



Policies Summary

Tavistock Neighbourhood Plan

2022-2034



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

For further information on the Neighbourhood Plan and its process, contact us via:

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or by post: TaviPlan, Tavistock Town Council, Drake Road, Tavistock, PL19 0AU

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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.

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.

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	Brief Explanation of Intent
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 Town Centre to Ensure Vitality is Retained	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 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	The policy identifies the most important community facilities and buildings in the parish and seeks to protect them from loss.
Policy CF2: Open Space and Recreation	The policy identifies open space and recreation facilities in the Parish with a view to protecting them from loss.
Policy CF3: Enhancing Community Facilities (including Open Space and Recreation 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	Brief Explanation of Intent
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 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	Brief Explanation of Intent
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)

*Note the summary includes only the maps related to specific policies, which are numbered in the same way as in the main plan.

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 Development 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, or 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 in the town, including self or custom-build housing and housing for the elderly. Proposals should demonstrate, through a Planning Statement, how they have taken into**

account and responded positively to the most up to date evidence and datasets with regard to appropriate housing type, size and tenure. The evidence and datasets can include but should not be restricted to the Tavistock Housing Needs Assessment (March 2023), 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 or local Housing Needs Survey.

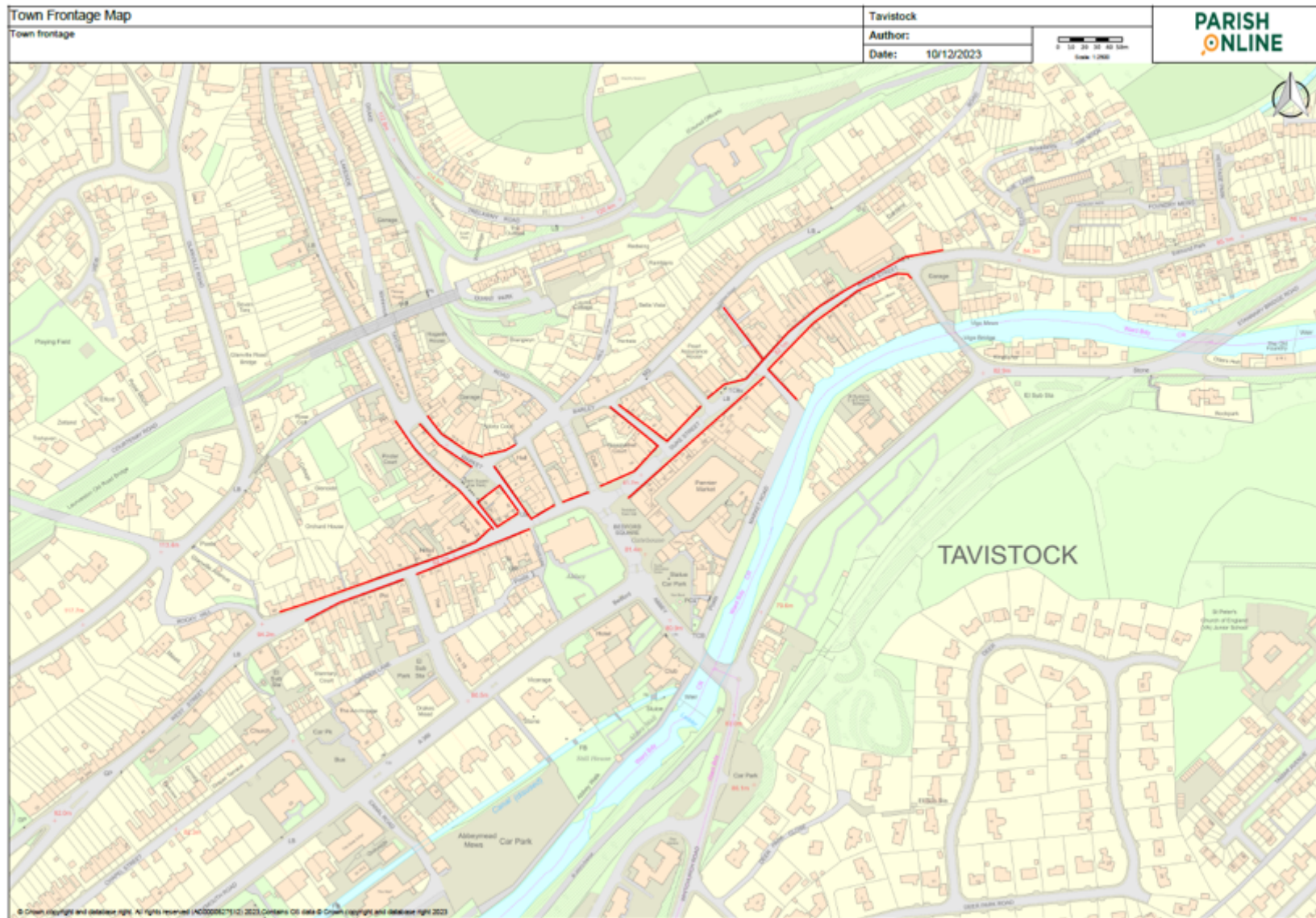
- 2. Proposals for development of an extra care facility will be supported.**

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

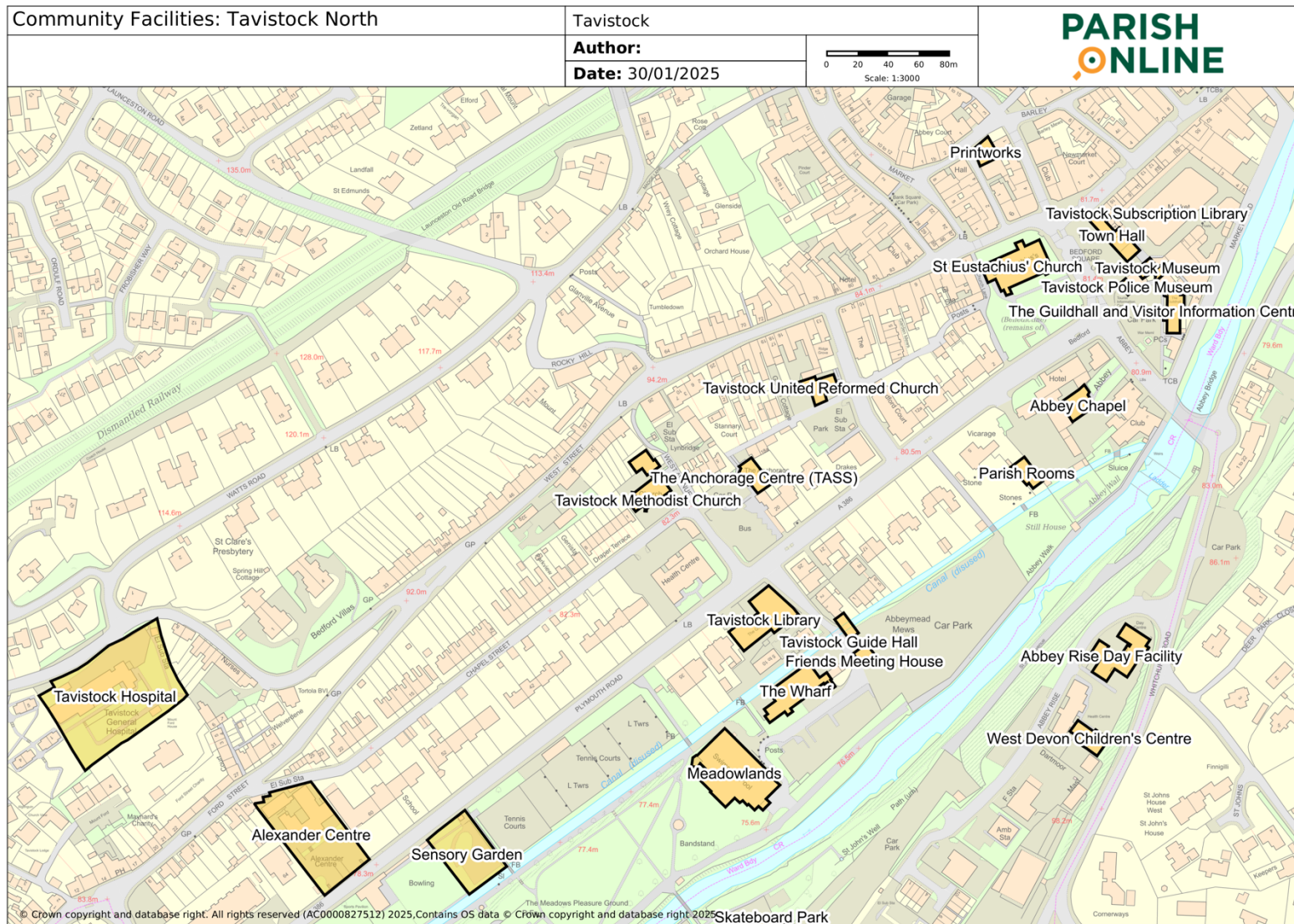
CF1: Protecting Locally Valued Community Facilities

