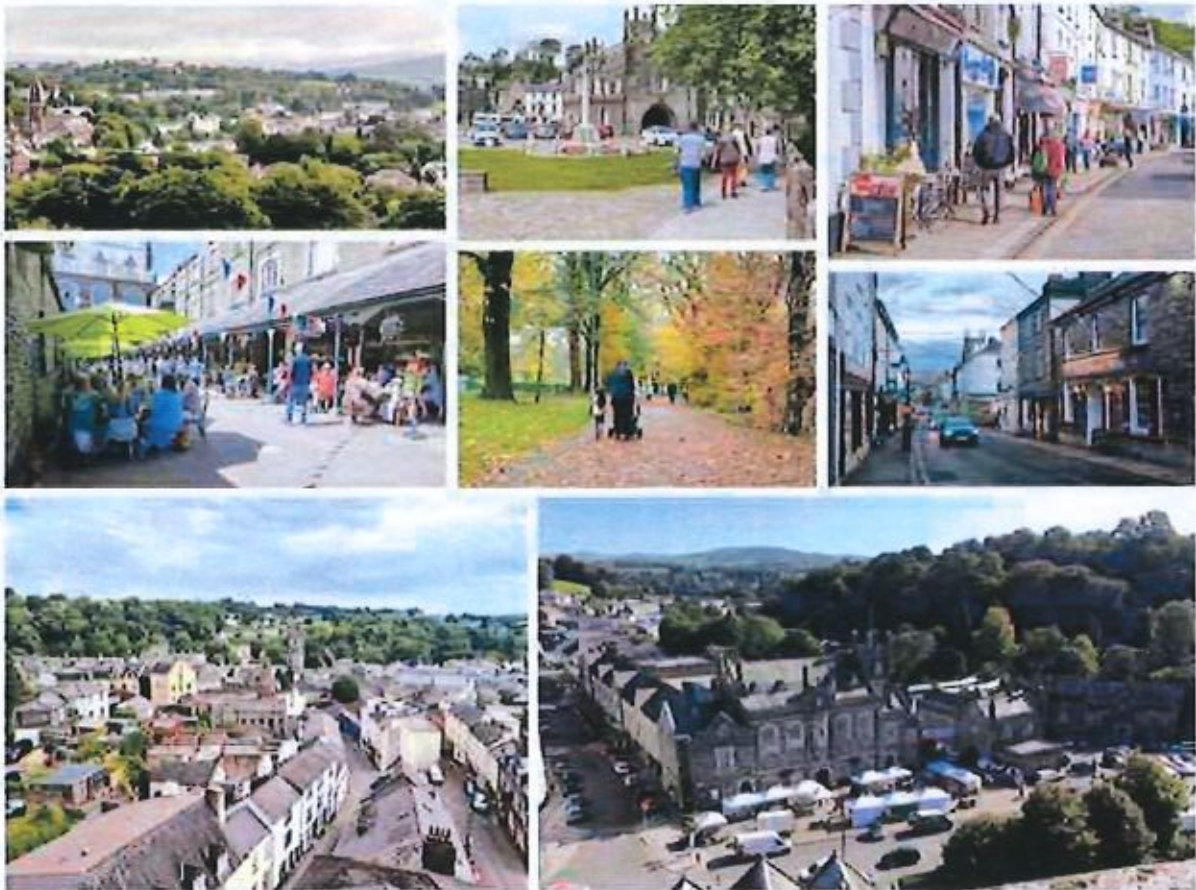


Policies Summary

Tavistock Neighbourhood Plan

2022-2034

SUBMISSION VERSION



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

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Introduction

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

Brief Summary of Policies' Intent

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

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

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

Appendix 1 – Policy Suite (for ease of reference)

