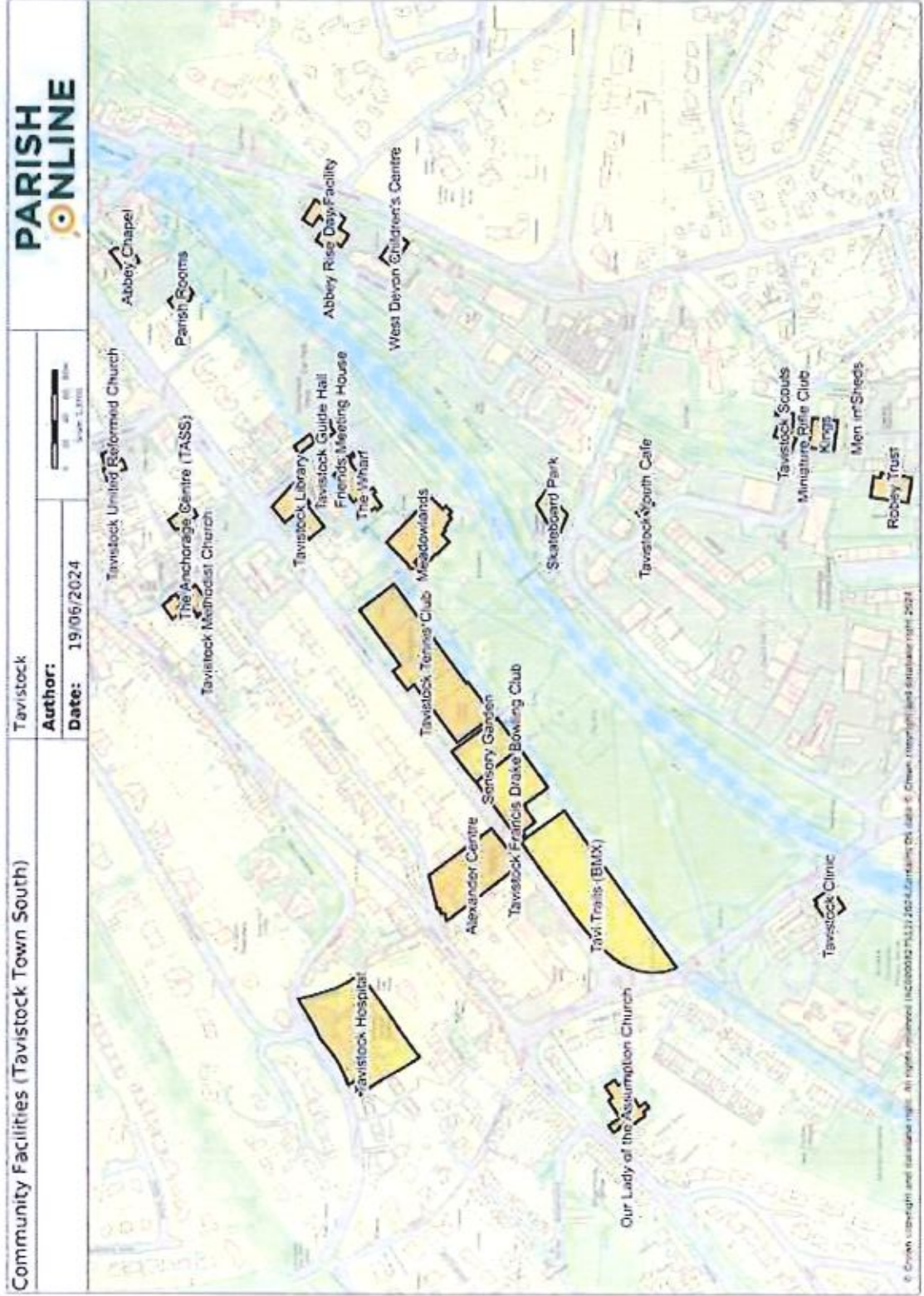


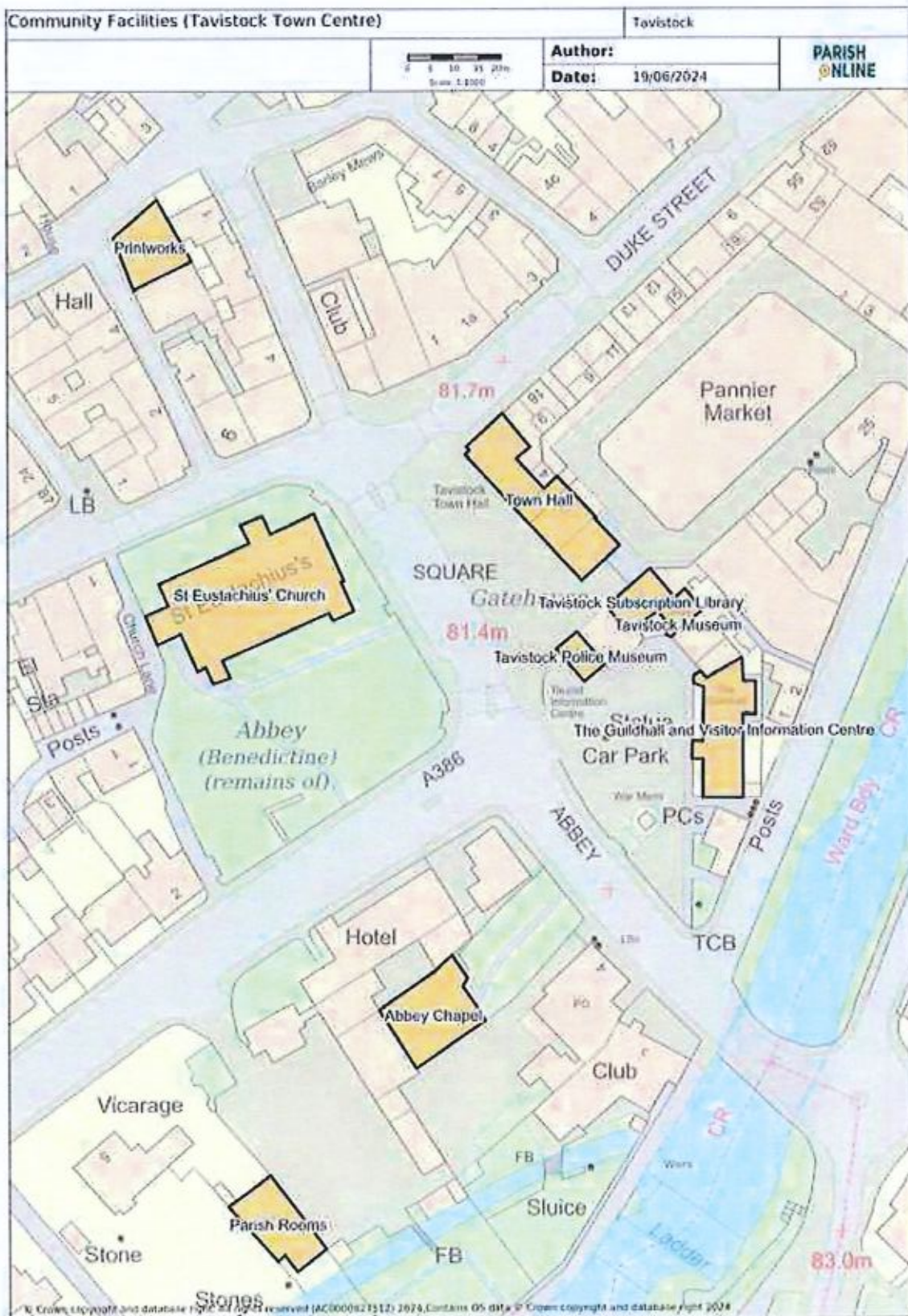
Map 3b: Community Facilities Protected Under Policy CF1 (Tavistock South West)