1. Our locally valued built community facilities are identified on Maps 3a to 3c and are:

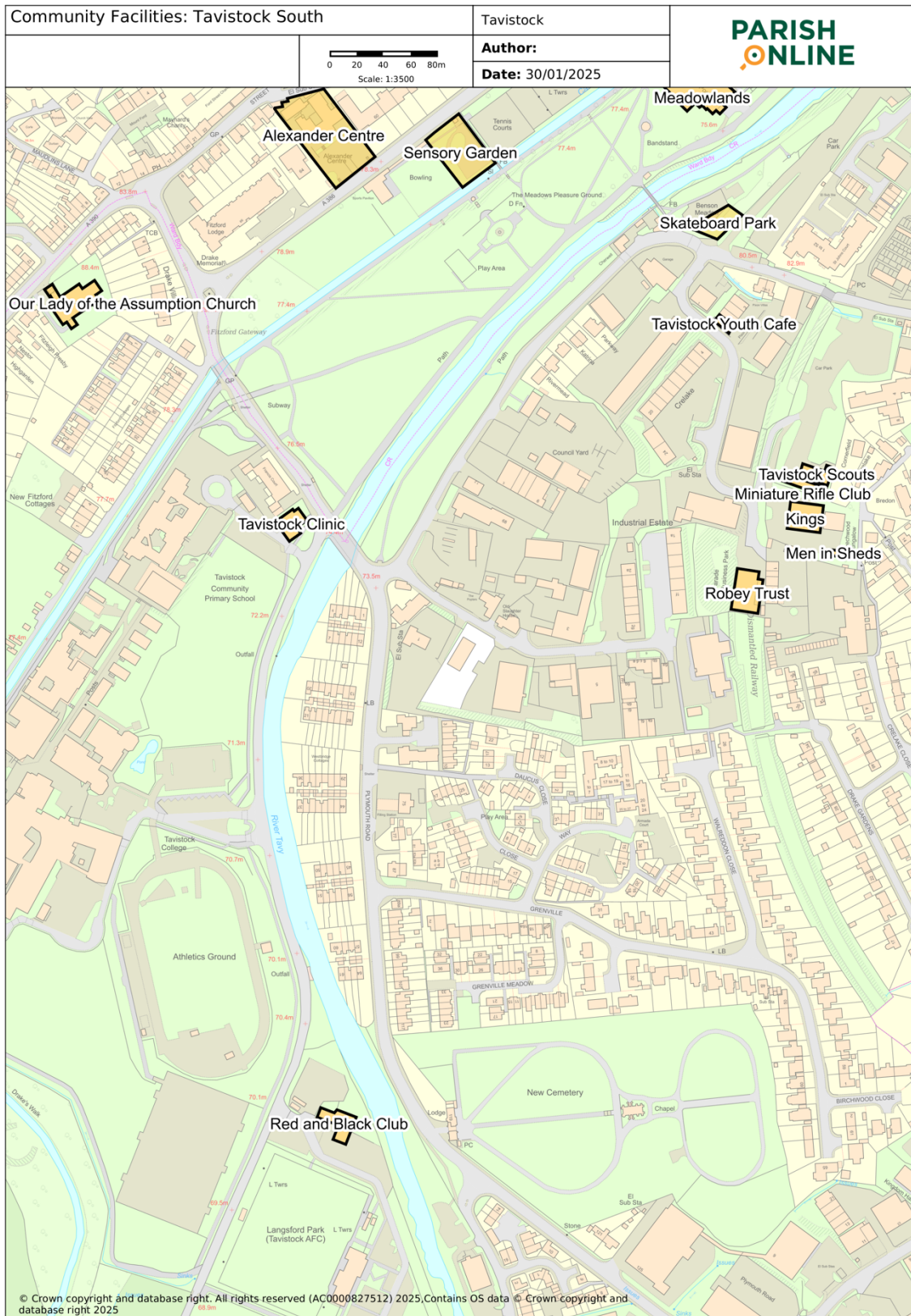
- i) Abbey Chapel**
- ii) Abbey Rise Day Facility**
- iii) Alexander Centre**
- iv) Friends Meeting House**
- v) King's Church**
- vi) Meadowlands Leisure Centre**
- vii) Men in Sheds**
- viii) Miniature Rifle Club**
- ix) Our Lady of the Assumption Church**
- x) Parish Rooms**
- xi) Red and Black Club**
- xii) Robey Trust**
- xiii) Sensory Garden**
- xiv) Skateboard Park**
- xv) St Andrews' Church**
- xvi) St Eustachius' Church**
- xvii) Tavistock Clinic**
- xviii) Tavistock Guide Hall**
- xix) Tavistock Hospital**
- xx) Tavistock Library**
- xxi) Tavistock Methodist Church**
- xxii) Tavistock Museum**
- xxiii) Tavistock Police Museum**
- xxiv) Tavistock Scouts**
- xxv) Tavistock Subscription Library**
- xxvi) Tavistock United Reformed Church**
- xxvii) Tavistock Youth Cafe**
- xxviii) The Anchorage Centre (TASS)**
- xxix) The Guildhall and Visitor Information Centre**
- xxx) The Print Works**
- xxxi) The Wharf**
- xxxii) Town Hall**
- xxxiii) West Devon Children's Centre**
- xxxiv) Whitchurch Community Hall**

- 2. These and other community 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.**

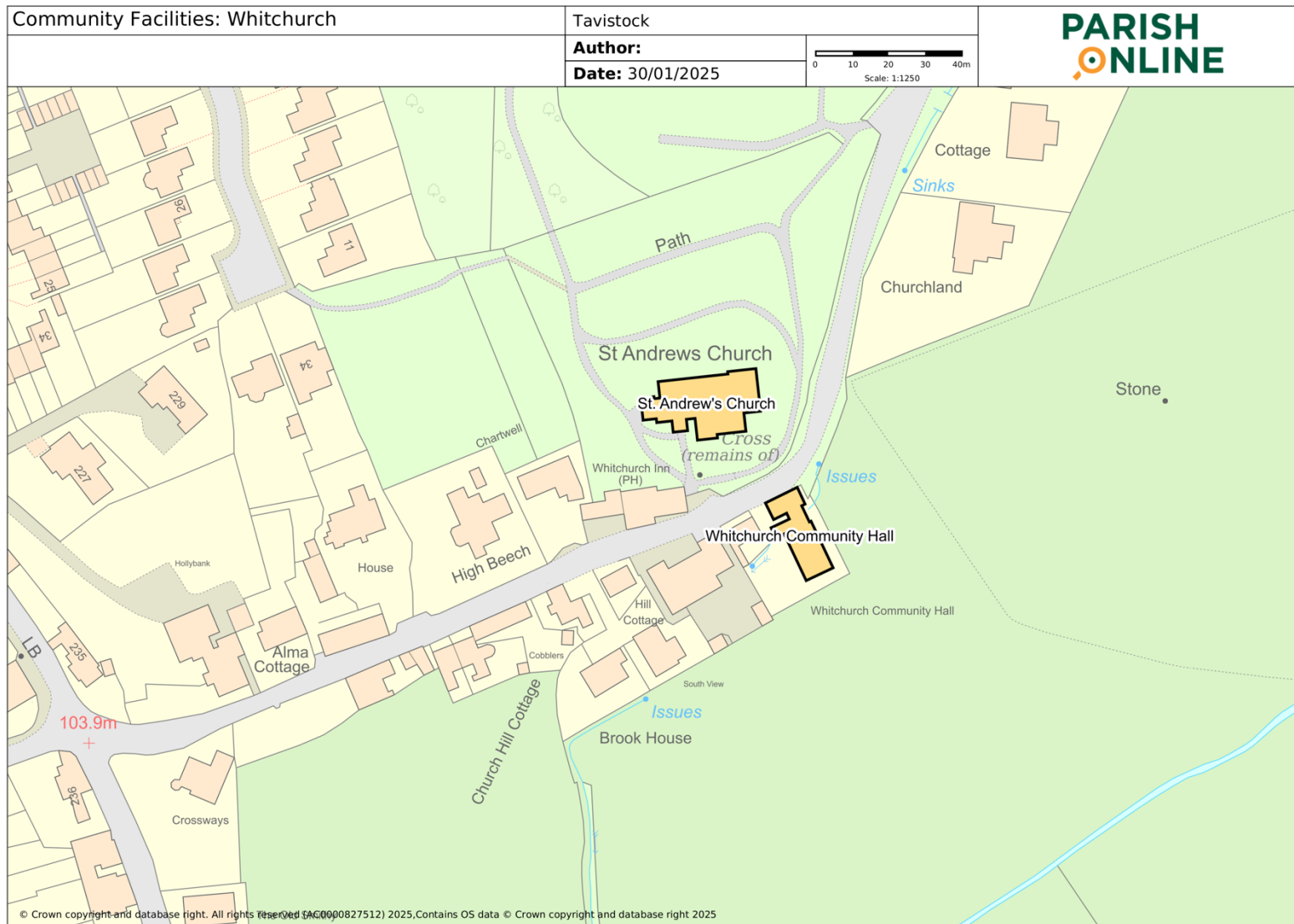
Map 3a: Community Facilities Protected Under Policy CF1 (Tavistock North)



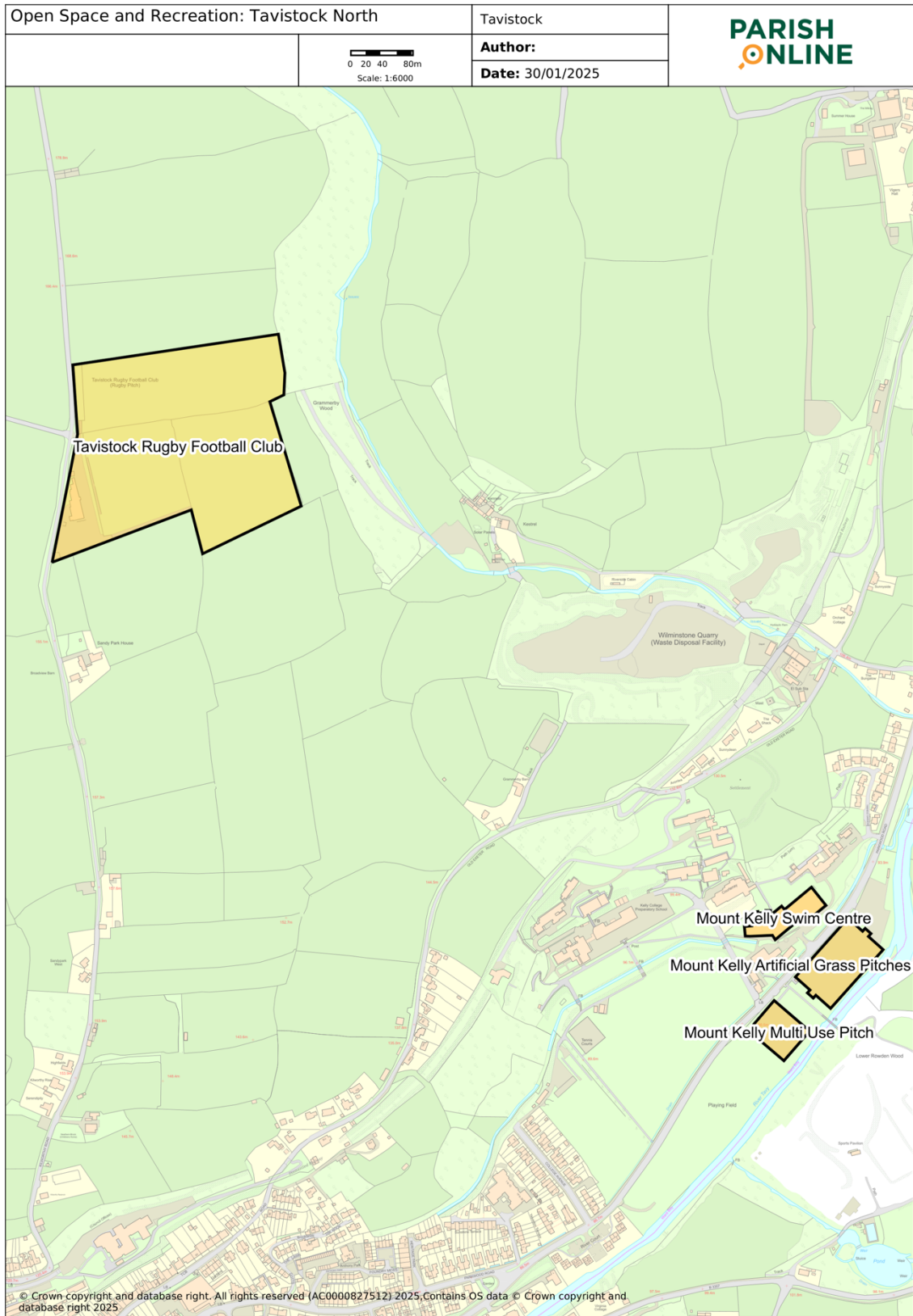
Map 3b: Community Facilities Protected Under Policy CF1 (Tavistock South)



