The Development Plan Today

National Planning Policy

- 5 year land supply
- Building Regulations
- Currently being reviewed, with housing targets potentially increasing

Joint Local Plan

- Existing housing allocations to 2034
- Currently entering a review period
- Thriving Towns and Villages Policies
- Other Statutory Policies

?

- The Town Council may comment on a plan as a statutory consultee. The opinion of the Town Council carries no more weight than that of any other consultee.

The Future Development Plan

National Planning Policy

- 5 year land supply?
- Building Regulations
- Currently being developed, with proposals for additional housing the focus.

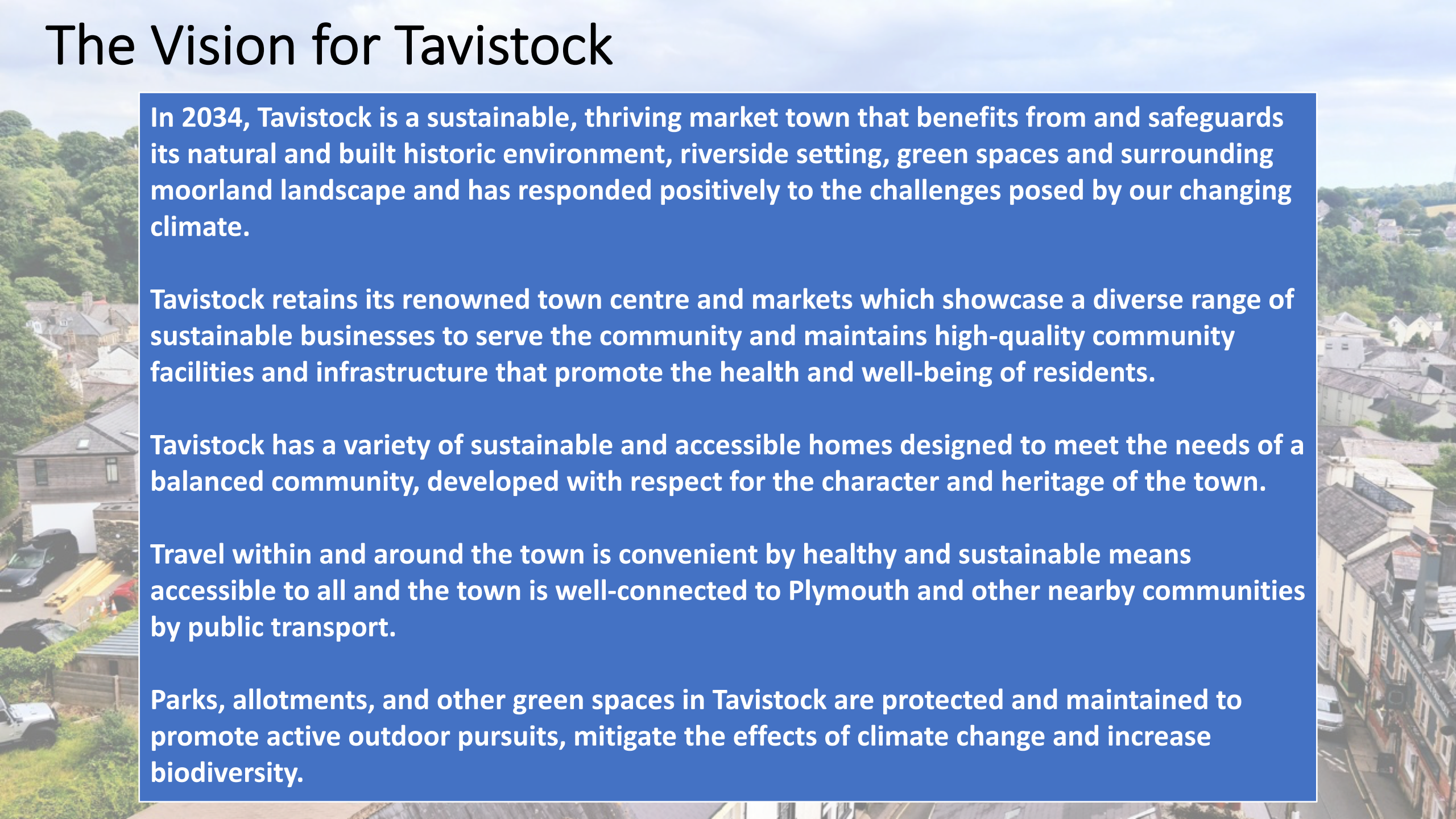
Joint Local Plan

- Existing housing allocations to 2034
- Currently entering a review period during which strategic allocations and policies may be changed. The Town Council will be consulted on this changes.
- Thriving Towns and Villages Policies
- Other Statutory Policies

Tavi Plan

- Conforms to NPPF and Local Plan
- Provides policy detail specific to local neighbourhood area with real statutory weight behind it.
- The Town Council still comments as a statutory consultee
- The Tavi Plan belongs to the Town Council and is a living document that can be reviewed and amended in response to national or local planning policy changes

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.