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



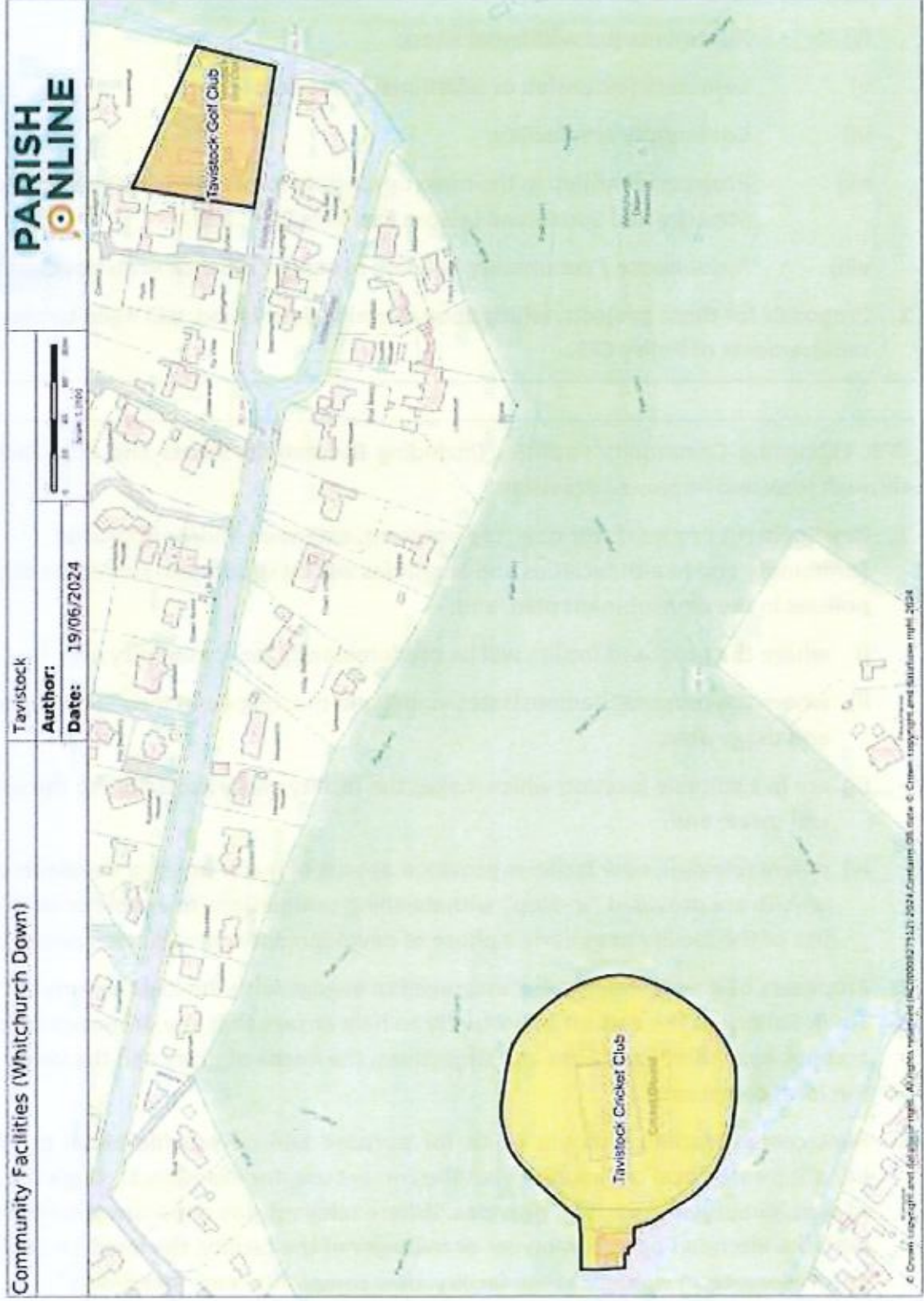
Map 3d: Community Facilities Protected Under Policy CF1 (Tavistock Town Centre)



