



Pre Submission Draft Version November 2018

# **NORTH TAWTON**

# **NEIGHBOURHOOD PLAN**

**2016 to 2034**

“North Tawton, embracing the past, planning the future”

## FOREWORD AND ACKNOWLEDGEMENTS

Neighbourhood Development Plans ensure that communities are closely involved in the decisions which affect them. The North Tawton Neighbourhood Plan has been developed to establish a vision for the town and surrounding areas and to help deliver the local community's aspirations and meet its needs for the period of the plan: 2016-2034. The Plan is a statutory document that will be incorporated into the local planning framework and must be used by West Devon Borough Council to determine the outcome of planning applications.

Our Plan has been produced by members of North Tawton Town Council and local residents, with the support of a planning consultant, and using the views of the residents of North Tawton. The Plan Development Group has consulted and listened to the community and local organisations on a wide range of issues that will influence the wellbeing, sustainability and long term conservation of our rural community. Every effort has been made to ensure the views and policies contained in this document reflect those of the majority of North Tawton residents.

**An electronic copy of this Plan, together with the Appendices, can be found online at [www.norhtawtontowncouncil.co.uk](http://www.norhtawtontowncouncil.co.uk)**

**Steve Whiteley**  
Chairman  
North Tawton Town Council

A Neighbourhood Plan has many benefits. The North Tawton Neighbourhood Plan has been developed to:

- protect the town from uncontrolled, large scale or poorly placed development
- spread development around the town and across small sites
- ensure that development is sympathetic to, and improves, the look and feel of the town
- minimise the loss of greenfield sites, where possible by using previously developed sites
- value and protect important green spaces and amenity views
- support and enhance the local economy, infrastructure and community facilities
- give the town the potential to access Section 106 and/or Community Infrastructure Levy funding to improve the town's facilities
- help the town move towards a more sustainable future in relation to energy and the environment
- identify additional actions to improve North Tawton's facilities, services and local environment and to enable issues beyond the scope of the Neighbourhood Plan to be addressed.

North Tawton Town Council would like to thank all the members who have been involved with the Neighbourhood Plan Development Group and pay tribute to their work since 2012.

The Town Council is also grateful for the help and engagement of many others in the town without which it would not have been possible to produce this Neighbourhood Plan.

**Jean Trehitt**  
Chair  
Neighbourhood Plan Development Group



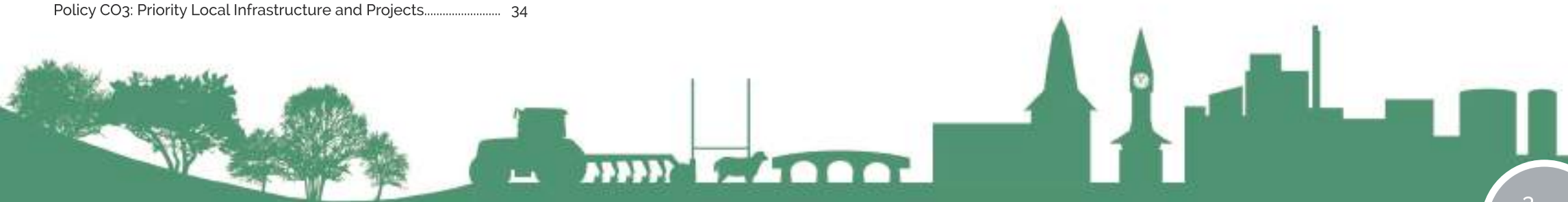
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## NORTH TAWTON NEIGHBOURHOOD PLAN







# INTRODUCTION AND BACKGROUND

1.0

“North Tawton, embracing the past, planning the future”

## 1.0 Introduction and Background

### What is a Neighbourhood Plan?

6.1 The Localism Act of 2011 introduced Neighbourhood Planning into the hierarchy of spatial planning in England, giving communities the right to shape their own future development at a local level. A Neighbourhood Plan is a planning strategy with legal weight giving the community of North Tawton an opportunity to set local planning policies which will be taken into account when planning applications are considered by West Devon Borough Council, the local planning authority.

6.2 Neighbourhood Plans must be in accordance with higher planning policy – National Planning Policy Framework (NPPF 2012) West Devon Core Strategy 2011, and the Plymouth & South West Devon Joint Local Plan (Draft). The NPPF retains the 'presumption in favour of sustainable development' embracing the three critical roles for sustainable development: an economic role, contributing to a strong, responsive, competitive economy; a social role, supporting vibrant and healthy communities; and an environmental role, protecting and enhancing our natural, built and historic environment.