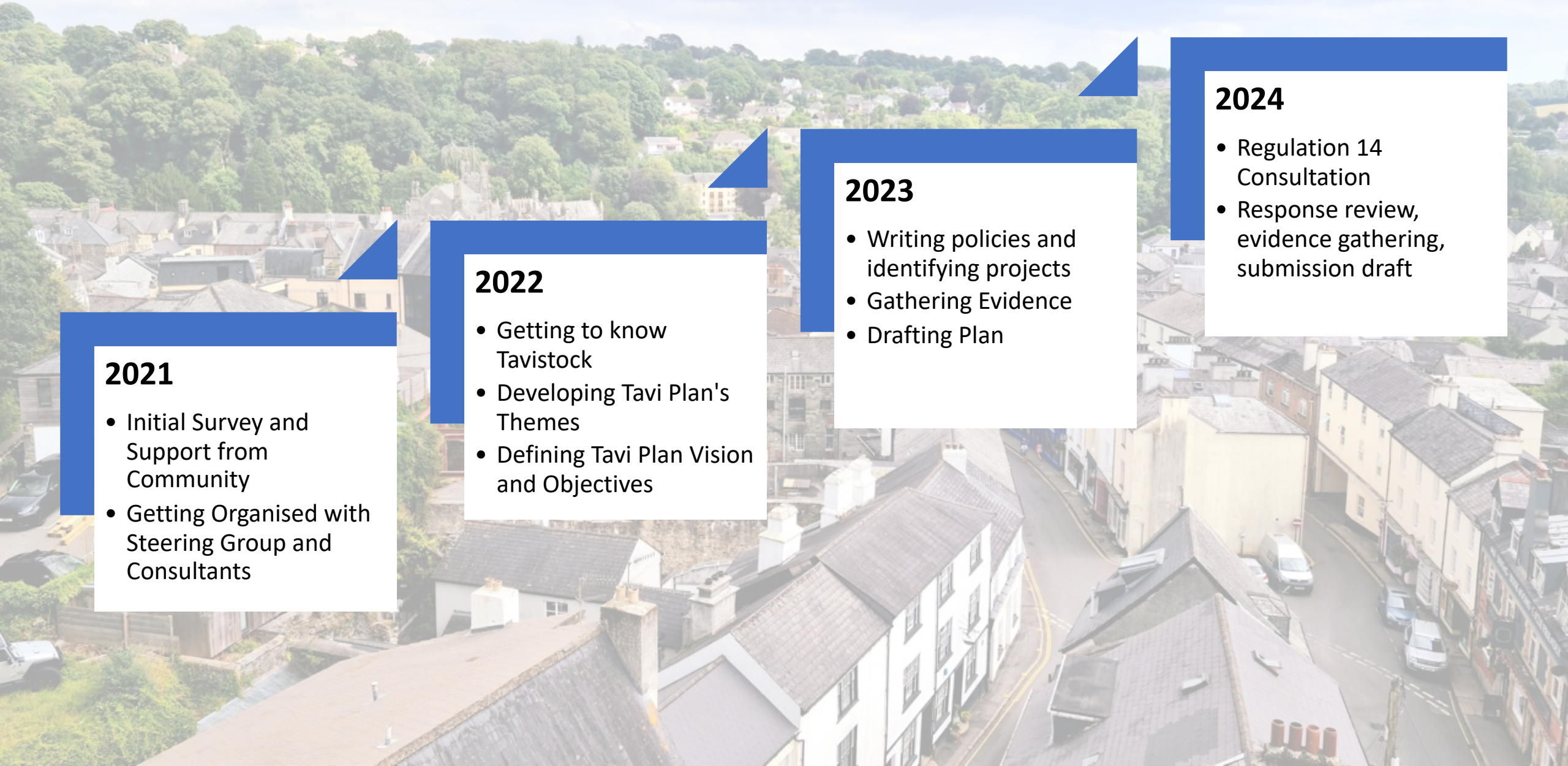
Tavistock retains its renowned town centre and markets which showcase a diverse range of sustainable businesses to serve the community and maintains high-quality community facilities and infrastructure that promote the health and well-being of residents.

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.

What we've accomplished so far



2021

- Initial Survey and Support from Community
- Getting Organised with Steering Group and Consultants

2022

- Getting to know Tavistock
- Developing Tavi Plan's Themes
- Defining Tavi Plan Vision and Objectives

2023

- Writing policies and identifying projects
- Gathering Evidence
- Drafting Plan

2024

- Regulation 14 Consultation
- Response review, evidence gathering, submission draft

What happens next

July –Aug 2024

- Approve Submission Draft
- HRA consultation and legal checks

Sept-Oct 2024

- Regulation 16 Consultation
- Review, Amend, Respond

Nov 24 – Feb 25

- Examination of the plan
- Review, Amend Respond

March-May 25

- Referendum
- Plan is 'Made’ and enforceable
- Agree Monitoring and Review process

Sustainable Development
Housing
Business
Community Facilities
Environment
Heritage
Transport and Connectivity

Sustainable Development

- SD1: Design Guide (High Quality Sustainable Design)
- SD2: Small Scale Renewable and Low Carbon Energy Proposals

Housing

- HOU1: Community Housing Schemes
- HOU2: Residential Development in the Town Centre
- HOU3: Responding to Local Housing Needs (Tenure, type, size and mix)

Business

- B1: Supporting a Managed Transition in the Town Centre to Ensure Vitality is Retained
- B2: Town Centre Development and Protecting Character

