

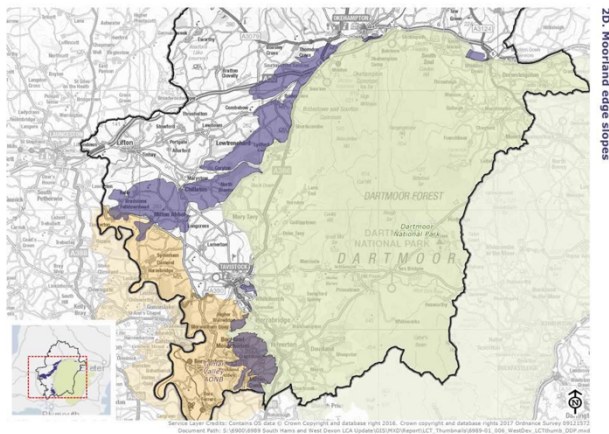
Locally Important Views Within Tavistock Parish

One of the important factors influencing local opinion of new development is the effect of that development on the landscape surrounding Tavistock. The impact of new development on the character of the views and around the town were cited as important by many residents.

The Joint Local Plan included a landscape character assessment of the Tavistock area¹ and in Dev 23, provides protection for landscape character. The more recently adopted Supplementary Planning Document further addresses this with requirements for Landscape and Visual Impact Assessment (LVIA) for new developments where a proposed development has the potential to result in a substantial negative impact to visual amenity or landscape character.² Protection in the plan extends to both the World Heritage Site and Moorland landscape views from the Town.

In order to document some of the views that residents particularly valued and help to inform where a LVIA may be required, the steering group advertised on their website, in the paper and on social media asking residents to submit their favourite views to the group to be documented in the neighbourhood plan. The views below were submitted or mentioned through response to the call for views, they are not meant to represent the only landscape views which may be considered as part of any new development, rather they are indicative of the type of view that residents find important to the setting and identity of Tavistock.