Sustainable Development

Policy SD1: High Quality Sustainable Design

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

SD2: Small Scale Renewable and Low Carbon Energy Proposals

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

Housing

HOU1: Community Housing Schemes

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

HOU2: Residential Development in the Town Centre

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

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

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

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

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

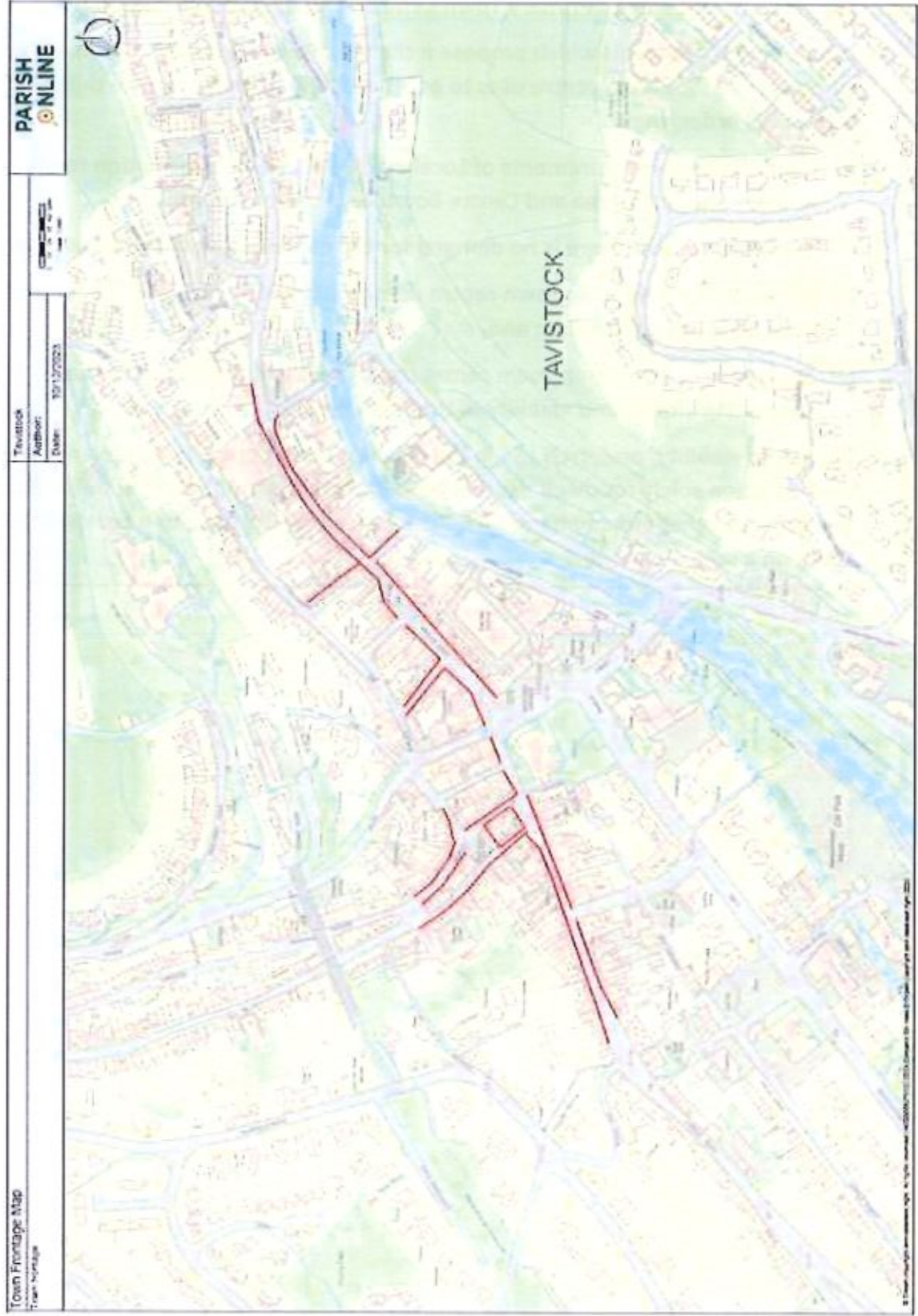
- 2. Where the March, 2023 Housing Needs Assessment is considered by the Local Planning Authority to be out of date, proposals should be informed by updated data, where available, such as that from the Local Planning Authority's Strategic Housing Market Assessment, and / or any new local housing data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

Business

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

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

Map 2: Primary Town Centre Frontage



B2: Town Centre Development and Protecting Character

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

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

Community Facilities

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

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

- i) Abbey Chapel**
- ii) Abbey Rise Day Facility**
- iii) Alexander Centre**
- iv) Community Football Club Tavistock**
- v) Friends Meeting House**
- vi) King's Church**
- vii) Meadowlands**
- viii) Men in Sheds**
- ix) Miniature Rifle Club**
- x) Mount Kelly Artificial Grass Pitches**
- xi) Mount Kelly Swlm 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)