Community Facilities

- CF1: Protection Locally Valued Community Facilities (including Recreation, Sports, and Play Facilities) from Loss
- CF2: Community Infrastructure Projects
- CF3: Enhancing Community Facilities (including Recreation, Sports and Play Facilities) Through New and Improved Provision

Environment

- ENV1: Local Green Space
- ENV2: Extending Access into the Countryside
- ENV3: Protecting and Enhancing habitats and Biodiversity
- ENV4: Protecting and Enhancing Landscape Character, Views, and Vistas

Heritage

- HER1: Protecting Local Heritage Assets
- HER2: Priority Projects in the Historic Environment

Transport and Connectivity

- TC1: Accessible Development
- TC2: Protecting and Improving the Local Walking and Cycling Network
- TC3: Facilitating Pedestrian Access
- TC4:Supporting the Reinstatement of the former Railway
- TC5: Protecting and Enhancing Public Transport Infrastructure

Transport and Connectivity

- TC6: Improvements to the Bus Station
- TC7: Fibre Infrastructure
- TC8: Parking Provision for Bicycles, E-Scooters and Mobility Vehicles
- TC9: Vehicle Parking Areas
- TC10: Brook Street Car Park
- TC11: Provision of Electric Charge Points

Sustainable Development

- SD1: Design Guide (High Quality Sustainable Design)
- SD2: Small Scale Renewable and Low Carbon Energy Proposals
- Community Action: TTC to engage in Flooding awareness work with landowners and organisations and encourage additional measures to slow the speed and volume of run-off in intense rainfall, including planting schemes.

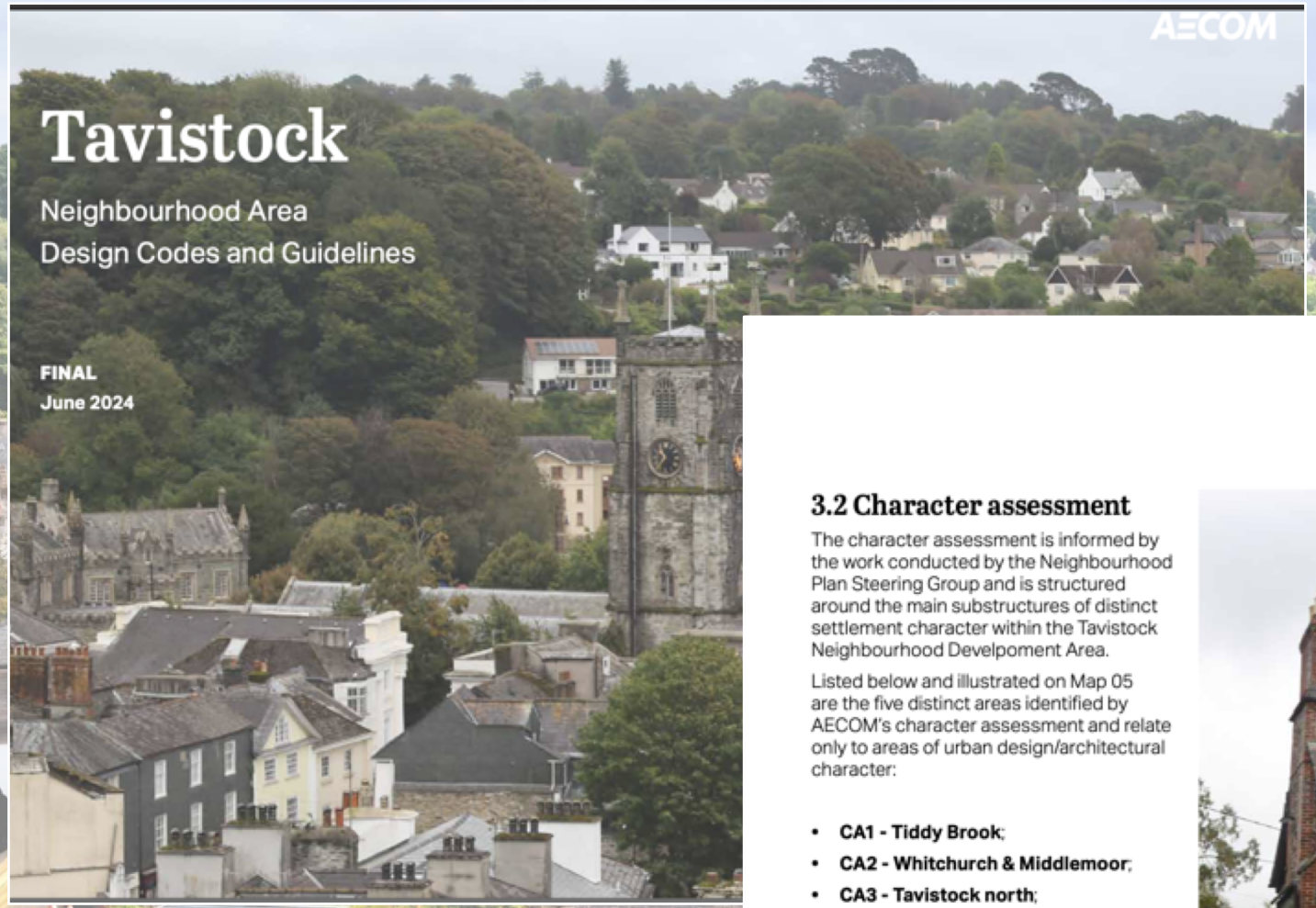
Housing

- HOU1: Community Housing Schemes
- HOU2: Residential Development in the Town Centre
- HOU3: Responding to Local Housing Needs (Tenure, type, size and mix)

