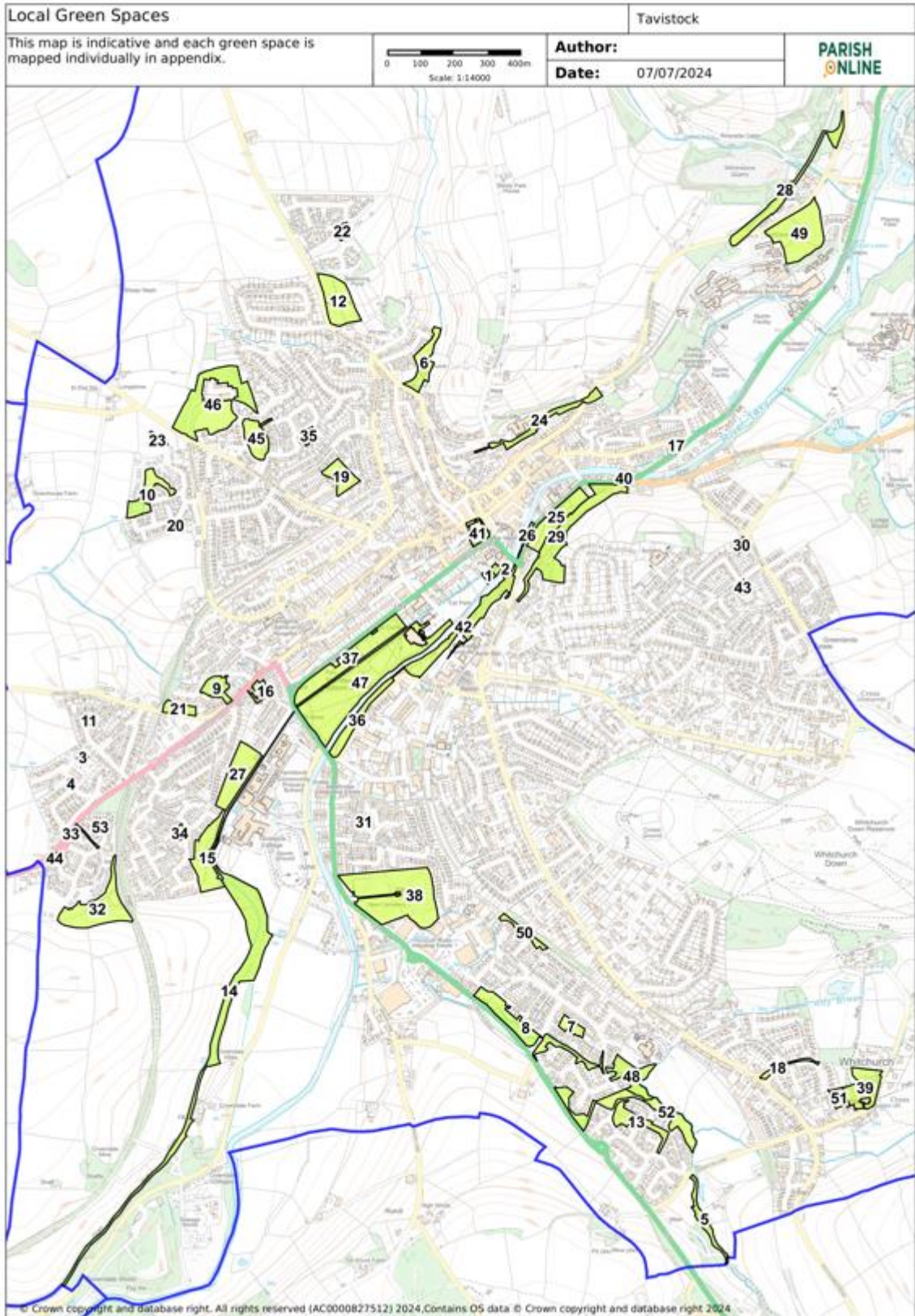
- 1. Development proposals for new, replacement, extended and/or improved community and health facilities and amenities will be supported, subject to other policies in the development plan, and:**
  - i) where the proposed facility will be predominantly for community use;**
  - ii) where the proposal demonstrates viability in the long-term through a business and usage plan;**
  - iii) are in a suitable location which makes the facility easily accessible to the users it will serve; and,**
  - iv) where relevant, new facilities provided as part of major housing development on-site are provided “in-step” with dwelling completions to enable community use of the facility at as early a phase of development completion as possible.**
- 2. Proposers of development are encouraged to engage with the local community and Town Council at the earliest opportunity to help ensure that any proposals take into account both this Plan’s Aims and Objectives, the needs of users and the views of the local community.**
- 3. Replacement facilities should be fit for purpose and be provide equal or greater benefit for the local community than the current use, for example, through the range of uses, quality or capacity it provides. Where relevant, the applicant should discuss, with the intended operator, owner or manager of the facility, the need and ability to ensure long-term viability of the facility after completion and “hand-over”.**

## Environment

### **ENV1: Local Green Space**

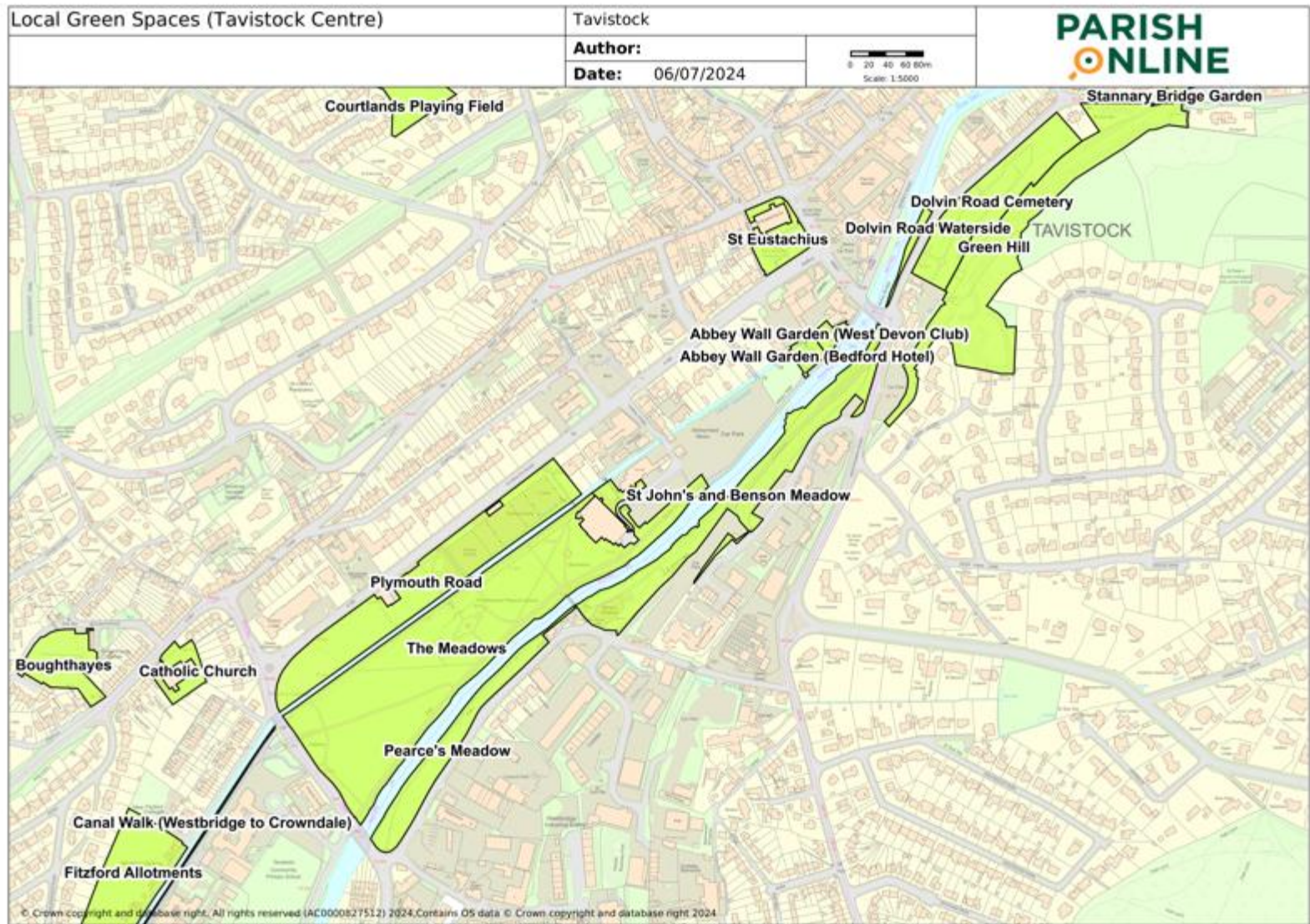
- 1. Designated Local Green Spaces are identified on Maps 5a, 5b, 5c and 5d and in Appendix 3.**
- 2. They are designated in accordance with the requirements of the National Planning Policy Framework and will be protected for their local environmental, heritage and / or recreational value.**
- 3. Development that would harm the openness and / or special character of a Local Green Space or its significance and value to the local community will not be permitted unless the proposal can demonstrate very special circumstances that outweigh the harm to the Local Green Space.**
- 4. Any development of such areas will be managed in accordance with national policy for Green Belt.**

Map 5a: Local Green Spaces (All)