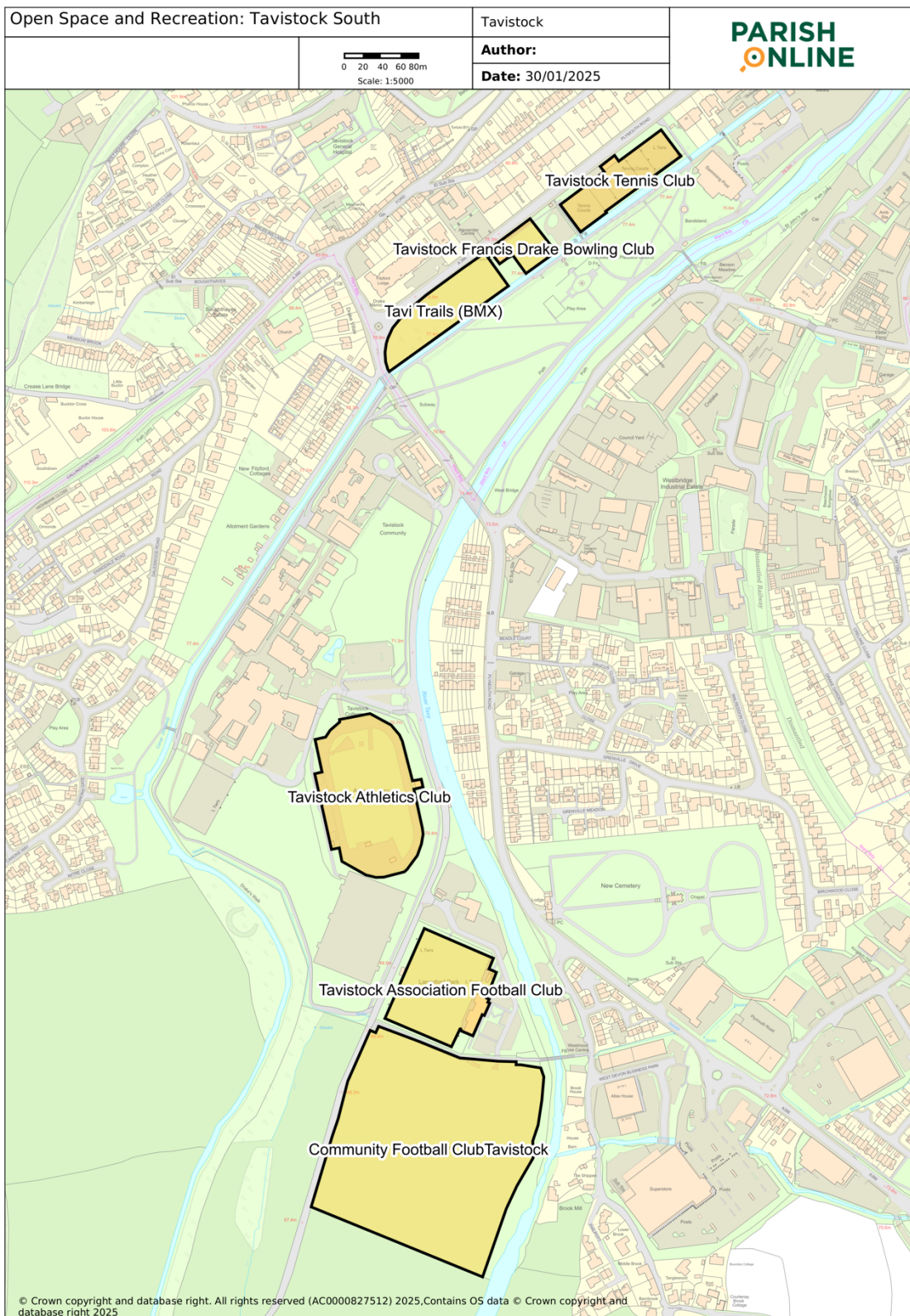
Map 3c: Community Facilities Protected Under Policy CF1 (Whitchurch)



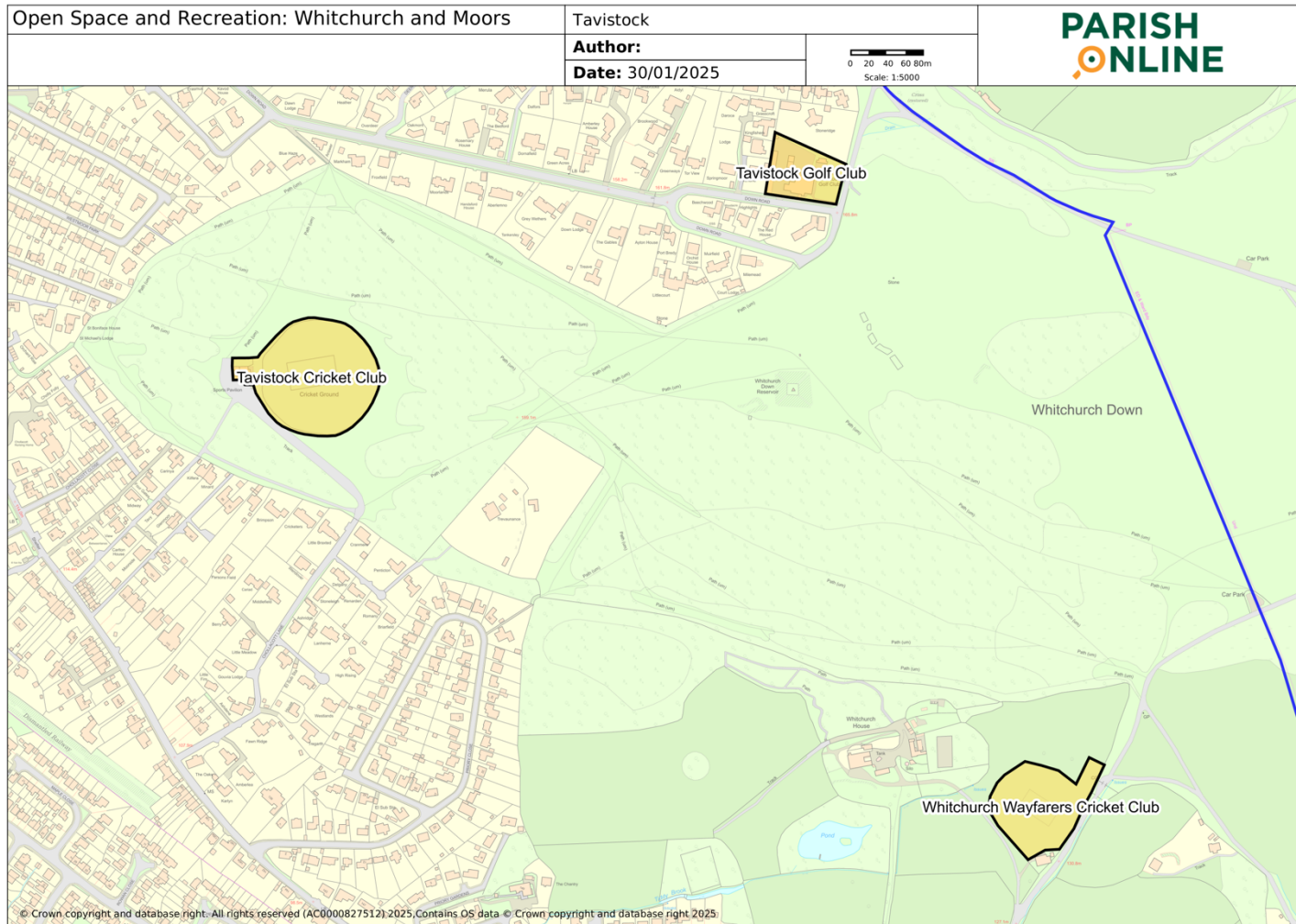
Map 3d: Open Space and Recreation Facilities protected under CF2 (Tavistock North)



Map 3e: Open Space and Recreation Facilities protected under CF2 (Tavistock South)



Map 3f: Open Space and Recreation Facilities protected under CF2 (Whitchurch and Moors)



CF2: Open Space and Recreation

The following areas are identified on Maps 3d-3f as areas of open space and recreation under paragraphs 102 and 103 of the NPPF December 2023:

- i) Community Football Club Tavistock**
- ii) Mount Kelly Artificial Grass Pitches**
- iii) Mount Kelly Swim Centre**
- iv) Multi-use Pitch**
- v) Tavi Trails (BMX)**
- vi) Tavistock Association Football Club**
- vii) Tavistock Athletics Club**
- viii) Tavistock Cricket Club**
- ix) Tavistock Francis Drake Bowling Club**
- x) Tavistock Golf Club**
- xi) Tavistock Rugby Football Club**
- xii) Tavistock Tennis Club**
- xiii) Whitchurch Wayfarers Cricket Club Ground**

CF3: Enhancing Community Facilities (including Open Space and Recreation 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) are in a suitable location which makes the facility easily accessible to the users it will serve; and,**
 - iii) 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 Designations

Our locally valued green spaces are identified on Map 5 (by approximate location) and Appendix 10 (by specific location and defined boundary) and are designated as Local Green Space in accordance with the requirements of the National Planning Policy Framework. The sites designated as Local Green Spaces are:

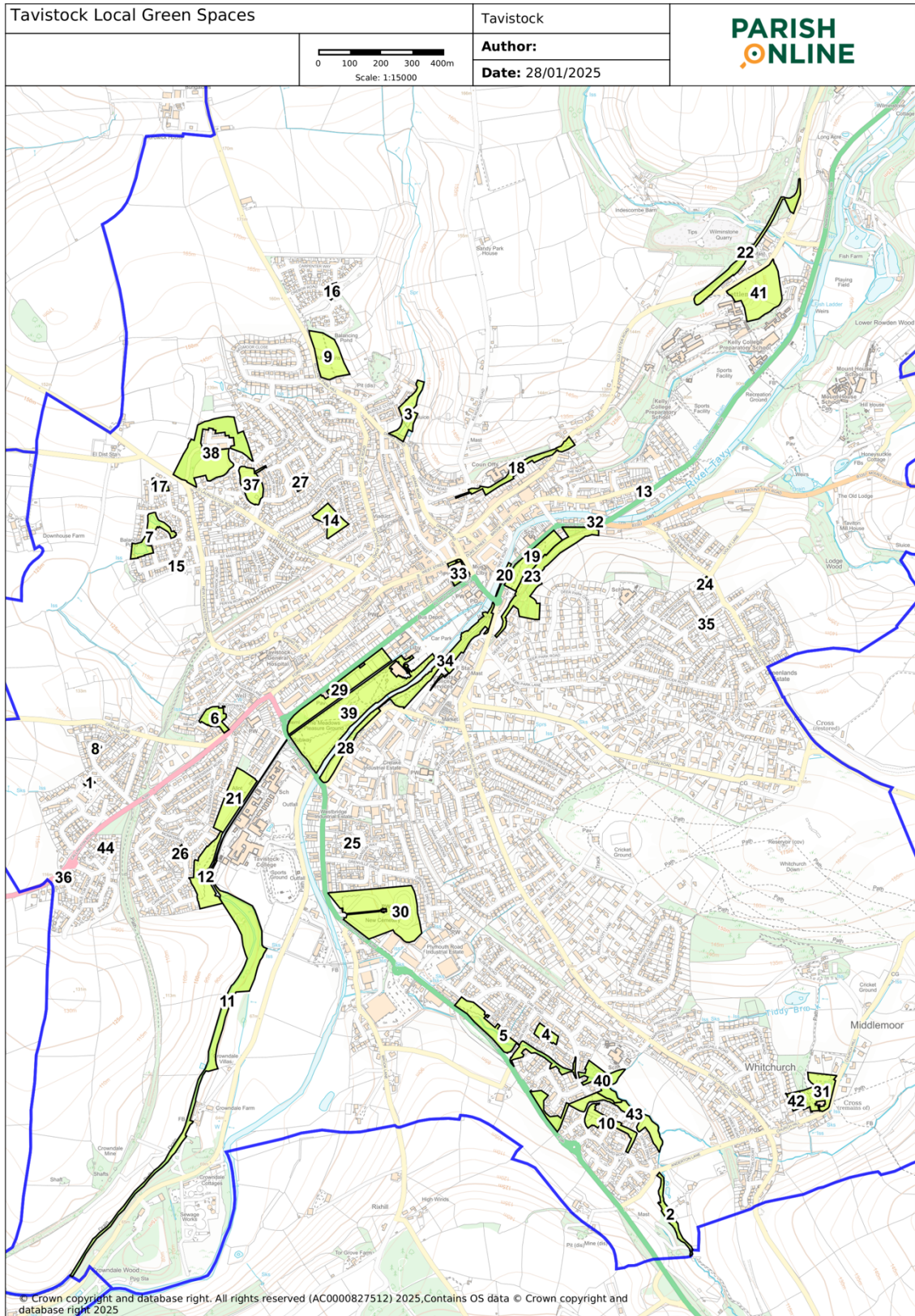
1. Abbotsfield Hall Open Space
2. Anderton Lane/Drake's Trail
3. Bannawell Playground
4. Bishopsmead Playground
5. Bishopsmead Tiddy Brook
6. Boughthayes
7. Broadleigh Park
8. Buctor Park
9. Butcher Park Hill Allotments
10. Buzzard Road
11. Canal Walk (Westbridge to Crowndale)
12. Canons Gate/ Canal
13. Celle Gardens
14. Courtlands Playing Field
15. Cowslip Avenue
16. Crebor Road Play Area
17. Daisy Court Play Area
18. Disused Railway (Council Offices Section)
19. Dolvin Road Cemetery
20. Dolvin Road Waterside
21. Fitzford Allotments
22. Former Railway Line (Wilminstone Section)
23. Green Hill
24. Greenlands Play Area
25. Grenville Drive Play Area
26. Monksmead Play Area
27. Montgomery Drive Play Area
28. Pearce's Meadow
29. Plymouth Road
30. Plymouth Road Cemetery
31. St Andrew's Church, Whitchurch
32. Stannary Bridge Garden
33. St Eustachius
34. St John's and Benson Meadow
35. Tavy Road
36. Swell Tor Drive Play Area