Business

- B1: Supporting a Managed Transition in the Town Centre to Ensure Vitality is Retained
- B2: Town Centre Development and Protecting Character

**text in black represents amendments made post Reg 14.*



3.2 Character assessment

The character assessment is informed by the work conducted by the Neighbourhood Plan Steering Group and is structured around the main substructures of distinct settlement character within the Tavistock Neighbourhood Develpoment Area.

Listed below and illustrated on Map 05 are the five distinct areas identified by AECOM's character assessment and relate only to areas of urban design/architectural character:

- **CA1 - Tiddy Brook**;
- **CA2 - Whitchurch & Middlemoor**;
- **CA3 - Tavistock north**;
- **CA4 - Whitchurch Road west**; and
- **CA5 - The Pimple**.

The character assessment will cover:

- Pattern and layout of building;
- Green & blue infrastructure;
- Access and accessibility;
- Architecture and materials; and
- Sustainability.

Figure 15: Market Inn, upright building construction in rubble stone with brick quoins and roofed in slate.

Community Facilities

- CF1: Protection Locally Valued Community Facilities (including Recreation, Sports, and Play Facilities) from Loss
- CF2: Community Infrastructure Projects
- CF3: Enhancing Community Facilities (including Recreation, Sports and Play Facilities) Through New and Improved Provision

Environment

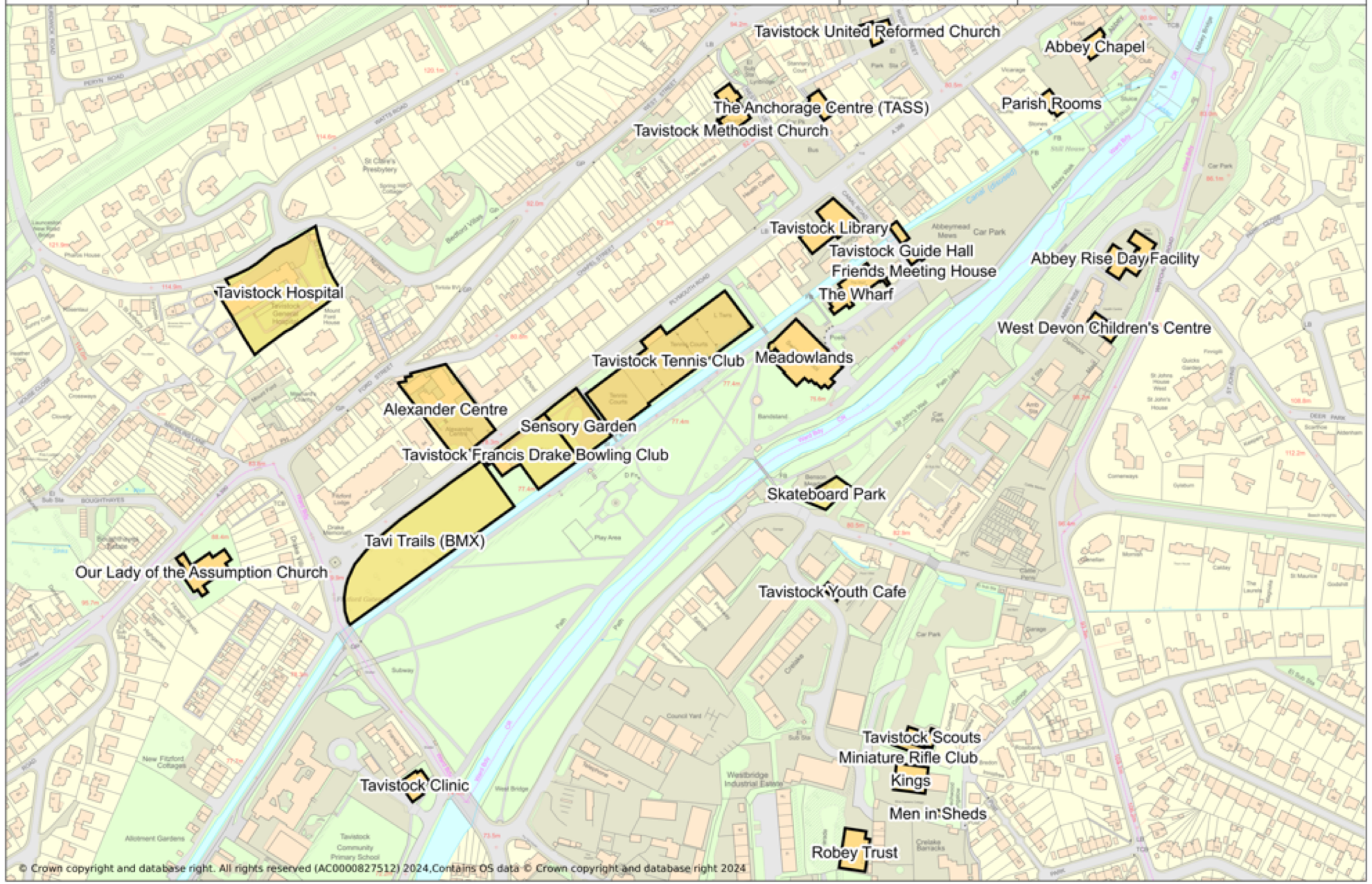
- ENV1: Local Green Space
- ENV2: Extending Access into the Countryside
- ENV3: Protecting and Enhancing habitats and Biodiversity
- ENV4: Protecting and Enhancing Landscape Character, Views, and Vistas