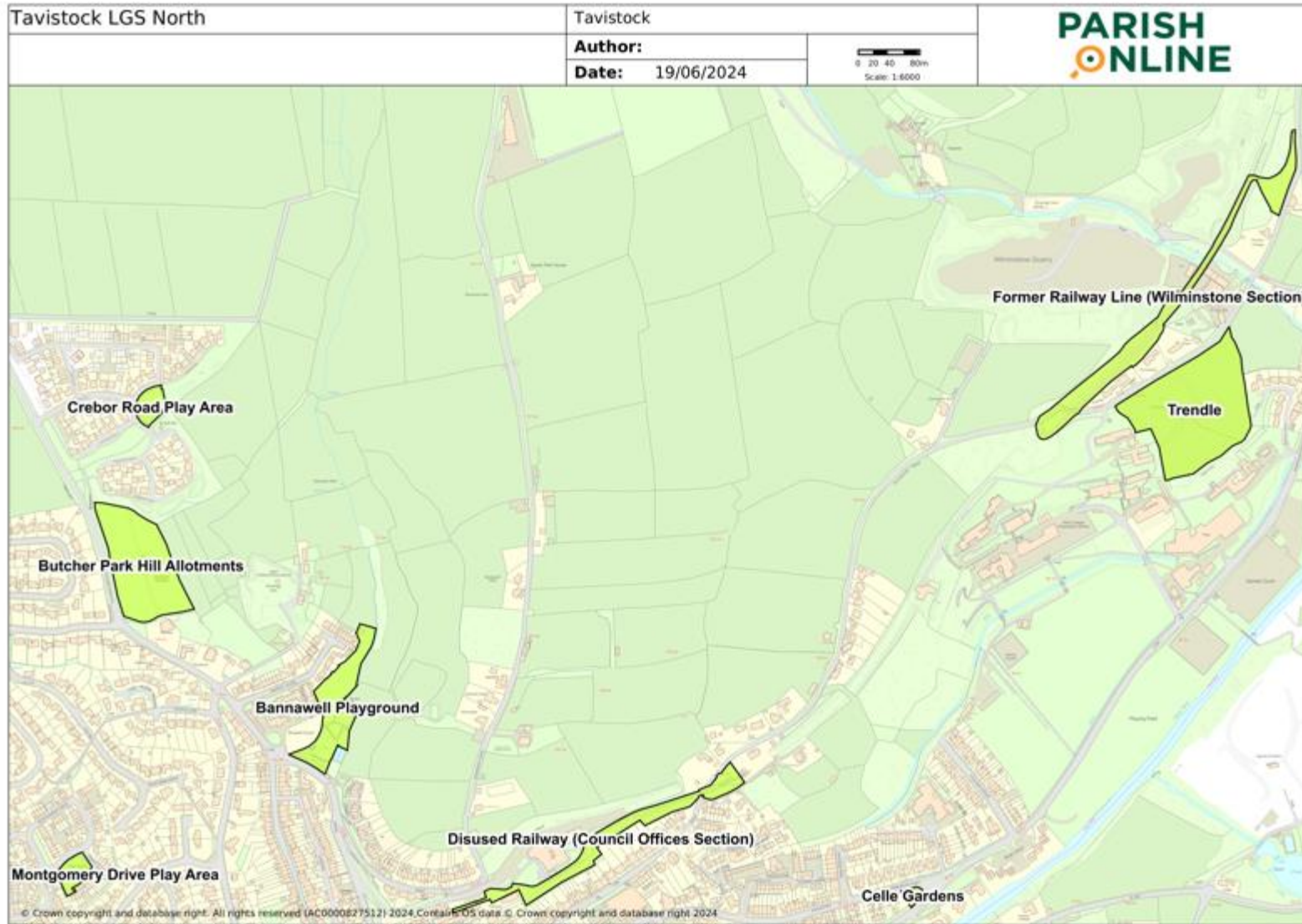




Map 5b: Local Green Spaces (Tavistock Centre)



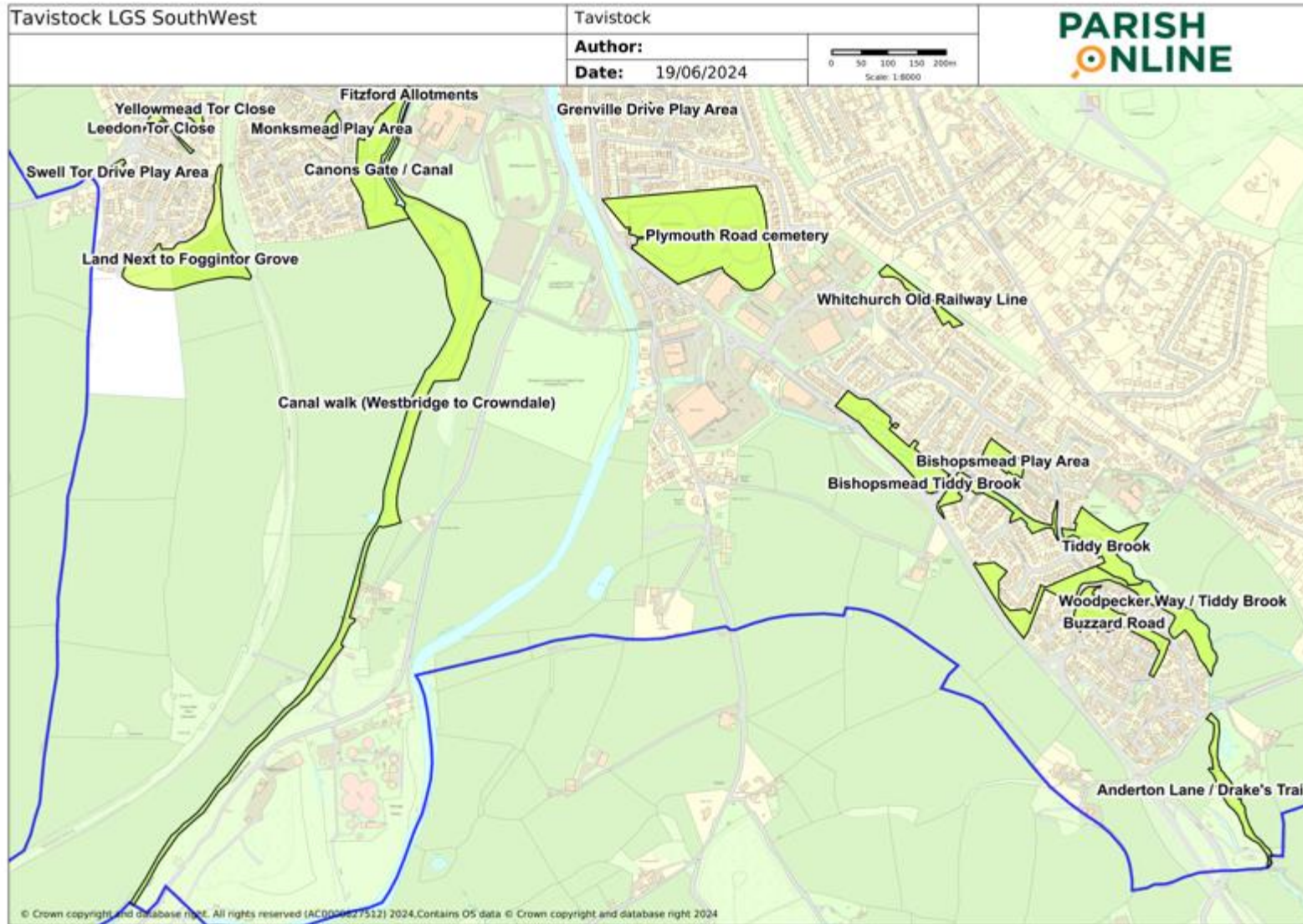
Map 5c: Local Green Spaces (Tavistock North)



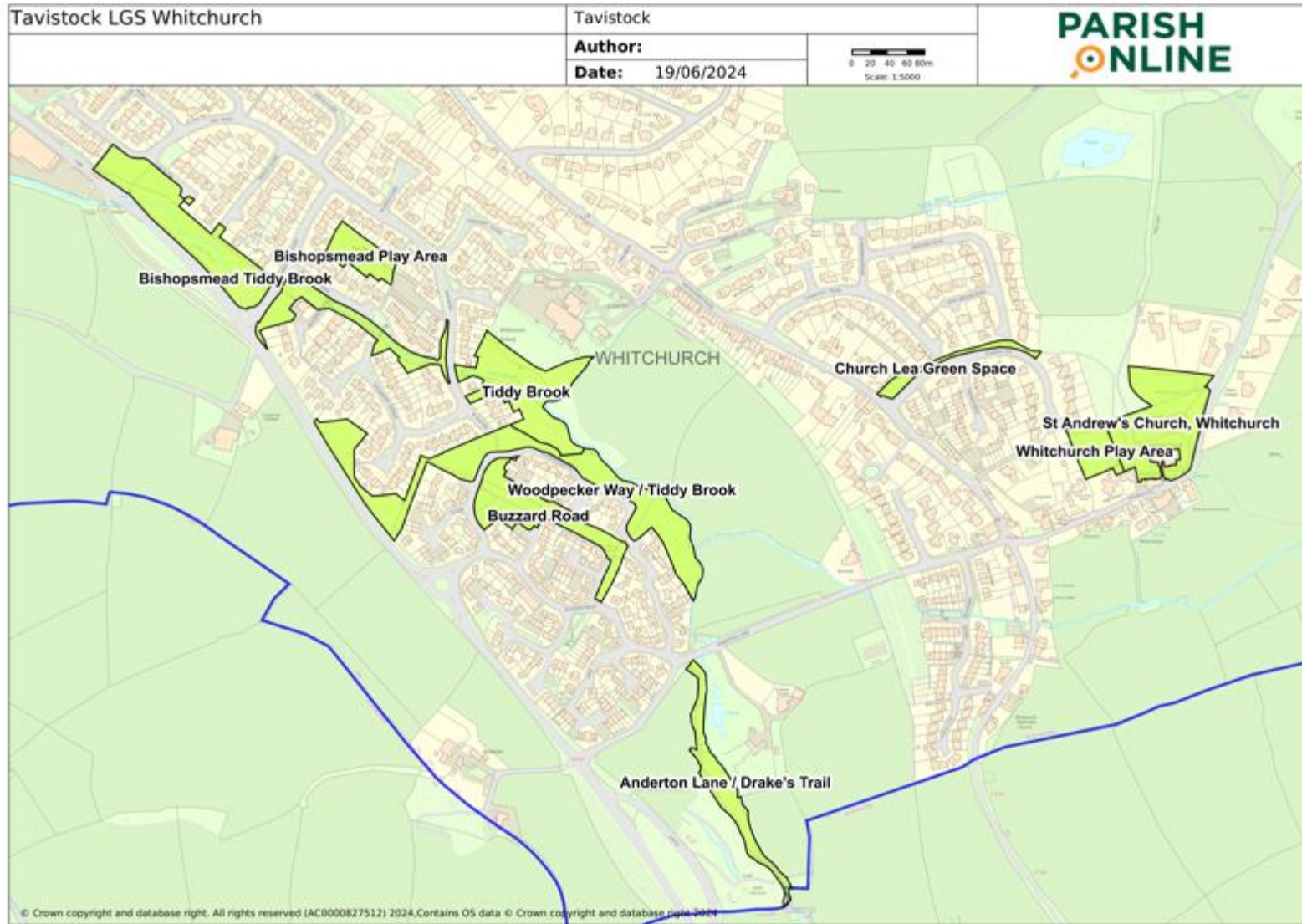
Map 5d: Local Green Spaces (Tavistock North West)



Map 5e: Local Green Spaces (Tavistock South West)



Map 5f: Local Green Spaces (Whitchurch)



The following table sets out a summary of some of the key characteristics and tests of the LGS as well as the key to sites which relates to Map 5a.