- 37. The Heights**
- 38. The Manor**
- 39. The Meadows**
- 40. Tiddy Brook**
- 41. Trendle**
- 42. Whitchurch Play Area**
- 43. Woodpecker Way/Tiddy Brook**
- 44. Yellowmead Tor Close**

Inappropriate development* on any of the areas listed above will not be supported except in very special circumstances.

***Ref paragraphs 107 and 152 of the NPPF 2023**

Map 5: Local Green Spaces (All)



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

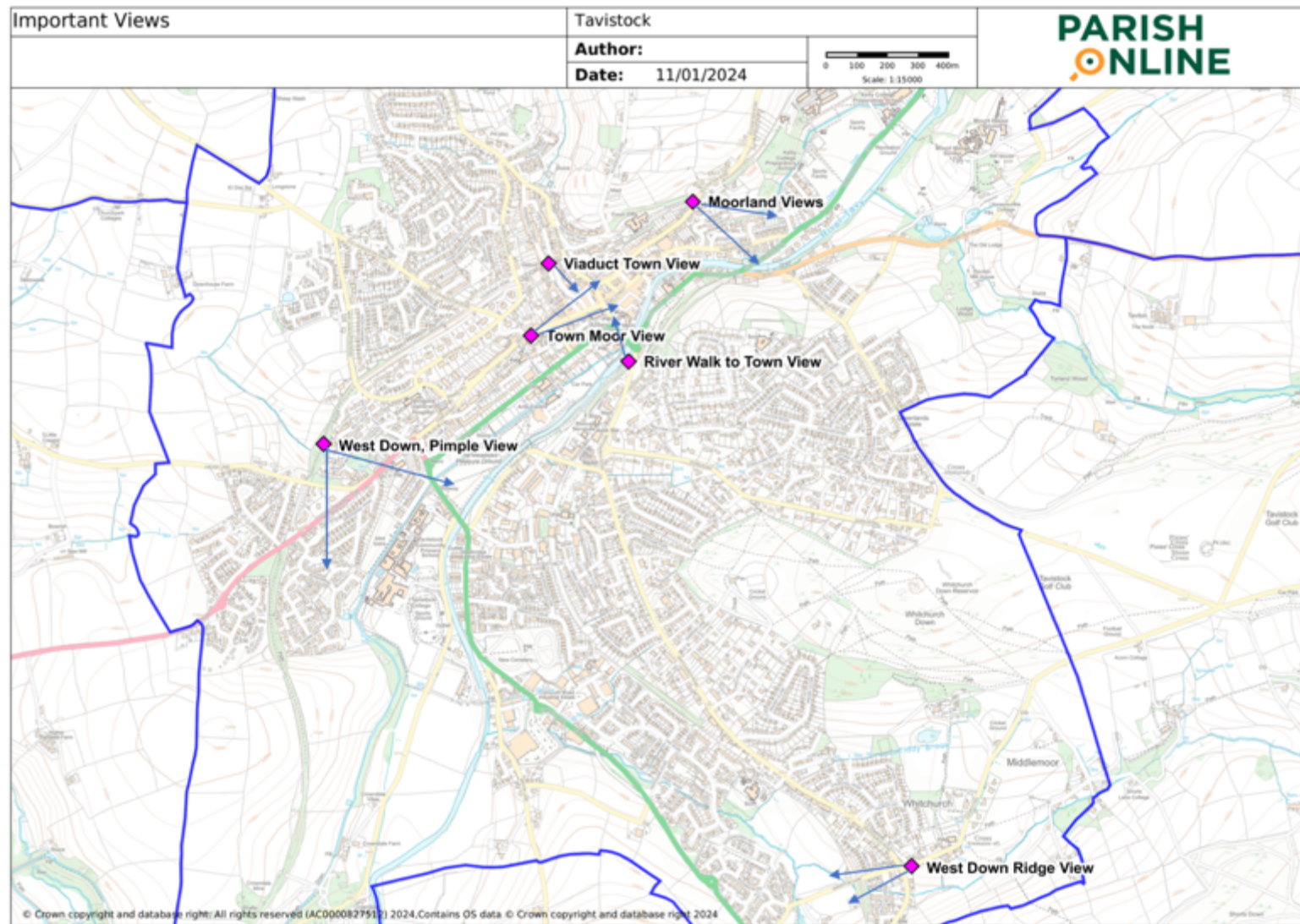
- 1. To ensure that the Plan Area contributes to the Devon Local Nature Recovery Strategy, existing habitats (and the green and blue infrastructure corridors which connect them) identified as part of the Devon Nature Recovery Network will be protected given their value in reconnecting core nature habitats 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 'Trees for Devon: Devon's Tree and Woodland Strategy'.**

ENV4: Protecting and Enhancing Landscape Character, Views and Vistas

Development proposals which are located within the identified Locally Valued Landscape, Views and Vistas will be resisted where it is considered that a development would have an adverse impact upon either the aesthetic or character of a view. Where a view point is located within the site of a proposed development, inclusive public access must be maintained to the viewing location and the user experience of the view enhanced.

Locally Valued Landscape, Views and Vistas are identified on Map 11 as particularly important in the local context, but this is not an exhaustive list, and other quality views may exist. Proposals should therefore demonstrate that they have responded to the requirements in Joint Local Plan Policies DEV20 and DEV 23, whether or not they relate to the identified Locally Valued Landscape, Views and Vistas and any relevant policies within the Dartmoor Local Plan.

Map 11: Locally Valued Landscape, Views and Vistas



Heritage

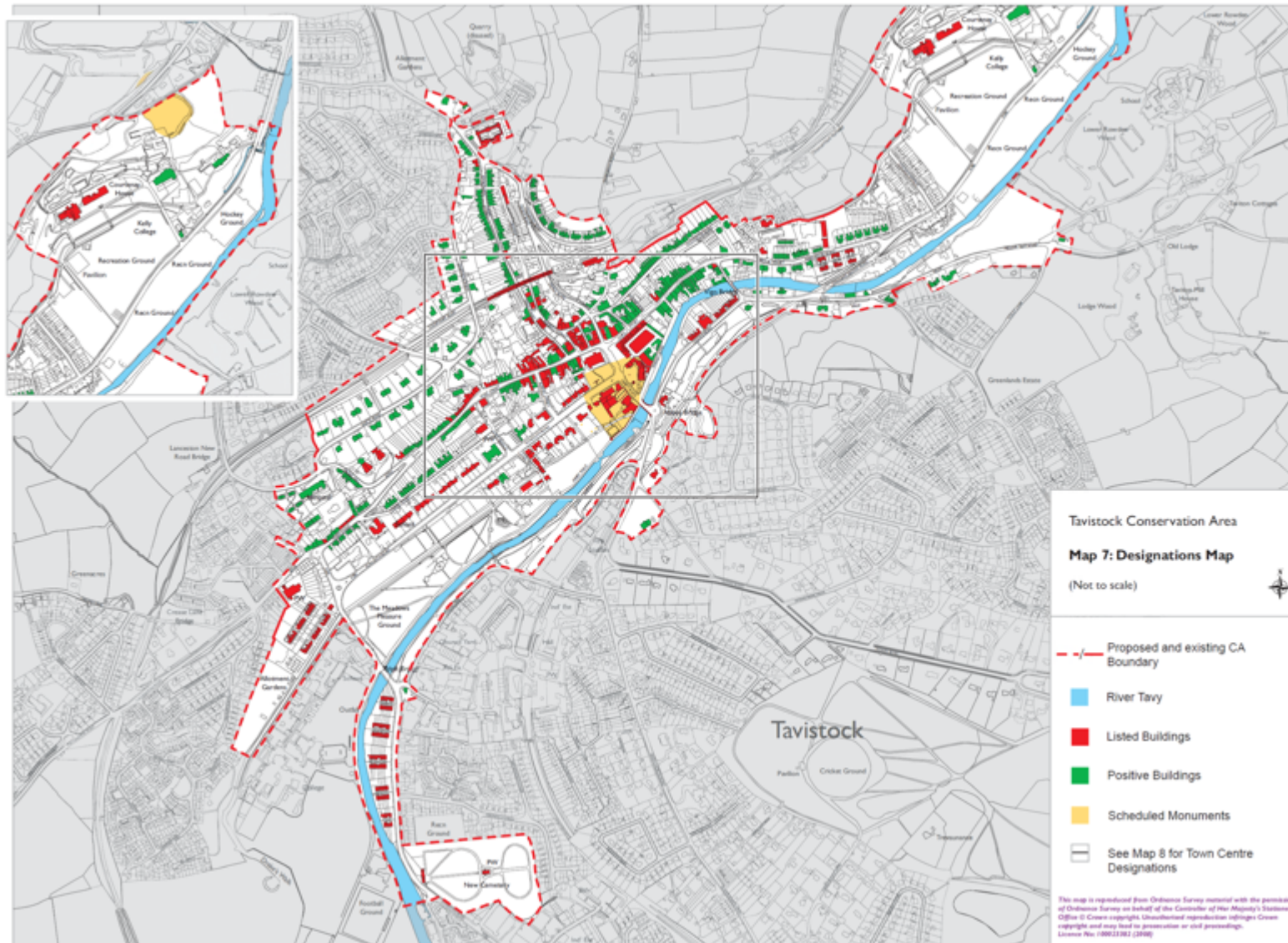
HER1: Protecting Local Heritage Assets

- 1. In addition to existing Listed Buildings and Scheduled Monuments, development proposals (including alteration and refurbishment) affecting locally important non-designated heritage assets, including those identified on Maps 14a, 14b and 15a to 15d and their setting, and the heritage assets within the Conservation Areas and World Heritage Site (identified as “Positive Buildings”), should take account of their significance, character, setting and local distinctiveness. Proposals will only be supported where they do not cause significant harm to these assets and their setting, unless such impacts can be satisfactorily mitigated. Opportunities should be taken to enhance assets and their setting.**
- 2. Where relevant, proposals affecting these local and other nationally recognised heritage assets and / or their settings should take into account the adopted Conservation Area Appraisal and the Historic Environment Record, and are encouraged to have regard to additional local evidence documenting local historic and heritage assets.**
- 3. Proposals should, where relevant, respond positively to the Tavistock Design Codes and Guidance.**

