



Basic Conditions Statement

Tavistock Neighbourhood Plan

2022-2034

SUBMISSION VERSION



July 2024

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1. Introduction

Our Neighbourhood Plan (also called a Neighbourhood Development Plan) has been produced by Tavistock Town Council, as the “qualifying body” with overall responsibility for the preparation, consultation and submission of the Neighbourhood Plan. The development of the plan and management of the process has been marshalled by a Neighbourhood Plan Steering Group comprised of members of our community and Town Councillors, advised by planning consultants Stuart Todd Associates Ltd and supported by our local planning authorities (West Devon Borough Council and Dartmoor National Park Authority).

2. What are the Basic Conditions and why do we need this Statement?

The “Basic Conditions” are a set of conditions that the Neighbourhood Plan must pass in order for it to proceed to referendum. In relation to Neighbourhood Plans, the Plan will pass the basic conditions if:

- having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan;
- the making of the plan contributes to the achievement of sustainable development;
- the making of the plan is in general conformity¹ with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
- the making of the plan does not breach, and is otherwise compatible with, EU obligations²; and,

¹ See <https://www.gov.uk/guidance/neighbourhood-planning--2#General-conformity-with-strategic-policies> “General conformity” is defined there (in National Planning Practice Guidance, paragraph 74, reference ID 41-074-20140306, revision date 06-03-14) as “When considering whether a policy is in general conformity a qualifying body, independent examiner, or local planning authority, should consider the following:

whether the Neighbourhood Development Plan policy or development proposal supports and upholds the general principle that the strategic policy is concerned with;

the degree, if any, of conflict between the draft Neighbourhood Development Plan policy or development proposal and the strategic policy;

whether the draft Neighbourhood Development Plan policy or development proposal provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy; and,

the rationale for the approach taken in the draft Neighbourhood Development Plan or Order and the evidence to justify that approach.”

² According to the Government website (<https://www.gov.uk/guidance/neighbourhood-planning--2#EU-obligations-neighbourhood-planning>), “A Neighbourhood Development Plan or Order must be compatible with European Union obligations, as incorporated into UK law, in order to be legally compliant. There are 4 directives that may be of particular relevance to Neighbourhood Development Planning:

Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (often referred to as the Strategic Environmental Assessment (SEA) Directive). This seeks to provide a high level of protection of the environment by integrating environmental considerations into the process of preparing plans and programmes. It may be of relevance to Neighbourhood Development Plans.

Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment (often referred to as the Environmental Impact Assessment (EIA) Directive). Environmental Impact Assessment is a procedure to be followed for certain types of proposed development. This is to ensure that decisions are made in full knowledge of any likely significant effects on the environment and that the public are given early and effective opportunities to participate in the decision making procedures. It may be of relevance to Neighbourhood Development Orders.

Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora and Directive 2009/147/EC on the conservation of wild birds (often referred to as the Habitats and Wild Birds Directives respectively). These aim to protect and improve Europe’s most important habitats and species. They may be of relevance to both Neighbourhood Development Plans or Orders. Other European directives, such as the Waste Framework Directive (2008/98/EC), Air Quality Directive (2008/50/EC) or the Water Framework Directive (2000/60/EC) may apply to the particular circumstances of a draft Neighbourhood Development Plan or Order.”

The EU obligations have been incorporated into UK law.

- prescribed conditions are met in relation to the plan order and prescribed matters have been complied with in connection with the proposal for the plan.

These requirements (and those for neighbourhood development orders) are formally set out in of paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 Act. (as amended by the Localism Act 2011)³.

Regulation 32 of the Neighbourhood Planning (General) Regulations 2012 (as amended) set out a further basic condition for a Neighbourhood Plan in addition to those set out in the primary legislation, being that:

- the making of the Neighbourhood Development Plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007) (either alone or in combination with other plans or projects). (See Schedule 2 to the Neighbourhood Planning (General) Regulations 2012 (as amended) in relation to the examination of neighbourhood development plans.)

This Basic Conditions Statement is submitted alongside our proposed Neighbourhood Plan. In submitting the Statement, and through its content demonstrated how our plan meets the Basic Conditions, we have satisfied one of the requirements of Regulation 15 (1) of the Neighbourhood Planning (General) Regulations 2012. This Regulation sets out what the Town Council, as the “qualifying body” responsible for producing the plan, must submit as part of the Neighbourhood Plan proposal. These are submitted, alongside this Statement. Regulation 15 (1) states⁴ that:

“(1) Where a qualifying body submits a plan proposal to the local planning authority, it must include—

- (a) a map or statement which identifies the area to which the proposed neighbourhood development plan relates;
- (b) a consultation statement;
- (c) the proposed neighbourhood development plan; and
- (d) *a statement explaining how the proposed neighbourhood development plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Act.*” (i.e. this Statement).

Following this introduction, the Statement sets out:

- where our Neighbourhood Area is and how this was established;
- a summary of why we need our Neighbourhood Development Plan;
- how we have complied with relevant legislation;
- a summary of the content of our Neighbourhood Development Plan proposal; and,
- an explanation of how our Neighbourhood Development Plan meets the Basic Conditions.

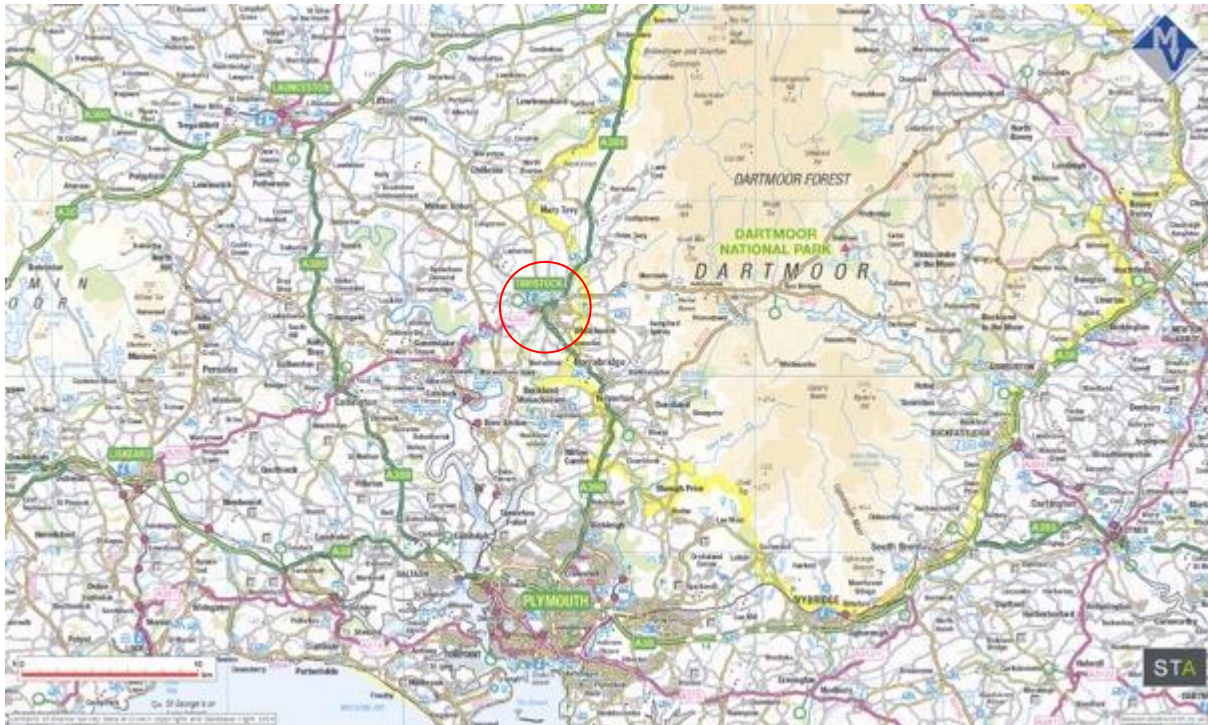
³ See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/10/enacted> They are also set out in the National Planning Practice Guidance at <http://planningguidance.planningportal.gov.uk/blog/guidance/neighbourhood-planning/the-basic-conditions-that-a-draft-neighbourhood-plan-or-order-must-meet-if-it-is-to-proceed-to-referendum/>

⁴ See <http://www.legislation.gov.uk/uksi/2012/637/regulation/15/made>

3. Our Neighbourhood Area

Tavistock is located in Devon, at the foot of Dartmoor National Park and close to Cornwall to the west. Map 1 shows the wider context around the town.

Map 1: Tavistock - Wider Geographic Context



The Neighbourhood Plan area is the whole Civil Parish, i.e. the Town Council administrative area. The part of the parish within the West Devon local planning authority area was approved by in 2017 by West Devon Borough Council⁵ and the very small part of the parish within the Dartmoor National Park Authority (DNPA) local planning authority area was approved in 2021⁶.

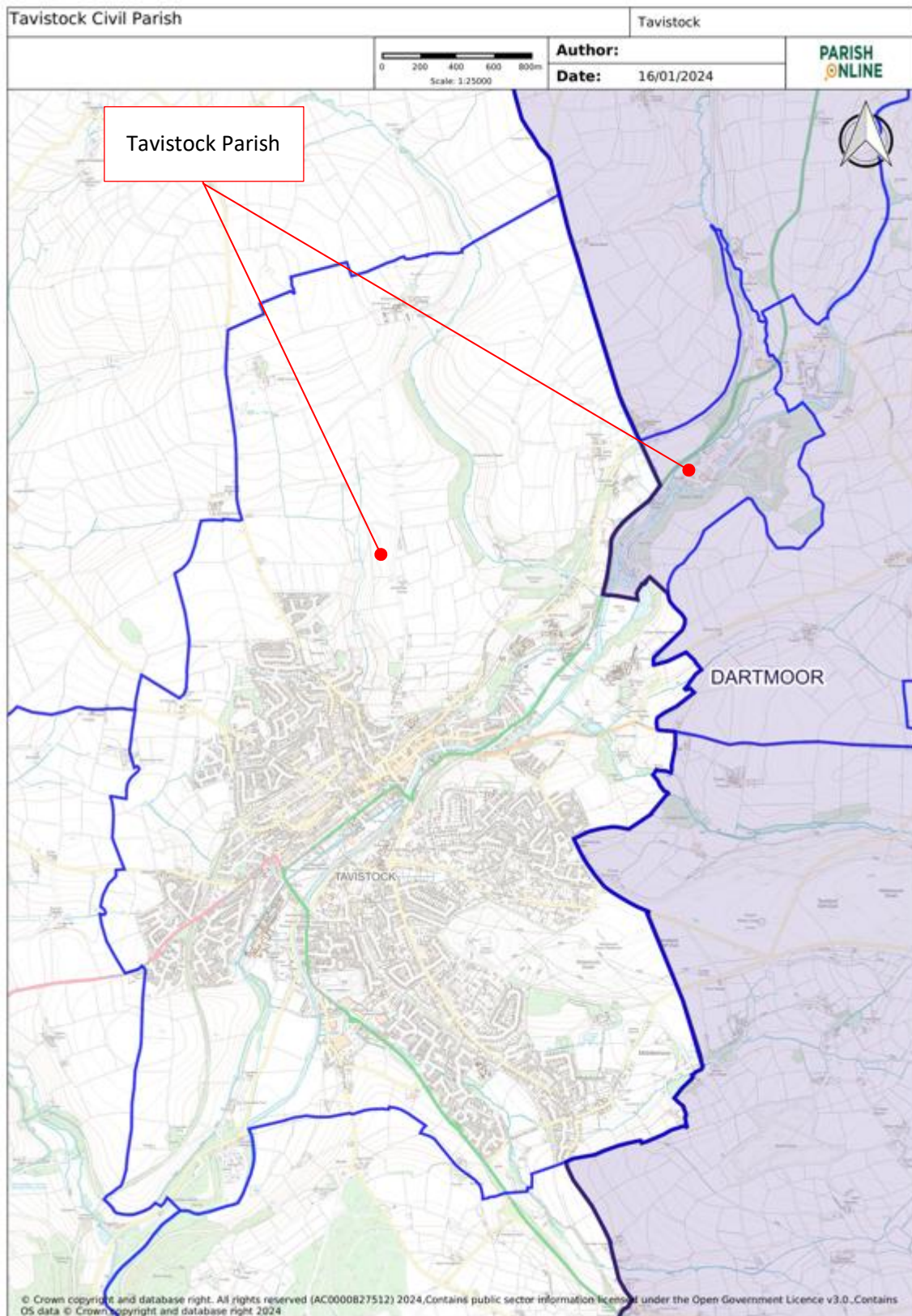
Due to the parish crossing the boundary of two local planning authority areas, both authorities have an agreement in place with regard to one authority being the lead authority where this is the case. For Tavistock, with most of the parish and Plan area resting within the WDBC LPA area, WDBC is the lead authority for the Plan and neighbourhood planning process.

Map 2 on the following page shows the extent of the Plan area.

⁵ See <https://www.neighbourhoodplanning.swdevon.gov.uk/tavistock>

⁶ See <https://www.dartmoor.gov.uk/living-and-working/community/community-planning/dartmoor-neighbourhood-plan-areas/tavistock-neighbourhood-development-plan2>

Map 2: Tavistock Neighbourhood Plan Area (including the part within Dartmoor National Park)



4. Why do we need a Neighbourhood Plan?

Our justification for producing the Plan is set out in the introductory sections of the Plan itself culminating in the Vision, Aims and Objectives which have been developed and shaped from evidence and community consultation. In summary, the main reasons for producing a Neighbourhood Plan were as follows:

- We wanted to have some control over local planning matters and decisions and our community wanted to develop its own local planning policies so that we can have an influence over the location, type, scale, design and form of development which may come forward in the Parish during the Plan period;
- We wanted to protect the built character and heritage of the Parish;
- We wanted to develop a Plan which protects and enhances our countryside and natural environment within the Parish in order to maintain the character of our surrounding landscape and coast;
- We wanted to have a say in shaping the future of our Parish including how our locally valued assets are protected, maintained and enhanced and how we can help to ensure that our local services and leisure, recreation, sports and community facilities are sustained into the future;
- We wished to support the Parish's local economy; and,
- We wanted to respond to issues, concerns and challenges identified by the local community.

Having explored the issues and identified the key messages and things of importance to the community, our Plan has set out a clear Vision, Aims and Objectives, reproduced below.

The Vision for Tavistock

In 2034, Tavistock is a sustainable, thriving market town that benefits from and safeguards its natural and built historic environment, riverside setting, green spaces and surrounding moorland landscape and has responded positively to the challenges posed by our changing climate.

Tavistock retains its renowned town centre and markets which showcase a diverse range of sustainable businesses to serve the community and maintains high-quality community facilities and infrastructure that promote the health and well-being of residents.

Tavistock has a variety of sustainable and accessible homes designed to meet the needs of a balanced community, developed with respect for the character and heritage of the town.

Travel within and around the town is convenient by healthy and sustainable means accessible to all and the town is well-connected to Plymouth and other nearby communities by public transport.

Parks, allotments, and other green spaces in Tavistock are protected and maintained to promote active outdoor pursuits, mitigate the effects of climate change and increase biodiversity.

Aims	Objectives
Sustainable Development	
<p>1. New development takes place in appropriate locations, is well-designed, provides social benefit, and responds positively to the challenges of climate change.</p>	<p>i) Promote well-designed, sustainable and accessible development in appropriate locations that meets the identified needs of the community.</p> <p>ii) Promote sustainable development which responds positively to the challenges of climate change.</p> <p>iii) Promote sustainable environmental practices and support adaptations and mitigations to climate change, recognising increased flood risk as a particular vulnerability.</p> <p>iv) Support improvements to the environment of the town.</p> <p>v) Support identified priorities for the provision of social and other infrastructure.</p> <p>vi) Support renewable and low carbon energy proposals.</p>
Housing	
<p>2. New housing meets the identified needs of the community, is well-designed, provides social benefit, delivers homes that are affordable to local people and response positively to the challenges of climate change.</p>	<p>vii) Support the use of community land trusts to achieve affordable, sustainable and high-quality housing design for the benefit of local people.</p> <p>viii) Support windfall town centre development for dwellings where it supports the overall vitality and viability of town centre uses.</p> <p>ix) Support developments with a housing tenure, size and mix that redress imbalances in the age and income demographics of the community to ensure that Tavistock remains a vibrant and diverse market town.</p>
Business	
<p>3. Tavistock's Town Centre remains the commercial and social heart of Tavistock and sustainable neighbourhood retail sites that meet local needs are supported.</p> <p>4. Development that is sustainable and recognises the importance of Tavistock's unique market town heritage and place within a working rural community is promoted.</p>	<p>x) Support sustainable and inclusive town centre development which sustains and safeguards a diverse and flourishing town centre with retail at its heart, supporting appropriate mixed-use development in the town centre where it meets the identified housing needs of the community.</p> <p>xi) Encourage the positive and acceptable use for residential, offices and services, on the upper floors of shops and commercial premises.</p> <p>xii) Promote vibrant daytime and evening activities, including hospitality businesses, to enhance town centre vitality and viability and support the development of cultural uses and activity.</p> <p>xiii) Support sustainable business development in town that respects the town's character.</p>

Aims	Objectives	
	xiv)	Support agricultural development outside town that enhances a sustainable supply chain.
Community Facilities		
<p>5. Community facilities across the parish are maintained and enhanced and new community facilities are supported where they increase the quality of life in the parish and encourage positive economic activity.</p> <p>6. Planning decisions enhance and do not adversely impact community facilities.</p>	<p>xv)</p> <p>xvi)</p> <p>xvii)</p> <p>xviii)</p>	<p>Protect and maintain existing community facilities.</p> <p>Support proposals that enhance or maintain Tavistock’s leading position within the surrounding rural community in the provision of facilities meeting identified needs or enhancing the quality of life for local people.</p> <p>Engage with relevant planning applications early on to understand the impacts on community facilities.</p> <p>Enhance the quality of development by mitigating adverse effects on community facilities.</p>
Environment		
<p>7. Development in Tavistock enhances biodiversity and protects the environment, green space, and the landscape attractiveness of the town.</p>	<p>xix)</p> <p>xx)</p> <p>xxi)</p>	<p>Protect and enhance formal and informal public green space, and extend green space provision in parts of the parish where it is less accessible or less diverse.</p> <p>Protect and enhance habitats and increase biodiversity.</p> <p>Value and protect landscape, its role and character and the views it frames as part of Tavistock’s setting.</p>
Heritage		
<p>8. Buildings, structures and streetscapes that contribute to the heritage and history of the parish are safeguarded for the future and protected from harm.</p> <p>9. The character of the heritage and history environment in the two Conservation Areas is enhanced for the benefit of the present and future generations.</p>	<p>xxii)</p> <p>xxiii)</p> <p>xxiv)</p> <p>xxv)</p>	<p>Protect heritage assets within the parish not currently having the protection of national listing (i.e. listed building or scheduled monument status) that warrant policy protection.</p> <p>Protect streetscapes of importance outside the three conservation areas that are linked to the heritage and history of the parish, and which contribute to the significance of the area to ensure the character is maintained.</p> <p>Support and encourage improvements to the quality of our built heritage in the three Conservation Areas where it requires enhancement.</p> <p>Improve and enhance degraded or poorly maintained areas of the public realm within the Conservation Areas.</p>
Transport and Connectivity		
<p>10. Getting around Tavistock on foot, by bicycle or using mobility aids / vehicles is an attractive and convenient option.</p>	<p>xxvi)</p>	<p>Ensure that all types of new development are connected by convenient, safe, walkable routes to its immediate setting and to key facilities.</p>

Aims	Objectives
<p>11. Tavistock has good facilities for public and shared transport connecting to nearby villages and towns.</p> <p>12. Negative impacts of transport, including traffic congestion and pollution, are minimized.</p>	<p>xxvii) Protect, improve and add to traffic-free paths and safe cycling routes within the town and connecting to neighbouring settlements.</p> <p>xxviii) Ensure street furniture (including electric vehicle charge points) does not obstruct pedestrians.</p> <p>xxix) Safeguard the route for a restored rail link in both directions (to Bere Alston and to Okehampton).</p> <p>xxx) Protect and enhance the bus station and bus stops.</p> <p>xxxi) Ensure any larger developments have road layouts which provide for bus access and for shared transport schemes (Eg car club and bike share parking).</p> <p>xxxii) Encourage provision of transport hubs with park and change facilities within sites identified for development on key roads into the town.</p> <p>xxxiii) Support initiatives which reduce the need to travel, including improvements to digital communication. (eg public Wifi, full fibre broadband)</p> <p>xxxiv) Ensure that overall off-street parking provision for vehicles, cycles, and micromobility transport meets the changing needs of residents, visitors and businesses.</p> <p>xxxv) Facilitate provision for electric vehicle charging, including sites convenient to homes without off-street parking.</p>

5. Summary of Compliance with Legislation

This section sets out how our Neighbourhood Plan and process has complied with the requirements set out in the Neighbourhood Plan regulations.