Number	Name	Criteria	Publicly accessible?	Landowner Permission
1	Abbey Wall Garden (Bedford Hotel)	Historic significance	Permissive	Yes
2	Abbey Wall Garden (West Devon Club)	Historic Significance	Permissive	No Response
3	Abbotsfield Hall Open Space	Tranquillity	Yes	Yes
4	Abbotsfield Green Space	Tranquillity	Yes	Yes
5	Anderton Lane / Drake's Trail	Historic Significance; Recreational Value; Richness of Wildlife	Partially	Yes
6	Bannawell Playground	Historic Significance; Recreational Value; Richness of Wildlife	Yes	Yes
7	Bishopsmead Play Area	Recreational Value	Yes	Yes
8	Bishopsmead Tiddy Brook	Recreational Value	Yes	Yes
9	Boughthayes	Richness of Wildlife	Yes	No Response
10	Broadleigh Park	Recreational Value; Richness of Wildlife	Yes	No Response
11	Buctor Park	Recreational Value	Yes	No Response
12	Butcher Park Hill Allotments	Historic Significance; Recreational Value, Richness of Wildlife	Yes	Yes
13	Buzzard Road	Recreational Value	Yes	No Response
14	Canal Walk (Westbridge to Crowndale)	Beauty; Historic Significance; Recreational Value; Tranquillity; Richness of Wildlife	Yes	Yes, No Response
15	Canon's Gate / Canal	Recreational Value; Richness of Wildlife	Yes	Yes
16	Catholic Church	Historic Significance	Yes	No Response
17	Celle Gardens	Recreational Value; Tranquillity	Yes	Yes
18	Church Lea Green Space	Tranquillity; Recreation	Yes	No Response
19	Courtlands Playing Field	Recreational Value	Yes	Yes
20	Cowslip Avenue	Recreational Value	Yes	Yes
21	Crease Lane Bridge	Richness of Wildlife	No	No Response
22	Crebor Road Play Area	Recreational Value	Yes	No Response
23	Daisy Court Play Area	Recreational Value	Yes	Yes
24	Disused Railway (Council Offices Section)	Recreational Use	Yes	Yes
25	Dolvin Road Cemetery	Historic Significance; Tranquillity; Richness of Wildlife	Yes	Yes
26	Dolvin Road Waterside	Recreational Value; Richness of Wildlife	Yes	Yes
27	Fitzford Allotments	Historic Significance; Recreational Value; Richness of Wildlife	No	No Response
28	Former Railway Line (Wilminstone Section)	Recreational Use	Yes	Yes, No Response
29	Green Hill	Recreational Value; Tranquillity; Richness of Wildlife	Partially	Yes, No Response
30	Greenlands Play Area	Recreational Value	Yes	No Response
31	Grenville Drive Play Area	Recreational Value	Yes	No Response
32	Grove	Richness of Wildlife	Yes	No Response
33	Leedon Tor Close	Richness of Wildlife	Yes	No Response
34	Monksmead Play Area	Recreational Value	Yes	Yes
35	Montgomery Drive Play Area	Recreational Value	Yes	No Response

36	Pearce's Meadow	Historic Significance; Recreational Value, Richness of Wildlife	Yes	Yes
37	Plymouth Road	Recreational Value; Richness of Wildlife	Partially	Yes
38	Plymouth Road Cemetery	Historic Significance; Tranquility; Richness of Wildlife	Yes	Yes
39	St Andrew's Church, Whitchurch	Historic Significance, Tranquility, Richness of Wildlife	Yes	Yes
40	Stannary Bridge Garden	Recreational Value; Tranquillity	Yes	Yes
41	St Eustachius	Historic Significance	Yes	Yes
42	St John's and Benson Meadow	Historic Significance; Recreational Value; Richness of Wildlife	Yes	Yes
43	Tavy Road	Recreational Value	Yes	Yes
44	Swell Tor Drive Play Area	Recreational Value	Yes	No Response
45	The Heights	Recreational Value	Yes	No Response
46	The Manor	Historic Significance; Recreational Value; Richness of Wildlife	Yes	No Response
47	The Meadows	Historic Significance; Recreational Value, Richness of Wildlife	Yes	Yes
48	Tiddy Brook	Richness of Wildlife	No	Yes
49	Trendle	Historic Significance	No	Yes
50	Whitchurch Old Railway Line	Richness of Wildlife	No	Yes
51	Whitchurch Play Area	Recreational Value	Yes	Yes
52	Woodpecker Way / Tiddy Brook	Recreational Value; Richness of Wildlife	Partially	Yes
53	Yellowmead Tor Close	Recreational Value	Yes	No Response

### **ENV2: Extending Access into the Countryside**

**Proposals which support, contribute to or provide improved access into the countryside on public rights of way, permissive paths and cycling/walking or multi-use trails will be supported.**

### **ENV3: Protecting and Enhancing Habitats and Biodiversity**

- 1. To ensure that the Plan Area contributes to the Devon Local Nature Recovery Strategy, existing habitats (and the green and blue infrastructure corridors which connect them) identified as part of the Devon Nature Recovery Network will be protected given their value in reconnecting core nature habitats and wider Strategic Nature Areas (SNAs).**
- 2. Proposals within these areas, that are not householder development, will only be supported where they demonstrate, through a Planning Statement (or Ecological Assessment, where required by the Local Planning Authority Validation List), that the proposal has no adverse impact on the habitat and biodiversity on-site and the site's setting or, where adverse impacts are unavoidable, that measures will be taken to satisfactorily mitigate such impact, for example, through demonstrable net gains in biodiversity.**

**3. Proposals should also demonstrate, where relevant, how they have taken into account other evidence which informs this policy and appropriateness of proposals in the landscape including:**

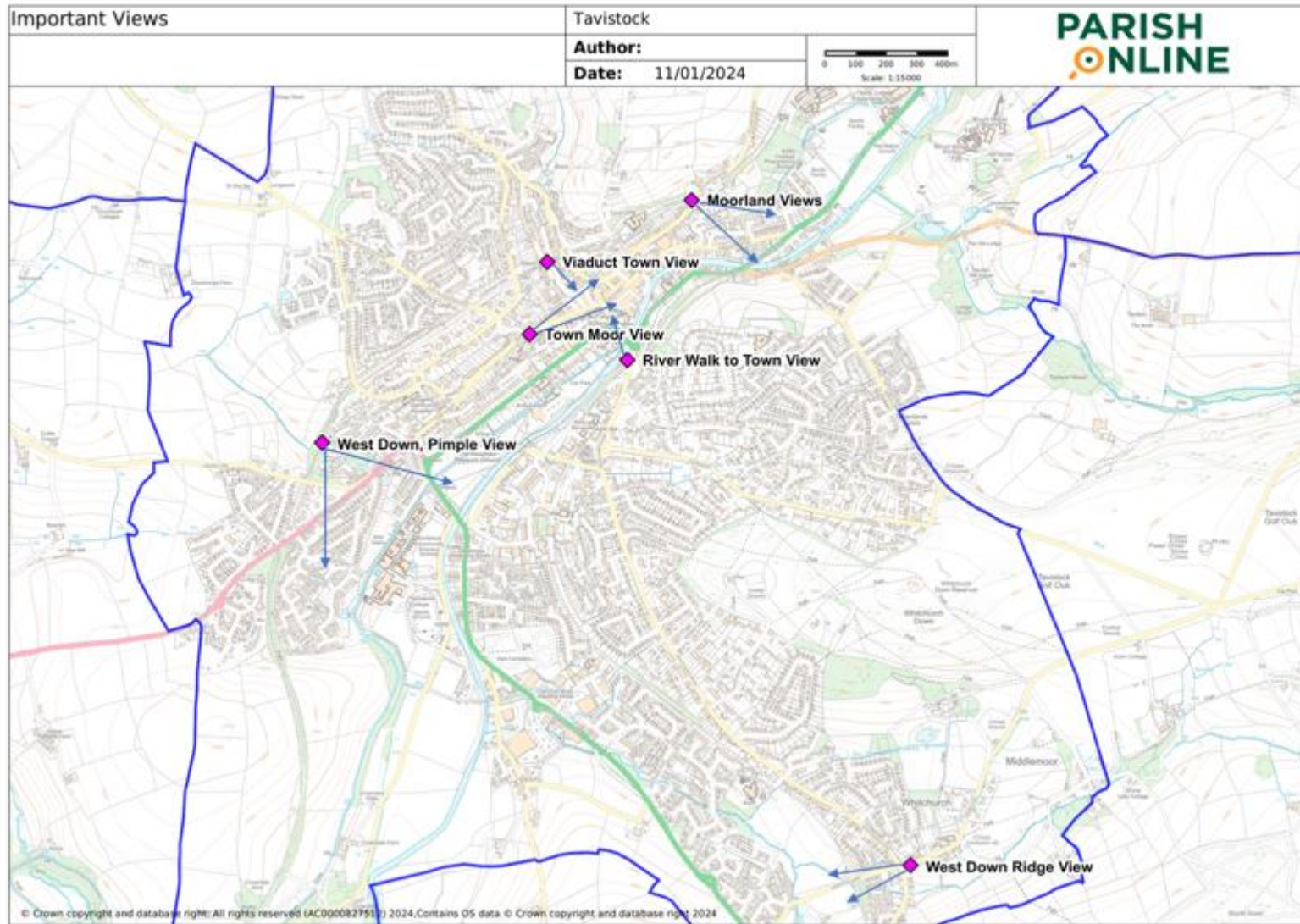
- i) the Wildlife Site Resource Map and Species Information for Neighbourhood Planning – Tavistock report;**
- ii) the Tavistock Design Codes and Guidance;**
- iii) the West Devon Landscape Character Assessments and Devon Landscape Character Assessments;**
- iv) Natural England’s MAGIC mapping resource; and,**
- v) the most up-to-date Devon Woodland Management Strategy.**