### Why produce a Neighbourhood Plan?

6.3 In 2012, North Tawton Town Council took the decision to develop a Neighbourhood Plan in order to give those who live in the Parish of North Tawton more say in how their community evolves over time. Without a Plan in place, the Town Council can make recommendations to West Devon Borough Council (WDBC) but input is just that - a recommendation on how they should act. With an approved Neighbourhood Plan in place, WDBC is obliged to give material weight to the policies in the Plan when making decisions about where any new housing might be built or where other development might, or might not, take place. The Plan also serves to set out some aspirations for future improvements within the town and therefore provides a basis on which to campaign and lobby for such improvements, even if not all of these are within the Local Authority's remit to provide.

6.4 In February 2013, North Tawton Town Council applied to WDBC to nominate the land area of the Parish as a Neighbourhood Planning boundary. This was approved in June 2013 and the process of drawing up the Neighbourhood Plan began. **Designation Statement Appendix 5.1.1**

The North Tawton Neighbourhood Plan is designed to embrace the principles of the NPPF and of sustainable development. These are set out in the Objectives and Policies which have been developed over a period of time with the community of North Tawton.



## 1.2 How the Neighbourhood Plan was developed

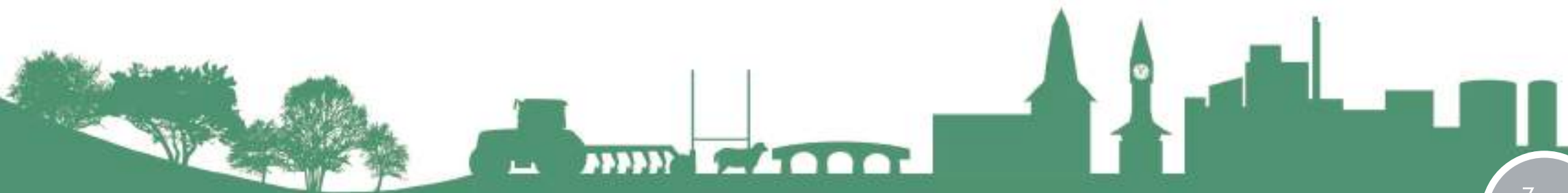
7.1 This Neighbourhood Plan is the community's Plan. It represents the community's vision and priorities for how it would like to see the local area develop in the coming years and in doing so it sets out some local planning policies.

7.2 The Plan's objectives have been developed from local consultation and analysis of other evidence. The primary focus of the Plan is to develop planning policies to respond to issues of development. However, it was clear from evidence gathered that there were other issues outside the planning arena that were of concern to residents. During consultation with the community we ensured that discussion remained open so that many of the important issues identified were not excluded from consideration. There are a number of issues and concerns which cannot be delivered through planning policies. Community Actions will be identified for the Town Council and others within the town to address as, and if, appropriate to respond to these issues.

7.3 The Plan is therefore not a plan which can address every issue identified as being important to the community; it has (and must have, by law) a focus on the appropriate use of land and on responding to proposals for development. But it puts us as a community in the driving seat where planning permission is required and allows us a say in what, how and where development should take place where it requires planning permission.

### The Neighbourhood Plan Period

7.4 The Plan covers the period between 2016 and 2034, and is therefore in sync with the Plymouth and South West Devon Joint Local Plan (Draft) (JLP) that is produced jointly with South Hams District Council and Plymouth City Council by the Borough Council as the local planning authority. Since our Neighbourhood Plan must be in general conformity with the Draft JLP's strategic policies, it is logical for it to be aligned this way.