Qualifying Body

A “qualifying body” is defined by Section 38A(12) of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act⁷ as “a parish council, or an organisation or body designated as a neighbourhood forum, authorised for the purposes of a neighbourhood development plan to act in relation to a neighbourhood area...”.

Section 38A(1) of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act⁸ sets out the qualifying body’s entitlement to prepare a Neighbourhood Development Plan. It states that:

“(1) Any qualifying body is entitled to initiate a process for the purpose of requiring a local planning authority in England to make a neighbourhood development plan.”

We confirm that the Neighbourhood Plan has been prepared by Tavistock Town Council as the “qualifying body” for the purposes of Neighbourhood Planning.

Neighbourhood Area

The Neighbourhood Area (as shown in Map 2 above) was applied for and approved through the process set out in the Neighbourhood Planning (General) Regulations 2012 (Regulations 5 to 7)⁹. The approval / decision notices can be seen on the local planning authorities’ websites¹⁰.

What a Neighbourhood Development Plan is and the Content of the Neighbourhood Development Plan

Section 38A(2) of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act¹¹ sets out the meaning of “neighbourhood development plan”. It states that:

“(2) A “neighbourhood development plan” is a plan which sets out policies (however expressed) in relation to the development and use of land in the whole or any part of a particular neighbourhood area specified in the plan.”

Section 38B(1) of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act¹² sets out what the Plan may include. It states that:

“(1) A neighbourhood development plan—

(a) must specify the period for which it is to have effect,

(b) may not include provision about development that is excluded development, and

⁷ See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/9/enacted>

⁸ See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/9/enacted>

⁹ See <http://www.legislation.gov.uk/uksi/2012/637/regulation/5/made>

¹⁰ See <https://www.dartmoor.gov.uk/living-and-working/community/community-planning/dartmoor-neighbourhood-plan-areas/tavistock-neighbourhood-development-plan2> and <https://www.neighbourhoodplanning.swdevon.gov.uk/tavistock>

¹¹ See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/9/enacted>

¹² See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/9/enacted>

(c) may not relate to more than one neighbourhood area.”

“Excluded development” is defined in Section 68K of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act¹³ as:

- “(a) development that consists of a county matter within paragraph 1(1)(a) to (h) of Schedule 1,
- (b) development that consists of the carrying out of any operation, or class of operation, prescribed under paragraph 1(j) of that Schedule (waste development) but that does not consist of development of a prescribed description,
- (c) development that falls within Annex 1 to Council Directive [85/337/EEC](#) on the assessment of the effects of certain public and private projects on the environment (as amended from time to time),
- (d) development that consists (whether wholly or partly) of a nationally significant infrastructure project (within the meaning of the Planning Act 2008),
- (e) prescribed development or development of a prescribed description, and
- (f) development in a prescribed area or an area of a prescribed description.”

Section 38B(2)¹⁴ states that:

“(2) Only one neighbourhood development plan may be made for each neighbourhood area.”

In response to these requirements, we confirm that:

- our Neighbourhood Development Plan covers the period 2022 to 2034 aligning with the plan period of the adopted Joint Local Plan (WDBC) (and within the Dartmoor Local Plan period to 2036);
- our Neighbourhood Development Plan is the only Neighbourhood Development Plan for the Parish of Tavistock;
- our Neighbourhood Development Plan does not contain policies relating to “excluded development”;
- our Neighbourhood Development Plan relates only to the defined Neighbourhood Area set out in Figure 1 above; and,
- our Neighbourhood Development Plan sets out policies in relation to the development and use of land.

Submission Documents

As referred to earlier in this Statement, all the documents required for submission by Regulation 15(1) of the Neighbourhood Planning (General) Regulations are included in the submission package for the Neighbourhood Plan.

¹³ See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/9/enacted>

¹⁴ See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/9/enacted>

Basic Conditions

As referred to earlier in this Statement, we consider that all of the Basic Conditions (set out in of paragraph 8(2) of Schedule 4B to the 1990 Act (as amended) by the Localism Act 2011.¹⁵) have been met, as demonstrated in this Statement.

6. Content of Our Neighbourhood Development Plan Proposal

To comply with the requirements of Regulation 15 (1) of the Neighbourhood Planning (General) Regulations 2012¹⁶, and to provide sufficient material to help demonstrate that the Basic Conditions have been met, the following documents have been submitted to the local authorities:

- The Neighbourhood Plan (which includes a map and statement which identifies the area to which our plan relates);
- Our Consultation Statement;
- Our Basic Conditions Statement (this document);
- The Strategic Environmental Assessment (SEA) screening report, produced by consultants (AECOM), which concluded that no (SEA) is necessary; and,
- The Habitats Regulation Assessment (HRA) screening report, produced by WDBC, that no HRA is necessary.

The Neighbourhood Plan includes appendices and weblinks to reports which elaborate and support our policy justification and content. All evidence base documents are available to view on the Neighbourhood Plan webpages here - <https://tavistockplan.info/>.

7. How our Neighbourhood Development Plan meets the Basic Conditions

The following section sets out how we believe the Plan meets the Basic Conditions.

A. Having regard to national policies and advice contained in guidance issued by the Secretary of State

We have undertaken the Plan's development in a way consistent with good practice:

- considering other made Plans in the local planning authority area;
- receiving advice from the local planning authorities;
- receiving advice from our planning consultant's experience supporting other groups and of the planning system;
- considering various Locality produced guidance notes (such as the Roadmap¹⁷); and,
- also following the guidance on process and legal requirements set out in the Government's National Planning Practice Guidance¹⁸.

¹⁵ See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/10/enacted> They are also set out in the National Planning Practice Guidance at <http://planningguidance.planningportal.gov.uk/blog/guidance/neighbourhood-planning/the-basic-conditions-that-a-draft-neighbourhood-plan-or-order-must-meet-if-it-is-to-proceed-to-referendum/>

¹⁶ See <http://www.legislation.gov.uk/uksi/2012/637/regulation/15/made>

¹⁷ See <http://locality.org.uk/resources/neighbourhood-planning-roadmap-guide/>

¹⁸ See <https://www.gov.uk/guidance/neighbourhood-planning--2>

In developing our evidence base we have sought to:

- i) understand a changing planning policy framework within which we have had to work; and,
- ii) find or develop evidence to support the Aims and Objectives identified through local community consultation.

This has then been applied to the development of our policies, which were in turn, scrutinised by the local planning authority officers to provide comments on alignment with the strategic planning policies prior to finalising the draft Plan.

Our consultation process fulfils the requirements set out in Neighbourhood Planning Regulations (as detailed in our Consultation Statement).

We believe that our Plan meets the requirements and objectives of the National Planning Policy Framework (NPPF), has had regard to national policy and advice and, in alignment with paragraph 15 in the NPPF is a “succinct and up-to-date” Plan which provides “...a positive vision for the future of...[our]...area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings.”

A positive vision has been developed through consultation, which in turn was identified through local consultation and analysis of written evidence. Our consultation has provided local people with the opportunity to engage with the process of developing the Plan, from its inception through to the drafting of the policies and Plan itself. We have drafted our policies in a way which provides positive criteria to aid the practical consideration of planning applications whilst also setting out a clear framework of how our high quality and valued environment should be respected and enhanced now and in the future.

The wording of our policies has been ‘tested’ by planning officers at WDBC as the local planning authority which covers most of the plan area, and we anticipate therefore, that they can be used effectively as a practical framework in the planning system’s decision-making process.

The following table sets out how we consider the Plan has had regard to national policies by setting out the key paragraphs / policies from the NPPF (wording abridged) which relate to what our policies are seeking to achieve. The table is not intended to provide an exhaustive list of every connection between the NPPF and our policies, rather, an indication that our policies align with the NPPF.

For ease of reference, a composite of our Plan policies is appended to this Statement (see Appendix 1).

How the Neighbourhood Plan has had regard to the National Planning Policy Framework	
Neighbourhood Plan Policies	Summary of key NPPF paragraphs which relate to and / or are responded to by the Neighbourhood Plan policy
Policy SD1: High Quality Sustainable Design	<p>8b. ...support strong, vibrant and healthy communities...by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.</p> <p>8c. ...mitigating and adapting to climate change, including moving to a low carbon economy...</p> <p>Section 12. Achieving well-designed places.</p> <p>131. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process...</p> <p>133. ...Design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high quality standard of design. Their geographic coverage, level of detail and degree of prescription should be tailored to the circumstances and scale of change in each place, and should allow a suitable degree of variety...</p> <p>134. Design guides and codes can be prepared at an area-wide, neighbourhood or site-specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents...</p> <p>135. Planning policies and decisions should ensure that developments: a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change...</p>
Policy SD2: Small Scale Renewable and Low Carbon Energy Proposals	<p>157. The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.</p> <p>160. To help increase the use and supply of renewable and low carbon energy and heat, plans should:</p> <p>a) provide a positive strategy for energy from these sources, that maximises the potential for suitable development, while ensuring that adverse impacts are addressed satisfactorily (including cumulative landscape and visual impacts)</p>

How the Neighbourhood Plan has had regard to the National Planning Policy Framework	
Neighbourhood Plan Policies	Summary of key NPPF paragraphs which relate to and / or are responded to by the Neighbourhood Plan policy
Policy HOU1: Community Housing Schemes	<p>8b. ...support strong, vibrant and healthy communities...by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.</p> <p>60. To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed...</p> <p>62. ...the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies...</p>
Policy HOU2: Residential Development in the Town Centre	<p>8a. Help build a strong, responsive and competitive economy...</p> <p>85. Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future.</p>
Policy HOU3: Responding to Local Housing Needs (Tenure, Type, Size and Mix)	<p>8b. ...support strong, vibrant and healthy communities...by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.</p> <p>60. To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed...</p> <p>63. ...the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies...</p>
Policy B1: Supporting a Managed Transition in the Town Centre to Ensure Vitality is Retained	<p>8a. Help build a strong, responsive and competitive economy...</p> <p>8b. ...fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.</p>
Policy B2: Town Centre Development and Protecting Character	<p>8c. ...protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.</p> <p>85. Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into</p>

How the Neighbourhood Plan has had regard to the National Planning Policy Framework	
Neighbourhood Plan Policies	Summary of key NPPF paragraphs which relate to and / or are responded to by the Neighbourhood Plan policy
	<p>account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future.</p> <p>85. Planning policies should: a) set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration...</p> <p>90. Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.</p> <p>Section 12. Achieving well-designed places.</p> <p>135. Planning policies and decisions should ensure that developments:</p> <p>c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change...</p>
Policy CF1: Protecting Locally Valued Community, Facilities (including Recreation, Sports and Play Facilities) from Loss	<p>8a. ...help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.</p> <p>8b. fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being...</p>
Policy CF2: Community Infrastructure Projects	<p>84. Planning policies and decisions should enable: d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.</p> <p>97c. Guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs...</p> <p>102. Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change.</p>
Policy CF3: Enhancing Community Facilities (including Recreation, Sports and Play Facilities) through New and Improved Provision	<p>103. Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless: a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.</p>

How the Neighbourhood Plan has had regard to the National Planning Policy Framework	
Neighbourhood Plan Policies	Summary of key NPPF paragraphs which relate to and / or are responded to by the Neighbourhood Plan policy
Policy ENV1: Local Green Space	<p>8b. fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being...</p> <p>105. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them...</p> <p>106. The Local Green Space designation should only be used where the green space is: a) in reasonably close proximity to the community it serves; b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and, c) local in character and is not an extensive tract of land.</p> <p>107. Policies for managing development within a Local Green Space should be consistent with those for Green Belts.</p>
Policy ENV2: Extending Access into the Countryside	<p>8c. ...protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.</p> <p>104. Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.</p>
Policy ENV3: Protecting and Enhancing Habitats and Biodiversity	<p>108. Transport issues should be considered from the earliest stages of plan-making and development proposals, so that: c) opportunities to promote walking, cycling and public transport use are identified and pursued;</p> <p>135. Planning policies and decisions should ensure that developments: c) are sympathetic to local character and history, including the surrounding built environment and landscape setting...</p> <p>180a, b and d. Planning policies and decisions should contribute to and enhance the natural and local environment...</p> <p>185. To protect and enhance biodiversity and geodiversity, plans should:... a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity...</p>
Policy ENV4: Protecting and Enhancing Landscape Character, Views and Vistas	<p>158. Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures...</p>

How the Neighbourhood Plan has had regard to the National Planning Policy Framework	
Neighbourhood Plan Policies	Summary of key NPPF paragraphs which relate to and / or are responded to by the Neighbourhood Plan policy
Policy HER1: Protecting Local Heritage Assets	8c. ...protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy. 195. Heritage assets range from sites and buildings of local historic value to those of the highest significance such as World Heritage Sites, which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
Policy HER2: Priority Projects in the Historic Environment	
Policy TC1: Accessible Development	8a. Help build a strong, responsive and competitive economy... 104. Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails. 108. Transport issues should be considered from the earliest stages of plan-making and development proposals, so that: a) the potential impacts of development on transport networks can be addressed; b) opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised – for example in relation to the scale, location or density of development that can be accommodated; c) opportunities to promote walking, cycling and public transport use are identified and pursued; d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places. 106. Planning policies should: d) provide for attractive and well-designed walking and cycling networks with supporting facilities such as secure cycle parking...
Policy TC2: Protecting and Improving the Local Walking and Cycling Network	
Policy TC3: Facilitating Pedestrian Access	
Policy TC4: Supporting the Reinstatement of the Former Railway Line	
Policy TC5: Protecting and Enhancing Public Transport Infrastructure	
Policy TC6: Improvements to the Bus Station	
Policy TC7: Fibre Infrastructure	
Policy TC8: Parking Provision for Bicycles, E-scooters and Mobility Vehicles	
Policy TC9: Vehicle Parking Areas	
Policy TC10: Brook Street Car Park	
Policy TC11: Provision of Electric Charge Points	

B. The making of the Plan contributes to the achievement of sustainable development

The Neighbourhood Plan has been developed within the context of the definition of sustainable development in the National Planning Policy Framework and that in the Local Plan. The NPPF sets three overarching objectives which set the direction of travel of the delivery of sustainable development in the planning system. These are reproduced below from paragraph 8.

8. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
- a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
 - c) **an environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

We have produced a sustainability matrix which tests the policies of the Plan against the broad social, economic and environmental sustainability objectives of the NPPF set out in paragraph 8. Consideration and testing of the Plan in this way helps us demonstrate that we have paid close attention to the achievement of sustainable development, and supplements the Strategic Environmental Assessment (SEA) screening which focuses on environmental issues. The assessment uses a traffic light system to indicate the degree of contribution to the objectives of sustainable development. It is important to note that any testing done in this way will have a degree of subjectivity attached and the traffic light system presents a “direction of travel” and is used simply to show that we have considered the NPPF objectives against the policies in the Plan. When considering the indicators given, readers are encouraged to remember that the testing takes close notice of the wording of the NPPF objectives, and not necessarily an “obvious” link between a policy title or content and the headlines of “economic”, “social” and “environmental”. A “red” indicator does not mean that it is a poor policy or is some way “wrong”, but simply reflects that some policies can have a negative impact in relation to a specific objective, particularly when considered in isolation to other policies which could introduce sufficient balance or mitigation.

The key for the matrix is as follows.

++	Strongly supports the objective
+	Supports the objective
N	Is neutral in effect
-	Potentially works against the objective
--	Strongly works against the objective
+/-	Effects uncertain *

* this can reflect an assessment that the policy could work either positively or negatively, or in a neutral way, against the objective, depending on the type and / or location of proposal to which the policy is applied.

Policy	Objective			Commentary: contribution towards sustainable development objectives
	Social	Environmental	Economic	
Policy SD1: High Quality Sustainable Design				Seeks to introduce sustainability into all design of development.
Policy SD2: Small Scale Renewable and Low Carbon Energy Proposals				Provides support to positive renewable and community energy projects, reducing demand on fossil fuels, securing future local supply and reducing reliance on national and international energy supply.
Policy HOU1: Community Housing Schemes				While housing development will inevitably have some impact on the environment, the policy supports a more sustainable community through provision of affordable housing provision which meets the needs of the local community.
Policy HOU2: Residential Development in the Town Centre				While housing development will inevitably have some impact on the environment, the policy supports a more sustainable community through provision of housing provision which meets the needs of the local community and which supports the overall vitality and viability of the town centre.
Policy HOU3: Responding to Local Housing Needs (Tenure, Type, Size and Mix)				While housing development will inevitably have some impact on the environment, the policy supports a more sustainable community through provision of affordable housing provision which meets the needs of the local community.
Policy B1: Supporting a Managed Transition in the Town Centre to Ensure Vitality is Retained				Seeks to retain the economic sustainability, vitality and viability of the town centre.
Policy B2: Town Centre Development and Protecting Character				Seeks to retain the character of the town centre, sustaining its function and use, supporting the local community.