**ENV4: Protecting and Enhancing Landscape Character, Views and Vistas**

**The views and vistas identified on Map 11 (Locally Valued Landscape, Views and Vistas) are identified as particularly important in the Tavistock context and amplify and localise reference to views in Joint Local Plan Policies DEV20 “Place-shaping and the quality of the local environment” and DEV 23 “Landscape Character”. These will be protected for the quality of the landscape they frame or are framed by and role they play in creating the setting for and character of the town. Other quality views may exist and those identified in Map 11 as particularly important in the local context do not represent an exhaustive list. Proposals should also demonstrate that they have responded to the requirements in Joint Local Plan Policies DEV20 and DEV23 whether or not they relate to the identified Locally Valued Landscape, Views and Vistas.**



Map 11: Locally Valued Landscape, Views and Vistas

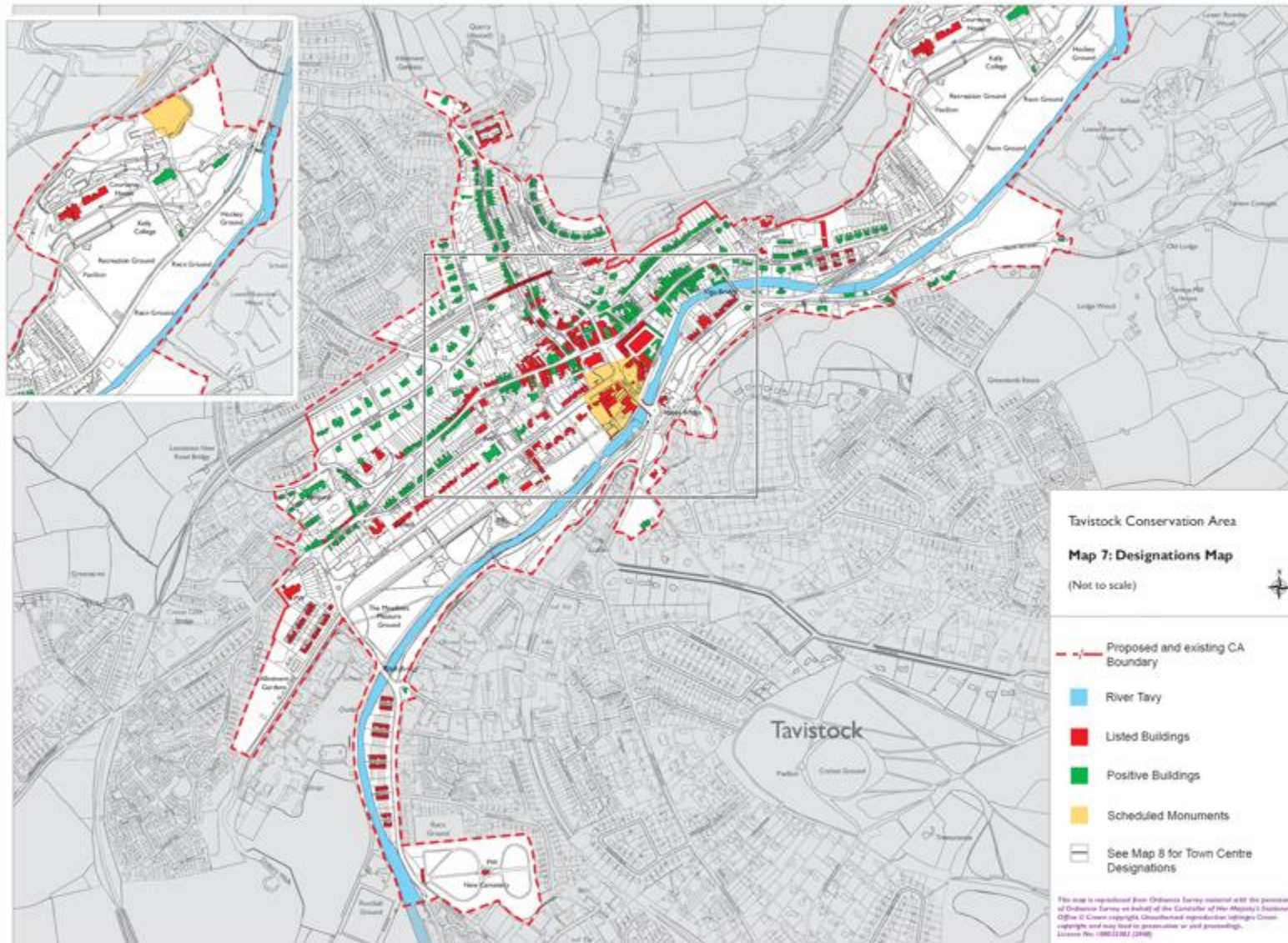


## Heritage

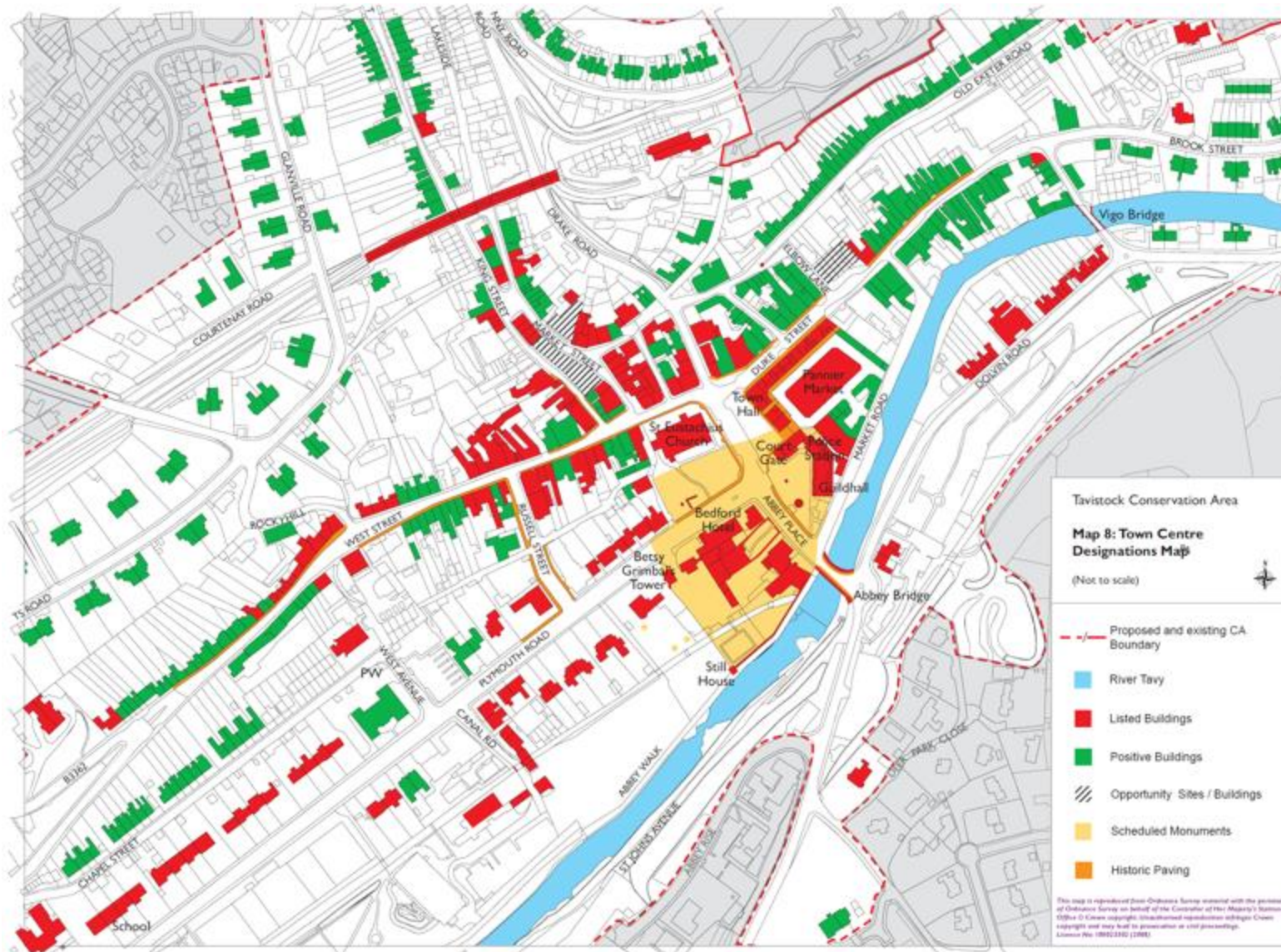
### **HER1: Protecting Local Heritage Assets**

- 1. In addition to existing Listed Buildings and Scheduled Monuments, development proposals (including alteration and refurbishment) affecting locally important heritage assets (identified on Maps 14a, 14b and 15a to 15d) and their setting, and the heritage assets within the Conservation Areas and World Heritage Site (identified as “Positive Buildings”), will take account of their significance, character, setting and local distinctiveness. Proposals will only be supported where they do not cause significant harm to these assets and their setting, and opportunities should be taken to enhance assets and their setting.**
- 2. Where relevant, proposals affecting these local and other nationally recognised heritage assets and / or their settings should take into account the adopted Conservation Area Appraisal and the Historic Environment Record, and are encouraged to have regard to additional local evidence documenting local historic and heritage assets.**
- 3. Proposals should, where relevant, respond positively to the Tavistock Design Codes and Guidance.**