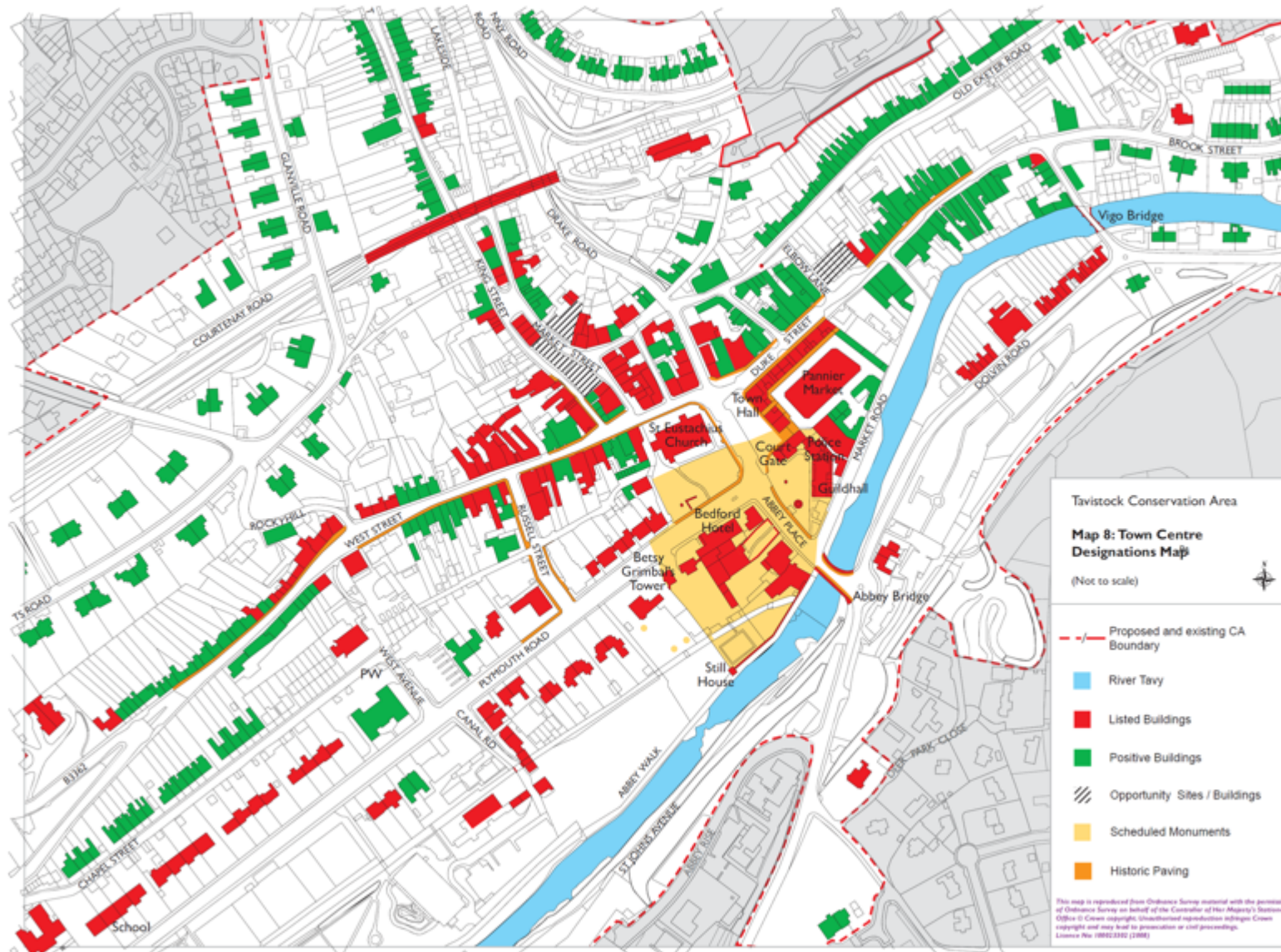
HER2: Priority Projects in the Historic Environment

- 1. Development proposals which deliver, contribute towards, or support delivery of improvements to the following heritage and historic environments (identified on Map 16), will be supported:**
 - i) the buildings and structures recognised as being part of the Scheduled Monument of Tavistock Abbey; and,**
 - ii) Betsy Grimbals Tower.**
- 2. Proposals to enhance these assets must demonstrate, through a Heritage Impact Assessment or similar appraisal, that they will cause no significant harm to the asset or its setting and must fulfil relevant criteria in Policy HER1.**

Map 14a: Town Centre Conservation Area (featuring WDBC “Buildings of Interest” / “Positive Buildings”)



Map 14b: Town Centre Conservation Area Inset (featuring WDBC “Buildings of Interest” / “Positive Buildings”)

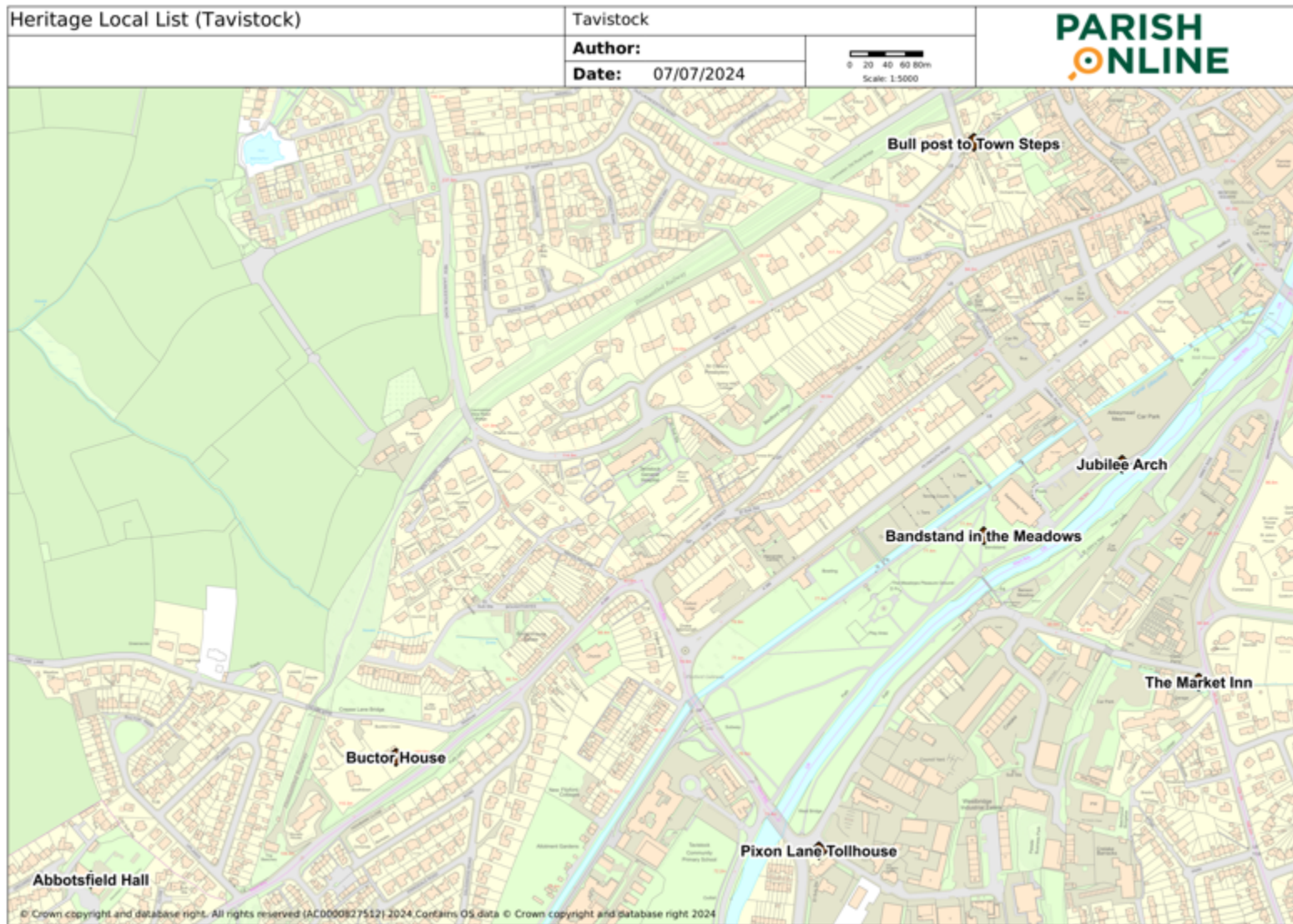


The summary description of the locally important heritage assets is set out below.

Name	Description	Map
Abbotsfield Hall	Built in 1852 by Thomas Morris, the Managing Director of Devon Great Consols Mining Company. The copper mines played an integral role in creating the character of Tavistock.	Tavistock
Bandstand in the Meadows	In 1923 the Council built shelters, the bandstand, a paddling pool and formal water garden with a footbridge over the canal to commemorate the George V Jubilee.	Tavistock
Buctor House	Large late 19th century house with former coach house	Tavistock
Bull post to Town Steps, Tavistock	Installed in the 19th century to keep cattle being moved through the town, on the road. They create an important part of the streetscape.	Tavistock
Jubilee Arch, River Walk, Tavistock	Archway built in 1935 to commemorate the Silver Jubilee of the coronation of King George V and Queen Mary.	Tavistock
Pixon Lane Tollhouse	Built in 1830 - one of the tollhouses built by the Tavistock & Plymouth Turnpike Trust when the new road was built to Plymouth and later became the A386.	Tavistock
The Market Inn	The Market Inn was originally called the Cattle Market Inn and was built by the Bedford Estate in 1860 for benefit of those using the new market. It was owned by the Duke of Bedford's estate until 1911.	Tavistock
The Toll House, Parkwood Rd	Built in 1817 - one of the two remaining original toll houses built by the Tavistock Turnpike Trust.	Tavistock North
Trout & Tipple	Originally the Cottage Inn was built in 1817 on the edge of the Tavistock to Okehampton Turnpike Road on a section of road built to Okehampton instead of using Old Exeter Road.	Tavistock North
80-88 Whitchurch Rd	Current research suggest that it was built in 1898 by Admiral Kelly who built Kelly College, as an educational establishment, with No 88 being a later edition as a house for a schoolmaster.	Tavistock Southeast
Marshall Almshouses, Whitchurch Road	Style and character of the cottages is very different to the typical cottages of the period and set an important character to this portion of Whitchurch Road. Important ironwork entrance gates with dressed granite walls and columns with granite balls contribute to the streetscape.	Tavistock Southeast
Milestone Marker	Style similar to old 'Main Road' markers such as at the top of Green Lane, Tavistock possibly dating from late 17th/early 18th century. Pre-dates the Tavistock Turnpike road from Tavistock to Plymouth in 1762 when this road up-graded to form the turnpike road to Plymouth.	Tavistock Southeast

Name	Description	Map
Barn on Church Hill, Whitchurch	This building along with other stone buildings behind was part of a former Farm, carries details typical of the possible threshing barn of the large blocked opening onto the road, and the vent openings to the same elevation	Whitchurch
Former Primary School, Church Hill, Whitchurch	Built in 1837 under the Elementary Education Act of 1870 by the Devon Rural Schools Board for 120 children.	Whitchurch
St Andrews Cottage, Church Hill, Whitchurch	The cottage is shown on the 1843 Whitchurch Parish Deed Map.	Whitchurch
Whitchurch Inn	Public house	Whitchurch

