

# Tavistock Plan Vision

In 2035, Tavistock is a sustainable, thriving market town that benefits from its historic environment, riverside setting, green spaces and surrounding moorland landscape.

Tavistock is known for its 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 promote active outdoor pursuits, mitigate the effects of climate change and increase biodiversity.

Aims	Objectives
<b>Housing</b>	
<p><b>New housing meets the identified needs of the community, is well-designed, provides social benefit, delivers homes that are affordable to local people and responds positively to the challenges of climate change.</b></p>	<ol style="list-style-type: none"> <li data-bbox="743 377 2023 473">1. Promote well-designed, sustainable and accessible housing on that meets the identified needs of the community.</li> <li data-bbox="743 493 2023 589">2. Support the use of community land trusts to achieve affordable, sustainable and high-quality housing design for the benefit of local people.</li> <li data-bbox="743 609 2023 705">3. Support windfall town centre development for dwellings where it supports the overall vitality and viability of town centre uses.</li> <li data-bbox="743 725 2023 874">4. 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.</li> <li data-bbox="743 895 1866 990">5. Promote developer contributions to enhance and extend Tavistock's social infrastructure.</li> </ol>

## Community Facilities

**Ensure that future planning decisions do not adversely impact current community facilities.**

1. Engage with relevant planning applications early on to understand the impacts on community facilities.
2. Identify appropriate planning conditions that would enhance the quality of development by mitigating adverse effects on community facilities.

**Community facilities across the parish are maintained and enhanced and new community facilities are supported where they enhance the quality of life in the parish and encourage positive economic activity**

1. 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.
2. Community Actions:
  - a. Engage with local facility providers to estimate future likely demand as user needs change (e.g., wider adoption of four-day working, enlarged community of active retired)
  - b. Engage with local community facilities and charities to identify proposals that need planning permission that support identified needs in the community.
  - c. Provide decision-makers with a realistic assessment of possible future requirements to enhance attractiveness of Tavistock as a place to live, work or visit (e.g., electric scooter provision, cultural endeavours).

**Consider future demand  
arising from planning  
decisions and societal  
changes**

1. Community Actions:
  - a. Communicate with stakeholders to baseline the suitability of provision in meeting current need and evaluate mid-term future requirement
  - b. Assess what synergies exist between facilities and what further opportunities are desirable (e.g., Tavistock College / Mount Kelly sharing)

## Business

<p><b>Tavistock's Town Centre remains the commercial and social heart of Tavistock while sustainable neighbourhood retail sites that meet local needs are supported.</b></p>	<ol style="list-style-type: none"><li>1. Support sustainable and inclusive town centre development which is in the interests of a diverse and flourishing town centre.</li><li>2. Encourage and safeguard the retail function of the town centre and neighbourhoods, while supporting appropriate mixed-use which meets the identified housing needs of the community.</li><li>3. Encourage the positive and acceptable use of upper floors of shops and commercial premises.</li><li>4. Promote vibrant daytime and evening activities to enhance town centre vitality and viability and support the development of cultural uses and activity.</li></ol> <p>5. Community Actions:</p> <ol style="list-style-type: none"><li>a. Document community support for facilities which provide activities for everyone, including children and young people.</li></ol>
<p><b>Sustainable development that recognises the importance of Tavistock's unique market town heritage and its place within a working rural community.</b></p>	<ol style="list-style-type: none"><li>1. Promote sustainable business development in town and agricultural development outside town.</li></ol> <p>2. Community Actions:</p> <ol style="list-style-type: none"><li>a. Promote marketing and sale of local produce</li></ol>