LCT 2D: Moorland Edge Slopes

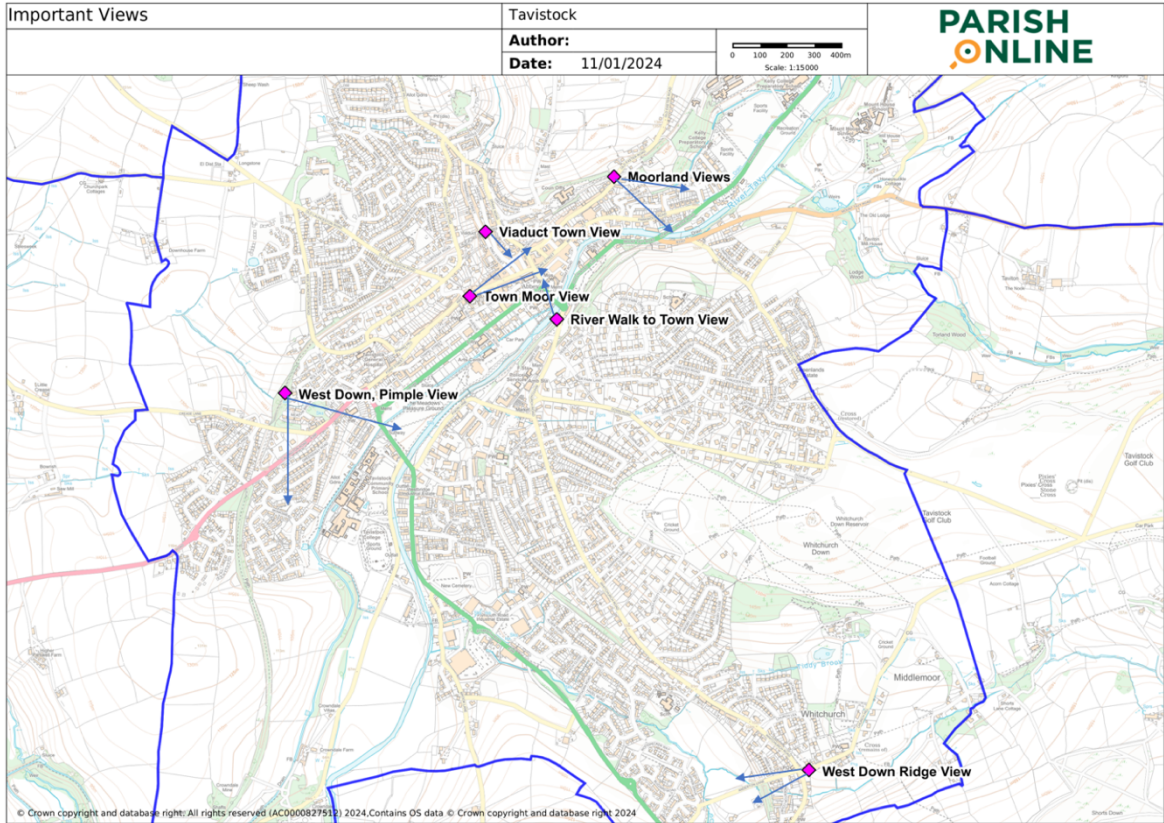


Most of the views that are documented fall into the Moorland Edge Slopes portion of the evidence base and the major concern is the protection of open views to Dartmoor and across the West Devon countryside.

1

<https://www.plymouth.gov.uk/sites/default/files/LandscapeCharacterAssessmentSouthHamsAndWestDevon.pdf>

² Section 23.6 <https://www.plymouth.gov.uk/sites/default/files/JLPSPD2020FINALred.pdf>



TOWN MOOR VIEW

Is the view observable from within the Tavistock Parish boundary?	Yes
Is the view publicly accessible (i.e. not a view from private property)?	Yes

Where is the view being described from:

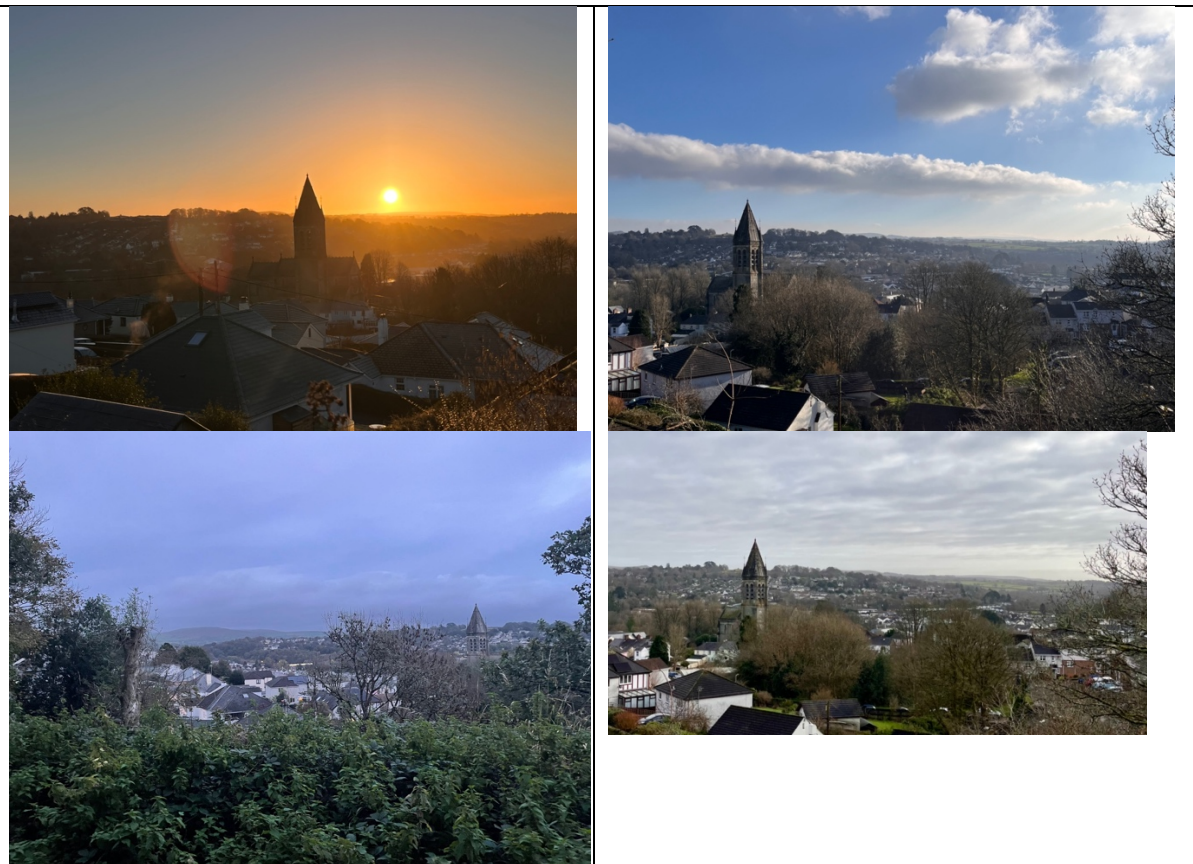
West Street and other locations facing the town centre from a slightly elevated position.