Policy	Objective			Commentary: contribution towards sustainable development objectives
	Social	Environmental	Economic	
Policy CF1: Protecting Locally Valued Community, Facilities (including Recreation, Sports and Play Facilities) from Loss				Supports the protection, improvement and provision of new community facilities, therefore helping to maintain and improve the sustainability of the town and local community.
Policy CF2: Community Infrastructure Projects				
Policy CF3: Enhancing Community Facilities (including Recreation, Sports and Play Facilities) through New and Improved Provision				
Policy ENV1: Local Green Space				Seeks to protect green space areas of local value given the social and environmental benefit they give to the community.
Policy ENV2: Extending Access into the Countryside				Supports increasing accessibility for the community into the countryside, helping to improve the health of the community.
Policy ENV3: Protecting and Enhancing Habitats and Biodiversity				Seeks to protect areas of environmental and habitat value from inappropriate change.
Policy ENV4: Protecting and Enhancing Landscape Character, Views and Vistas				Seeks to protect areas of landscape value, their setting and character, from inappropriate change.
Policy HER1: Protecting Local Heritage Assets				Sets in place criteria which development proposals must meet in order to protect heritage assets and the historic environment in the Parish.
Policy HER2: Priority Projects in the Historic Environment				Supports protection and enhancement of heritage sites / projects, helping to sustain the future historic character of the town.
Policy TC1: Accessible Development				Seeks to reduce travel by car and increase accessibility within the context of development proposals.
Policy TC2: Protecting and Improving the Local Walking and Cycling Network				Protects the cycle and walking network which encourages travel by sustainable transport modes and

Policy	Objective			Commentary: contribution towards sustainable development objectives
	Social	Environmental	Economic	
				provides essential access to the community around the town and beyond.
Policy TC3: Facilitating Pedestrian Access				Supports good accessibility for the community by avoiding obstructions from street furniture and ev charge points, helping to maintain quality of access in the town centre, in particular.
Policy TC4: Supporting the Reinstatement of the Former Railway Line				Protects the former railway line for future reinstatement for rail travel.
Policy TC5: Protecting and Enhancing Public Transport Infrastructure				Supports retention of public transport infrastructure which can help to maintain and improve sustainable transport connectivity and accessibility.
Policy TC6: Improvements to the Bus Station				Supports transport projects in the Parish which could improve sustainable transport options, connectivity and accessibility.
Policy TC7: Fibre Infrastructure				Supports improvements to fibre connectivity subject to meeting criteria. This helps to sustain the local economy, support social capital, improve accessibility to services and can help to reduce the need to travel.
Policy TC8: Parking Provision for Bicycles, E-scooters and Mobility Vehicles				Supports transport projects in the Parish which could improve sustainable transport options, connectivity and accessibility.
Policy TC9: Vehicle Parking Areas				Seek to protect the existing capacity provided by public car parks, reducing the need for additional sites in other locations.
Policy TC10: Brook Street Car Park				
Policy TC11: Provision of Electric Charge Points				Supports transport projects in the Parish which could improve sustainable transport options, connectivity and accessibility.

We have demonstrated how our Plan's policies fit with and support the sustainability objectives of the NPPF. It follows, therefore, that our policies also align with the sustainable development policies in the adopted Local Plans reproduced below. This is reinforced by the local planning authorities not identifying any issues of alignment, or policies not being in general conformity with either the sustainable development policies in the adopted Local Plans, or with any other strategic policies.

The Neighbourhood Plan's policies provide the local detail necessary to enable effective application of national and strategic policies at the local level. Our policies establish a positive local policy framework to help ensure that proposals result in sustainable development outcomes locally. Our Plan and its policies contribute positively to the achievement of sustainable development.

West Devon Borough Council Joint Local Plan

Policy SPT1

Delivering sustainable development

The LPAs will support growth and change that delivers a more sustainable future for Plymouth and South West Devon. Development and change will be planned for and managed in accordance with the following principles of sustainable development:

1. A sustainable economy where:
 - i. Opportunities for business growth are both encouraged and supported.
 - ii. Environmentally conscious business development takes place.
 - iii. Strategically important economic assets are protected for the purpose of economic activity.
 - iv. A low carbon economy is promoted.
2. A sustainable society where:
 - i. Neighbourhoods and communities have a mix of local services and community assets, and accessible greenspace, that meet the needs of local people.

- ii. Sustainable and health promoting transport options are available to access local education, services and jobs.
 - iii. Important cultural and heritage assets are protected for the benefit of current and future generations.
 - iv. Resilient communities and developments are delivered, which are able to accommodate the impacts of climate change and do not cause detrimental impacts to other communities and developments, for example through increasing flood risk.
 - v. Demand for energy is reduced and opportunities for the use of renewable energy increased.
 - vi. Equality of opportunities, freedom from discrimination and fair access to facilities and services are provided for all.
3. A sustainable environment where:
 - i. The effective use of land is made for development through optimising reuse of previously developed sites, therefore reducing the need for greenfield development, protecting natural assets and creating opportunities for viable low carbon energy schemes.
 - ii. Overall gains in biodiversity are achieved by protecting and enhancing species, habitats and geological sites.
 - iii. Pollution and adverse environmental impacts of development are minimised and effectively mitigated where unavoidable.
 - iv. The best and most versatile agricultural land is protected for agricultural use.
 - v. Local distinctiveness and sense of place is respected, maintained and strengthened through high standards of design.



Dartmoor National Park Authority Local Plan

Strategic Policy 1.2 Sustainable development in Dartmoor National Park

1. In Dartmoor National Park all proposals should pursue sustainable development. When considering development proposals the Authority will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. Development is sustainable where it:

- a) supports National Park purposes;
- b) minimises our impact upon climate change by ensuring development takes place where it minimises the need to travel, conserves resources and reduces waste;
- c) responds to climate change through community resilience and adaptation;
- d) makes efficient use of land and infrastructure, in particular by prioritising the use of previously developed land and buildings;
- e) promotes the health, safety and well-being of the population, including by improving and supporting access to workplaces and housing, and ensures active community engagement in planning for the future of Dartmoor and its communities;
- f) enables equal opportunities, freedom from discrimination and fair access to services, facilities, and the understanding and enjoyment of the National Park;
- g) conserves the quality and quantity of natural resources, including water, air, soils, geodiversity and biodiversity;
- h) avoids development which has an adverse impact on flood risk, and allows for the natural drainage of surface water;
- i) delivers distinctive high quality design and uses sustainable materials and passive design principles where possible;
- j) conserves and enhances the character, quality and tranquillity of the National Park and sustains and enhances the setting, character and local distinctiveness of settlements;
- k) conserves or enhances important historic and cultural features;
- l) provides essential services and infrastructure, and promotes and enables travel by public transport, cycle or foot; **and**
- m) supports the economic vitality of the National Park.

C. The making of the plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area)

This section sets out our interpretation of how our policies are in general conformity¹⁹ with the strategic policies of the Local Plans. It also identifies other, non-strategic, policies in the Local Plans which are of relevance to highlight synergies. All of our policies link back to the two sustainable development policies identified above, as set out in the adopted Local Plans, and so are not listed in the table below.

Our Plan's policies uphold and support the general principle of the Local Plans' strategic policies identified below, demonstrate no conflict with the strategic policies to which they relate, and provide added value and local specificity.

Our Plan clearly sets out the rationale behind our evidence-based policies (our evidence base comprising local studies, written data and research and local and strategic consultation responses).

Throughout the process of Plan and policy development we have liaised closely with officers at WDBC, as the local planning authority which covers most of the plan area, to help ensure that our policies are in general conformity with the strategic policies of the Local Plan. **At no point have the local planning authorities indicated that the policies in this Submission version of the Plan are not in general conformity with their adopted Local Plans.**

The following table "maps" each of our policies alongside the **most relevant** (not all related) strategic policies in the adopted Local Plans. We have suggested how we consider that the Neighbourhood Plan policy is in general conformity with the strategic policies to which it relates.

The table below does not seek to reiterate the rationale behind our policies, which is clearly expressed in the Plan itself, nor does it seek to spell out what the policy is about which, again, is clear in the Plan.

We consider that all of our policies are in general conformity with the strategic policies of the adopted Local Plans.

¹⁹ See <https://www.gov.uk/guidance/neighbourhood-planning--2#General-conformity-with-strategic-policies> "General conformity" is defined there (in National Planning Practice Guidance, paragraph 74, reference ID 41-074-20140306, revision date 06-03-14) as "When considering whether a policy is in general conformity a qualifying body, independent examiner, or local planning authority, should consider the following: whether the neighbourhood plan policy or development proposal supports and upholds the general principle that the strategic policy is concerned with; the degree, if any, of conflict between the draft neighbourhood plan policy or development proposal and the strategic policy; whether the draft neighbourhood plan policy or development proposal provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy; and, the rationale for the approach taken in the draft neighbourhood plan or Order and the evidence to justify that approach."

Most Relevant Strategic (and other) Policies of the adopted WDBC Joint Local Plan and DNPA adopted Local Plan (where relevant to area covered by policy)	Neighbourhood Plan Policies	How does the Neighbourhood Plan demonstrate that it is in general conformity with the strategic policies?		
		<i>Policy supports and upholds the general principle that the strategic policy is concerned with?</i>	<i>Degree, if any, of conflict between the Neighbourhood Plan policy and the strategic policy?</i>	<i>Whether the Neighbourhood Plan policy provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy?</i>
SPT2 Sustainable linked neighbourhoods and sustainable rural communities DEV10 Delivering high quality housing DEV20 Place shaping and the quality of the built environment DEV32 Delivering low carbon development DEV35 Managing flood risk and water quality impacts Strategic Policy 1.5 Delivering Good Design	Policy SD1: High Quality Sustainable Design	Yes.	None.	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy, including direct reference to the Tavistock Design Codes and Guidance.
DEV33 Renewable and low carbon energy (including heat) DEV34 Community energy Policy 6.6 Renewable energy development	Policy SD2: Small Scale Renewable and Low Carbon Energy Proposals	Yes.	None.	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy referencing specific factors of importance locally when considering small scale proposals.
TTV7 Meeting local housing needs in rural areas DEV8 Meeting local housing need in the Thriving Towns and Villages Policy Area DEV9 Meeting local housing need in the Plan Area Strategic Policy 3.1 Meeting Housing Need in Dartmoor National Park	Policy HOU1: Community Housing Schemes	Yes.	None.	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which provides support to local community led housing schemes as a way to increase supply of housing available to local people.

Most Relevant Strategic (and other) Policies of the adopted WDBC Joint Local Plan and DNPA adopted Local Plan (where relevant to area covered by policy)	Neighbourhood Plan Policies	How does the Neighbourhood Plan demonstrate that it is in general conformity with the strategic policies?		
		<i>Policy supports and upholds the general principle that the strategic policy is concerned with?</i>	<i>Degree, if any, of conflict between the Neighbourhood Plan policy and the strategic policy?</i>	<i>Whether the Neighbourhood Plan policy provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy?</i>
DEV17 Promoting competitive town centres	Policy HOU2: Residential Development in the Town Centre	Yes.	None.	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy, specifically relating to Tavistock town centre.
TTV7 Meeting local housing needs in rural areas DEV8 Meeting local housing need in the Thriving Towns and Villages Policy Area DEV9 Meeting local housing need in the Plan Area DEV10 Delivering high quality housing Strategic Policy 3.1 Meeting Housing Need in Dartmoor National Park	Policy HOU3: Responding to Local Housing Needs (Tenure, Type, Size and Mix)	Yes.	None.	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which responds to local housing issues in the Tavistock.
DEV17 Promoting competitive town centres SPT6 Spatial provision or retail and main town centre uses	Policy B1: Supporting a Managed Transition in the Town Centre to Ensure Vitality is Retained	Yes.	None.	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy, specifically relating to Tavistock town centre.
DEV17 Promoting competitive town centres DEV20 Place shaping and the quality of the built environment SPT6 Spatial provision or retail and main town centre uses	Policy B2: Town Centre Development and Protecting Character	Yes.	None.	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy, specifically relating to the character of Tavistock town centre.

Most Relevant Strategic (and other) Policies of the adopted WDBC Joint Local Plan and DNPA adopted Local Plan (where relevant to area covered by policy)	Neighbourhood Plan Policies	How does the Neighbourhood Plan demonstrate that it is in general conformity with the strategic policies?		
		<i>Policy supports and upholds the general principle that the strategic policy is concerned with?</i>	<i>Degree, if any, of conflict between the Neighbourhood Plan policy and the strategic policy?</i>	<i>Whether the Neighbourhood Plan policy provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy?</i>
SPT2 Sustainable linked neighbourhoods and sustainable rural communities DEV18 Protecting local shops and services DEV27 Green and play spaces DEV30 Meeting the community infrastructure needs of new homes	Policy CF1: Protecting Locally Valued Community, Facilities (including Recreation, Sports and Play Facilities) from Loss	Yes.	None.	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which identifies local facilities which require some policy protection.
SPT2 Sustainable linked neighbourhoods and sustainable rural communities DEV30 Meeting the community infrastructure needs of new homes	Policy CF2: Community Infrastructure Projects	Yes.	None.	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which identifies several local projects which will be supported.
SPT2 Sustainable linked neighbourhoods and sustainable rural communities DEV18 Protecting local shops and services DEV27 Green and play spaces DEV30 Meeting the community infrastructure needs of new homes Strategic Policy 4.1 Supporting Community Services and Facilities Strategic Policy 4.2 Supporting Public Open Space and Sports Facilities	Policy CF3: Enhancing Community Facilities (including Recreation, Sports and Play Facilities) through New and Improved Provision	Yes.	None.	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which supports improvements to community facilities, subject to locally important criteria.
DEV27 Green and play spaces	Policy ENV1: Local Green Space	Yes.	None.	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which

Most Relevant Strategic (and other) Policies of the adopted WDBC Joint Local Plan and DNPA adopted Local Plan (where relevant to area covered by policy)	Neighbourhood Plan Policies	How does the Neighbourhood Plan demonstrate that it is in general conformity with the strategic policies?		
		<i>Policy supports and upholds the general principle that the strategic policy is concerned with?</i>	<i>Degree, if any, of conflict between the Neighbourhood Plan policy and the strategic policy?</i>	<i>Whether the Neighbourhood Plan policy provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy?</i>
Strategic Policy 4.2 Supporting Public Open Space and Sports Facilities				identifies local green spaces which meet the NPPF criteria.
SPT12 Strategic approach to the natural environment Strategic Policy 4.8 The Access Network	Policy ENV2: Extending Access into the Countryside	Yes.	None.	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which reflects a locally important issue with regard to increasing good access into the countryside.
SPT12 Strategic approach to the natural environment DEV26 Protecting and enhancing biodiversity and geological conservation DEV28 Trees, woodlands and hedgerows Strategic Policy 2.2 Conserving and Enhancing Dartmoor's biodiversity and geodiversity Strategic Policy 2.3 Biodiversity Net Gain Strategic Policy 2.4 Conserving and Enhancing Dartmoor's Moorland, Heathland and Woodland	Policy ENV3: Protecting and Enhancing Habitats and Biodiversity	Yes.	None.	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which directs proposals to consider important designations and guidance in relation to the habitats and biodiversity in Tavistock.
SPT12 Strategic approach to the natural environment DEV20 Place shaping and the quality of the built environment DEV23 Landscape character	Policy ENV4: Protecting and Enhancing Landscape Character, Views and Vistas	Yes.	None.	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which directs proposals to consider important landscape characteristics and guidance. Specific local views are identified which require specific consideration.

Most Relevant Strategic (and other) Policies of the adopted WDBC Joint Local Plan and DNPA adopted Local Plan (where relevant to area covered by policy)	Neighbourhood Plan Policies	How does the Neighbourhood Plan demonstrate that it is in general conformity with the strategic policies?		
		<i>Policy supports and upholds the general principle that the strategic policy is concerned with?</i>	<i>Degree, if any, of conflict between the Neighbourhood Plan policy and the strategic policy?</i>	<i>Whether the Neighbourhood Plan policy provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy?</i>
DEV25 Nationally protected landscapes Strategic Policy 2.1 Protecting the Character of Dartmoor's Landscape Strategic Policy 2.4 Conserving and Enhancing Dartmoor's Moorland, Heathland and Woodland				
DEV21 Development affecting the historic environment DEV22 Cornwall and West Devon Mining Landscape World Heritage Site	Policy HER1: Protecting Local Heritage Assets	Yes.	None.	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which identifies locally important heritage assets considered worthy of additional protection.
DEV21 Development affecting the historic environment	Policy HER2: Priority Projects in the Historic Environment	Yes.	None.	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which identifies and provides support for two priority heritage projects.
SPT2 Sustainable linked neighbourhoods and sustainable rural communities SPT9 Strategic principles for transport planning and strategy DEV29 Specific provisions relating to transport Strategic Policy 1.5 Delivering Good Design Policy 4.3 Enabling Sustainable Transport	Policy TC1: Accessible Development	Yes.	None.	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy setting out key local criteria that proposals should meet to help ensure that development is accessible.

Most Relevant Strategic (and other) Policies of the adopted WDBC Joint Local Plan and DNPA adopted Local Plan (where relevant to area covered by policy)	Neighbourhood Plan Policies	How does the Neighbourhood Plan demonstrate that it is in general conformity with the strategic policies?		
		<i>Policy supports and upholds the general principle that the strategic policy is concerned with?</i>	<i>Degree, if any, of conflict between the Neighbourhood Plan policy and the strategic policy?</i>	<i>Whether the Neighbourhood Plan policy provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy?</i>
SPT9 Strategic principles for transport planning and strategy DEV29 Specific provisions relating to transport Strategic Policy 4.8 The Access Network Policy 4.3 Enabling Sustainable Transport	Policy TC2: Protecting and Improving the Local Walking and Cycling Network	Yes.	None.	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy protecting the local walking and cycling network and setting out key local criteria which proposals should meet to be considered acceptable. It sets out policy support for several projects in Tavistock.
SPT9 Strategic principles for transport planning and strategy DEV29 Specific provisions relating to transport Strategic Policy 1.5 Delivering Good Design Policy 4.3 Enabling Sustainable Transport	Policy TC3: Facilitating Pedestrian Access	Yes.	None.	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which seeks to ensure that any proposals for street furniture and ev charge points which require planning permission do not cause obstruction.
SPT9 Strategic principles for transport planning and strategy DEV29 Specific provisions relating to transport TTV3 Strategic infrastructure measures for the Main Towns TTV16 Callington Road, Tavistock Policy 4.3 Enabling Sustainable Transport	Policy TC4: Supporting the Reinstatement of the Former Railway Line	Yes.	None.	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which supports the specific proposal for reinstatement of the part of the railway line within the parish, subject to meeting locally important criteria.