Heritage

- HER1: Protecting Local Heritage Assets
- HER2: Priority Projects in the Historic Environment

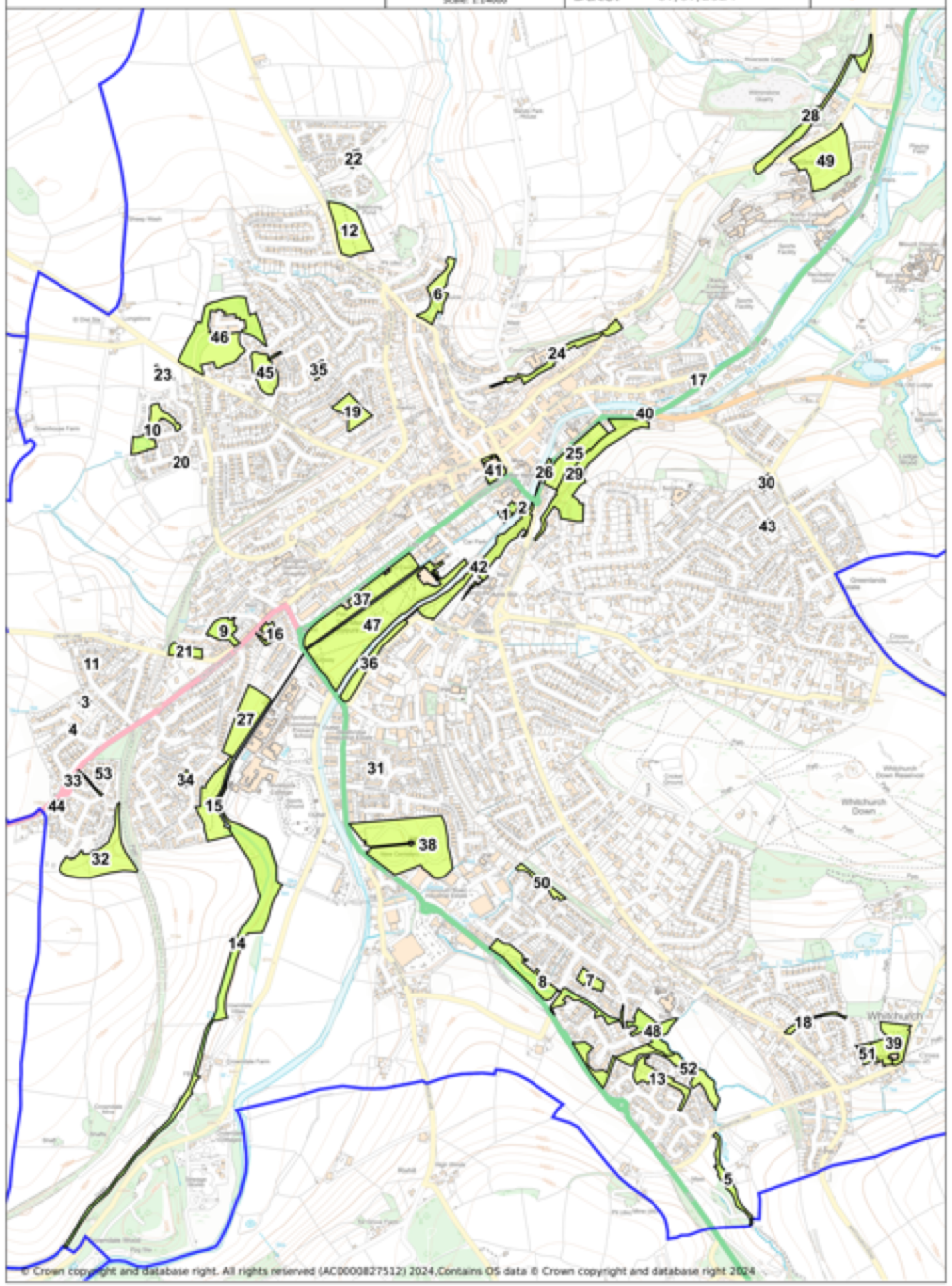
**text in black represents amendments made post Reg 14.*

Community Facilities (Tavistock Town South)	Tavistock	PARISH ONLINE
	Author:	0 20 40 60 80m Scale: 1:3700
	Date: 19/06/2024	



Local Green Spaces	Tavistock
This map is indicative and each green space is mapped individually in appendix.	Author:
0 100 200 300 400m Scale: 1:14000	Date: 07/07/2024