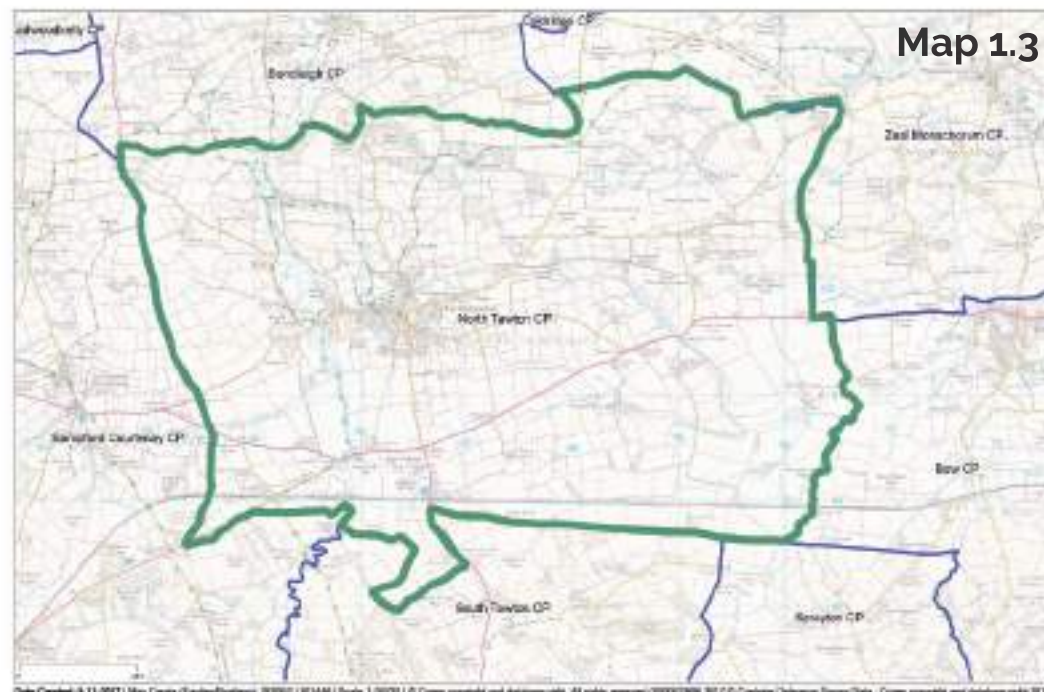
## 1.3 About North Tawton and the Plan Area

8.1 The area that the Plan covers is the whole parish of North Tawton shown in **Map 1.3** North Tawton is a largely rural parish with a population of just over 2000 (Devon JSNA Community Profile 2016), situated amid beautiful West Devon countryside and close to Dartmoor National Park. North Tawton is one of West Devon's more important settlements, providing local services and facilities for the surrounding rural parishes. The Plymouth & South West Devon Joint Local Plan (Draft) (JLP) recognises the significance of the smaller towns and key villages, of which North Tawton is one, and is committed to maintaining their vitality and viability. The location of the town and its easy access to the A30 means it also has good links with Exeter and nearby Okehampton.

8.2 The main settlement is the small ancient market town of North Tawton, situated on the east side of the Taw valley and on the western side of the parish which encompasses some 2,400 hectares (5,930 acres) of predominantly actively managed farmland. The form and character of the traditional town centre makes the town distinctive locally. Safeguarding the elements of the town that contribute to its nature and character could help influence the planning of future development.

8.3 The Parish of North Tawton lies within the North Devon UNESCO Biosphere Reserve, which has the aim of promoting and demonstrating a balanced relationship between people and nature. These reserves aim to create and maintain sustainable communities where people can live and work in an area of high environmental quality.

8.4 The Parish has areas of designated Ancient Woodland in the north of the parish at Western Copse, Rook Wood and Woodland Copse and a designated Site of Special Scientific Interest (SSSI) at Staddon Moor. The River Taw runs south-north through the western side of the parish and close to the western edge of the town, with a number of streams and tributaries feeding the river through the parish.



Map 1.3

8.5 Two streams, broadly running west-east, feed the River Yeo in the south-east and north-east corners of the parish, with part of the south-eastern boundary of the parish being formed by the river. There are some areas at risk from flooding which broadly follow the line of the rivers and their tributaries. Agricultural land in the parish is a range of quality grades of 2 (very good), 3 (good to moderate) and 4 (poor) much of which is Culm grassland. There are over a dozen historic scheduled monuments, most notably at, and adjacent to, the Mill and The Barton to the north and south of the A3072, as well as numerous listed buildings, many of which are in the town. The wool and serge trade was an important industry within the settlement during the 19th and early 20th Century.



## 1.3 About North Tawton and the Plan Area

9.1 Amongst North Tawton's services and amenities are shops, businesses and community facilities. These include a good range of small shops and businesses supported by free town centre parking and public toilets. There are four public houses and dining establishments, a café and two fast food outlets. The town has a GP practice, a pharmacy, a post office, two dental surgeries, a park, a town hall, and three churches. There is a youth and community centre and a community primary school. There is a regular bus service to Exeter, Hatherleigh, Barnstaple and Okehampton. The Tarka Trail, which is around 180 miles long, passes through North Tawton and there are several public rights of way.