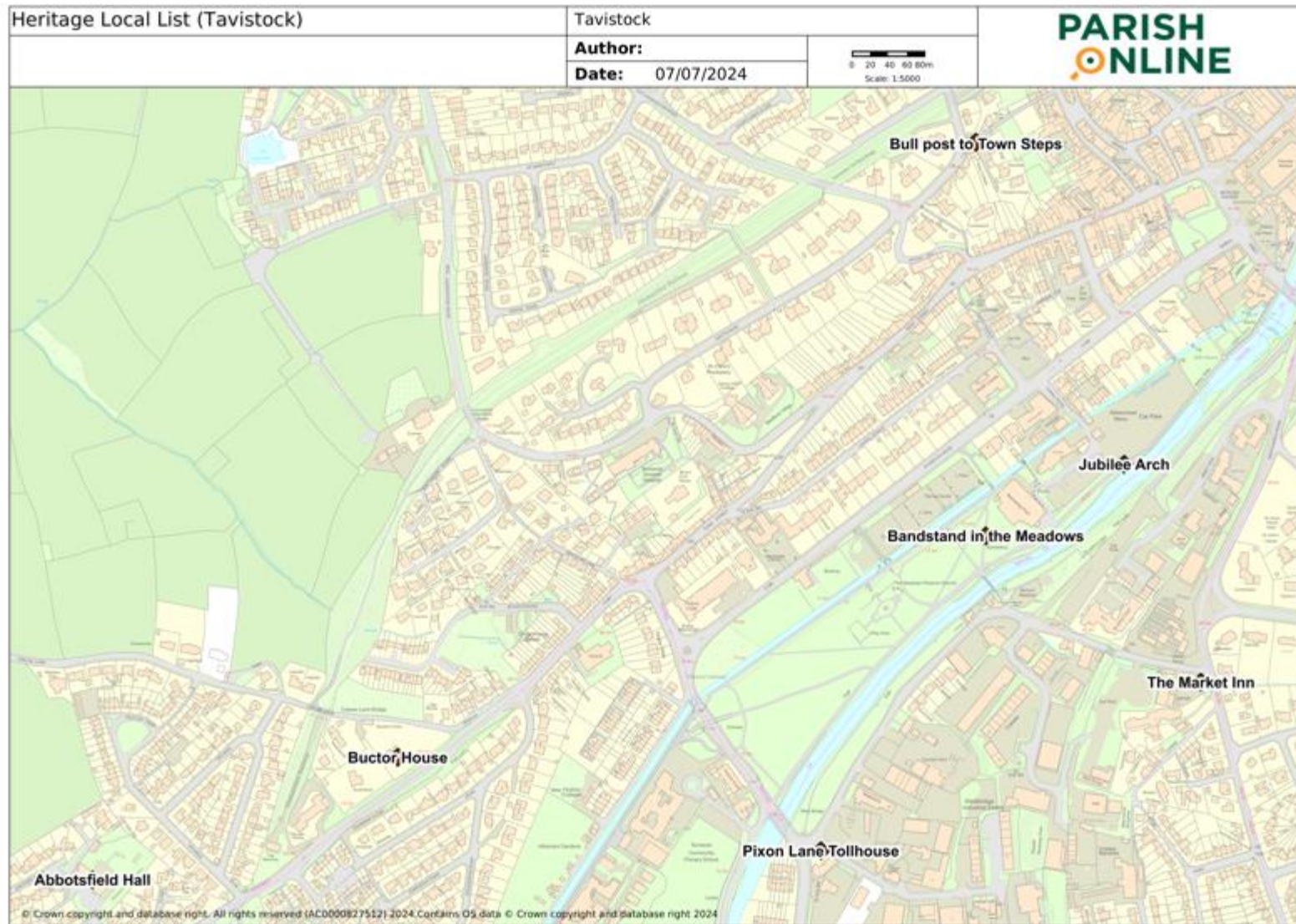
Map 14a: Town Centre Conservation Area (featuring WDBC “Buildings of Interest” / “Positive Buildings”)



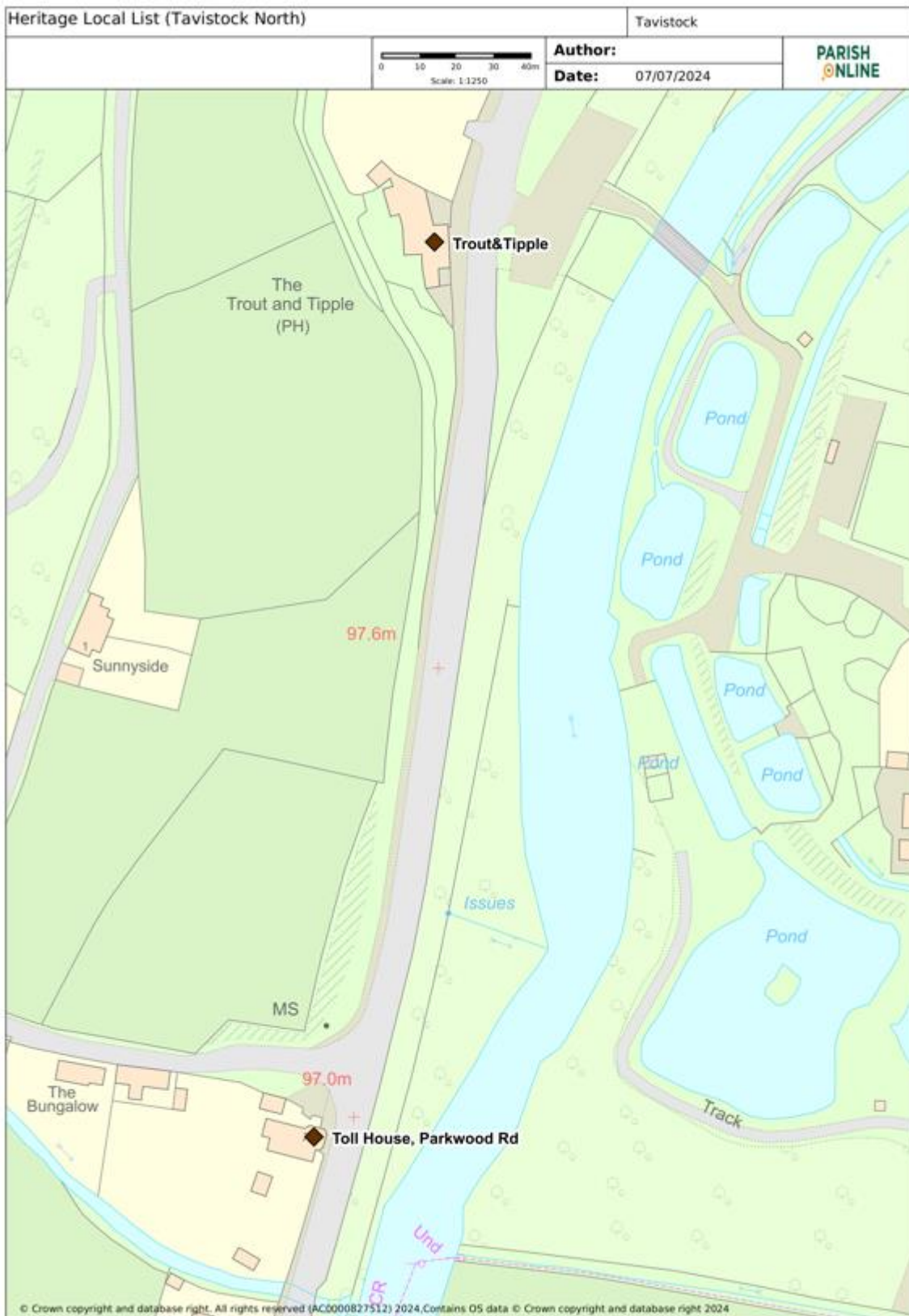
Map 14b: Town Centre Conservation Area Inset (featuring WDBC “Buildings of Interest” / “Positive Buildings”)



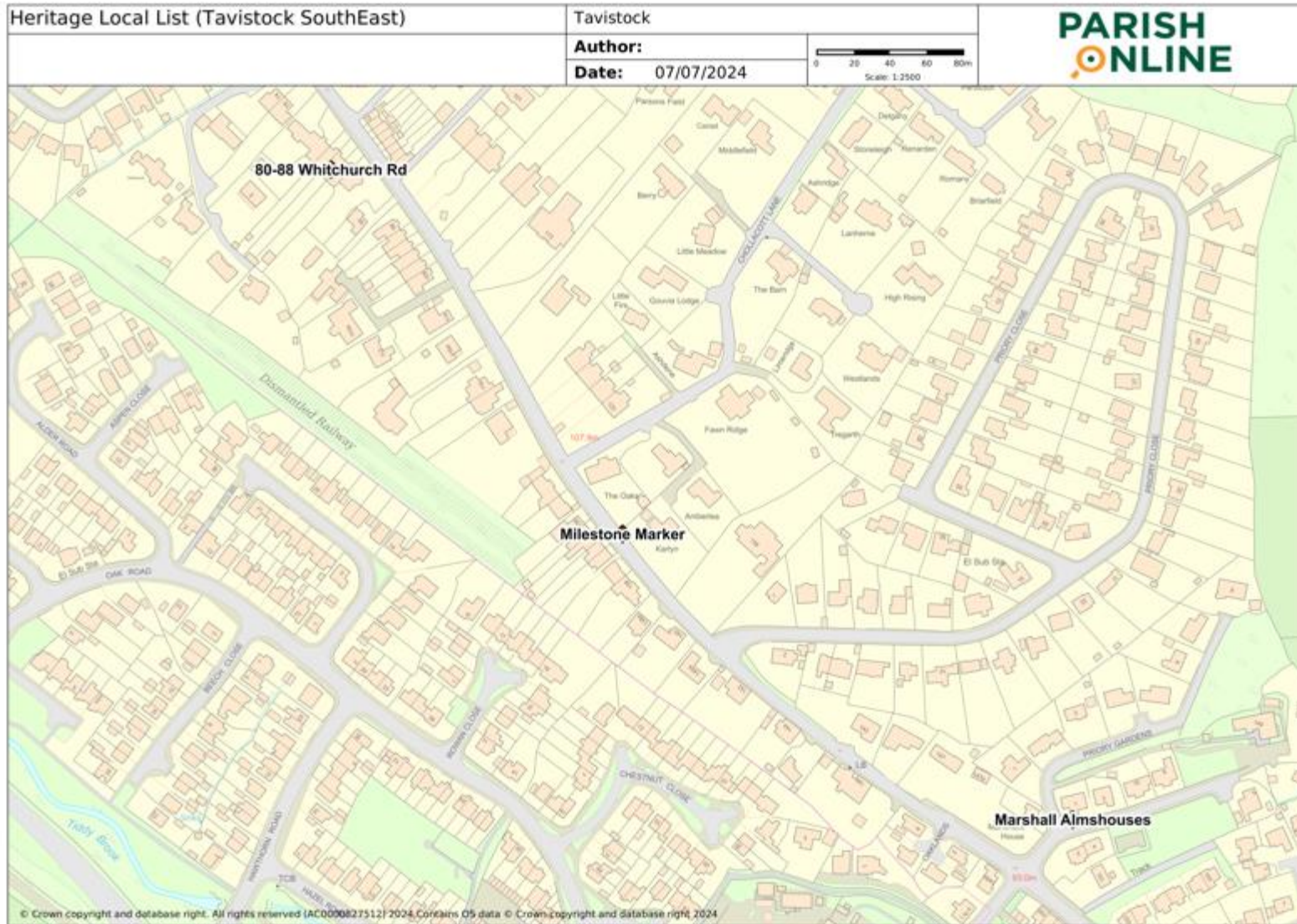
Map 15a: Locally Important Heritage Assets (Tavistock)