Most Relevant Strategic (and other) Policies of the adopted WDBC Joint Local Plan and DNPA adopted Local Plan (where relevant to area covered by policy)	Neighbourhood Plan Policies	How does the Neighbourhood Plan demonstrate that it is in general conformity with the strategic policies?		
		<i>Policy supports and upholds the general principle that the strategic policy is concerned with?</i>	<i>Degree, if any, of conflict between the Neighbourhood Plan policy and the strategic policy?</i>	<i>Whether the Neighbourhood Plan policy provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy?</i>
SPT9 Strategic principles for transport planning and strategy DEV17 Promoting competitive town centres DEV29 Specific provisions relating to transport Policy 4.3 Enabling Sustainable Transport	Policy TC5: Protecting and Enhancing Public Transport Infrastructure	Yes.	None.	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which seeks to protect public transport infrastructure, important locally to effective use of existing services.
SPT9 Strategic principles for transport planning and strategy DEV17 Promoting competitive town centres DEV29 Specific provisions relating to transport	Policy TC6: Improvements to the Bus Station	Yes.	None.	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy to support the improvements which need to be made to the bus station.
DEV15 Supporting the rural economy Policy 4.7 Telecommunications Development	Policy TC7: Fibre Infrastructure	Yes.	None.	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which sets out the detailed criteria that proposals for fibre broadband should meet.
SPT9 Strategic principles for transport planning and strategy DEV17 Promoting competitive town centres DEV29 Specific provisions relating to transport Policy 4.3 Enabling Sustainable Transport	Policy TC8: Parking Provision for Bicycles, E-scooters and Mobility Vehicles	Yes.	None.	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which supports proposals for secure parking for bikes, e-scooters and mobility vehicles and sets out the locally important criteria which proposals should pass for them to be acceptable.

Most Relevant Strategic (and other) Policies of the adopted WDBC Joint Local Plan and DNPA adopted Local Plan (where relevant to area covered by policy)	Neighbourhood Plan Policies	How does the Neighbourhood Plan demonstrate that it is in general conformity with the strategic policies?		
		<i>Policy supports and upholds the general principle that the strategic policy is concerned with?</i>	<i>Degree, if any, of conflict between the Neighbourhood Plan policy and the strategic policy?</i>	<i>Whether the Neighbourhood Plan policy provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy?</i>
SPT9 Strategic principles for transport planning and strategy DEV29 Specific provisions relating to transport	Policy TC9: Vehicle Parking Areas	Yes.	None.	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy, naming car parks which need their capacity protected to support the vitality and viability of the town centre.
SPT9 Strategic principles for transport planning and strategy DEV29 Specific provisions relating to transport	Policy TC10: Brook Street Car Park	Yes.	None.	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy, supporting the redevelopment of the existing Brook Street car park, while protecting capacity and introducing other locally important criteria for proposals to be considered acceptable.
SPT9 Strategic principles for transport planning and strategy DEV17 Promoting competitive town centres DEV29 Specific provisions relating to transport Policy 4.3 Enabling Sustainable Transport Policy 4.5 Electric Vehicle Charging Points (EVCPs)	Policy TC11: Provision of Electric Charge Points	Yes.	None.	Yes. The policy aligns with strategic policies. It provides a locally specific layer of policy which supports the provision of electric charge points, subject to locally important criteria, where such infrastructure requires planning permission.

Rationale for the approach taken and the evidence to justify that approach

The fourth question regarding general conformity is a question of justifying the approach and setting out the rationale behind Neighbourhood Plan policies. The response is the same in relation to all of our policies. The Plan and its policies have been developed following due process, good practice and legislative requirements. Between this Statement, the Consultation Statement and the supporting / justification text in the Plan itself, we have clearly set out the rationale behind the policies and the approach taken and the evidence we have gathered to justify them.

Our vision, aims and objectives were based on identification of the key issues of concern for residents in the Parish and informed by the evidence base material we gathered on planning policies, constraints and designations and our understanding, as a Town Council, of the key planning issues facing the community in recent years and the challenges posed for the future. We have paid close attention to the Local Plans and have been advised on general conformity of the Neighbourhood Plan policies with the strategic policies, and alignment with national policies, by both our consultants and officers at the Councils.

D. The making of the plan does not breach, and is otherwise compatible with, EU obligations

It is our understanding that the EU obligations specified have been transposed into UK law and until replaced specifically by a UK Act of Parliament, still apply as set out in the EU obligations.

The lead local planning authority (WDBC) was approached for its opinion of whether the Plan required a Strategic Environmental Assessment (SEA) and / or Habitats Regulation Assessment (HRA). The authority confirmed that it did not have the resources or expertise in-house to undertake the SEA and so the screening process was carried out by the consultants (AECOM), accessed via Government / Locality “technical support”, to determine whether a Strategic Environment Assessment (SEA) would be necessary. This confirmed that no SEA is required for the Plan. The lead local planning authority (WDBC) then carried out a HRA screening which confirmed that a Habitats Regulation Assessment (HRA) would not be required. The screening reports can be seen on the Neighbourhood Plan website²⁰.

European Convention on Human Rights

The Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights²¹ and complies with the Human Rights Act 1998²².

We have considered the impact of the policies in the Plan on all groups with “protected characteristics” as defined by the Equalities Act 2010.

Assessing our policies alongside the protected characteristics suggests that the policies in the Neighbourhood Plan do not disadvantage any groups. The assessment matrix is set out in Appendix 2. The assessment is not intended to be a full Equality Impact Assessment.

²⁰ See <https://tavistockplan.info/plan-documents/>

²¹ These are the right to life, the right to a fair hearing, the right to respect for private and family life, freedom of expression, freedom of thought, conscience and religion and the protection of property.

²² See <https://www.legislation.gov.uk/ukpga/1998/42/contents>

E. The prescribed conditions are met in relation to the plan and prescribed matters complied with in connection with the proposal for the plan

Section 38A(12) of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act²³ sets out the definition of “prescribed”. It means conditions prescribed by regulations made by the Secretary of State. We understand that, currently, there are no additional relevant prescribed conditions which the Neighbourhood Plan needs to meet.

²³ See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/9/enacted>

Appendices

Appendix 1: Composite of Neighbourhood Development Plan Policies

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)

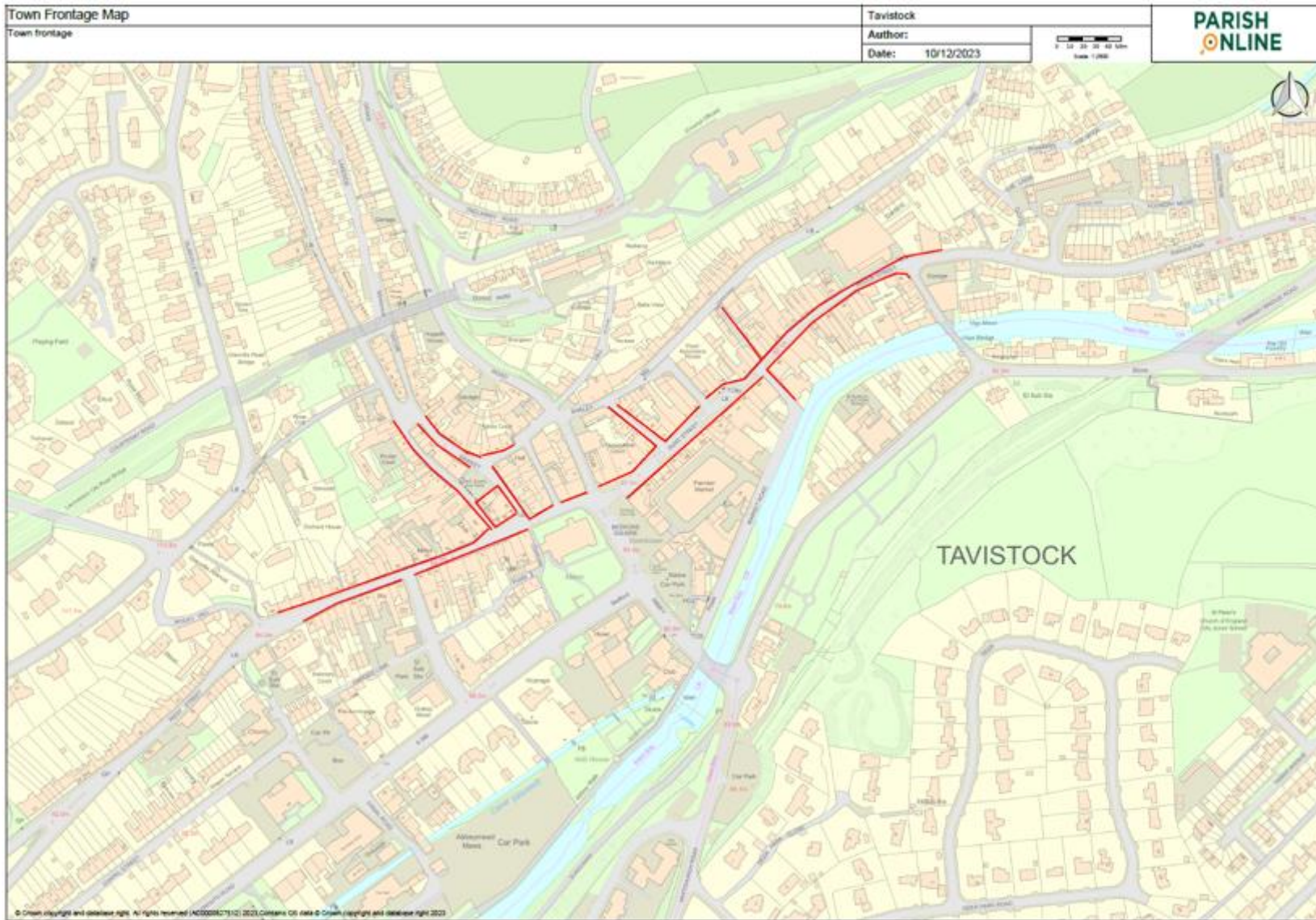
- 1. Proposals for new residential development will be expected to maximise affordable housing provision and contribute to a range of housing tenures, types and sizes that is relevant to the characteristics of affordability needs and market demand the town, including self or custom-build housing and 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
- xl ii) The Print Works
- xl iii) The Wharf
- xl iv) Town Hall
- xl v) West Devon Children's Centre
- xl vi) Whitchurch Community Hall
- xl vii) Whitchurch Wayfairers Cricket Club Ground

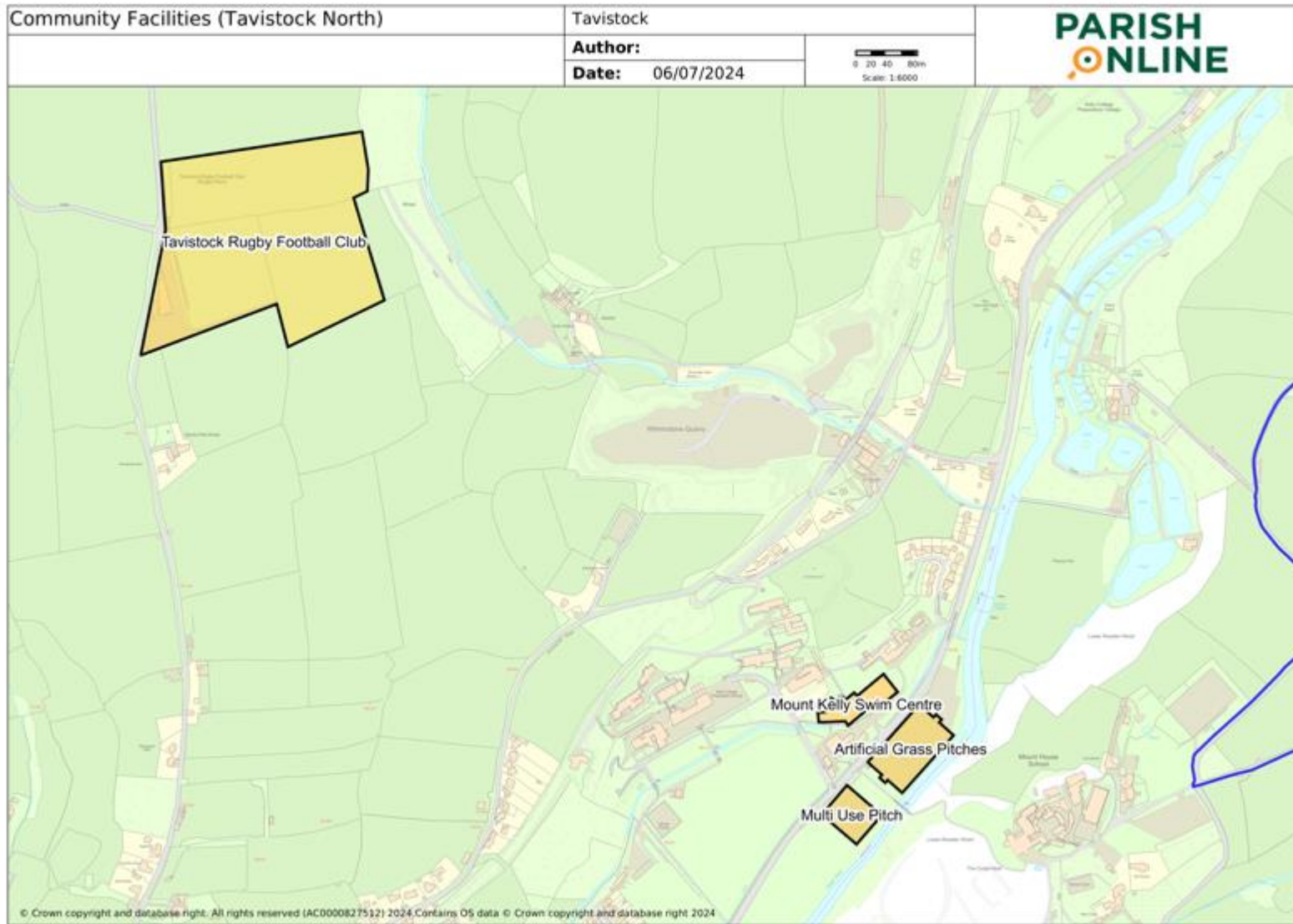
2. These and other community, recreation, sports and play facilities will be protected from loss, unless redevelopment or change of use demonstrate that:
- i) there is no reasonable prospect of viable continued use of the existing building or facility which will benefit the local community and they demonstrate 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.

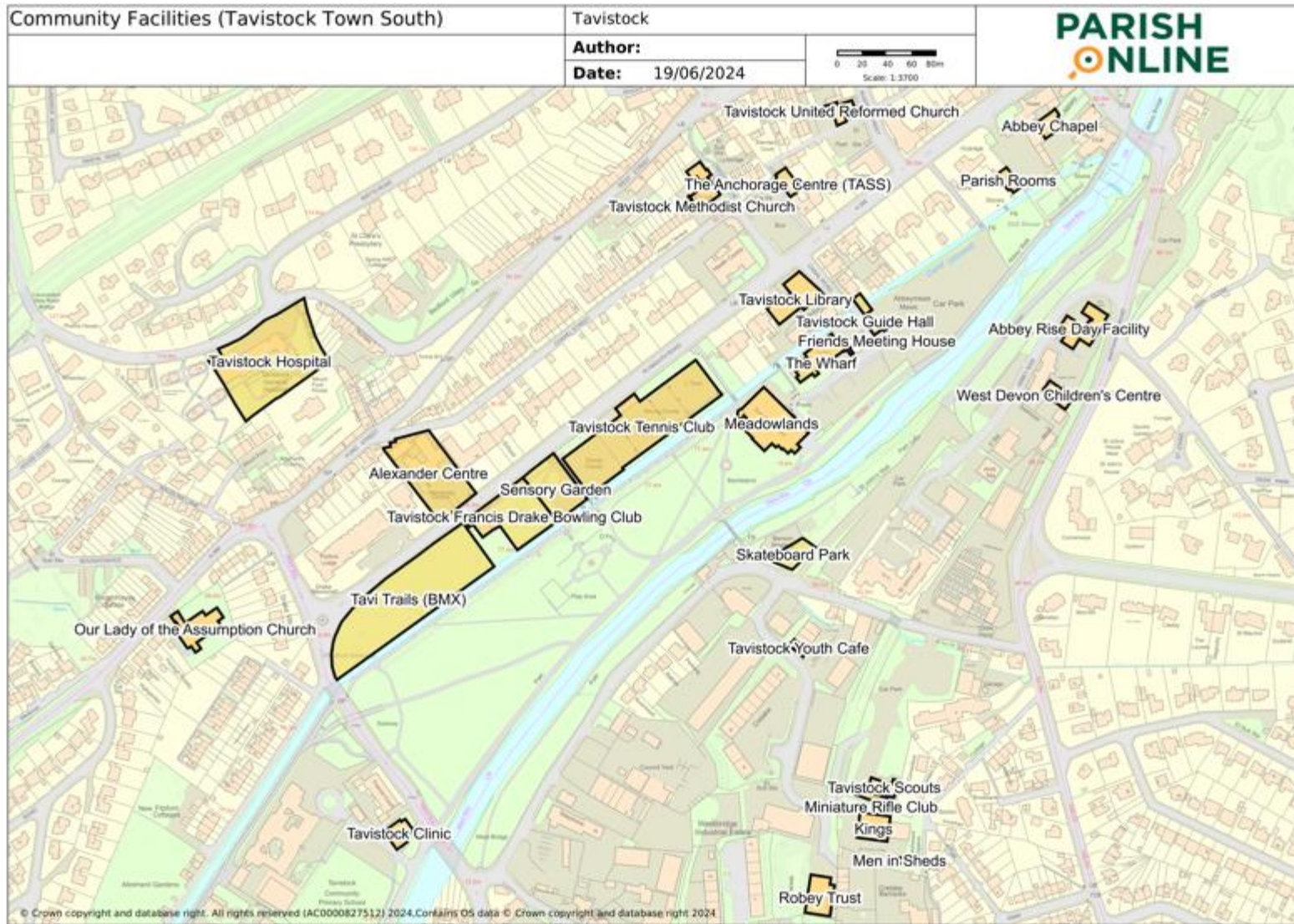
Map 3a: Community Facilities Protected Under Policy CF1 (Tavistock North)