9.2 The nearest settlements to the parish include Bow village two miles to the east, Sampford Courtenay village a mile to the west, and the larger settlements of Okehampton town, seven miles to the south-west and Crediton town which is twelve miles from the parish.

9.3 Culturally and historically, North Tawton can trace its origins to Roman times, and is mentioned in the Domesday Book. One of its notable sons is William Budd who was born in the town in 1811. A physician and epidemiologist, he was the first to recognise the contagious nature of infectious diseases. More recently, the town was home to Ted Hughes, poet laureate 1984-98, who lived here from the 1960s; until his death in 1998. North Tawton also found fame as the setting for the BBC TV programme "Jam and Jerusalem" which was filmed in the town and on nearby Dartmoor between 2006 and 2008.

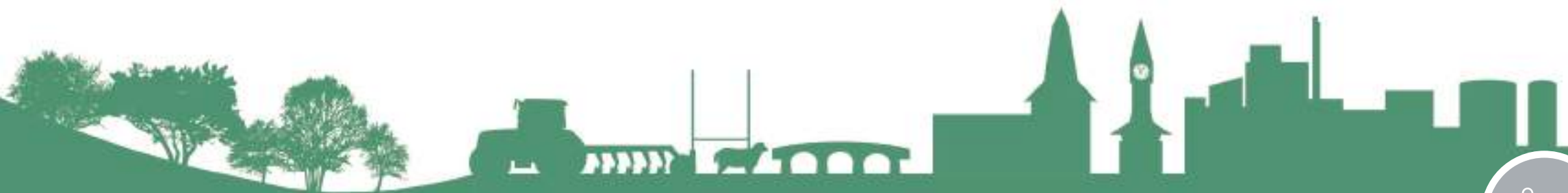
## 1.4 Background and Evidence Base

9.4 A Neighbourhood Plan is not compulsory and has been produced by volunteers. In order to produce the Plan, its development has been driven by a steering group, comprised of residents, Town Councillors and assistance from the clerk to the Town Council.

The aim of the steering group has been to

- Ensure that any expansion of the town is carried out on a scale and in a manner that is as closely as possible supported by the majority of residents.
- Encourage the provision of opportunities for an improved range of employment and the continuation of business within the town and parish.
- Help retain and enhance the existing visual and social characteristics of North Tawton as a small country town.
- Maintain as far as possible, local services and amenities and support a variety of community recreational facilities.
- Safeguard, promote and make accessible, wherever and whenever possible, the historical assets of the town and parish.
- Enable the town to play its part in the appropriate development of sustainable environmentally friendly ways of living.

9.5 It was recognised at an early stage that for the Plan to be truly the community's plan, and to genuinely reflect the planning issues of relevance in the town we would need to engage fully with those who live and work in the town. We also recognised that the Plan could not be properly developed without the input of organisations and agencies with a borough, county, sub-regional or national remit.



## 1.4 Background and Evidence Base

10.1 The process and types of consultation and discussion that we have gone through is documented in detail in our **Consultation Statement Appendix 5.1.2** which accompanies this Plan. However, the key methods we have used include:

- Public exhibitions, meetings and events
- A community questionnaire sent to all households
- Focus groups
- Discussion with local businesses
- Evidence gathering from community groups and organisations
- Directly contacting wider-than-local organisations and Agencies (strategic stakeholders) which have an interest in planning issues in the town
- Consultation events during which comments have been invited on draft documents.

10.2 Our development of the Plan was based on a desire to be open and to encourage comments and contributions from all quarters, with the aim of achieving consensus, but we were also willing to have debates about issues where the community was divided in its views.

10.3 Having developed the Plan through this iterative approach, the pre-submission draft of the Plan was shared with the community and other stakeholders and has been revised to reflect comments before progressing through the regulatory framework. The detailed list of comments and suggested changes along with our response and agreed actions are detailed in **Appendix 5.1.4 Regulation 14 responses and actions**. The regulatory process includes consultation on the pre-submission version of the Plan, formal submission to the local authority and public examination of the Plan before an independent Inspector. Following that, assuming that it passes the Examination stage successfully, the Plan will be subject to a public referendum where residents on the electoral register will be asked if they support the final Plan. If the referendum answer is a "yes" from a majority of voters turning out on the day, the Plan will be "made" (or adopted) by the local authority.