	<ul style="list-style-type: none"> <li>b. Dialogue with commercial developers and commercial agents to understand the local market</li> <li>c. Document and identify adaptations needed arising from the challenges and opportunities presented by online shopping and changes in technology and consumer behaviour.</li> </ul>
<b>Support and develop sustainable businesses and enterprises appropriate for the local community, environment and fabric of the town</b>	<p>1. Community Actions:</p> <ul style="list-style-type: none"> <li>a. Develop consensus with BID, Business Hub and Chamber of Commerce for development of local economy – regular meetings.</li> <li>b. Ensure businesses develop attractive visitor offering – links with rail and bus – support from GWR/Stagecoach/Go-Ahead.</li> <li>c. Take advantage of potential corporate social responsibility opportunities as pertaining to local business.</li> <li>d. Maintain regular close links with local media to update town on latest business ideas and developments.</li> </ul>

## **Environment and Green Space**

**Future development in Tavistock will aim to respect the environment and green space, enhance biodiversity, and protect the landscape attractiveness of the town.**

1. Respect green space boundaries with neighbouring parishes in order that settlement should remain separate, distinct, and buffered.
2. Protect and enhance formal and informal public green space, extending green space provision in parts of the parish where it is less accessible or less diverse.
3. Protect and enhance habitats and increase biodiversity.
4. Value landscape and views as part of Tavistock's character and identify and protect these qualities.
5. Promote sustainable environmental practices and adaptations to climate change, recognising increased flood risk as a particular vulnerability.

# Heritage

**Safeguard for the future, buildings, structures and streetscapes that impact on the heritage and history of the Parish.**

1. Identify heritage assets within the Parish not currently having the protection of national (i.e. Listed building or scheduled monument status) or local listing, that warrant policy protection in the Neighbourhood Plan until such time as they are added to the West Devon Borough Council ‘Local List.’
2. Identify streetscapes of importance outside the two conservation areas that are linked to the heritage and history of the Parish, and which play a contribution to the significance of the area, to ensure the character is maintained.

**Ensure that the character of the heritage and historic environment in the two Conservation Areas is enhanced for the benefit of the present and future generations.**

1. Identify where the quality of the built heritage requires enhancement, or the built heritage is in a state of disrepair or neglect thereby ensuring the quality of the local area is maintained by highlighting their condition for future improvement and enhancement.
2. Identify degraded or poorly maintained areas of the public realm for future improvement and enhancement.
3. Community Action:
  - a. Encourage and support improved access to heritage assets where it does not compromise their value.

**Ensure that the World Heritage Site status is promoted to encourage access to, and awareness and understanding of, the mining heritage and history to bolster visitors to the town.**

1. Community Action: Encourage and support the community organisations working to increase public awareness to understand the importance of the World Heritage Site.

## Transport and Connectivity

**Getting around Tavistock on foot, by bicycle or using mobility aids is an attractive and convenient option.**

1. Ensure new development is connected by convenient, safe, walkable routes to its immediate neighbourhood and to key facilities.
2. Protect, improve and add to traffic-free paths and safe cycling routes within the town and connecting to neighbouring settlements.
3. Ensure street furniture (including electric vehicle chargepoints) does not obstruct pedestrians
4. Community action:
  - i. Identify and seek mitigation for places where pedestrian infrastructure is inadequate (eg no or narrow pavement, long detour)

**Tavistock has good facilities for public and shared transport connecting to nearby villages and towns.**

1. Protect the route for a restored rail link in both directions (to Bere Alston and to Okehampton)
2. Protect and enhance the bus station and bus stops
3. Ensure any larger developments have road layouts which provide for bus access and for shared transport schemes (eg car club and bike share parking).
4. Identify potential sites on the edge of the town for park and change facilities.
5. Community action:
  - a. Advocate for increased bus route coverage

**Negative impacts of transport including traffic congestion and pollution are minimized.**

1. Support initiatives which reduce the need to travel, including improvements to digital communication.
2. Ensure that overall parking provision across the town centre, for vehicles, cycles and micromobility devices meets the changing needs of residents, visitors and businesses.
3. Facilitate provision for electric vehicle charging, including sites convenient to homes without off-street parking.
4. Community action:
  - a. Encourage travel planning by schools and larger businesses to reduce peak time traffic