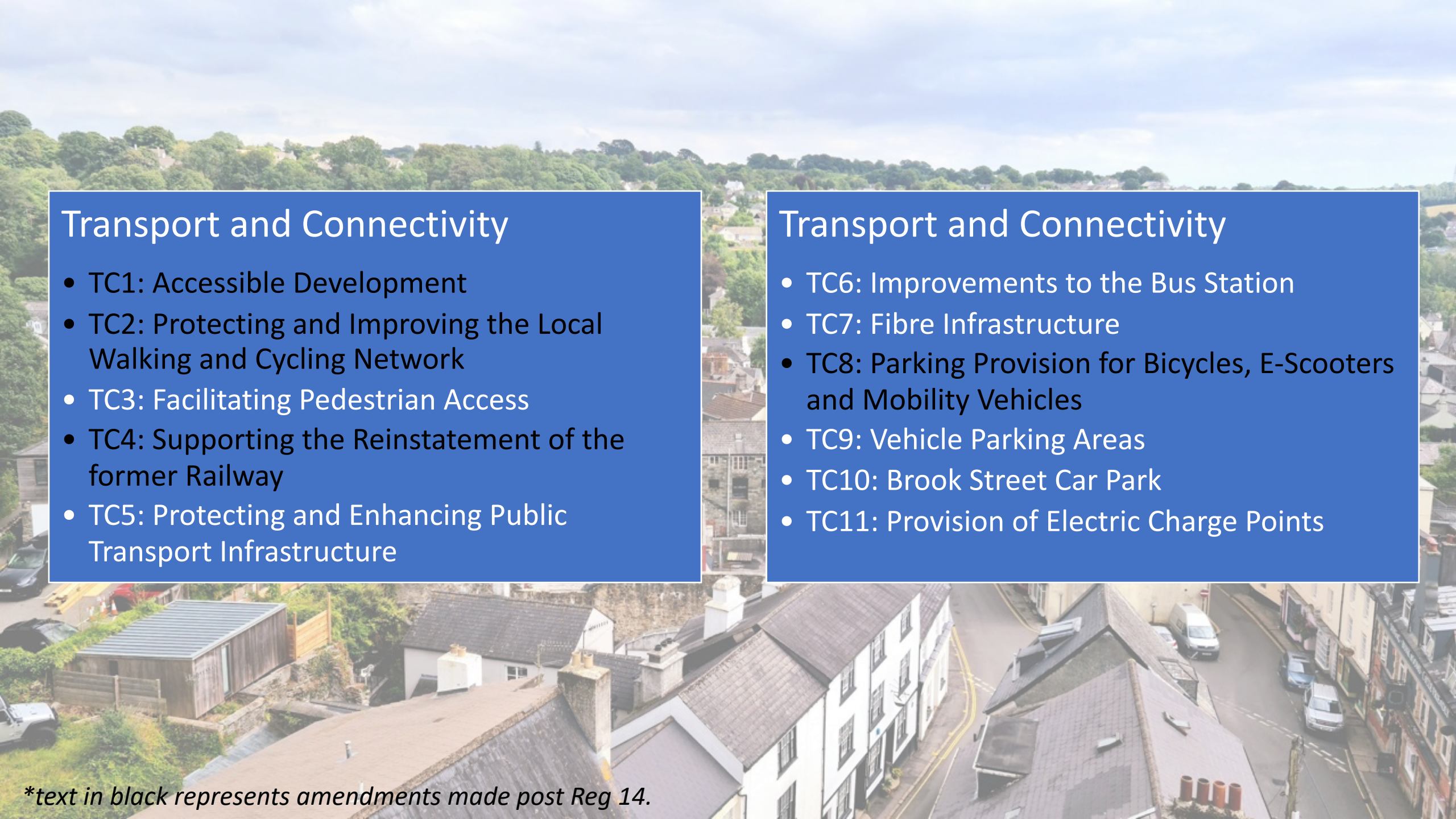
PARISH ONLINE



© Crown copyright and database right. All rights reserved (AC0000827512) 2024,Contains OS data © Crown copyright and database right 2024

Heritage Local List (Whitchurch)	Tavistock	
	Author:	
	Date: 07/07/2024	Scale: 1:500

© Crown copyright and database right. All rights reserved (AC0000827512) 2024,Contains OS data © Crown copyright and database right 2024



Transport and Connectivity

- TC1: Accessible Development
- TC2: Protecting and Improving the Local Walking and Cycling Network
- TC3: Facilitating Pedestrian Access
- TC4: Supporting the Reinstatement of the former Railway
- TC5: Protecting and Enhancing Public Transport Infrastructure

Transport and Connectivity

- TC6: Improvements to the Bus Station
- TC7: Fibre Infrastructure
- TC8: Parking Provision for Bicycles, E-Scooters and Mobility Vehicles
- TC9: Vehicle Parking Areas
- TC10: Brook Street Car Park
- TC11: Provision of Electric Charge Points

**text in black represents amendments made post Reg 14.*

Evidence from Community Consultation

Individual:

I would like to say how impressed I am with the draft Neighbourhood Plan. It is clearly the result of a huge amount of work and shows tremendous erudition and vision. Well done!

Individual:

Overall the plan is clear and comprehensive, the explanation of how it sits within the context of plan making (national, local plan etc) - 'what it can and can't do; is good.