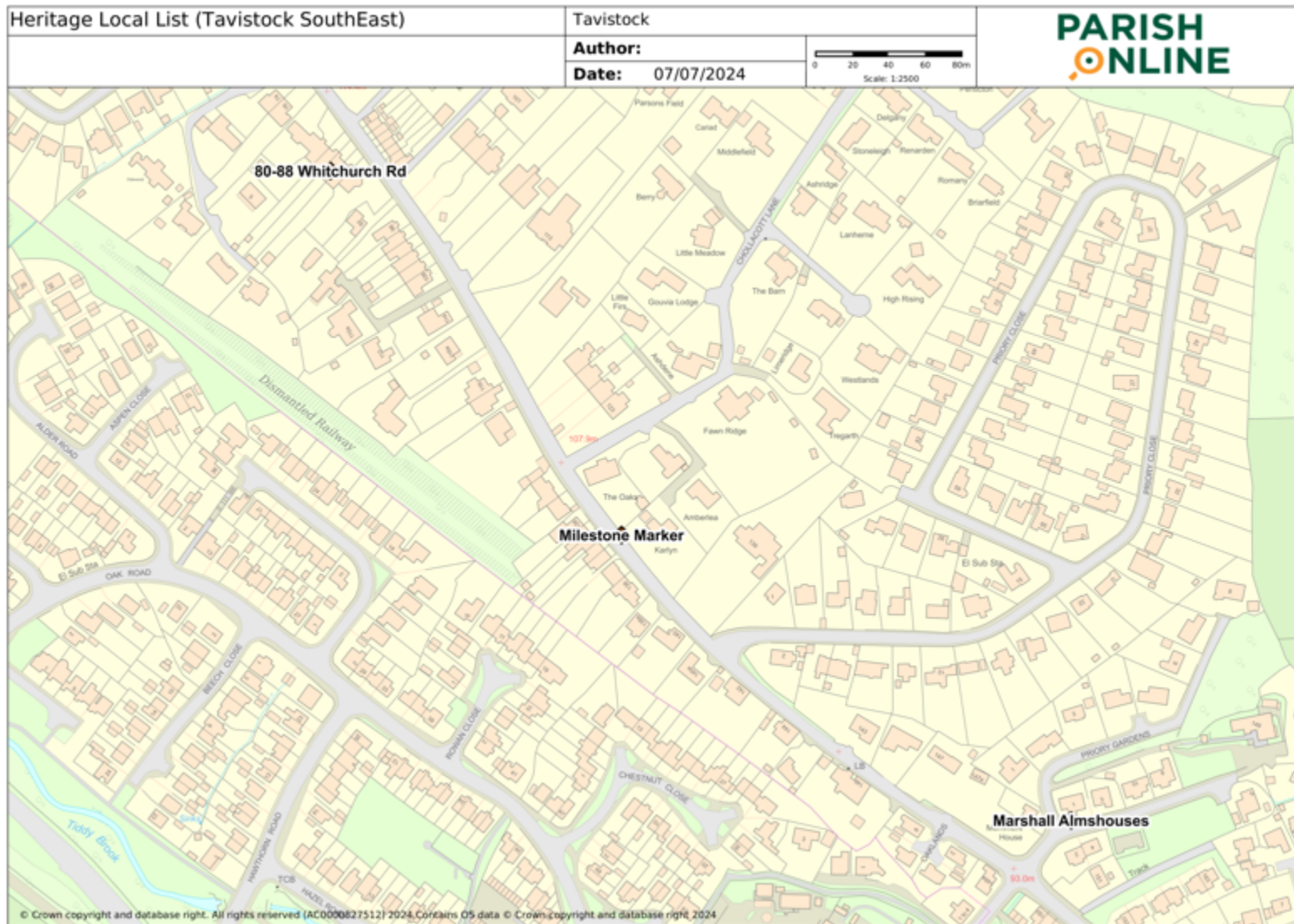
Map 15a: Locally Important Heritage Assets (Tavistock)



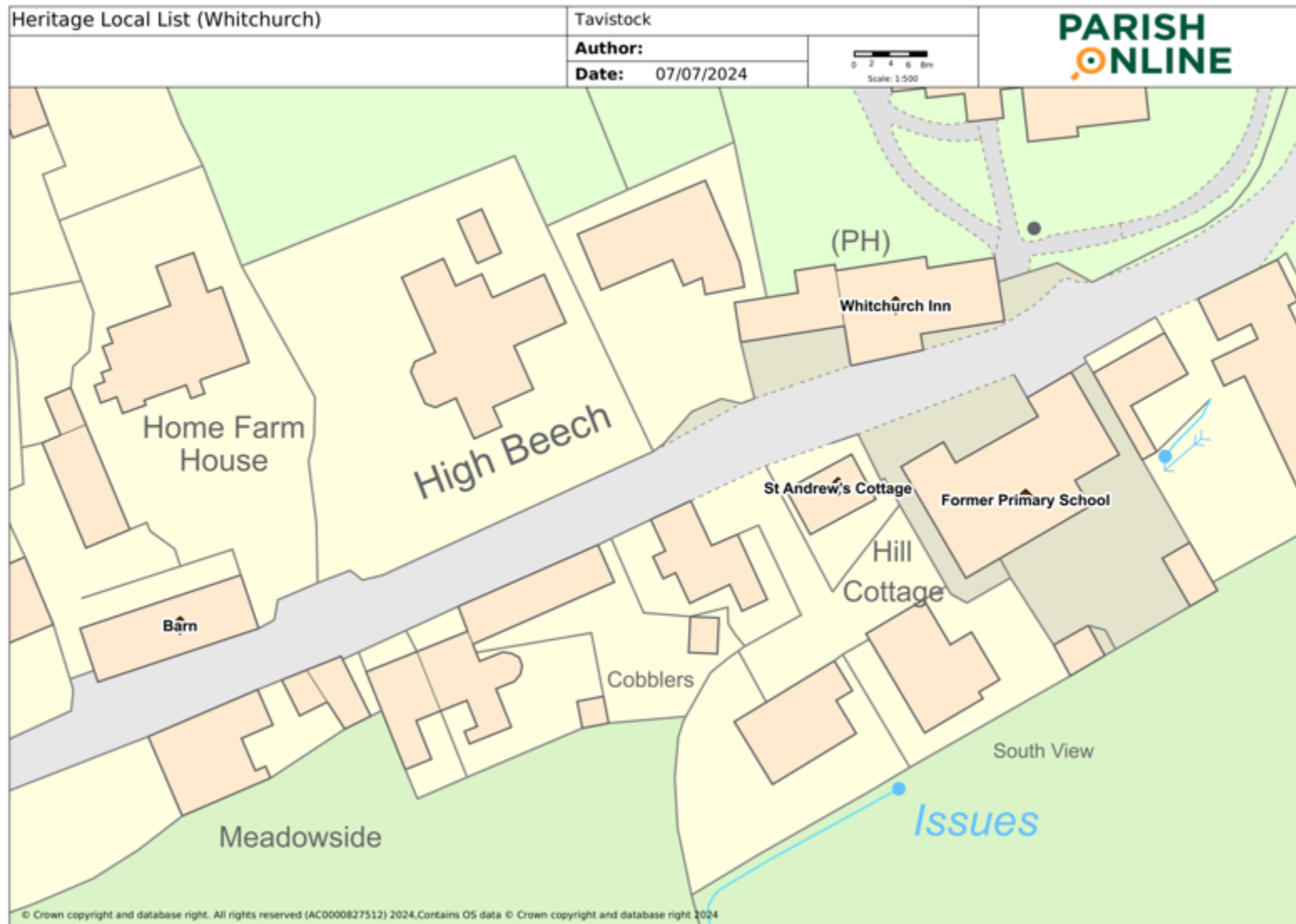
Map 15b: Locally Important Heritage Assets (Tavistock North)



Map 15c: Locally Important Heritage Assets (Tavistock South East)



Map 15d: Locally Important Heritage Assets (Whitchurch)



HER2: Priority Projects in the Historic Environment

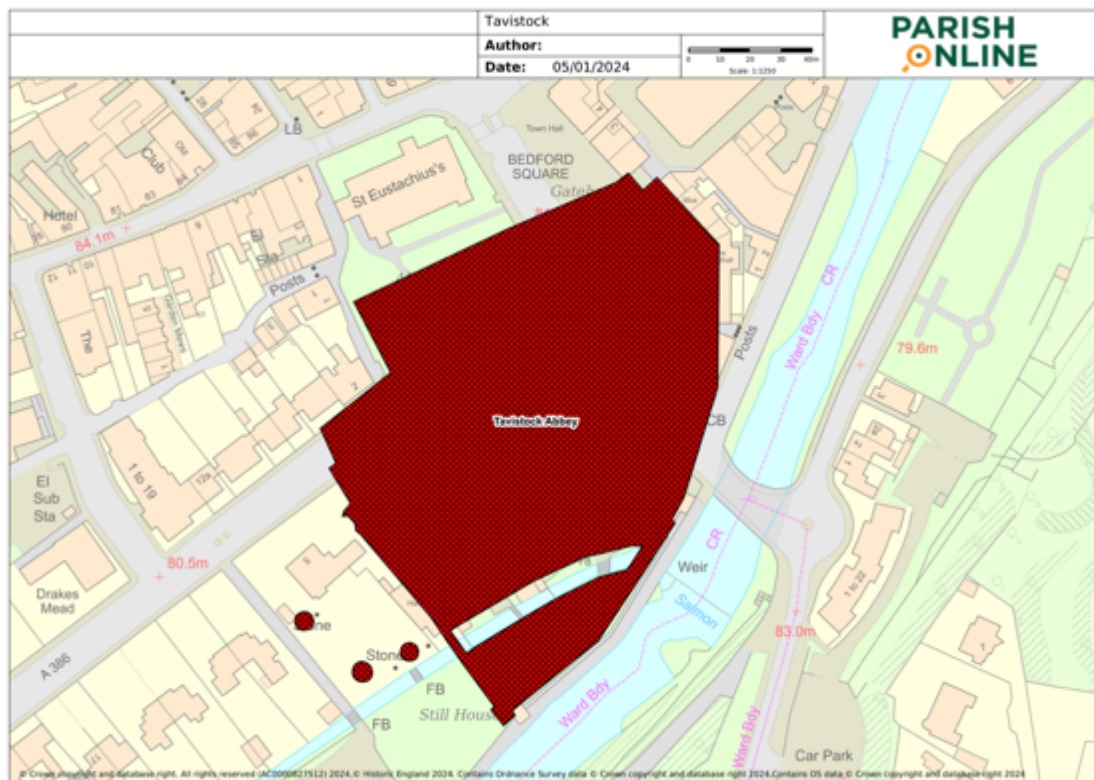
2. Development proposals which deliver, contribute towards, or support delivery of improvements to the following heritage and historic environments (identified on Map 16), will be supported:

iii) the buildings and structures recognised as being part of the Scheduled Monument of Tavistock Abbey; and,

iv) Betsy Grimbals Tower.

2. Proposals to enhance these assets must demonstrate, through a Heritage Impact Assessment or similar appraisal, that they will cause no significant harm to the asset or its setting and must fulfil relevant criteria in Policy HER1.