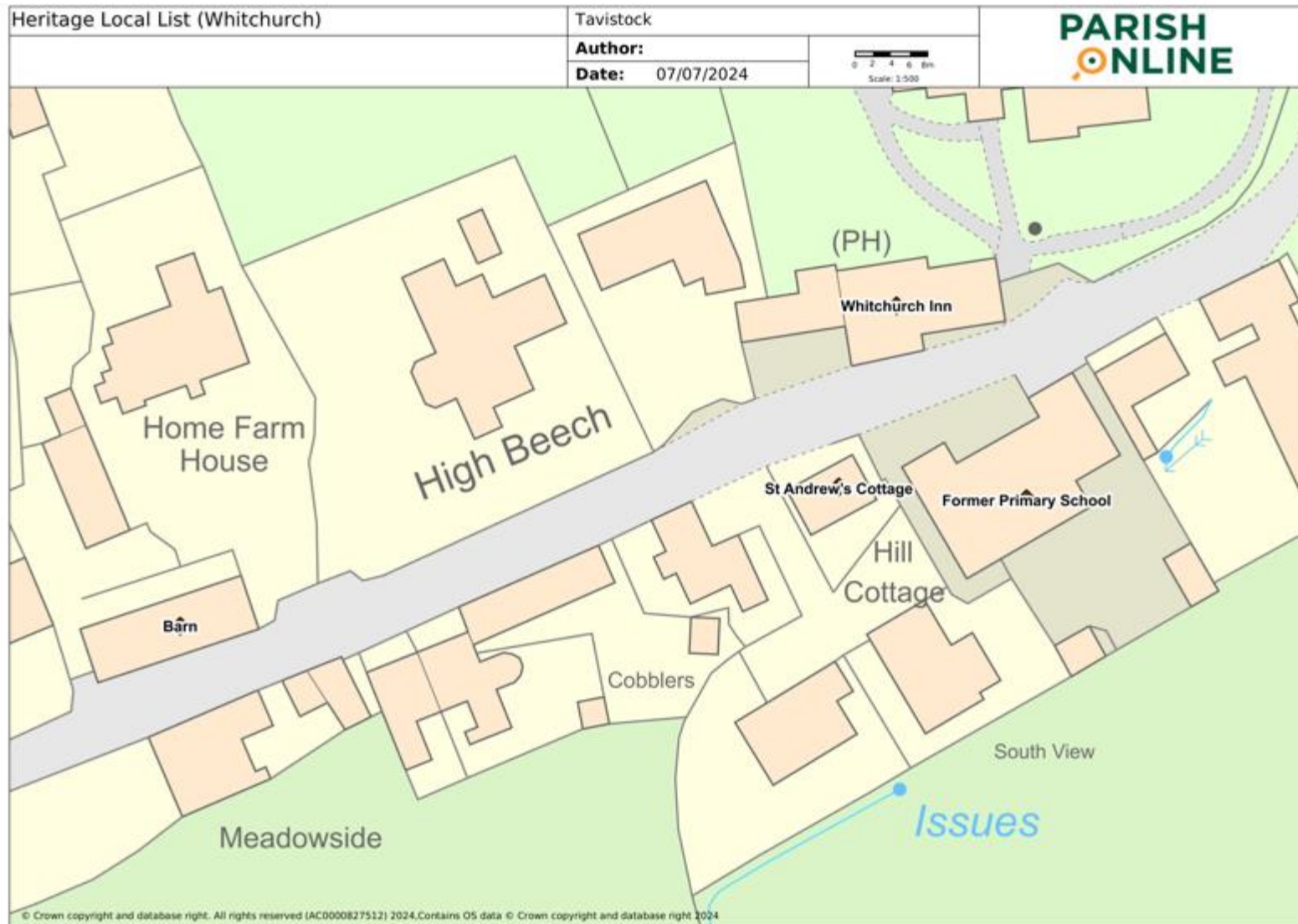
Map 15b: Locally Important Heritage Assets (Tavistock North)



Map 15c: Locally Important Heritage Assets (Tavistock South East)



Map 15d: Locally Important Heritage Assets (Whitchurch)

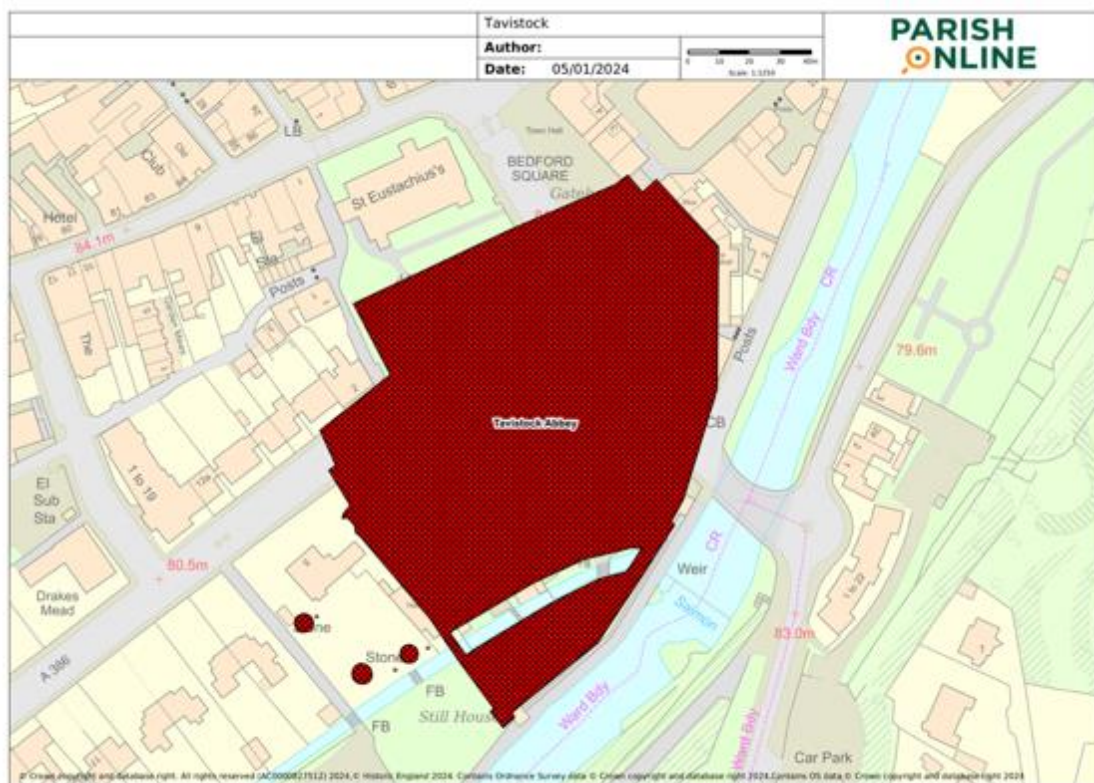




## HER2: Priority Projects in the Historic Environment

1. Development proposals which deliver, contribute towards, or support delivery of improvements to the following heritage and historic environments (identified on Map 16), will be supported:
  - i) the buildings and structures recognised as being part of the Scheduled Monument of Tavistock Abbey; and,
  - ii) Betsy Grimbals Tower.
2. Proposals to enhance these assets must demonstrate, through a Heritage Impact Assessment or similar appraisal, that they will cause no significant harm to the asset or its setting and must fulfil relevant criteria in Policy HER1.

Map 16: Location of Tavistock Abbey and Betsy Grimbals Tower



## Transport and Connectivity

### **TC1: Accessible Development**

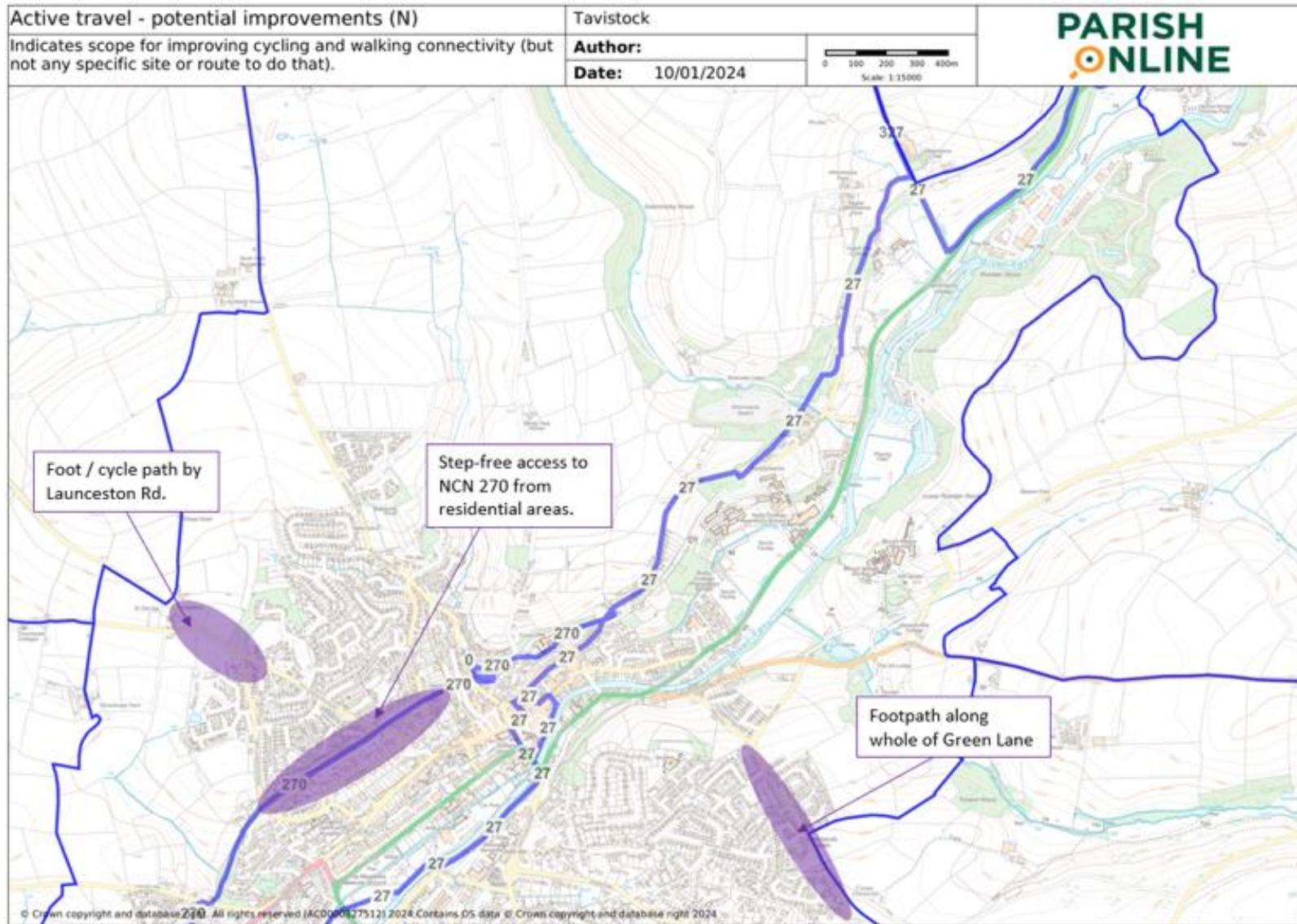
- 1. Proposals for major development should demonstrate, through a Design and Access Statement and / or Planning Statement (whichever is appropriate):**
  - i) how they deliver street design that is accessible for all;**
  - ii) introduce pedestrian footpaths which ensure good connectivity and permeability through the site;**
  - iii) provide on-site wide shared cycle and pedestrian footpaths to accommodate safely all forms of non-vehicular transport, including mobility vehicles;**
  - iv) where feasible, provide or enhance footpath and cycle links off-site to local services and facilities;**
  - v) that they have considered, and where appropriate, provide, a road layout and network which enables bus services to operate on routes through the development; and,**
  - vi) respond positively to the Tavistock Design Codes and Guidance.**
- 2. Proposals for smaller scale developments should respond to criteria in 1. above where relevant, subject to the scale, location and type of development proposed.**
- 3. Transport, active travel and accessibility infrastructure should be provided in a timely manner, and, where feasible and viable, alongside delivery of dwellings.**