Individual

A comprehensive summary of where we live. I fully support the plan, and am particularly keen on the approach to sustainability.

Transition Tavistock:

Transition Tavistock support the aims of the Tavistock Plan and welcomes the opportunity for local people to influence a sustainable future for Tavistock.

Individual:

All the policies in the document are in general very good and well thought out. Thank you. I especially liked the idea of Community Land Trusts, p. 36, as a means of providing some form of social housing.

Historic England:

We note that the Tavistock Neighbourhood Development Plan itself does not make specific site allocations for development. Furthermore, we cannot detect any obvious cause for concern in the suite of emerging policies. …. The heritage evidence base is well researched and the policies are carefully framed to protect the heritage.

We wish the Neighbourhood plan Steering Group well with their on-going work. We look forward to being invited to comment further at the regulation 16 stage.

Basic Conditions Statement and Consultation Statement

All neighbourhood plans must meet the 'basic conditions' set out in planning law. This will be tested through an independent examination.

The basic conditions for neighbourhood plans are that they must:

- have regard to national policy;
- contribute to the achievement of sustainable development;
- be in general conformity with the strategic policies in the development plan for the local area; and
- be compatible with EU obligations.

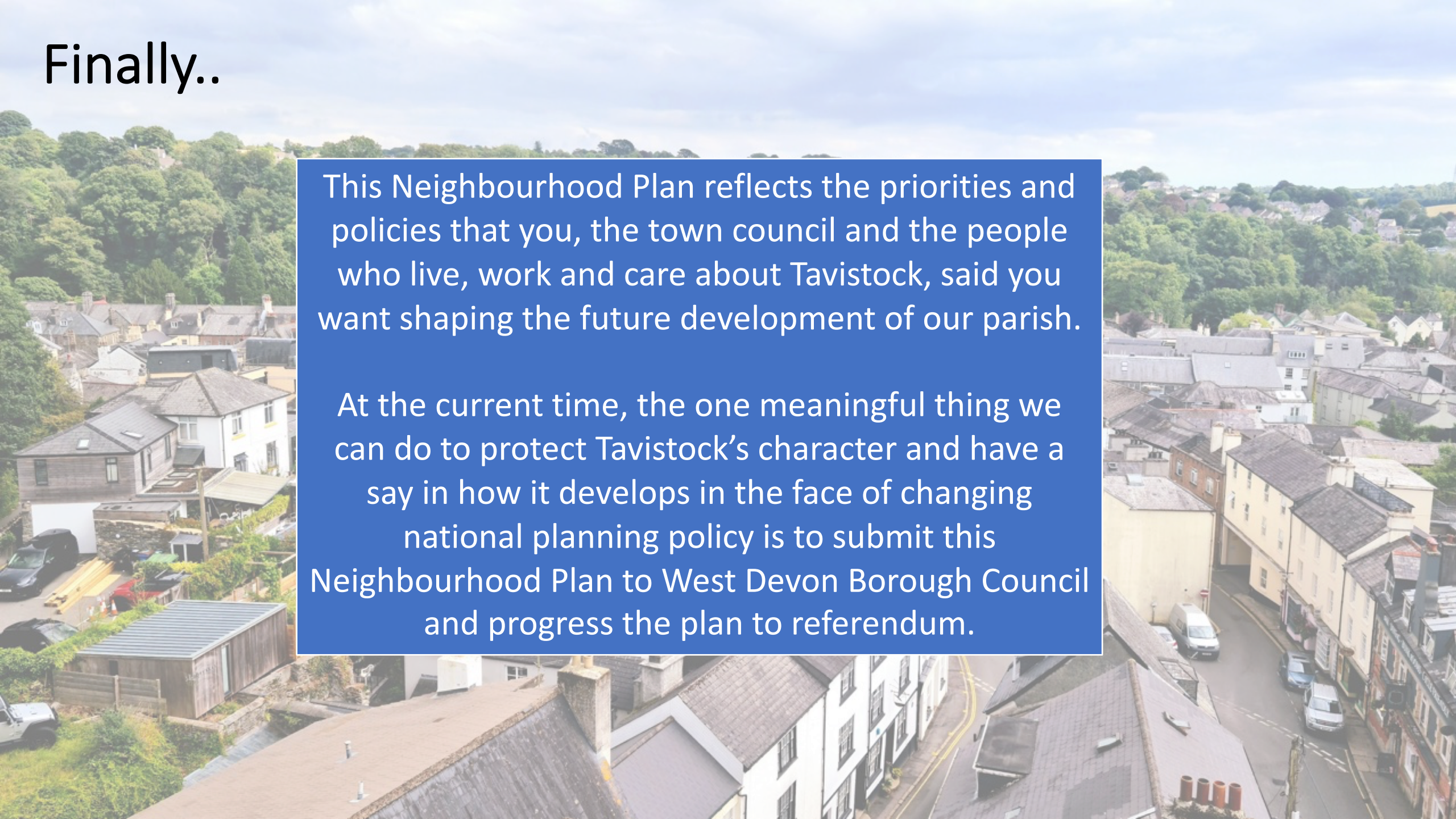
The Independent Planning Consultant advises that the Tavi Plan meets the basic conditions.

