

## Summarised Details of the Tavistock Neighbourhood Plan.

*This is a summary only, the actual policies should be read from the main plan documents.*



### 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.

### The Policies:

#### Sustainable Development

##### **SD1: High Quality Sustainable Design**

*Design that respects local character and supports sustainable, community-influenced development.*

New developments should meet Tavistock design standards, enhance character, avoid harm to heritage, and consider energy, drainage, and community input early in the planning process.

##### **SD2: Small Scale Renewable Energy**

*Small-scale clean energy supported if it protects nature, landscape, heritage, and neighbour amenity.*

Encourages local renewable projects meeting environmental, design, and heritage safeguards to avoid negative visual or ecological impacts.

## **Housing**

### **HOU1: Community Housing Schemes**

*Encourages affordable housing owned and managed locally for the long-term benefit of Tavistock residents.*

Supports permanently affordable homes via community development trusts or other community-led development structure or charities.

### **HOU2: Residential in Town Centre**

*Residential use allowed in the centre if it preserves vitality and mitigates negative impacts.*

Supports housing in the town centre, prioritising mixed-use schemes and protecting commercial vitality, heritage, and local character.

### **HOU3: Meeting Housing Needs**

*New housing must reflect local demand for tenure, size, affordability, elderly needs, and self-build opportunities.*

Developments should respond to current evidence on housing need, especially affordable, elderly, or self-built homes, and supports the need for an extra care facility.

## **Business**

### **B1: Transitioning Town Centre Uses**

*Manages shift in town centre use to keep it vibrant and commercially active.*

Supports alternative uses for shops only after proving traditional uses aren't viable, aiming to retain the market character of the town.

### **B2: Protecting Town Centre Character**

*Town centre development must enhance vitality, respect heritage, and follow design guidance.*

Ensures proposals protect Tavistock's historic streetscape, views, and commercial heart, while meeting high design and conservation standards.

## **Community Facilities**

### **CF1: Protecting Community Assets**

*Protects buildings and facilities valued by the community unless equal benefit can be proven.*

Prevents loss of named community facilities unless replacements offer equal or better benefit.

### **CF2: Open Space and Recreation Protection**

*Safeguards key recreation areas and open spaces across Tavistock for continued community use.*

Designates various recreational sites (Sports pitches etc) to prevent development and promote ongoing public access and community well-being.

### **CF3: Enhancing Community Facilities**

*Supports creating or upgrading facilities if accessible, beneficial, and developed with community input (Tavistock Multi-Wheeled Skate Park, Community Arts Facility)*

Backs new or improved community spaces if timely, accessible, and aligned with local need and sustainability.

## **Environment**

### **ENV1: Local Green Space Designation**

*Protects 44 green spaces from development unless exceptional justification is proven.*

Designates and protects numerous local green areas vital to community enjoyment, biodiversity, and landscape identity. (See [Maps](#) on the Plan Website for locations)

### **ENV2: Better Countryside Access**

*Supports proposals that improve walking, cycling, and trail access into Tavistock's countryside.*

Encourages improvements to rural access routes, including permissive paths, public rights of way, and trails.

### **ENV3: Habitats and Biodiversity Protection**

*Protects nature corridors and biodiversity, requiring mitigation for unavoidable impacts.*

Enhances existing requirements for developments to show no harm to habitats and biodiversity or provide net gain and mitigation.

### **ENV4: Landscape, Views and Vistas**

*Protects scenic views and landscape character; public access must be maintained where views are within sites.*

New development to respect key views and maintain public access where viewpoints are located on proposed sites.

## **Heritage**

### **HER1: Protecting Local Heritage Assets**

*Development must avoid harming historic assets and instead aim to enhance heritage character.*

Supports proposals if they protect or improve heritage value, guided by conservation appraisals and design codes.

### **HER2: Priority Historic Environment Projects**

*Supports enhancing Tavistock Abbey and Betsy Grimbals Tower with sensitive design and heritage assessments.*

Endorses improvements to key historic sites, ensuring no harm to their value or surroundings.

# Transport and Connectivity

## **TC1: Accessible Development Design**

*Requires streets and paths on new developments to support inclusive, sustainable travel.*  
Major schemes must include footpaths, cycle routes, public transport access, and community-informed layout design.

## **TC2: Walking and Cycling Network**

*Protects existing paths and cycle routes while supporting suitable improvements and additions.*

Backs network upgrades if safe, inclusive, and environmentally sensitive, guided by national cycling infrastructure standards.

## **TC3: Unobstructed Pedestrian Access**

*New street furniture or EV chargepoints should not obstruct people using the pavement.*  
Additions requiring planning permission must retain clear passage for pedestrians including those using mobility aids.

## **TC4: Reinstating Railway Line**

*Supports railway reinstatement if it delivers biodiversity gains and sustainable transport links.*

Rail development is welcomed if heritage and nature are protected and pedestrian/cyclist access is maintained.

## **TC5: Public Transport Infrastructure**

*Safeguards public transport infrastructure from loss unless replaced.*

Backs retention or equivalent replacement of public transport facilities impacted by development.

## **TC6: Bus Station Improvements**

*Supports improvements to facilities at Tavistock Bus Station.*

Encourages bus hub upgrades including EV charging, public amenities, and mixed-use development for viability.

## **TC7: Fibre Broadband Infrastructure**

*Supports provision of fast and reliable internet connectivity in new developments.*

Requires installation of fibre infrastructure for gigabit-capable broadband, especially in larger or commercial schemes.

## **TC8: Parking for Bikes, Scooters and Mobility Vehicles**

*Supports provision of well designed and suitably sited parking for these vehicles.*

Proposals must follow design guidelines and consider heritage, accessibility, and environmental impact.

## **TC9: Public Parking Areas Protection**

*Safeguards capacity in 8 town centre public car parks..*

Named car parks are protected unless offset by new facilities.

**TC10: Brook Street Car Park Redevelopment**

*Supports redevelopment of Brook St Car Park if parking is replaced and heritage and design standards are met*

Supports reuse of the car park with cycling facilities and architectural quality, preserving capacity and heritage.

**TC11: Electric Charging Infrastructure**

*Supports provision of public EV charging stations which fit with the Design Code and TC3.*

Supports well-designed EV points, including commercial hubs, if they avoid negative impact on surroundings.