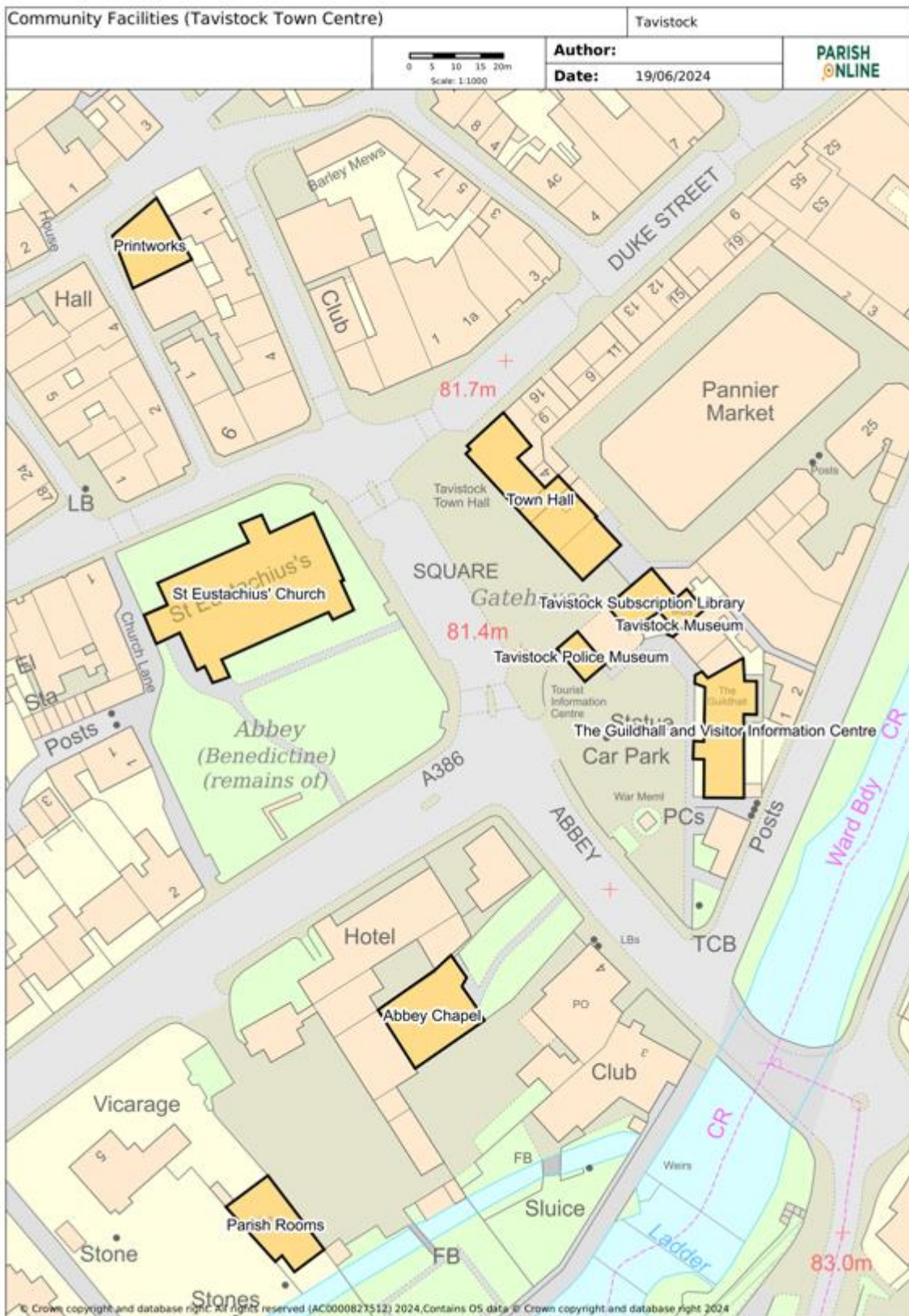
Map 3b: Community Facilities Protected Under Policy CF1 (Tavistock South West)



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



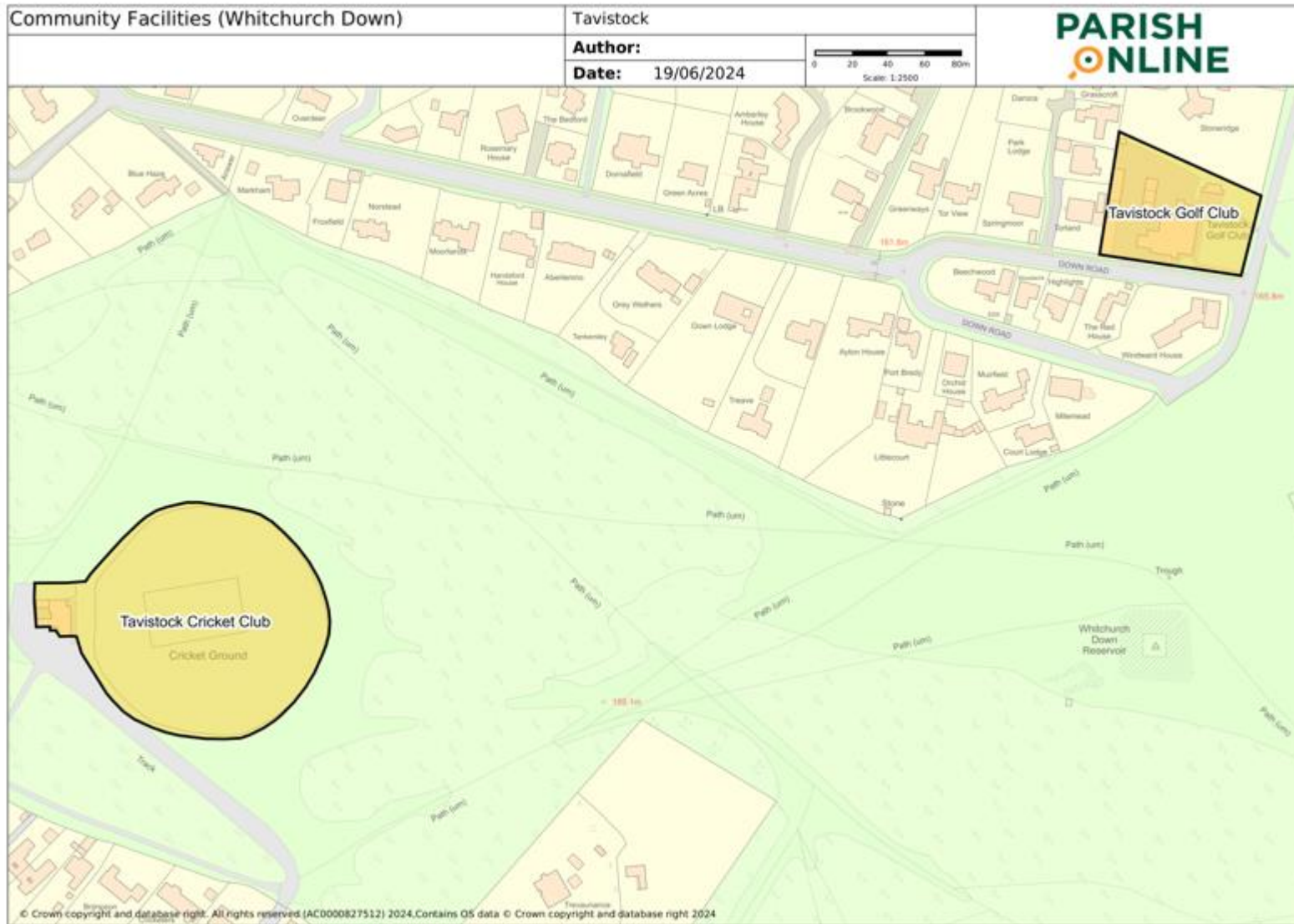
Map 3d: Community Facilities Protected Under Policy CF1 (Tavistock Town Centre)



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,**

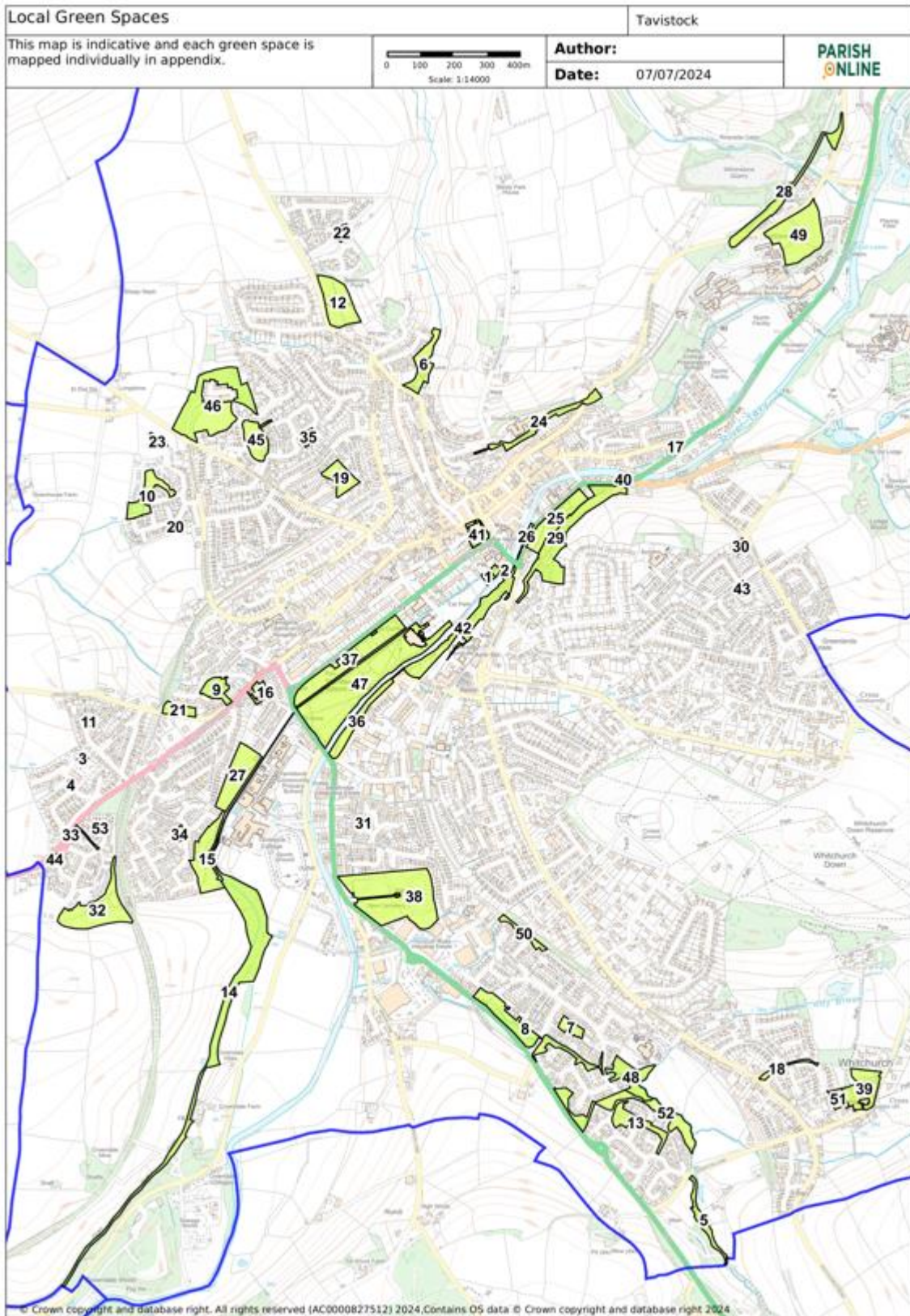
with the intended operator, owner or manager of the facility, the need and ability to ensure long-term viability of the facility after completion and “hand-over”.

Environment

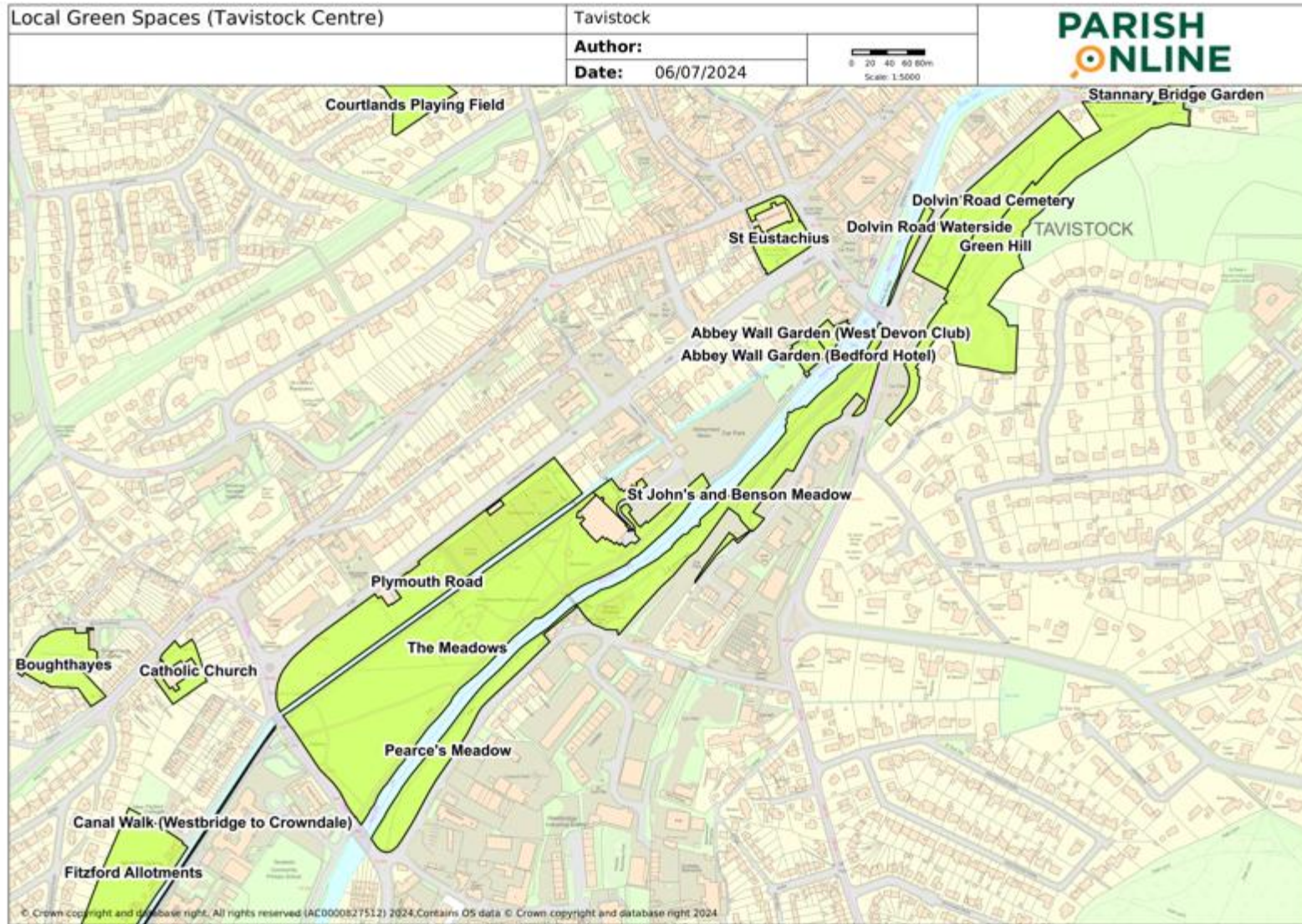
ENV1: Local Green Space

- 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.**

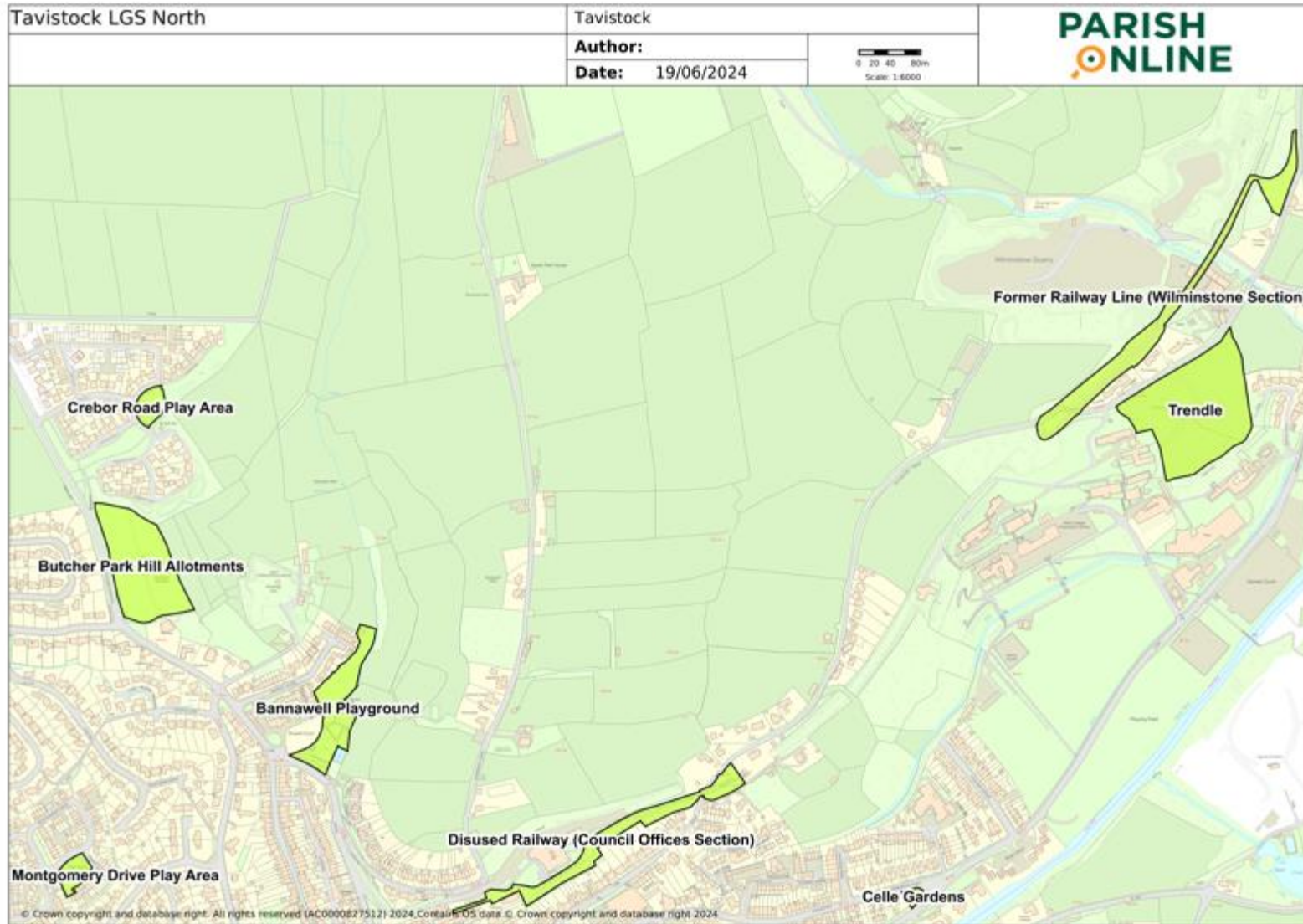
Map 5a: Local Green Spaces (All)