### **TC2: Protecting and Improving the Local Walking and Cycling Network**

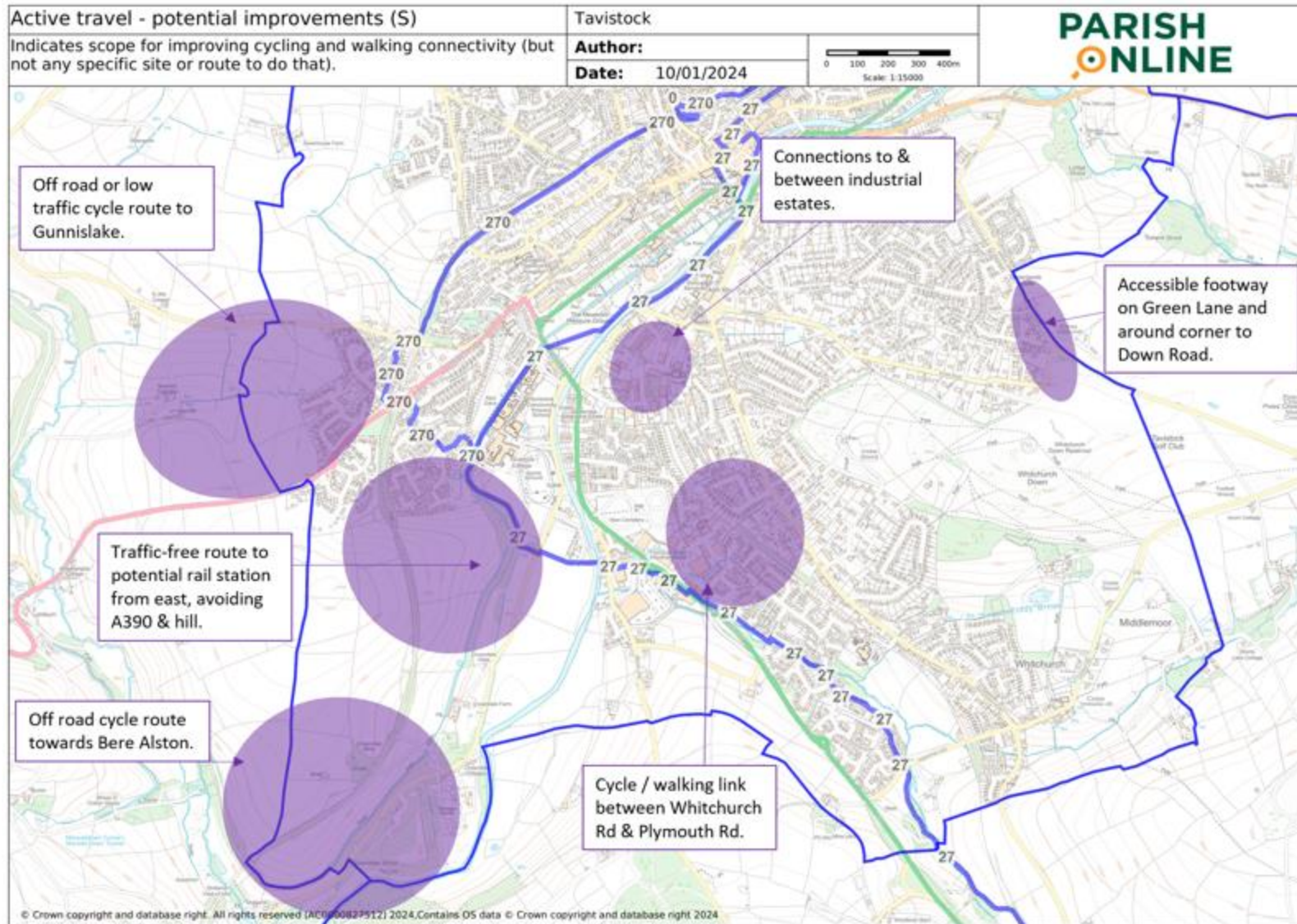
- 1. Public Rights of Way, permissive paths and cycle route networks will be protected from loss or changes as a result of development proposals which reduces their quality and accessibility.**
- 2. Development proposals which deliver improvements to the existing active travel network and / or provide new or replacement safe routes and connections identified on Maps 18a and 18b (and those in Local Transport Plans, Local Cycling and Walking Infrastructure Plans and other up-to-date local authority transport plans) will be supported where they:**
  - i) demonstrate that they have no significant adverse impacts on the following or such impacts can be satisfactorily mitigated:**
    - a. local amenity (such as noise or lighting);**
    - b. biodiversity and landscape;**
  - ii) demonstrate that they will cause no significant harm on heritage assets or their setting;**

- iii) demonstrate that accessibility by walking, cycling and mobility aids / vehicles (together) has been considered and where feasible, embedded into their design; and,**
- iv) LTN1/20 Cycle Infrastructure Design guidance has been used in the design of cycle infrastructure (or the most up-to-date equivalent where this is superseded);**
- v) demonstrate that any lighting scheme uses energy-efficient lights, with, where compatible with user safety, wavelengths chosen to minimize impact on wildlife; and,**
- vi) where relevant, encourage and support sustainable travel links to and within the town by providing supporting infrastructure such as secure and covered cycle storage.**

Map 18a: Proposed Active Travel Potential Improvements (North)



Map 18b: Proposed Active Travel Potential Improvements (South)



### **TC3: Facilitating Pedestrian Access**

Development proposals for or which include street furniture and / or electric vehicle charge points which require planning permission will be supported where they demonstrate that they do not cause obstruction to pedestrians, cyclists, people with prams / pushchairs and those using mobility vehicles / aids and retain, and enhance where feasible, easy access and connectivity.

### **TC4: Supporting the Reinstatement of the Former Railway Line**

Proposals for reinstatement of the railway line for train services will be supported where it can be demonstrated that it will:

- i) cause no significant harm to the Conservation Area status or satisfactorily mitigates such harm;
- ii) enhance the value of the line as a green corridor, delivering a minimum of 10% net gains in biodiversity; and,
- iii) include replacement pedestrian and cycle access as result of redevelopment of the route and reinstatement of the track.

### **TC5: Protecting and Enhancing Public Transport Infrastructure**

Public transport infrastructure will be protected from loss as a result of development. Where loss is unavoidable, replacement or other satisfactory mitigation must be made.

### **TC6: Improvements to the Bus Station**

1. Development proposals which improve and regenerate the bus station (and environs / its setting where the opportunity exists) will be supported where they demonstrate that they:

- i) introduce the infrastructure required to utilise the station as a transport interchange and hub, including electric vehicle fast charge points for buses (where the technology and supply infrastructure is in place and buses in service are plug-in hybrids or fully electric), and provide secure and covered bicycle storage and secure charge points for electric bicycles (where practical);
- ii) provide public conveniences;
- iii) provide appropriate covered waiting areas with seating;
- iv) provide real-time information displays; and,
- v) deliver space and / or building for a café / coffee shop, if such provision is to prove viable.