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**

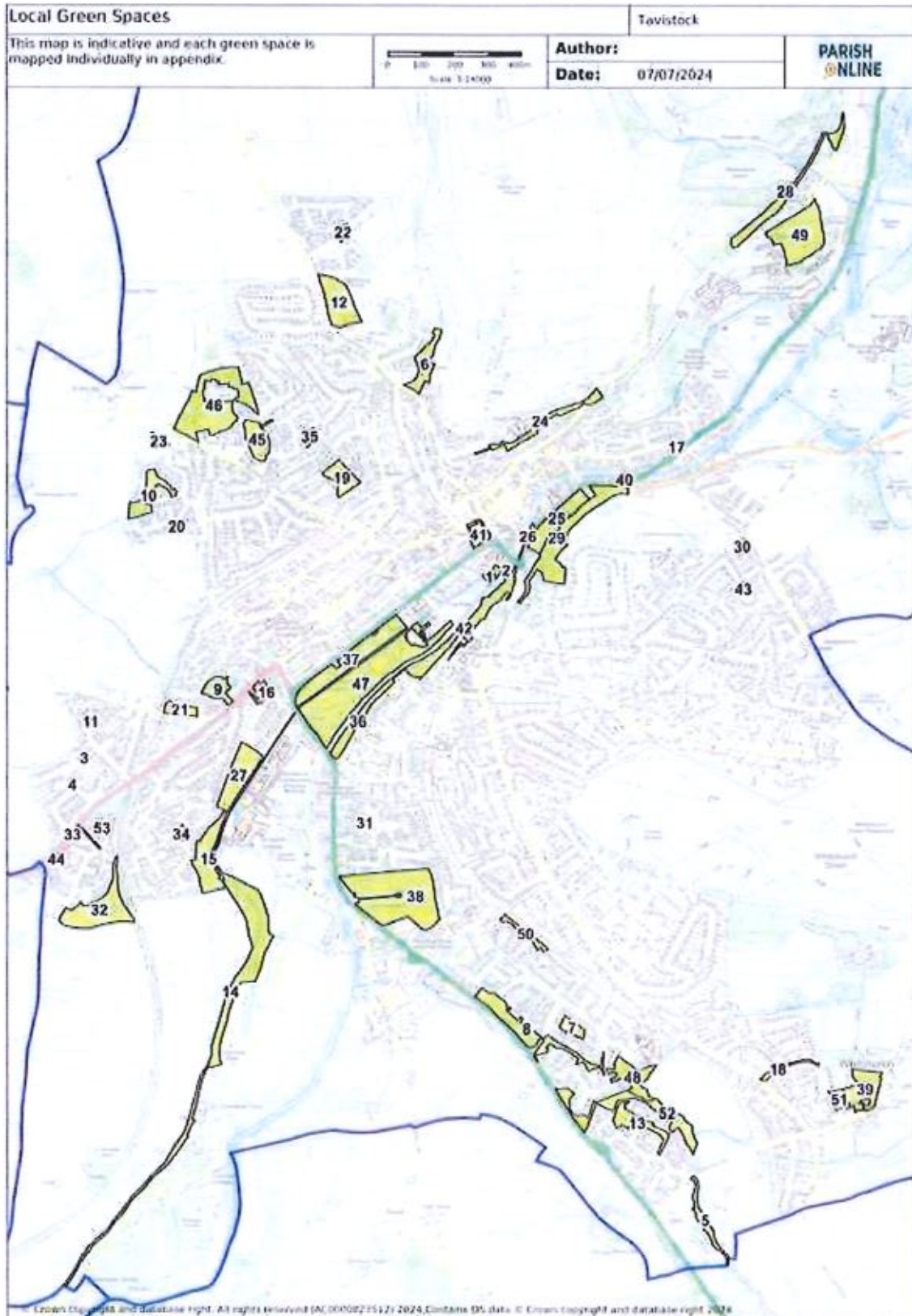
- 1. Development proposals for new, replacement, extended and/or improved community and health facilities and amenities will be supported, subject to other policies in the development plan, and:**
  - i) where the proposed facility will be predominantly for community use;**
  - ii) where the proposal 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**