Map 5b: Local Green Spaces (Tavistock Centre)



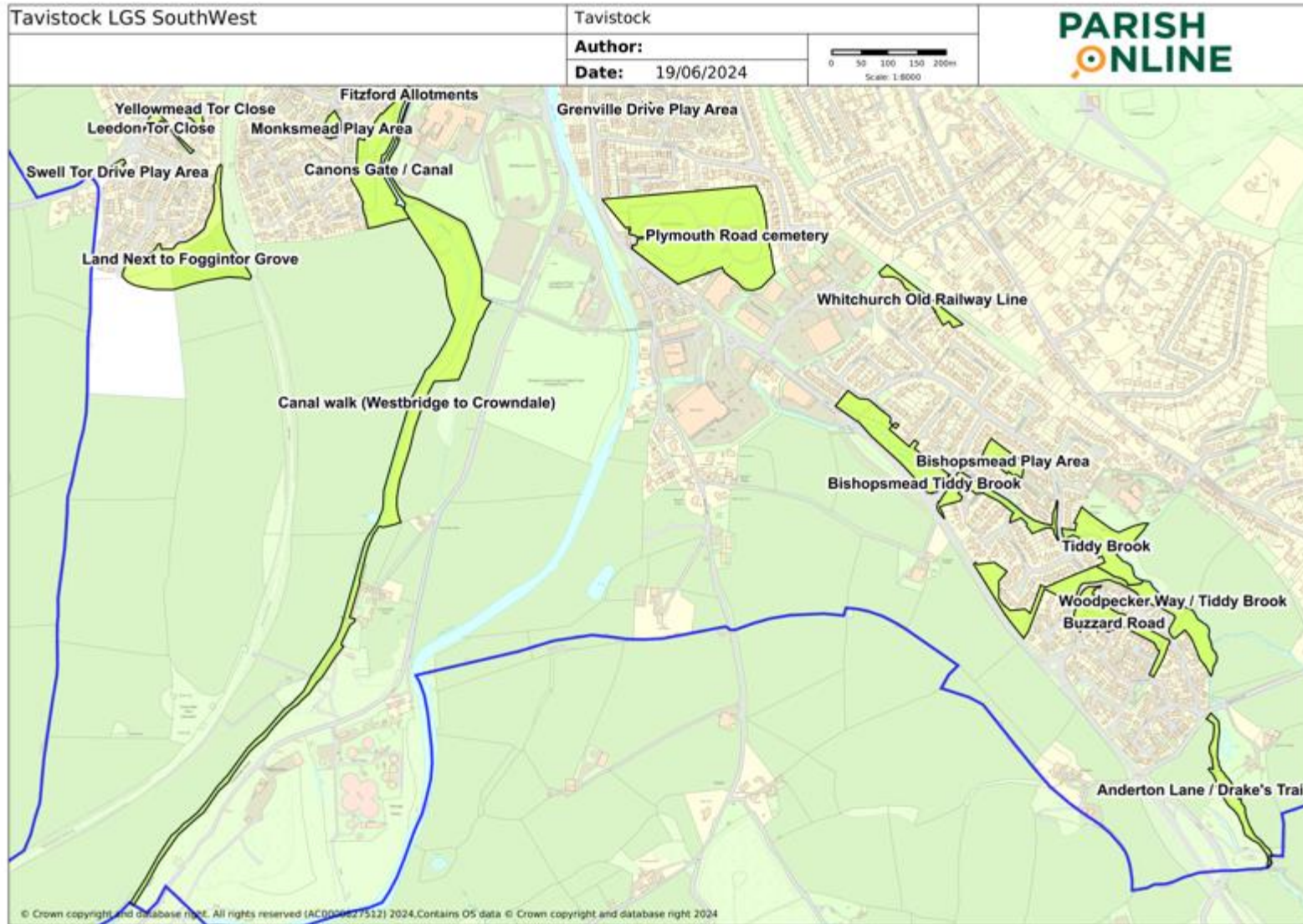
Map 5c: Local Green Spaces (Tavistock North)



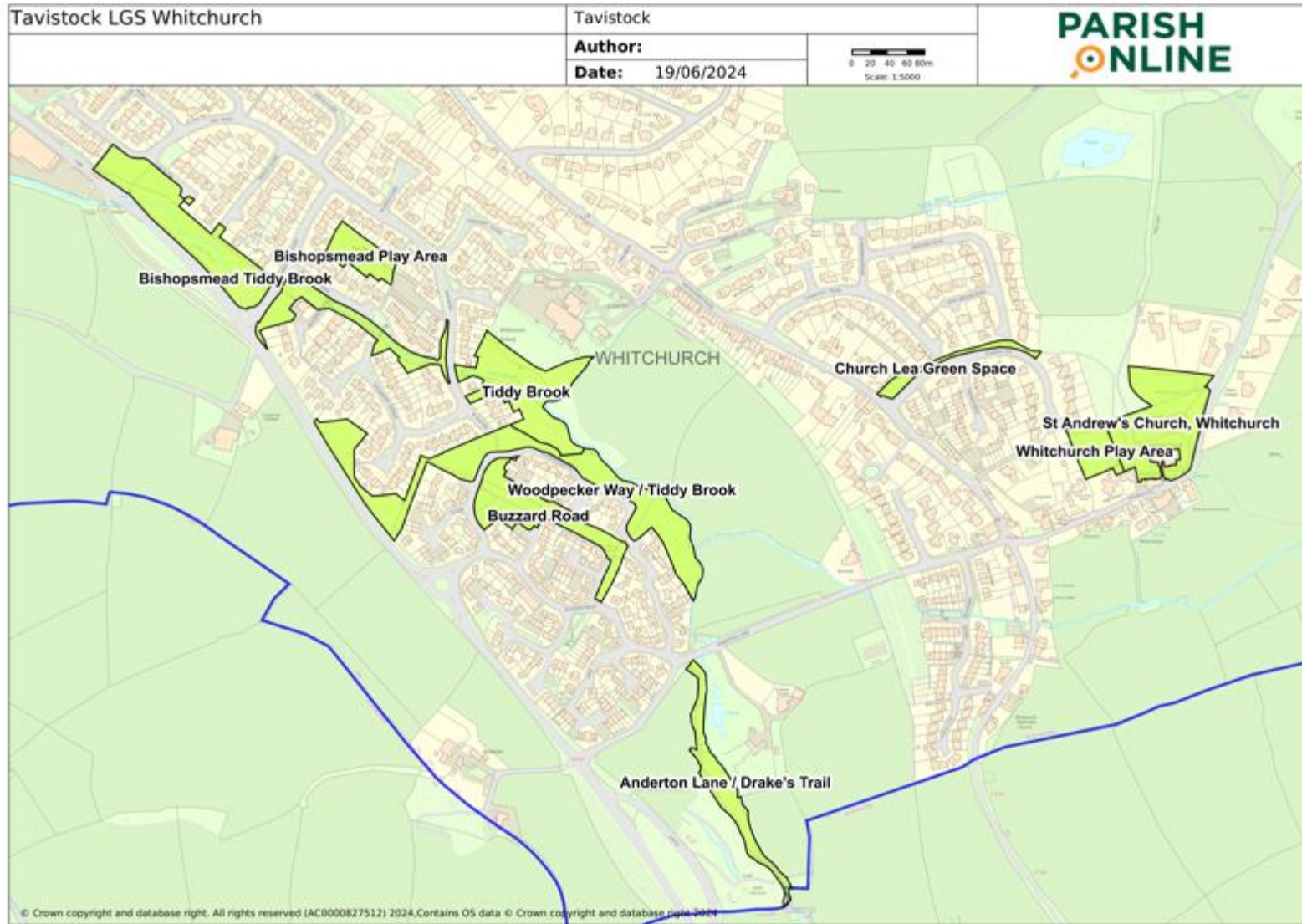
Map 5d: Local Green Spaces (Tavistock North West)



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; Tranquility	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.**

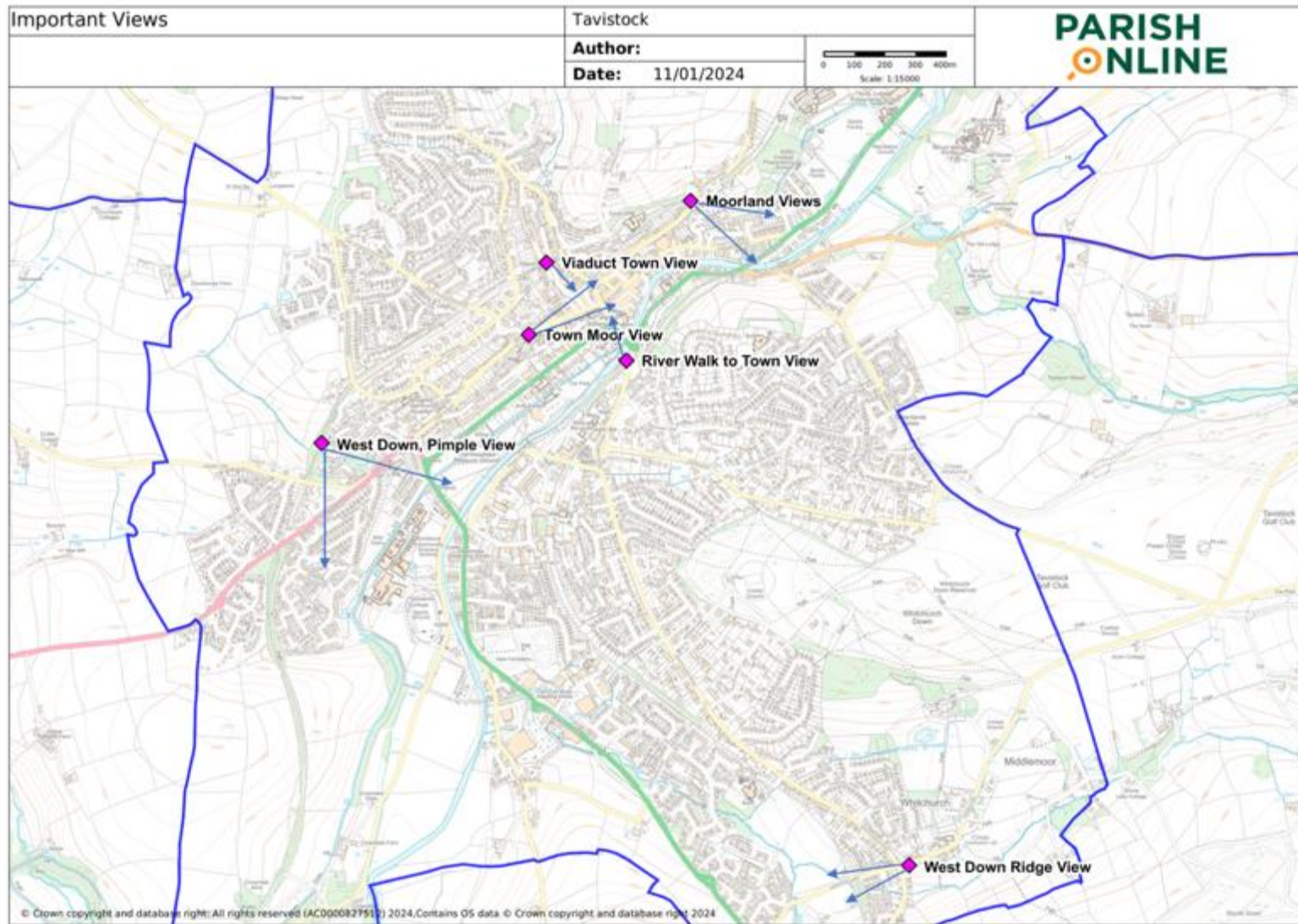
3. Proposals should also demonstrate, where relevant, how they have taken into account other evidence which informs this policy and appropriateness of proposals in the landscape including:

- 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

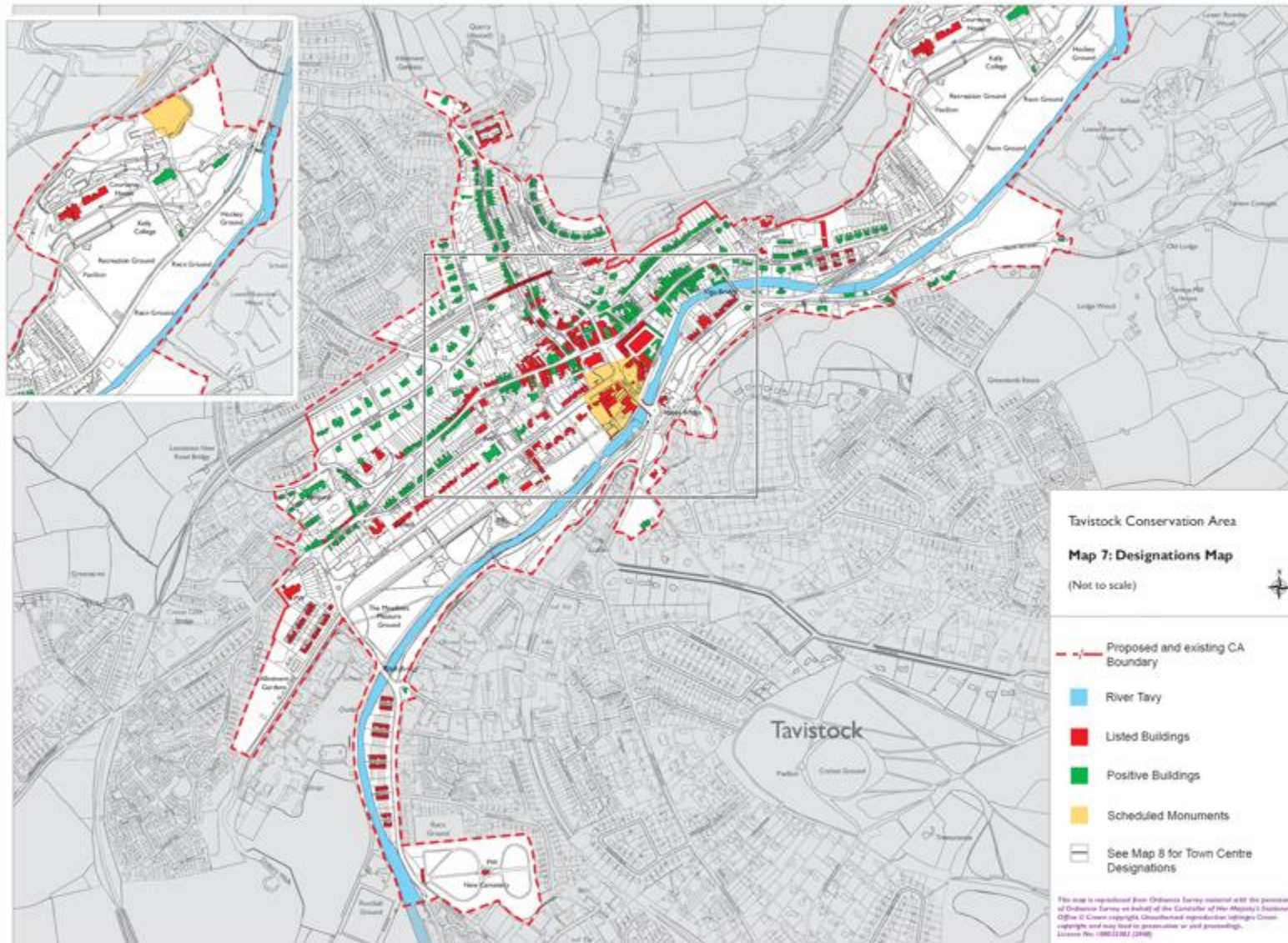


Heritage

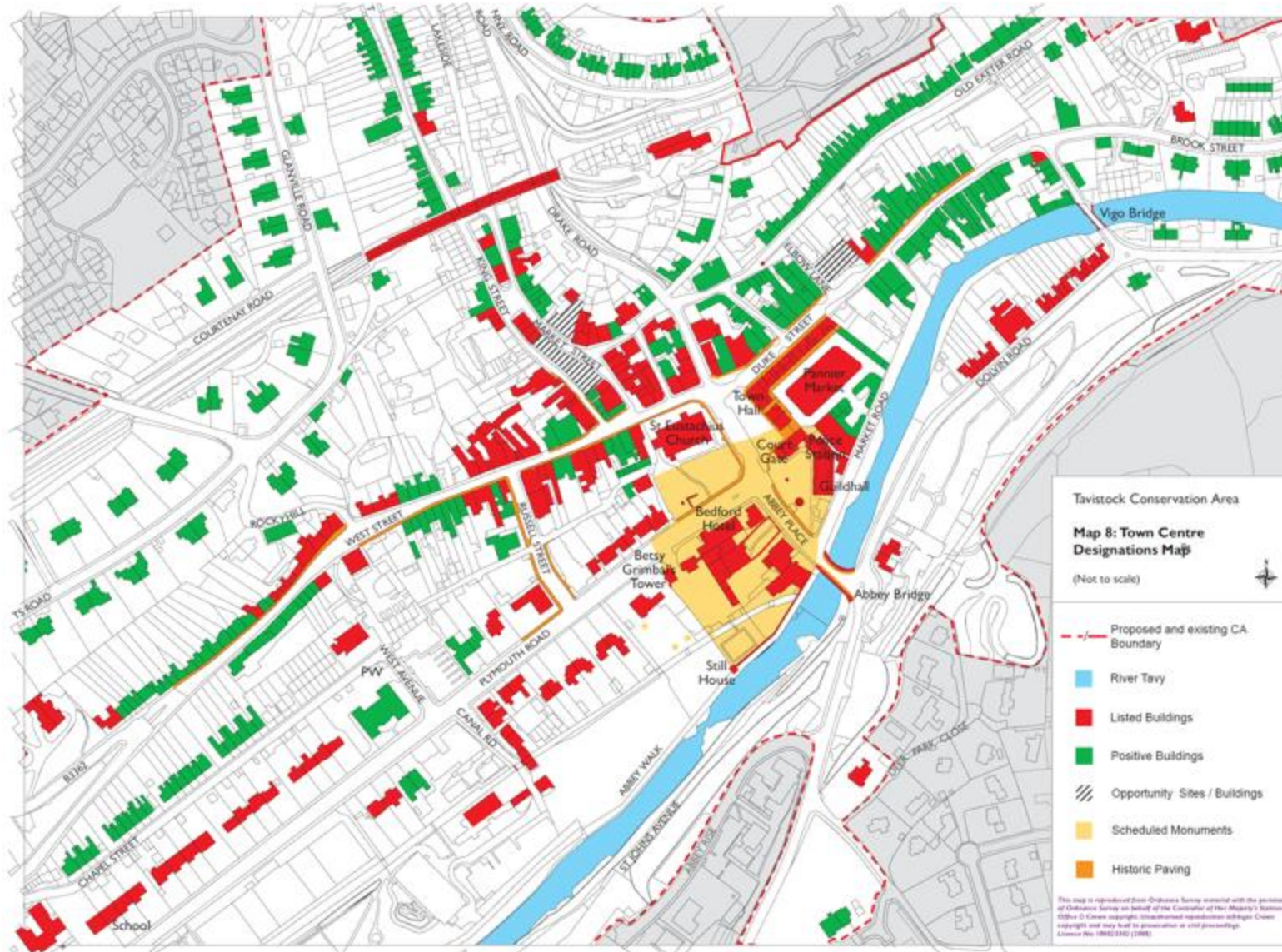
HER1: Protecting Local Heritage Assets

- 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.**

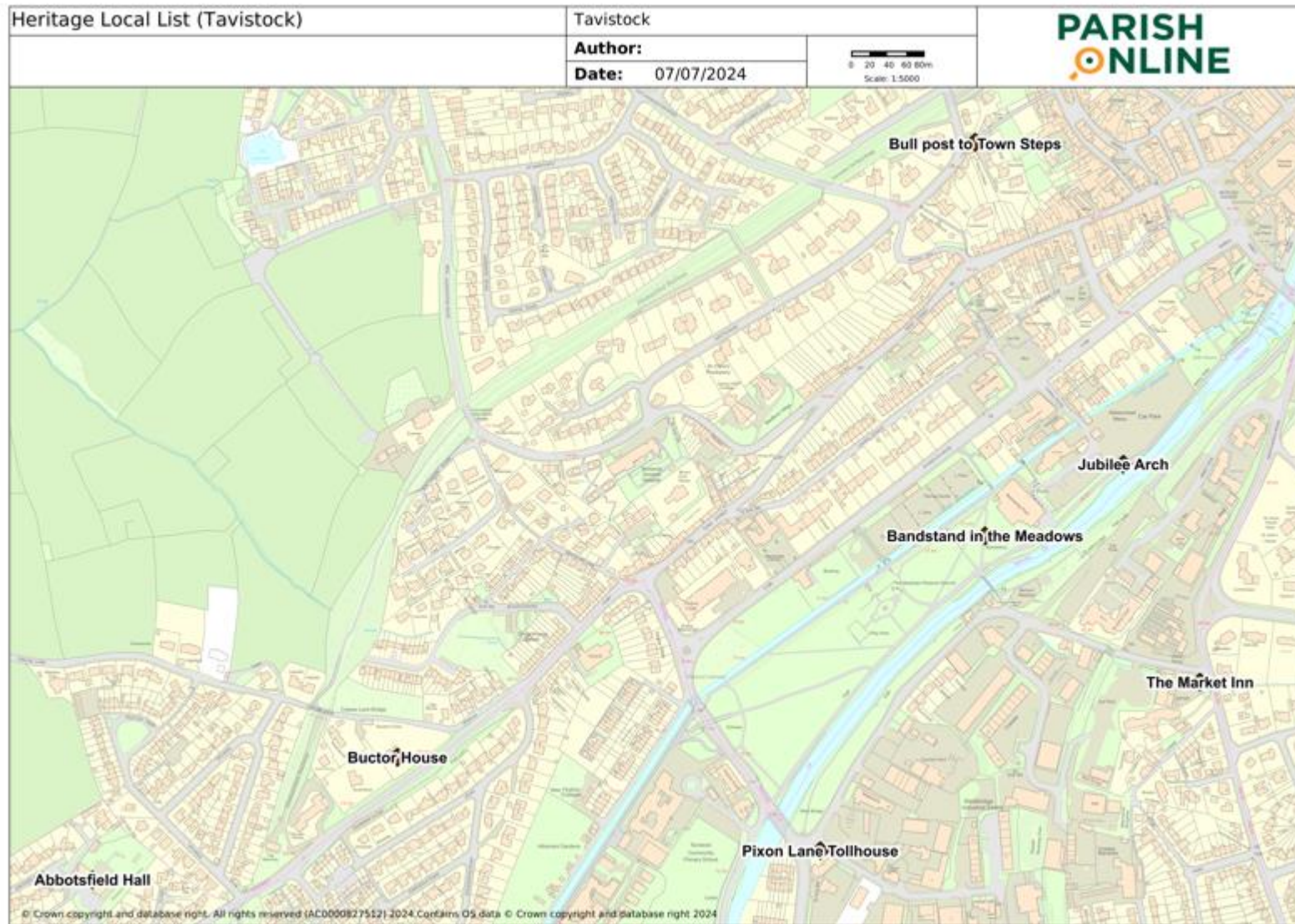
Map 14a: Town Centre Conservation Area (featuring WDBC “Buildings of Interest” / “Positive Buildings”)



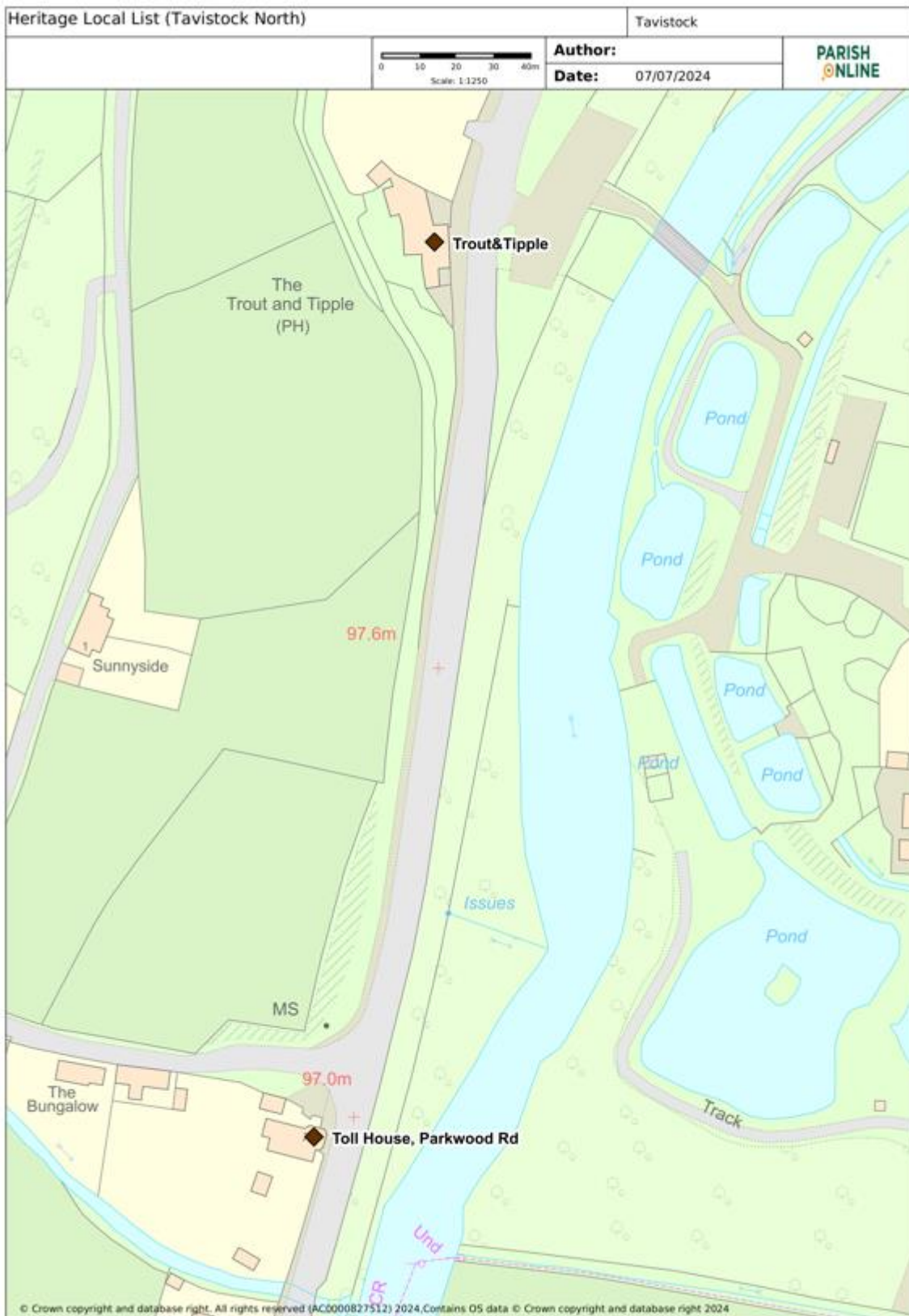
Map 14b: Town Centre Conservation Area Inset (featuring WDBC “Buildings of Interest” / “Positive Buildings”)



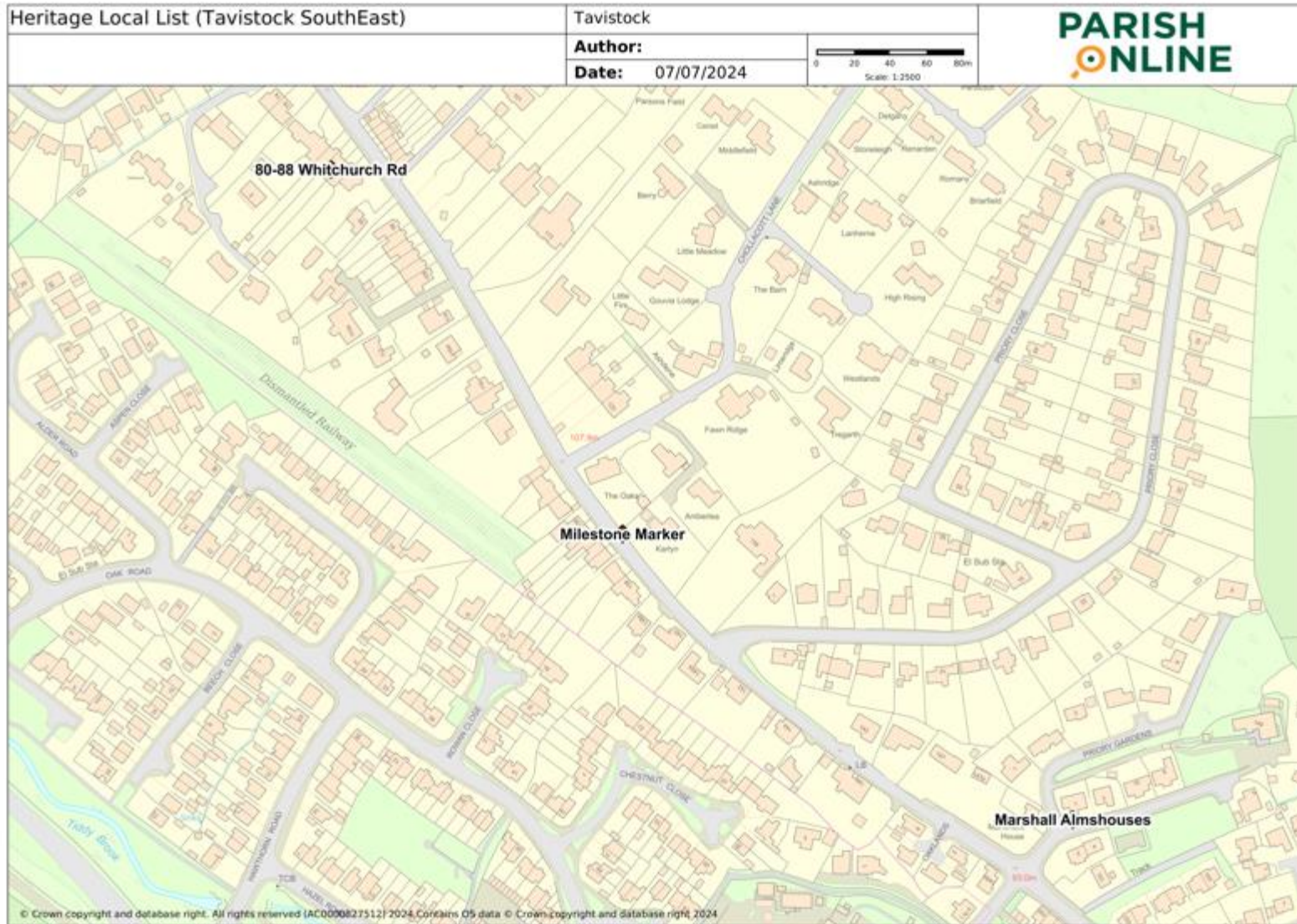
Map 15a: Locally Important Heritage Assets (Tavistock)



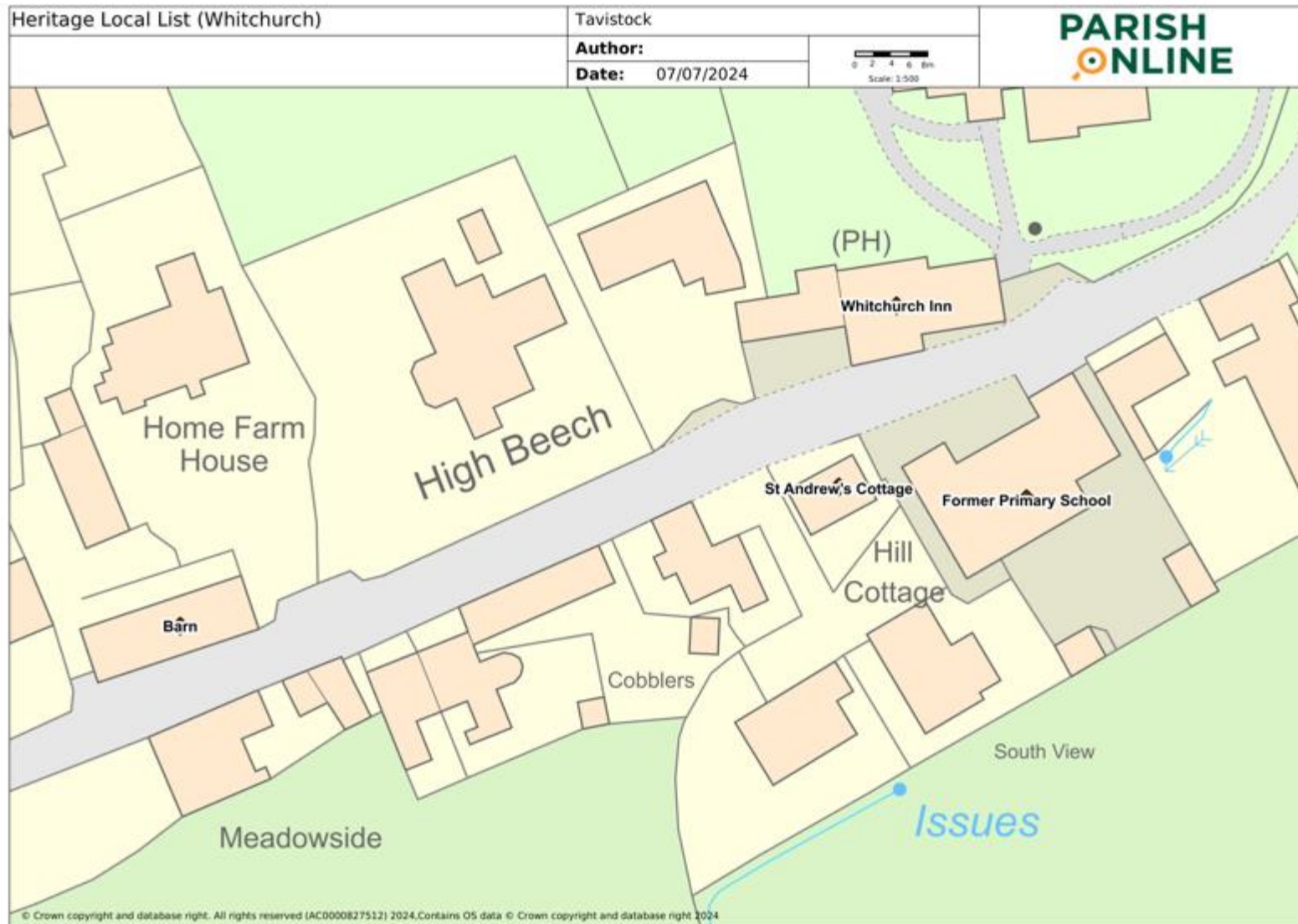
Map 15b: Locally Important Heritage Assets (Tavistock North)



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



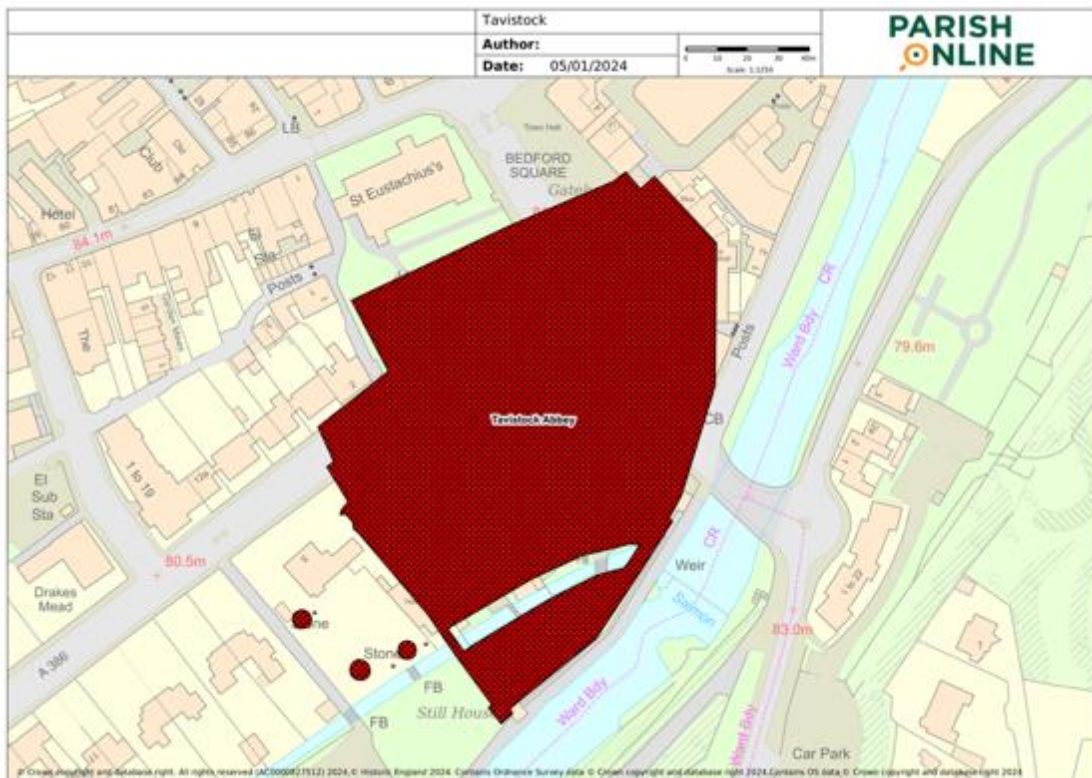
Map 15d: Locally Important Heritage Assets (Whitchurch)