Map 16: Location of Tavistock Abbey and Betsy Grimbals Tower



Transport and Connectivity

TC1: Accessible Development

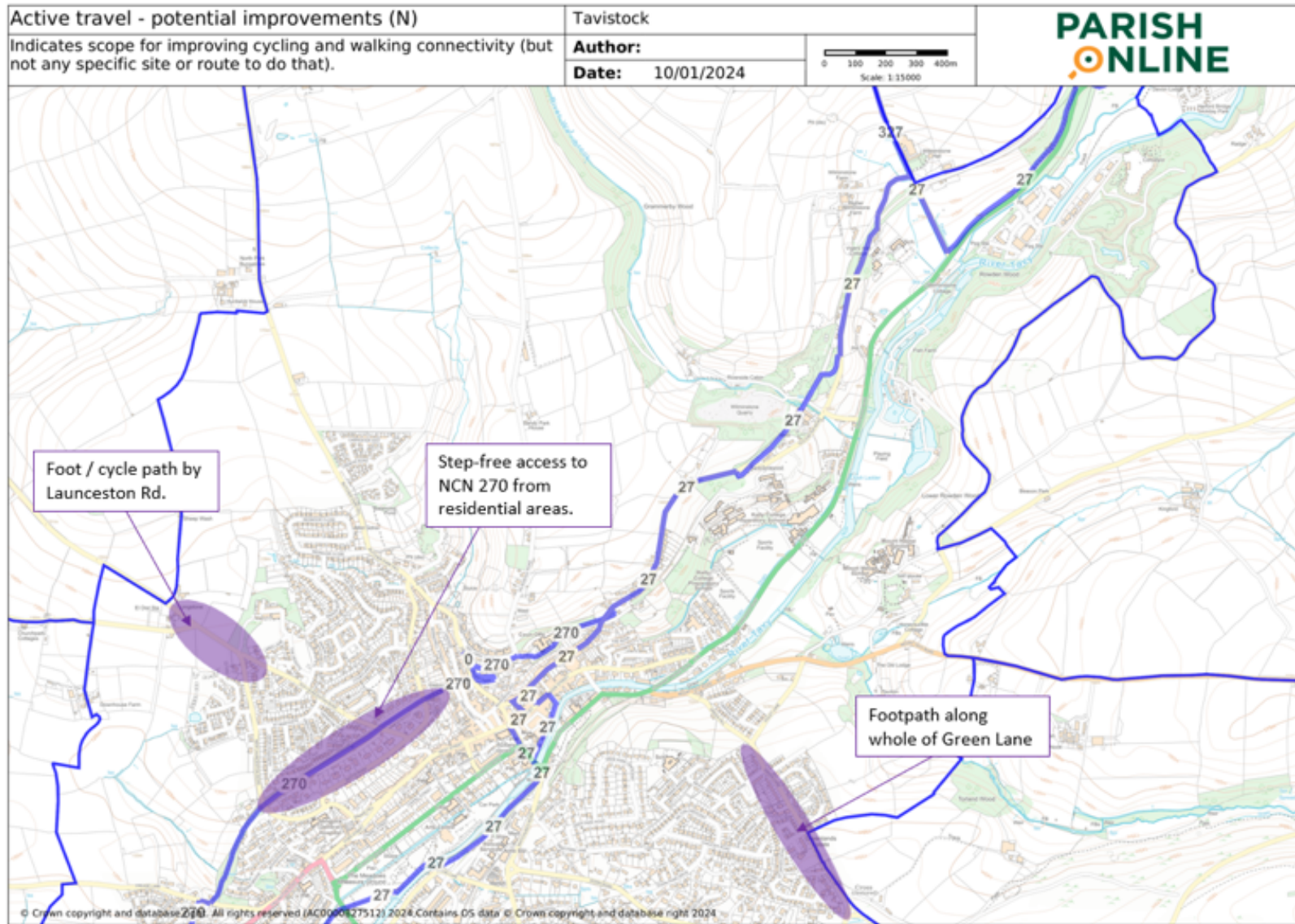
- 1. Proposals for major development should demonstrate, through a Design and Access Statement and / or Planning Statement (whichever is appropriate):**
 - i) how they deliver street design that is accessible for all;**
 - ii) introduce pedestrian footpaths which ensure good connectivity and permeability through the site;**
 - iii) provide on-site wide shared cycle and pedestrian footpaths to accommodate safely all forms of non-vehicular transport, including mobility vehicles;**
 - iv) where feasible, provide or enhance footpath and cycle links off-site to local services and facilities;**
 - v) that they have considered, and where appropriate, provide, a road layout and network which enables bus services to operate on routes through the development; and,**
 - vi) respond positively to the Tavistock Design Codes and Guidance.**
- 2. Proposals for smaller scale developments should respond to criteria in 1. above where relevant, subject to the scale, location and type of development proposed.**
- 3. Transport, active travel and accessibility infrastructure should be provided in a timely manner, and, where feasible and viable, alongside delivery of dwellings.**

TC2: Protecting and Improving the Local Walking and Cycling Network

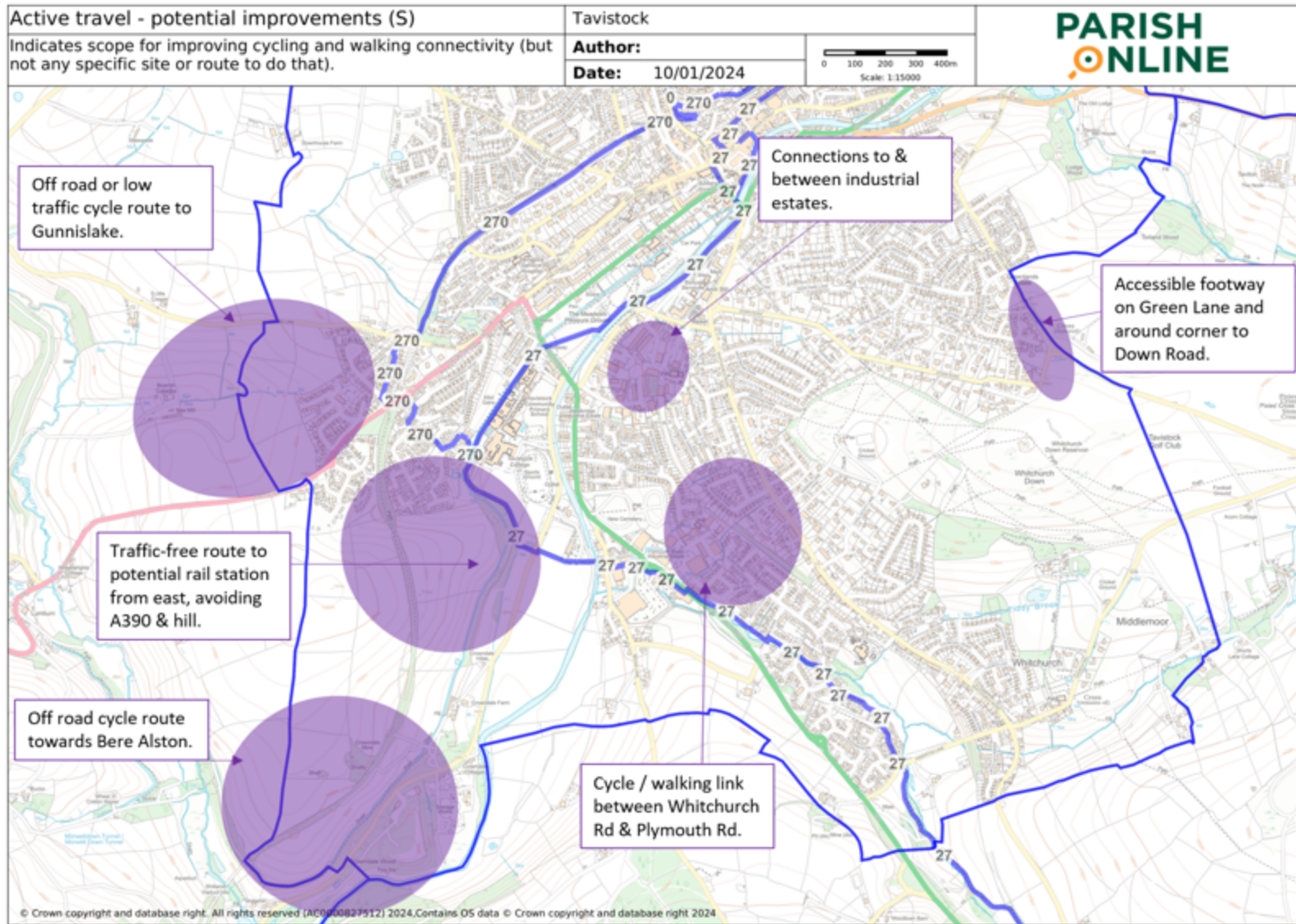
- 1. Public Rights of Way, permissive paths and cycle route networks will be protected from loss or changes as a result of development proposals which reduces their quality and accessibility.**
- 2. Development proposals which deliver improvements to the existing active travel network and / or provide new or replacement safe routes and connections identified on Maps 18a and 18b (and those in Local Transport Plans, Local Cycling and Walking Infrastructure Plans and other up-to-date local authority transport plans) will be supported where they:**
 - i) demonstrate that they have no significant adverse impacts on the following or such impacts can be satisfactorily mitigated:**
 - a. local amenity (such as noise or lighting);**
 - b. biodiversity and landscape;**
 - c. heritage assets and their settings;**

- ii) demonstrate that accessibility by walking, cycling and mobility aids / vehicles (together) has been considered and where feasible, embedded into their design; and,**
- iii) LTN1/20 Cycle Infrastructure Design guidance has been used in the design of cycle infrastructure (or the most up-to-date equivalent where this is superseded);**
- iv) demonstrate that any lighting scheme uses energy-efficient lights, with, where compatible with user safety, wavelengths chosen to minimize impact on wildlife; and,**
- v) where relevant, encourage and support sustainable travel links to and within the town by providing supporting infrastructure such as secure and covered cycle storage.**

Map 18a: Proposed Active Travel Potential Improvements (North)



Map 18b: Proposed Active Travel Potential Improvements (South)



TC3: Facilitating Pedestrian Access

Development proposals for or which include street furniture and / or electric vehicle charge points which require planning permission will be supported where they demonstrate that they do not cause obstruction to pedestrians, cyclists, people with prams / pushchairs and those using mobility vehicles / aids and retain, and enhance where feasible, easy access and connectivity.

TC4: Supporting the Reinstatement of the Former Railway Line

Proposals for reinstatement of the railway line for train services will be supported where it can be demonstrated that it will:

- i) cause no significant harm to the Conservation Area status or satisfactorily mitigates such harm;
- ii) enhance the value of the line as a green corridor, delivering a minimum of 10% net gains in biodiversity; and,
- iii) include replacement pedestrian and cycle access as result of redevelopment of the route and reinstatement of the track.

TC5: Protecting and Enhancing Public Transport Infrastructure

Public transport infrastructure will be protected from loss as a result of development. Where loss is unavoidable, replacement or other satisfactory mitigation must be made.

TC6: Improvements to the Bus Station

1. Development proposals which improve and regenerate the bus station (and environs / its setting where the opportunity exists) will be supported where they demonstrate that they:

- i) introduce the infrastructure required to utilise the station as a transport interchange and hub, including electric vehicle fast charge points for buses (where the technology and supply infrastructure is in place and buses in service are plug-in hybrids or fully electric), and provide secure and covered bicycle storage and secure charge points for electric bicycles (where practical);
- ii) provide public conveniences;
- iii) provide appropriate covered waiting areas with seating;
- iv) provide real-time information displays; and,
- v) deliver space and / or building for a café / coffee shop, if such provision is to prove viable.

