

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.

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 new developments to support inclusive, sustainable travel and connectivity.

Major schemes must include footpaths, cycle routes, public transport access, and community-informed layout design.

TC2: Walking and Cycling Network

Protects and improves existing routes while supporting safe, accessible infrastructure additions.

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

TC3: Unobstructed Pedestrian Access

Street furniture and EV points must not block pedestrian routes or reduce accessibility.

Any new additions must retain clear passage for mobility users and align with accessibility standards.

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 bus stops and other public transport assets from loss without replacement.