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 Gimbals 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 Gimbals Tower



Transport and Connectivity

TC1: Accessible Development

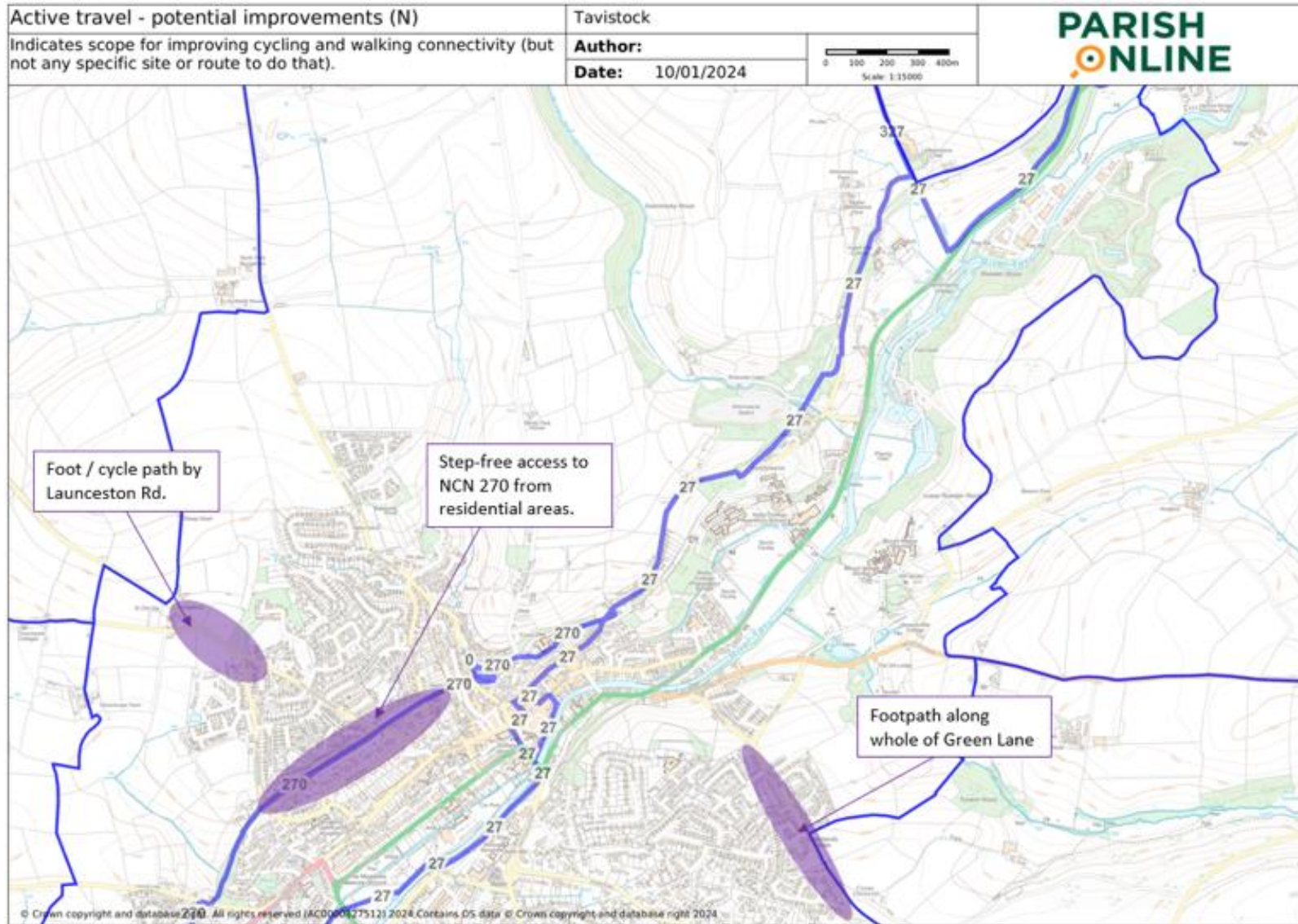
- 1. Proposals for major development should demonstrate, through a Design and Access Statement and / or Planning Statement (whichever is appropriate):**
 - i) how they deliver street design that is accessible for all;**
 - ii) introduce pedestrian footpaths which ensure good connectivity and permeability 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

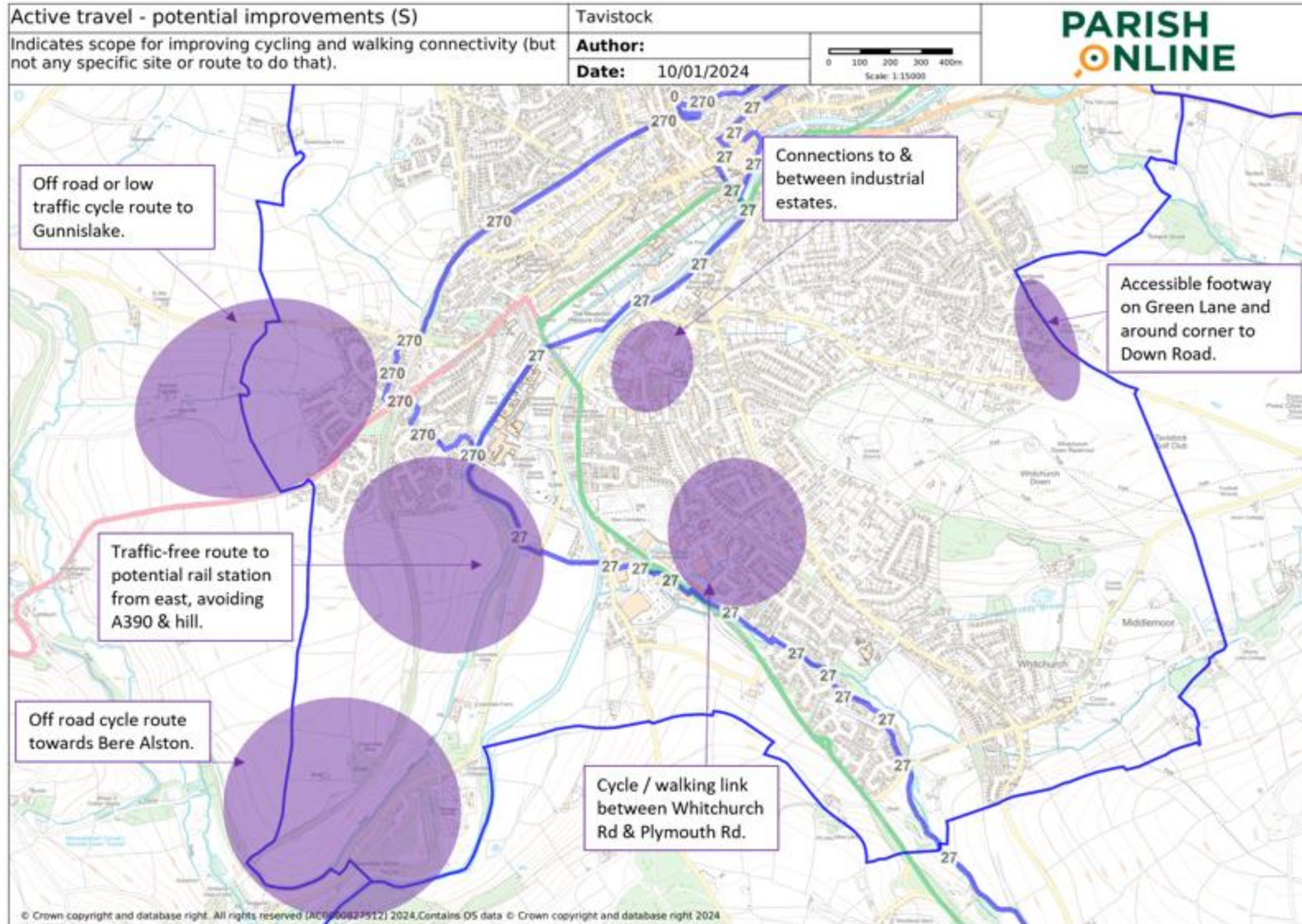
- 1. Public Rights of Way, permissive paths and cycle route networks will be protected from loss or changes as a result of development proposals which reduces their quality and accessibility.**
- 2. Development proposals which deliver improvements to the existing active travel network and / or provide 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;

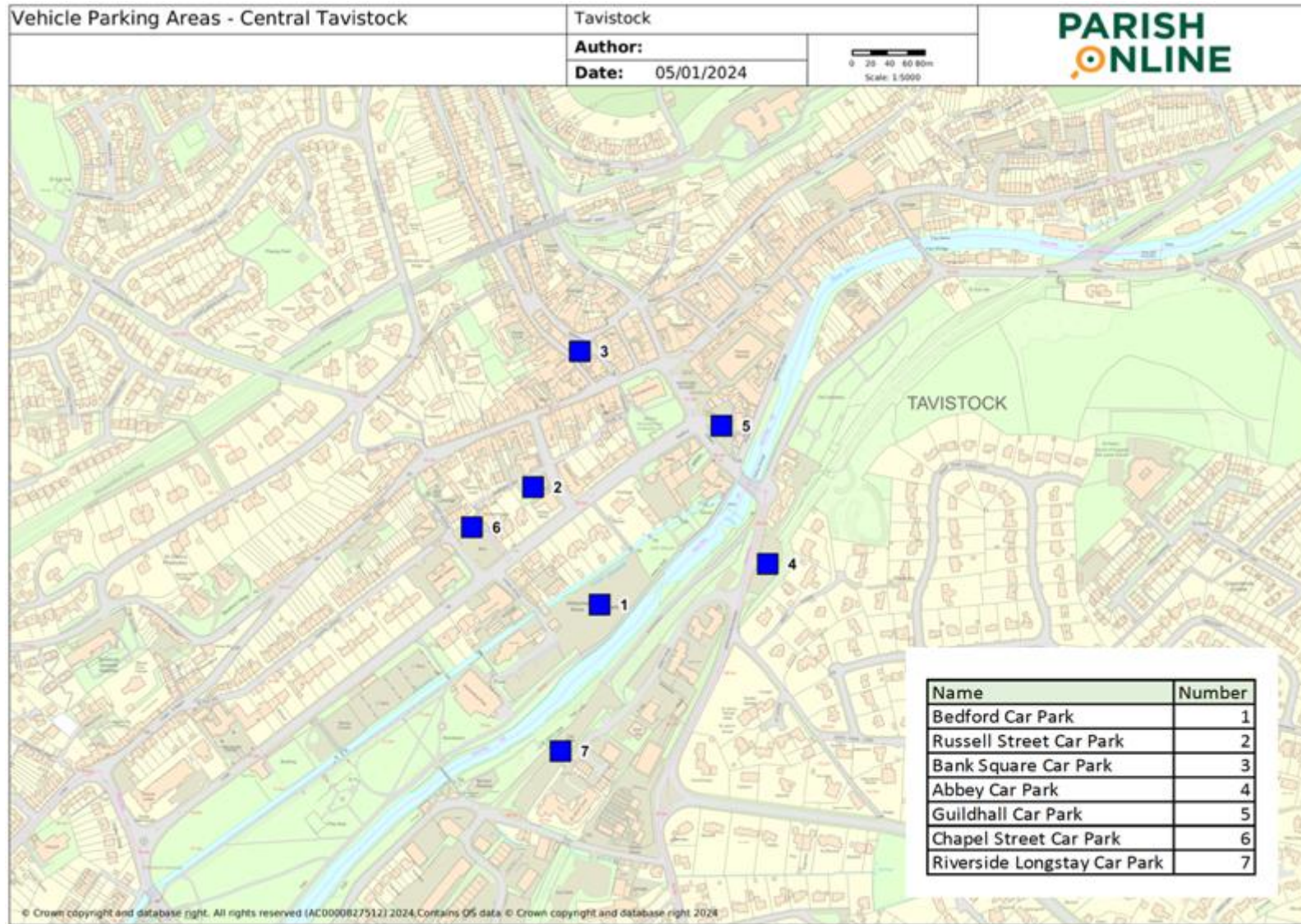
- 2. Proposals for cycle parking infrastructure should demonstrate how LTN1/20 Cycle Infrastructure Design guidance has been used in the design of cycle infrastructure (or the most up-to-date equivalent where this is superseded).**

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)

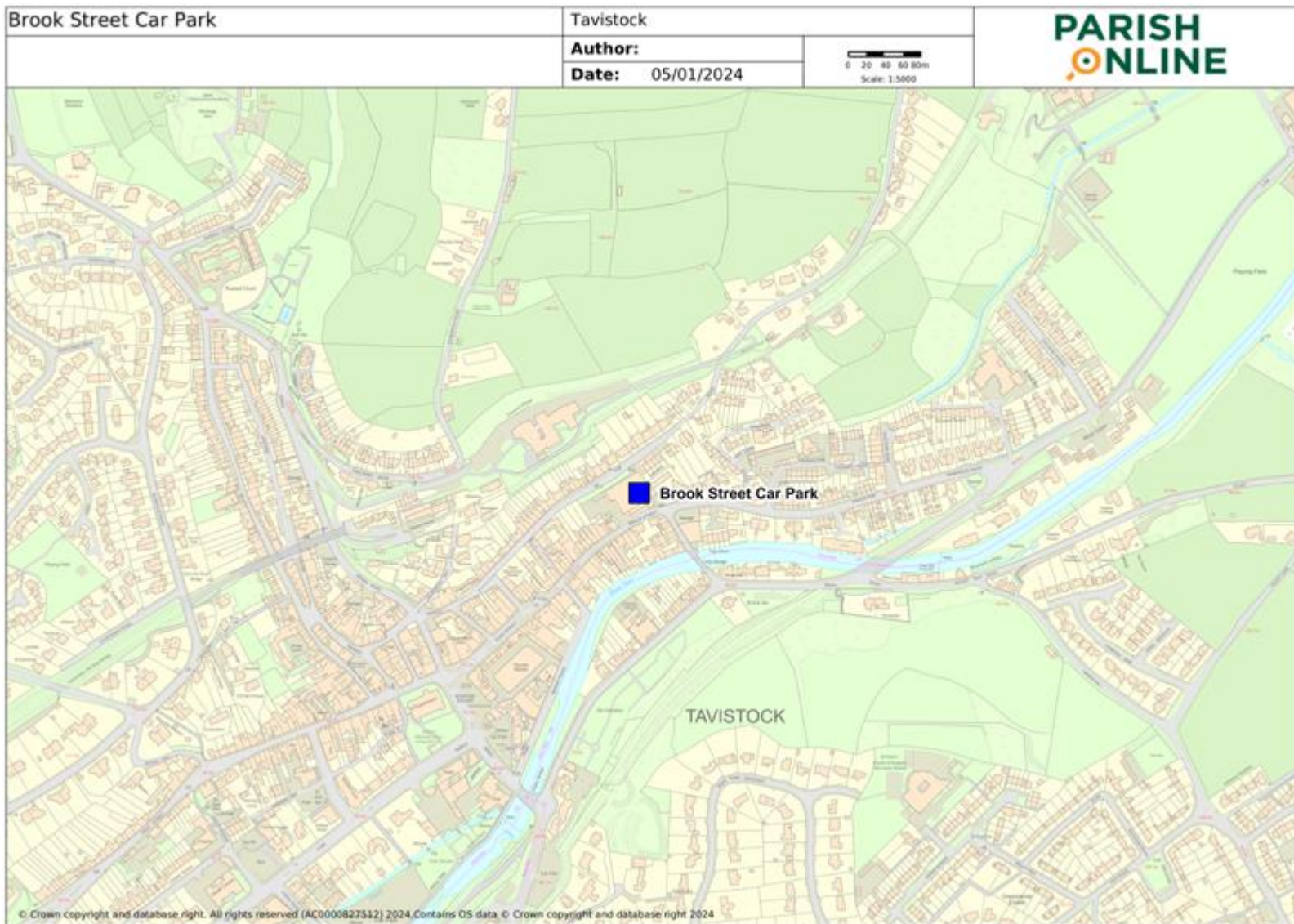


TC10: Brook Street Car Park

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.**

Appendix 2 – Neighbourhood Plan Policies and Protected Characteristics Matrix

While it could be considered that all policies should have a positive impact on all groups, and which is the overall intention of the Plan, its vision, aims and objectives, our approach to this matrix assessment has been to assume that there is no discernible impact in a positive or negative way on any group as a starting point, then to consider if any policy has a particular or specific positive or negative impact on that group. For example, some policies are written and designed to target support for particular needs or groups and in those cases a neutral indicator would turn green / positive.

The policy matrix below sets out our view of how policies impact on these groups. The key for the matrix is as follows:

+	<i>Positive impact</i>
N	<i>Neutral/no discernible impact/may or may not have a positive impact</i>
--	<i>Negative impact</i>

Policy	Age	Sex	Disability	Race	Religion & belief	Marriage & civil partnership	Pregnancy & maternity	Sexual Orientation	Gender Reassignment
Policy SD1: High Quality Sustainable Design									
Policy SD2: Small Scale Renewable and Low Carbon Energy Proposals									
Policy HOU1: Community Housing Schemes									
Policy HOU2: Residential Development in the Town Centre									
Policy HOU3: Responding to Local Housing Needs (Tenure, Type, Size and Mix)									
Policy B1: Supporting a Managed Transition in the Town Centre to Ensure Vitality is Retained									
Policy B2: Town Centre Development and Protecting Character									
Policy CF1: Protecting Locally Valued Community, Facilities (including Recreation, Sports and Play Facilities) from Loss									
Policy CF2: Community Infrastructure Projects									

Policy	Age	Sex	Disability	Race	Religion & belief	Marriage & civil partnership	Pregnancy & maternity	Sexual Orientation	Gender Reassignment
Policy CF3: Enhancing Community Facilities (including Recreation, Sports and Play Facilities) through New and Improved Provision									
Policy ENV1: Local Green Space									
Policy ENV2: Extending Access into the Countryside									
Policy ENV3: Protecting and Enhancing Habitats and Biodiversity									
Policy ENV4: Protecting and Enhancing Landscape Character, Views and Vistas									
Policy HER1: Protecting Local Heritage Assets									
Policy HER2: Priority Projects in the Historic Environment									
Policy TC1: Accessible Development									
Policy TC2: Protecting and Improving the Local Walking and Cycling Network									
Policy TC3: Facilitating Pedestrian Access									
Policy TC4: Supporting the Reinstatement of the Former Railway Line									
Policy TC5: Protecting and Enhancing Public Transport Infrastructure									
Policy TC6: Improvements to the Bus Station									
Policy TC7: Fibre Infrastructure									
Policy TC8: Parking Provision for Bicycles, E-scooters and Mobility Vehicles									
Policy TC9: Vehicle Parking Areas									
Policy TC10: Brook Street Car Park									
Policy TC11: Provision of Electric Charge Points									