10.4 To inform the content of the Plan, we have developed our evidence base so that our policies are underpinned by clear reasoning and justification. We have done this in two ways. Firstly, we have undertaken local consultation (documented in our Consultation Statement which will be submitted alongside this Plan for Examination) and secondly we have collated the written evidence that already exists into a summary report. We have used these two approaches to help identify our Plan's Objectives, Vision and Policies.

## 1.5 Sustainability Appraisal

10.5 The Neighbourhood Plan was submitted to West Devon Borough Council for them to consider whether a Strategic Environmental Assessment (SEA) or Habitats Regulation Assessment (HRA) Screening Report was required. The Plan was sent to Historic England, Natural England and The Environment Agency for their assessment and comments. No significant concerns were raised by any of these agencies.

10.6 West Devon Borough Council therefore determined, under regulation 9(1) of the Environmental Assessment of Plans and Programmes Regulations 2004, that the plan was unlikely to have significant environmental effects and that a full Strategic Environmental Assessment was not required. The screening report also concluded that there would be no significant impacts on any European sites and that therefore a full Habitats Regulation Assessment was not required. **See Appendix 5.1.3 'The Strategic Environmental Assessment and Habitats Regulation Assessment Screening Report'**

## 1.6 The Plan's Status and Relationship with Other Planning Documents

11.1 This Plan, once approved, will be part of the statutory development plan. That means that its policies will have significant weight (or 'real teeth') when it is used by the local authority to help determine proposals for development submitted through planning applications. It will form the local tier of planning policy in our parish. It sits alongside the West Devon Core Strategy 2011, Plymouth & South West Devon Joint Local Plan (Draft) (JLP) (also part of the statutory development plan) and underneath the umbrella of national planning policy in the Government's National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG), as the main planning policy documents relevant to our area. Other important planning documents which govern specific issues are the Minerals and Waste Plans produced at the county-wide level. The relationship between our Neighbourhood Plan and other key planning policy documents is shown below:

### National Planning Policy

National Planning Policy Framework and  
National Planning Practice Guidance

### Borough-wide Planning Policy

West Devon Core Strategy 2011  
Plymouth & South West Devon Joint  
Local Plan (Draft) 2017

### County-wide Planning Policy

Highways  
Education  
Minerals and Waste

### Locally Specific Planning Policy

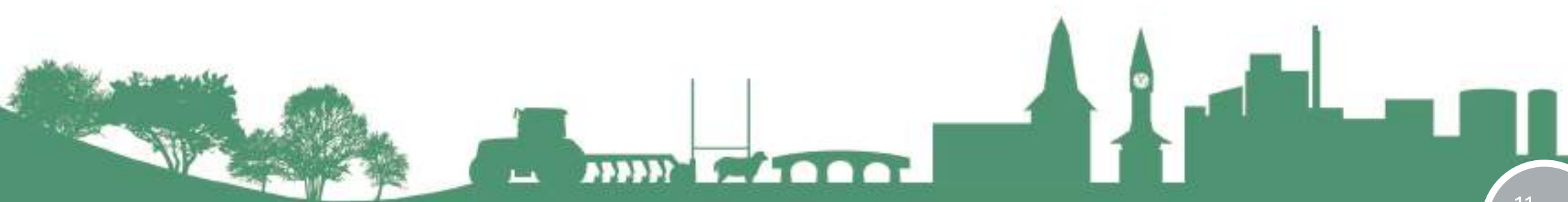
North Tawton  
Neighbourhood Plan

11.2 When this Plan is adopted, its policies will need to be used by the local planning authority when considering and deciding upon development proposals submitted through the planning system. The Neighbourhood Plan's policies, however, cannot guarantee that a proposal will be refused or be granted permission, but the policies will carry significant weight, alongside the policies of the National Planning Policy Framework, National Planning Policy Guidance and the Joint Local Plan when weighing up the appropriateness of the proposal in question.

### Sustainable Development

11.3 The National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) set out the Government's planning policy to which all plans and proposals for development should comply. The NPPF includes, at its heart, a "presumption in favour of sustainable development". It is important to understand what that means for our Plan as it sets the parameters within which we can make proposals and set policies.

11.4 When taking decisions on proposals for development this means that proposals should be approved without delay where they accord with the development plan. Where the development plan is absent, silent or where relevant policies are out-of-date, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits of the development when assessed against the policies in the NPPF, or when specific policies in the NPPF indicate that development should be restricted.



## 1.6 The Plan's Status and Relationship with Other Planning Documents

12.1 Translating this to what it means for our Neighbourhood Plan, it states that neighbourhood plans should "...support the strategic development needs set out in Local Plans, including policies for housing and economic development..." and "...plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan". The NPPF goes on to say that "The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan."