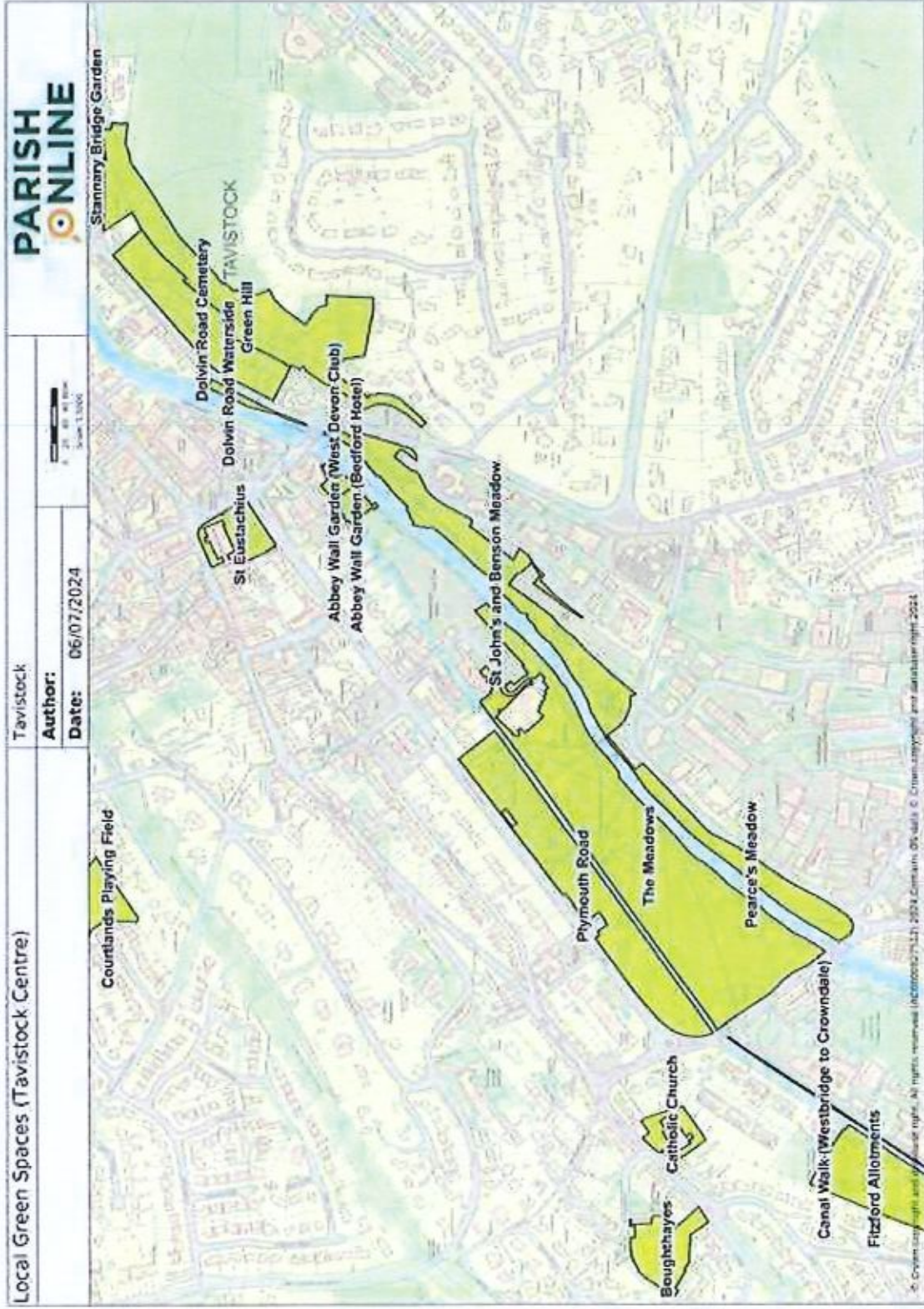
- 1. Designated Local Green Spaces are identified on Maps 5a, 5b, 5c and 5d and in Appendix 3.**
- 2. They are designated in accordance with the requirements of the National Planning Policy Framework and will be protected for their local environmental, heritage and / or recreational value.**
- 3. Development 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)