The focus of the 'consultation statement' is on the 6-week Regulation 14 consultation. However, it should also include a summary of previous community engagement and consultation that has been undertaken.

- Contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
- Explain how they were consulted;
- Summarise the main issues and concerns raised by the persons consulted; and,
- Describe how these issues and concerns have been considered and, where relevant,
- addressed in the proposed neighbourhood development plan.

Both the Neighbourhood Planning officer at West Devon Borough Council and the Independent Planning Consultant advises that the Steering Group has conducted a rigorous programme of community and stakeholder engagement throughout the process

Finally..



This Neighbourhood Plan reflects the priorities and policies that you, the town council and the people who live, work and care about Tavistock, said you want shaping the future development of our parish.

At the current time, the one meaningful thing we can do to protect Tavistock's character and have a say in how it develops in the face of changing national planning policy is to submit this Neighbourhood Plan to West Devon Borough Council and progress the plan to referendum.

What happens next

July –Aug 2024

- Approve Submission Draft
- HRA consultation and legal checks

Sept-Oct 2024

- Regulation 16 Consultation
- Review, Amend, Respond

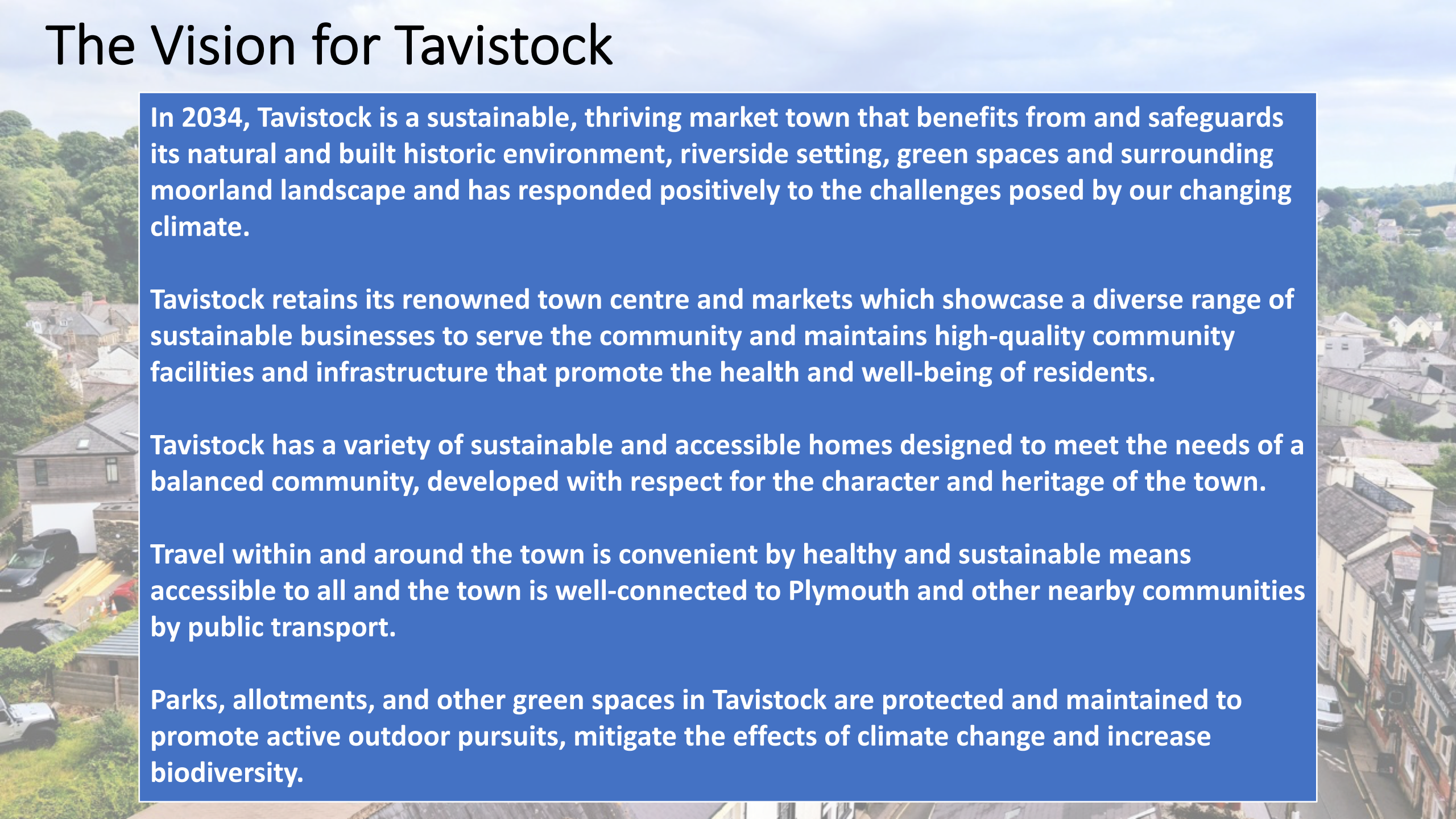
Nov 24 – Feb 25

- Examination of the plan
- Review, Amend Respond

March-May 25

- Referendum
- Plan is 'Made’ and enforceable
- Agree Monitoring and Review process

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.