12.2 We are also advised that neighbourhood plans should not promote less development than set out in the Local Plan nor undermine its strategic policies. Outside of strategic policies, we are encouraged to shape and direct sustainable development in our area through our Plan.

### Local Plan Policy Context for North Tawton

12.3 In the Plymouth & South West Joint Local Plan (Draft) (JLP), North Tawton is identified as one of the Thriving Towns and Villages of West Devon where the Vision is that they will be thriving when the following outcomes have been met

- Residents are empowered to create strong communities
- Places are created for enterprise to thrive and business to grow
- Homes have been built to meet local needs
- The services and facilities which meet the needs of our communities have been secured
- The built and natural environment has been protected, conserved and enhanced
- The past is celebrated and our heritage for the future is protected

12.4 The strategic objective for the smaller towns and villages is maintaining vitality and viability by promoting the provision of homes, jobs, services and community infrastructure sufficient to enable the small towns and villages to continue to play their important role as local service centres for their surrounding areas.

12.5 The vision, objectives and policies in the North Tawton Neighbourhood Plan reflect similar sentiments to those expressed in the Draft JLP for the residents of the town and its surrounding area. The Draft JLP states that in order for the smaller towns, of which North Tawton is one, to maintain their function as key local centres, a proportionate amount of new growth is appropriate to ensure that services and facilities are not lost, but can be maintained and enhanced. Policy TTV29 in the Draft JLP sets out for North Tawton that 61 new homes and 1,300 sq.m of employment floor space is considered to be appropriate scale of growth to support the future sustainability of the town. In order to focus sustainable development into those settlements that have facilities to support and accommodate them, settlement boundaries will be identified for those in the top three levels of settlement

hierarchy and will be kept under regular review through supplementary planning documents. The settlement boundary proposed by North Tawton Town Council is set out in **Map 1.6**.





WHAT THE PLAN AIMS TO ACHIEVE

2.0

“North Tawton, embracing the past, planning the future”

## 2.1 Our Vision

### A Vision for North Tawton

The thriving North Tawton community - together with its surrounding areas - prides itself in its friendly community spirit and in its commercial and social facilities which meet the residents' day to day needs.

We aim to balance new development with the conservation of our historic, rural character and want to ensure that any planned changes in the town contribute to its sustainability and viability in the years to come.

## 2.2 The Themes and Objectives

14.1 Our objectives, and the policies which help to achieve them, are the result of extensive consultation, consideration of evidence and our understanding of what policies we need to complement existing policies at national and local authority levels. The latter point is important as we are advised that our planning policies should not simply repeat policies already set out at national or local authority level, but should add local detail or specificity to them.

14.2 The objectives and policies are grouped under six themes, these are:

- Conserving Our Historic and Natural Environment
- Community Life
- The Economy: Employment and Business
- Housing
- Infrastructure
- Energy and Environment

14.3 Their order does not indicate any priority and it is important to note that, while we have packaged objectives and policies under these topic headings, when development proposals are being assessed, the whole Plan (i.e. all policies) should be considered.



## 2.2 The Themes and Objectives

### Conserving Our Historic and Natural Environment

1. To maintain and enhance the physical appearance of the town in its rural surroundings and help to secure the surrounding countryside, as much as possible, in its present, essentially rural, state.
2. To ensure that the heritage assets of the parish of North Tawton are conserved for the benefit of the community, as they contribute character to the town, and add significant value to the quality of life for this and future generations.

### Community Life

3. To foster a community in which individuals and families can thrive, where facilities and services are maintained, supported and enhanced.

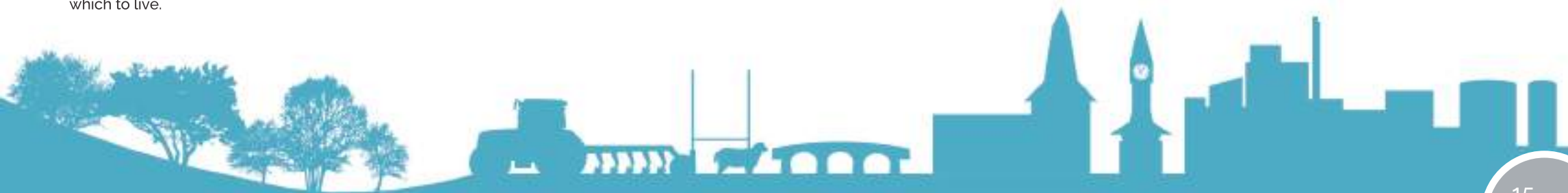
### The Economy: Employment and Business

4. To facilitate a greater level and variety of employment within the town.
5. To welcome and support measures which maintain and improve the effectiveness and vibrancy of the town's retail and business centre, ensuring a thriving town.
6. To support the safeguarding of existing public transport and promote better links with other towns and areas - especially Exeter and Okehampton.