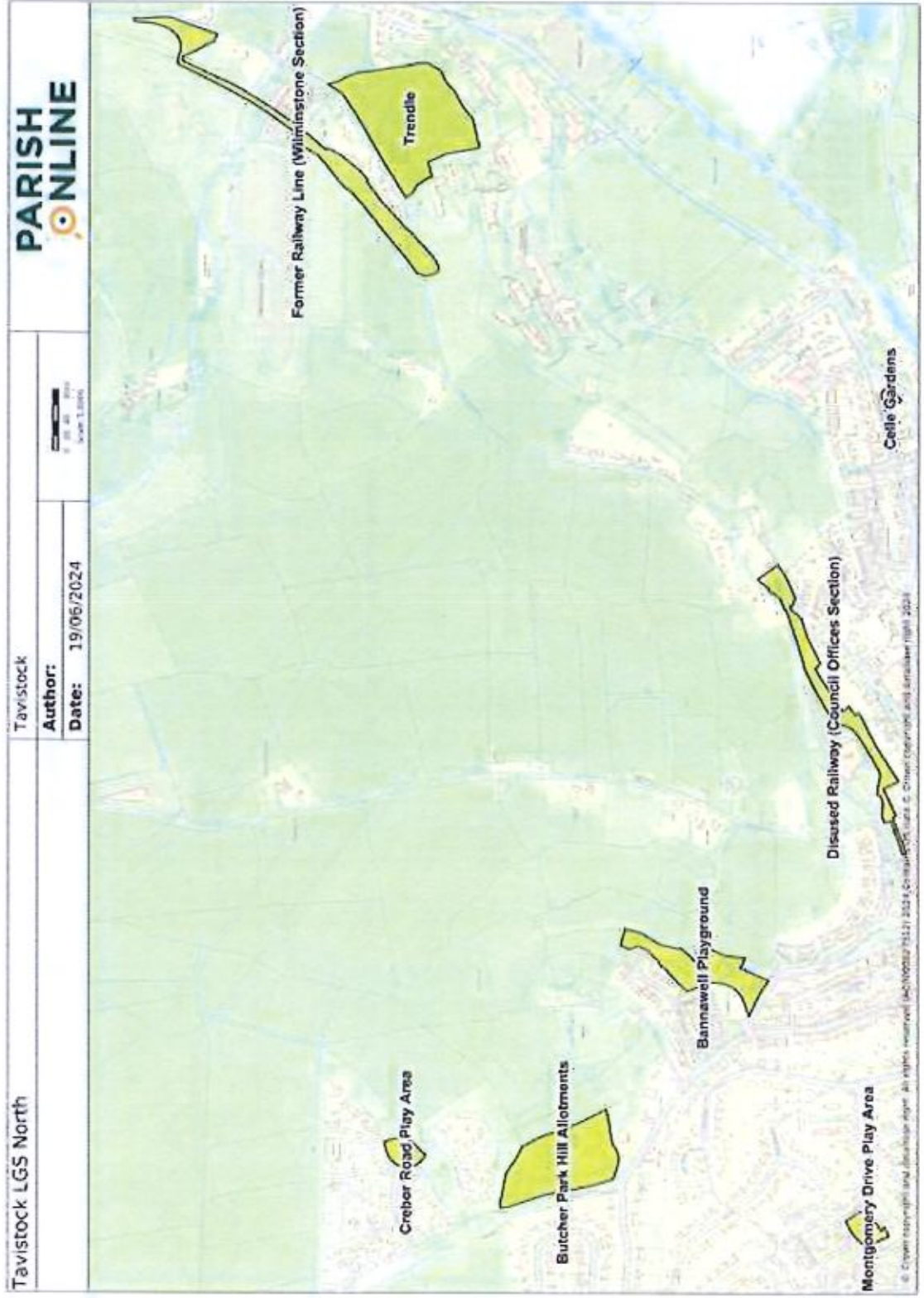




Map 5b: Local Green Spaces (Tavistock Centre)