What is the view of:

The historic buildings in the town centre, the main roundabout on Plymouth Road and Duke Street and with the backdrop of Cox Tor beyond.

Why is the view important:

This is an iconic view that captures the story of a historic market town set at the foot of the moors. The combination of heritage buildings, lack of modern high-rise and clear view to the higher ground creates the setting that establishes Tavistock as a beautiful historic moorland market town.



WEST DOWN, PIMPLE VIEW

Is the view observable from within the Tavistock Parish boundary?

Yes

Is the view publicly accessible (i.e. not a view from private property)?

Yes

Where is the view being described from:

From the old railway viaduct near the west end close to Crease Lane and residential streets in the nearby vicinity

What is the view of:

This is a view of two parts of Dartmoor:
 West Down, which creates a moorland ridgeline across the valley created by the River Tavy; and
 Whitchurch Down with the moors beyond and where the listed building, 'the Pimple' is located.

Why is the view important:

The moorland view establishes the setting for Tavistock as a beautiful historic moorland market town. The large spire of the church built by the Duke of Bedford imposes across the moorland views in the distance. The distant view of the pimple is unique from this side of the town. The Pimple is a listed building covering a reservoir entrance. Built in 1914, by Sir Edwin Lutyens, for the Duke of Bedford, of local Hurdwick stone and Delabole slate built over the entrance on top of a reservoir on Whitchurch Down, which served Bedford estate houses.



MOORLAND VIEWS

Is the view observable from within the Tavistock Parish boundary?

Yes

Is the view publicly accessible (i.e. not a view from private property)?

Yes

Where is the view being described from:

From the old railway bridge at Old Exeter Street.

What is the view of:

This view is of moor behind the residential neighbourhoods in South East Tavistock.

Why is the view important:

This view is closer to the moor than any of the others and allows the route from the moors to the town to be observed.



WEST DOWN RIDGE VIEW

<p>Is the view observable from within the Tavistock Parish boundary?</p>	<p>Yes</p>
<p>Is the view publicly accessible (i.e. not a view from private property)?</p>	<p>Yes</p>
<p>Where is the view being described from:</p>	
<p>From Church Hill and other nearby residential streets looking to the ridgeline of West Down Moor.</p>	
<p>What is the view of:</p>	
<p>This is an important view of the ridge of West Down, which is an open view to Dartmoor.</p>	
<p>Why is the view important:</p>	
<p>The hillside in these views will eventually be a mixed-use development and therefore the ridgeline and its importance in establishing the setting of the moorland town with open views to Dartmoor will be even more important in future.</p>	



RIVERWALK TO TOWN VIEWS

<p>Is the view observable from within the Tavistock Parish boundary?</p>	<p>Yes</p>
<p>Is the view publicly accessible (i.e. not a view from private property)?</p>	<p>Yes</p>
<p>Where is the view being described from:</p>	
<p>This is the view from the far side of the river Tavy at the main junction with the A386 and the Abbey Bridge.</p>	
<p>What is the view of:</p>	
<p>The historic town centre, River Tavy, listed wall, Abbey Bridge, parish church tower, Bedford Hotel, West Devon Club.</p>	
<p>Why is the view important:</p>	
<p>This view is the entrance to the town for most visitors and captures many important elements of the town in one setting, the importance of the river and the important historic town centre buildings.</p>	



VIADUCT TOWN VIEWS

<p>Is the view observable from within the Tavistock Parish boundary?</p>	<p>Yes</p>
<p>Is the view publicly accessible (i.e. not a view from private property)?</p>	<p>Yes</p>
<p>Where is the view being described from:</p>	
<p>The views are from the Viaduct railway bridge looking south at the town centre, and looking east along the viaduct.</p>	
<p>What is the view of:</p>	
<p>The historic town centre, the rooflines and historic streets in the centre of town as well as the heritage buildings like the parish church and town hall with the moors in the distance.</p>	
<p>Why is the view important:</p>	
<p>The view is of the main town centre and historic market area and allows a unique viewpoint for understanding the context of the town and the world heritage site from the important listed railway viaduct.</p>	