### Housing

7. To support as closely as possible the views expressed by the town's residents through the social engagement process.
8. To support housing development that sustains the population of the town at a level that helps maintains shops, jobs and services sufficient to enable North Tawton to thrive as a place in which to live.

9. To ensure the provision of a sufficient number, type, range and tenure of housing of a good standard that meets the needs of different groups of people. To wherever possible promote independent living for people of all ages and conditions.
10. To ensure that the design of any new development reflects and respects the distinctive character of the town and its surroundings.



## 2.2 The Themes and Objectives

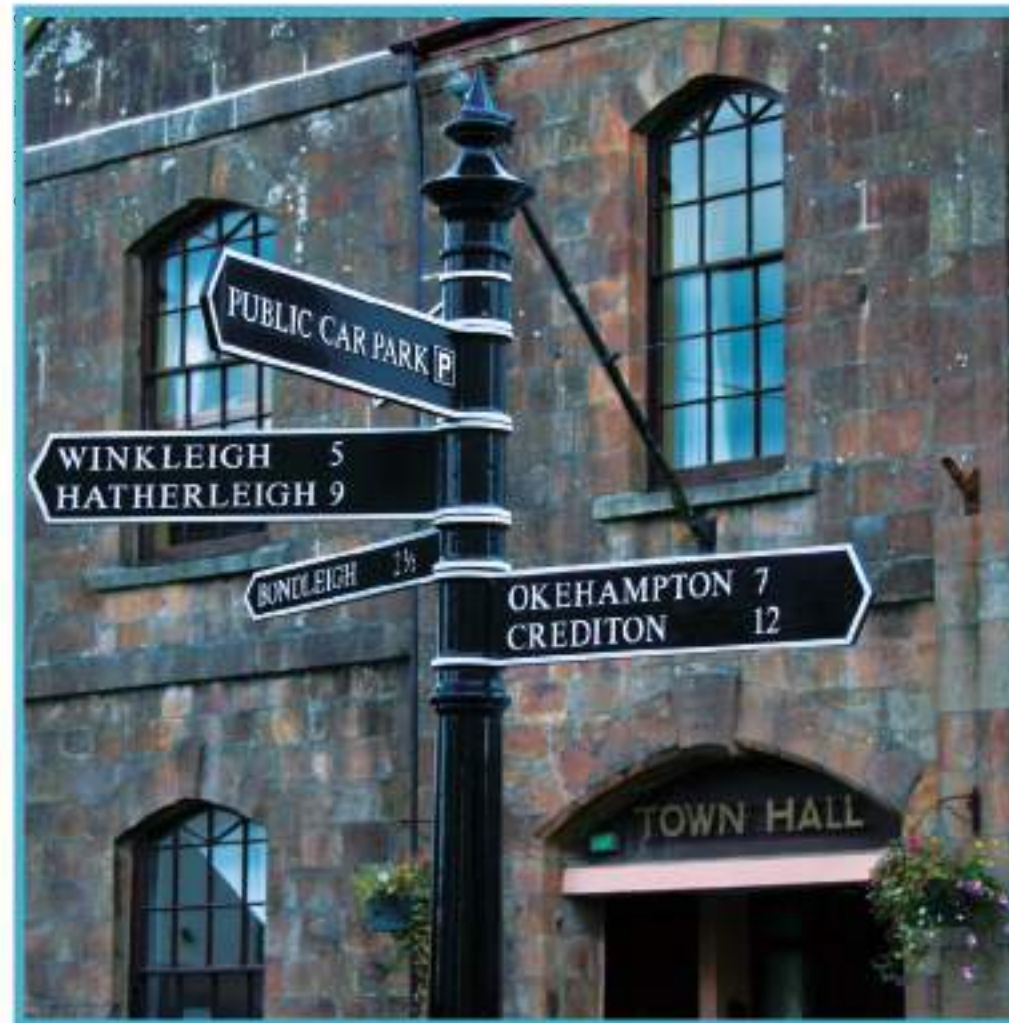
### Infrastructure

11. To support a sustainable health provision within the town which enhances healthy living for individuals and families and meets the needs of local residents.
12. To ensure that 106 agreements consider the impact of new developments on the needs of the Pre-school, Primary and Secondary age children in the town providing appropriate financial support.
13. To support the provision of improved car parking within the town and measures to address traffic congestion.