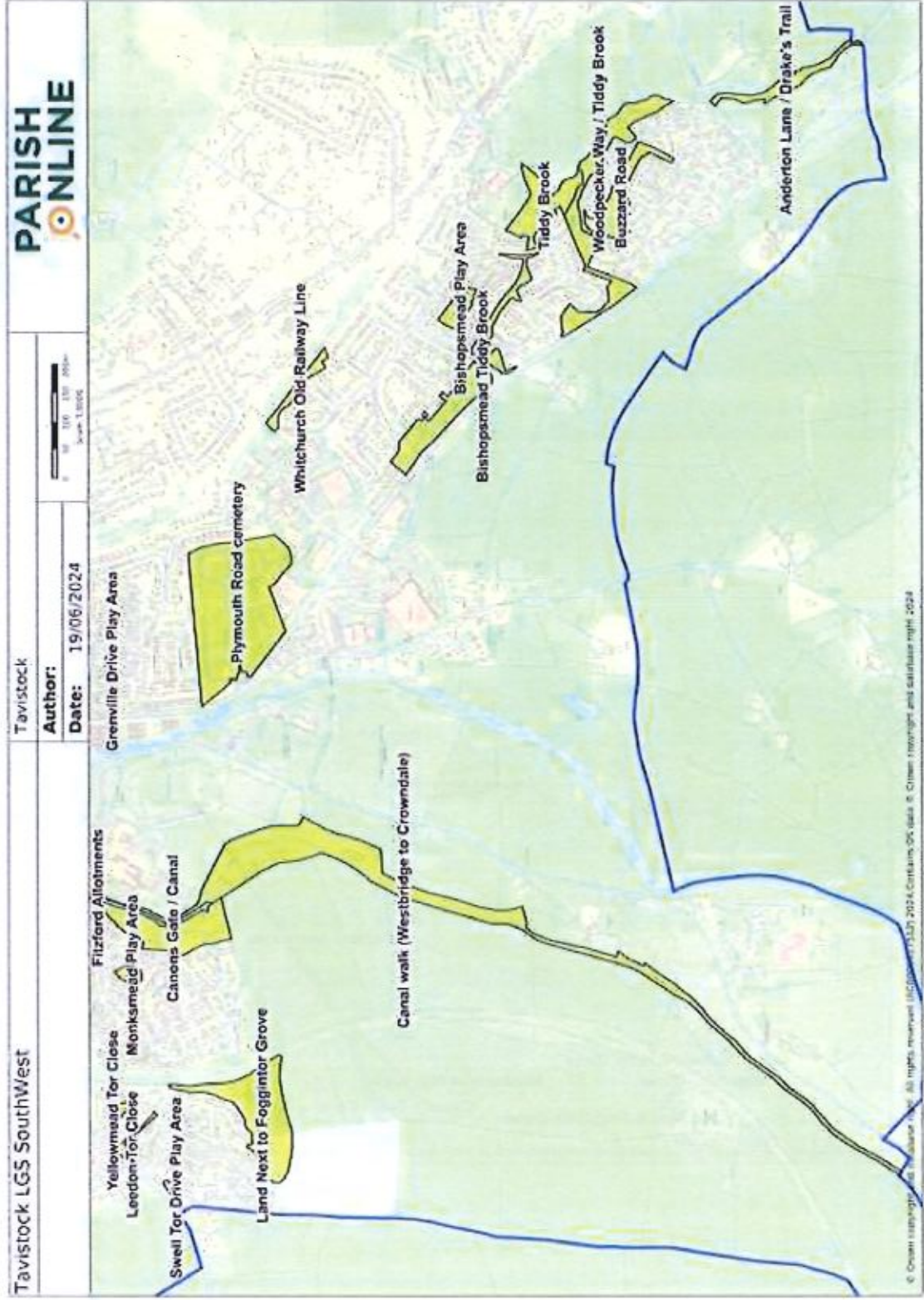
Map 5c: Local Green Spaces (Tavistock North)