- 2. Mixed-use development on part of the site will be supported where it is necessary (and feasible) to ensure viability of the development.**

#### **TC7: Fibre Infrastructure**

- 1. Where relevant, on-site infrastructure will be required to support the installation and allow the future upgrade and maintenance of fibre optic broadband technology.**
- 2. All proposals are required to submit a Connectivity Statement to set out the proposed broadband provision. The statement shall include which broadband supplier(s) can provide full fibre or fixed wireless coverage to the development to provide gigabit capable broadband provision.**
- 3. On sites of 10 dwellings and over and on all non-residential sites, all new properties must be served with an appropriate open access gigabit capable fibre optic infrastructure to enable high speed and reliable broadband connection in accordance with national and local objectives to increase coverage.**
- 4. On sites of under 10 dwellings all new properties shall be served with an appropriate open access fibre optic infrastructure to enable high speed and reliable broadband connection unless there is evidence which demonstrates that providing the required infrastructure is not feasible or economically viable.**
- 5. Installed infrastructure should allow all premises that form part of the approved development to access superfast or better broadband prior to occupancy.**
- 6. The creation of a building to act as a fibre hub to enable fibre connections within the area will be supported.**

#### **TC8: Parking Provision for Bicycles, E-scooters and Mobility Vehicles**

- 1. Proposals for secure parking provision for bicycles, e-scooters and mobility vehicles, which require planning permission, will be supported. They should demonstrate that they have no significant adverse impacts on the following or such impacts can be satisfactorily mitigated:**
  - i) local amenity (such as noise or lighting);**
  - ii) ease of accessibility on the highway, public rights of way or other pedestrian and cycle routes; and,**
  - iii) biodiversity and landscape, where relevant;****and,**
  - iv) demonstrate that they will cause no significant harm on heritage assets or their setting;**
- 2. Proposals for cycle parking infrastructure should demonstrate how LTN1/20 Cycle Infrastructure Design guidance has been used in the design of cycle infrastructure (or the most up-to-date equivalent where this is superseded).**

### **TC9: Vehicle Parking Areas**

**1. The following off-street public vehicle parking areas (see Map 19) are important for access to the town centre businesses, parks and leisure facilities of the town:**

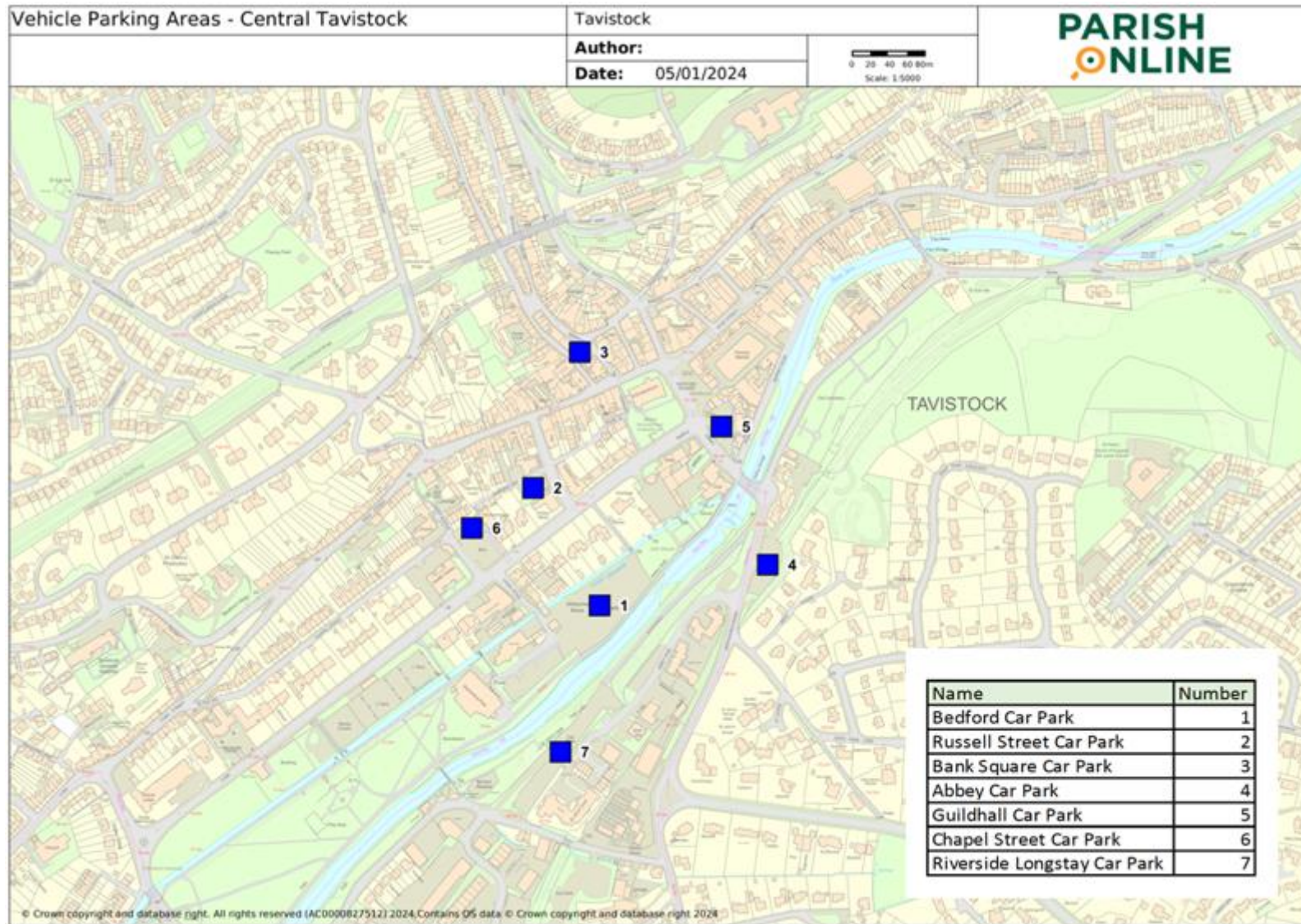
- i) Bedford Car Park;**
- ii) Russell Street Car Park;**
- iii) Bank Square Car Park;**
- iv) Abbey Car Park;**
- v) Guildhall Car Park;**
- vi) Chapel Street Car Park; and,**
- vii) Riverside Long Stay Car Park.**

**Their use as public vehicle parking areas will be safeguarded.**

**2. Development proposals which result in a loss of public vehicle parking spaces will be supported where they enable opportunities for increased cycling (such as secure covered cycle parking) and there will be no significant impact on capacity needed to meet demand for other vehicles. Replacement capacity for spaces lost in these locations, if demand requires re-provision, should be made in a location suitable to allow easy access to services, businesses and facilities in the town centre.**



Map 19: Existing Off-street Car Parks (Vehicle Parking Areas)

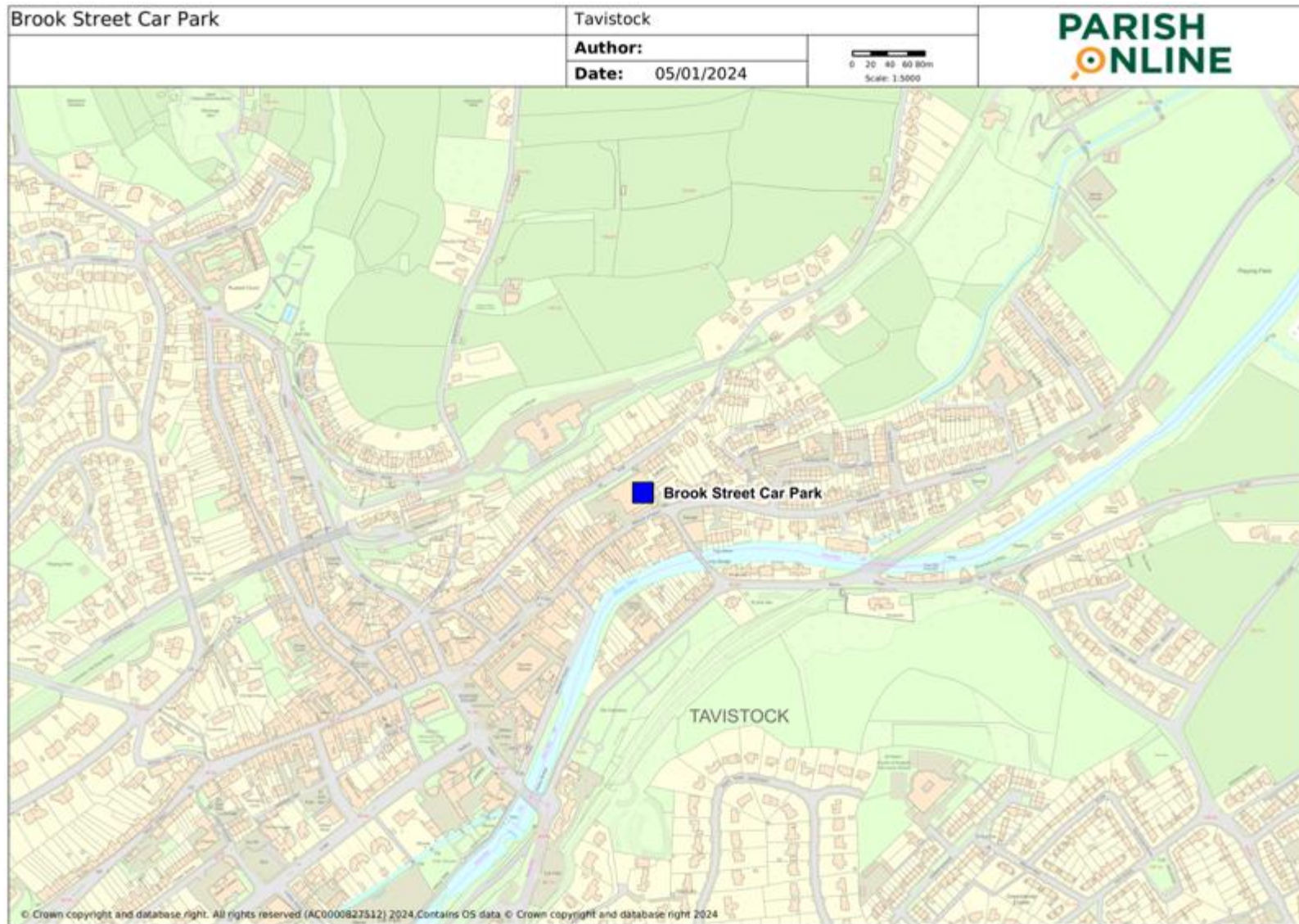


**TC10: Brook Street Car Park**

**Development proposals for the redevelopment of the Brook Street Car Park (Map 20) will be supported where they:**

- i) provide replacement capacity in whole or in part on-site, or off-site in a suitable location to serve the town centre;**
- ii) provide secure cycle parking and storage on-site and meet relevant requirements in policy TC8;**
- iii) cause no significant harm to heritage assets and their setting or the special character or designation of the World Heritage Site and meet the requirements of Joint Local Plan Policy DEV22: Cornwall and West Devon Mining Landscape World Heritage Site;**
- iv) have no adverse impact on the character of the site's setting, enhancing the character of the Brook Street frontage; and,**
- v) meet the requirements of the Tavistock Design Codes and Guidance.**

Map 20: Brook Street Car Park (Vehicle Parking Area)



**TC11: Provision of Electric Charge Points**

- 1. Development proposals for the provision of electric vehicle charging points, where planning permission is required, will be supported where they have no adverse impact on:
  - i) the character of the built and natural environment where relevant; and,**
  - ii) have full regard to the Tavistock Design Codes and Guidance.****
- 2. Proposals should meet the requirements of Policy TC3.**
- 3. Proposals for commercial charging “stations” or “hubs” on existing fuel station locations, or new bespoke facilities, will be supported, subject to other policies in this Plan.**