- 2. Mixed-use development on part of the site will be supported where it is necessary (and feasible) to ensure viability of the development.**

TC7: Fibre Infrastructure

- 1. Where relevant, on-site infrastructure will be required to support the installation and allow the future upgrade and maintenance of fibre optic broadband technology.**
- 2. Applicants are encouraged to submit a Connectivity Statement to set out the proposed broadband provision, including which broadband supplier(s) can provide full fibre or fixed wireless coverage to the development to provide gigabit capable broadband provision.**
- 3. On sites of 10 dwellings and over and on all non-residential sites, all new properties should be served with an appropriate open access gigabit capable fibre optic infrastructure to enable high speed and reliable broadband connection in accordance with national and local objectives to increase coverage, unless there is evidence which demonstrates that providing the required infrastructure is not feasible or economically viable.**
- 4. On sites of under 10 dwellings all new properties should be served with an appropriate open access fibre optic infrastructure to enable high speed and reliable broadband connection unless there is evidence which demonstrates that providing the required infrastructure is not feasible or economically viable.**
- 5. Wherever possible installed infrastructure should allow all premises that form part of the approved development to access superfast or better broadband prior to occupancy.**
- 6. The creation of a building to act as a fibre hub to enable fibre connections within the area will be supported.**

TC8: Parking Provision for Bicycles, E-scooters and Mobility Vehicles

- 1. Proposals for secure parking provision for bicycles, e-scooters and mobility vehicles, which require planning permission, will be supported. They should demonstrate that they have no significant adverse impacts on the following or such impacts can be satisfactorily mitigated:**
 - i) local amenity (such as noise or lighting);**
 - ii) ease of accessibility on the highway, public rights of way or other pedestrian and cycle routes; and,**
 - iii) biodiversity and landscape, where relevant;****and,**
 - iv) demonstrate that they will cause no significant harm on heritage assets or their setting or such harm can be satisfactorily mitigated;**

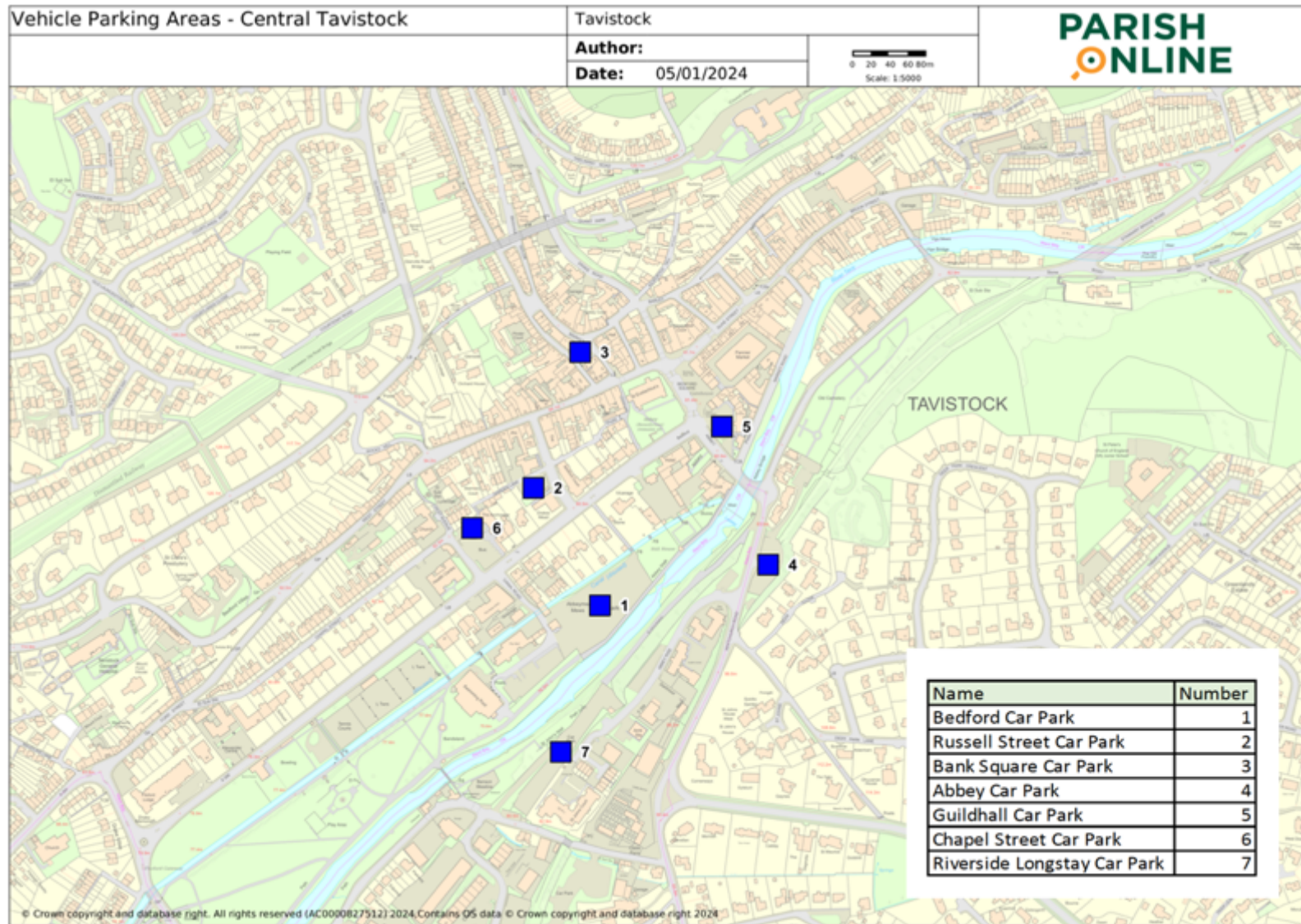
- 2. Proposals for cycle parking infrastructure should demonstrate how LTN1/20 Cycle Infrastructure Design guidance has been used in the design of cycle infrastructure (or the most up-to-date equivalent where this is superseded).**

TC9: Vehicle Parking Areas

- 1. The following off-street public vehicle parking areas (see Map 19) are important for access to the town centre businesses, parks and leisure facilities of the town:**
 - i) Bedford Car Park;**
 - ii) Russell Street Car Park;**
 - iii) Bank Square Car Park;**
 - iv) Abbey Car Park;**
 - v) Guildhall Car Park;**
 - vi) Chapel Street Car Park; and,**
 - vii) Riverside Long Stay Car Park.**

Their use as public vehicle parking areas will be safeguarded.
- 2. Development proposals which result in a loss of public vehicle parking spaces will be supported where they enable opportunities for increased cycling (such as secure covered cycle parking) and there will be no significant impact on capacity needed to meet demand for other vehicles. Replacement capacity for spaces lost in these locations, if demand requires re-provision, should be made in a location suitable to allow easy access to services, businesses and facilities in the town centre.**

Map 19: Existing Off-street Car Parks (Vehicle Parking Areas)

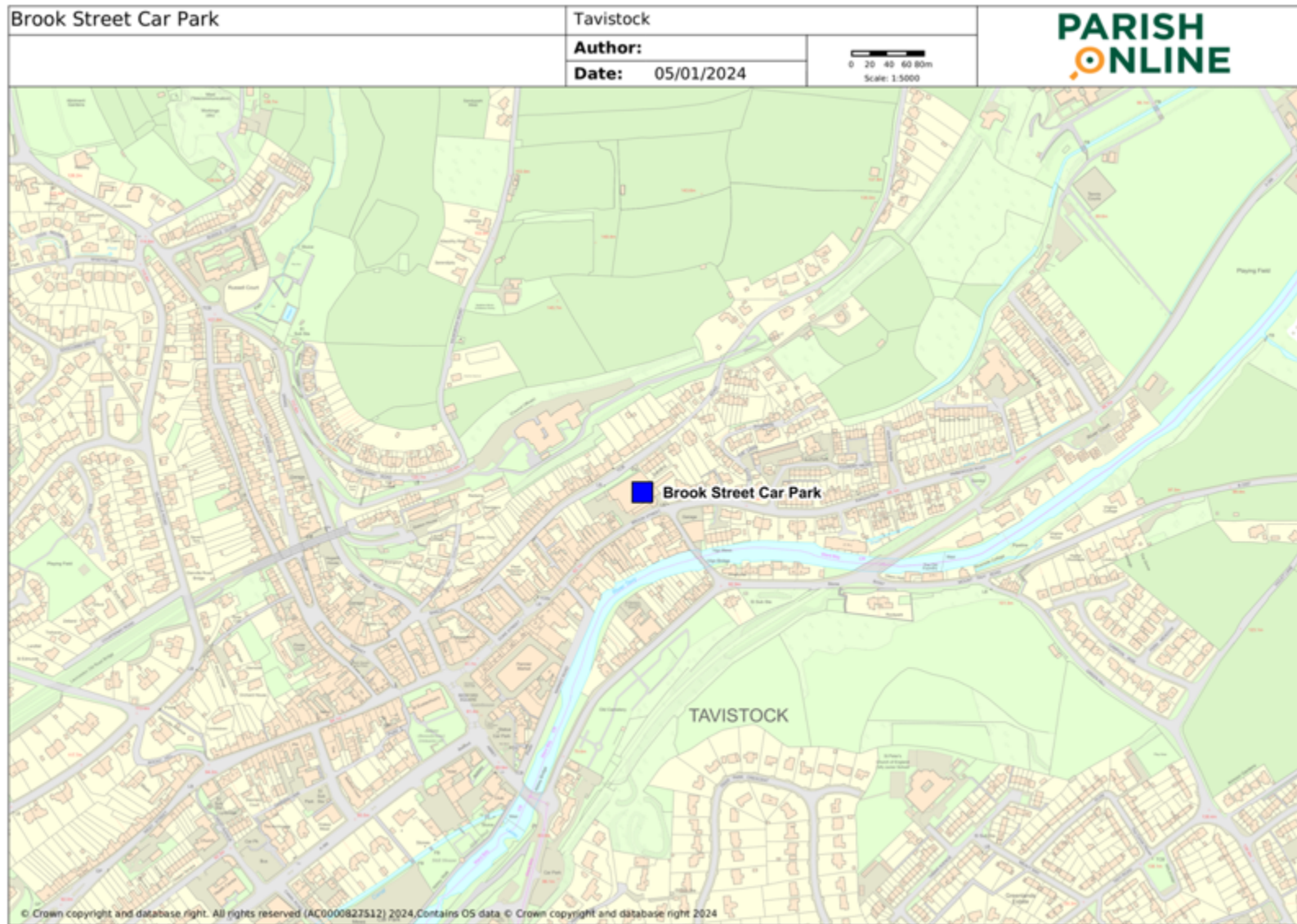


TC10: Brook Street Car Park

Development proposals for the redevelopment of the Brook Street Car Park (Map 20) will be supported where they:

- i) provide replacement capacity in whole or in part on-site, or off-site in a suitable location to serve the town centre;**
- ii) provide secure cycle parking and storage on-site and meet relevant requirements in policy TC8;**
- iii) cause no significant harm to heritage assets and their setting or the special character or designation of the World Heritage Site and meet the requirements of Joint Local Plan Policy DEV22: Cornwall and West Devon Mining Landscape World Heritage Site or such harm can be satisfactorily mitigated;**
- iv) have no adverse impact on the character of the site's setting, enhancing the character of the Brook Street frontage; and,**
- v) meet the requirements of the Tavistock Design Codes and Guidance.**

Map 20: Brook Street Car Park (Vehicle Parking Area)



TC11: Provision of Electric Charge Points

- 1. Development proposals for the provision of electric vehicle charging points, where planning permission is required, will be supported where they have no adverse impact on:
 - i) the character of the built and natural environment where relevant; and,**
 - ii) have full regard to the Tavistock Design Codes and Guidance.****
- 2. Proposals should meet the requirements of Policy TC3.**
- 3. Proposals for commercial charging “stations” or “hubs” on existing fuel station locations, or new bespoke facilities, will be supported, subject to other policies in this Plan.**