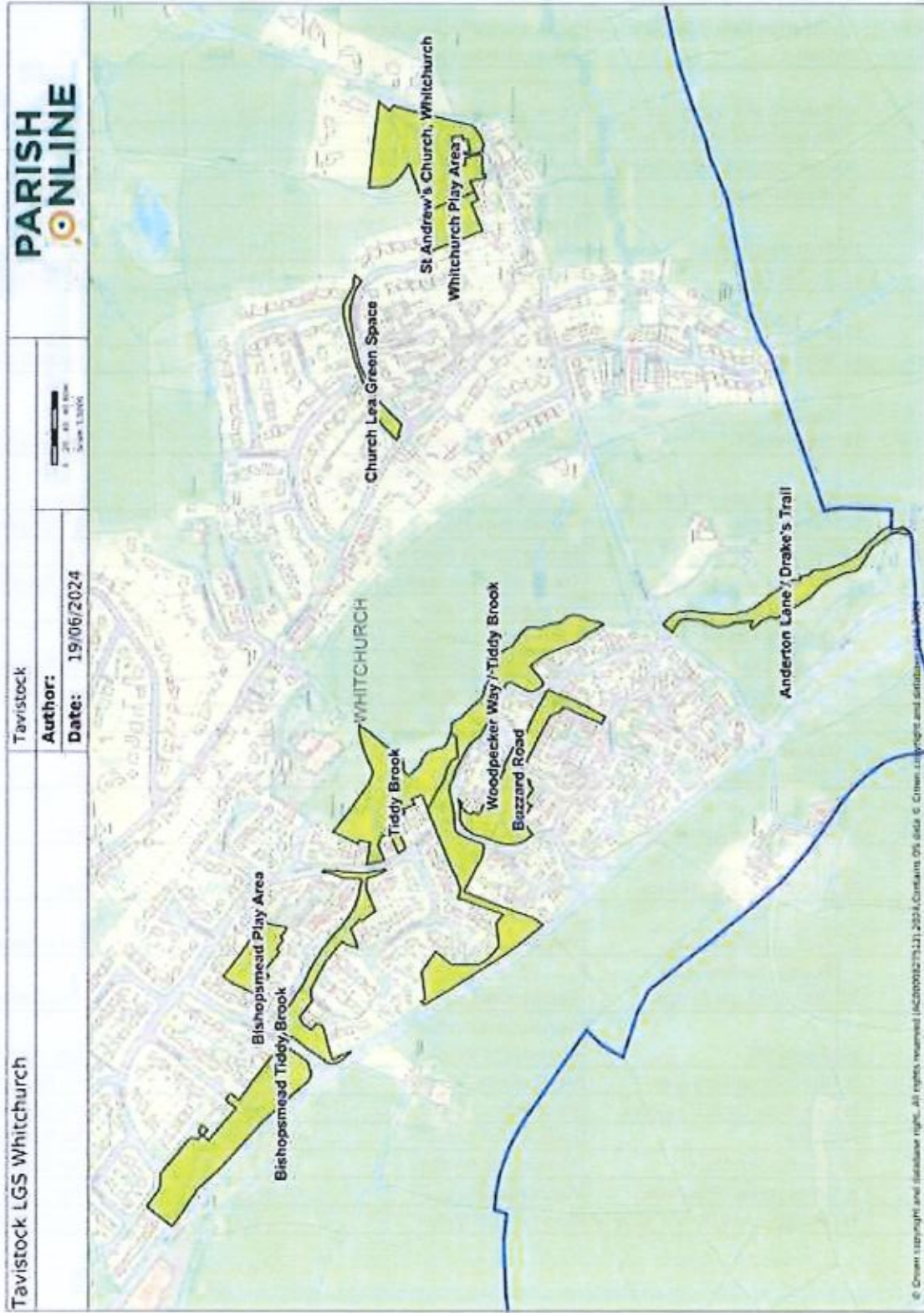
Map 5d: Local Green Spaces (Tavistock North West)



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

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

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

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

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

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

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

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

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