### Energy & Environment

14. To help the town move towards a more sustainable future, especially in relation to renewable energy and to help it play its part in National and Regional initiatives towards greater sustainability.
15. To provide the basis for tangible community benefits from energy projects within the parish.
16. To support a reduction in carbon emission which contributes to improvements in energy conservation, particularly in housing, employment and the provision of goods and services that enhance sustainable living.
17. To aid the reduction of fuel poverty.

16.1 For each of our planning policies we set out our justification and evidence behind the policy, as well as the policy itself. The Neighbourhood Plan's planning policies are designed to provide a framework which will be used, alongside national and borough planning policies, by local authority Officers and Councillors (elected Members) when considering planning applications for development. Those proposing development in the town will also need to refer to them to understand the local policy parameters against which their proposal will be tested.







POLICIES

3.0

“North Tawton, embracing the past, planning the future”

## 3.0 Theme 1: Conserving Our Historic and Natural Environment

### Objectives

1. To maintain and enhance the physical appearance of the town in its rural surroundings and help to secure the surrounding countryside, as much as possible, in its present essentially rural state.
2. To ensure that the heritage assets of the parish of North Tawton are conserved for the benefit of the community, as they contribute both character to the town, and significant value to the quality of life for this, and future, generations.

### Introduction

18.1 North Tawton is a small market town located at the heart of Devon, within easy reach of Dartmoor National Park. The River Taw, flowing to the west of the town, gives North Tawton its name which is Celtic for 'Silent River'. The town is essentially rural and it is this setting that residents most value and enjoy about living in the Parish. The Devonshire Heartland way, a 43 mile trail running from Okehampton to the village of Stoke Canon, just north of Exeter, runs through the town. In addition, part of the Tarka Trail, a 180 mile route which follows the route of Tarka the otter, a character featured in Henry Williamson's famous novel, runs to the west, close to the river. Other Public Rights of Way can be found in the town and surrounding countryside.



## 3.0 Theme 1: Conserving Our Historic and Natural Environment

19.1 North Tawton has playing fields for Football and Rugby, a Bowling Green, and the Frank Henson Gibbings Memorial Park which includes play equipment, skate facilities, seating and picnic tables. The Churchyard and Town Cemetery are also important green spaces within the town. There are some allotments behind Fore St and a site currently used by the Environmental Trust at the Depot at Devonshire Gardens where local residents can grow their own produce. Further allotments are proposed within the Bathway development through a 106 agreement.

19.2 Residents enjoy the rural and amenity views from several aspects around the town, with views to the east and south towards Dartmoor dominating. Land behind Bouchers Hill, above the allotments and towards Yeo Lane are areas that residents most want to see protected, as well as land to the north and south of the River Taw along the Tarka Trail. There are a number of listed buildings, and a Conservation Area covers part of the town. There are three scheduled ancient monuments within the town and a Roman fort lies to the south. St Peter's Church, dating from the 13th Century, is the oldest existing building. There are also outlying manor houses and farms which date from the 15th century. In 1374, North Tawton was granted a market charter which enabled the Lord of the Manor to exact tolls for all market and fair days. However, this charter lapsed in 1730.

19.3 In 2004, a Village Design Statement was produced which described the visual character of the town and the surrounding countryside. This document has now been updated to form the **North Tawton Design Statement 2017 – Appendix 5.3.1.1** which has been prepared, following public consultation, in respect of the Neighbourhood Plan and has incorporated and updated much of the historical Village Design Statement.

19.4 The objectives of the Design Statement are to describe the distinctive character of the town and surrounding countryside as it is today, and to highlight the qualities that the residents value. It is from these qualities that design principles, based on the distinctive character of North Tawton, have been drawn up to guide future development and maintenance. The purpose of this Design Statement is to provide guidelines to ensure that future development of the town is in keeping with the fundamental character of the area.

19.5 The Policies within this theme seek to address **Objectives 1 & 2**.

The following sections of the National Planning Policy Framework (NPPF) underpin these policies with specific paragraphs listed before each policy:

- Requiring a good design
- Promoting healthy communities
- Protecting greenbelt land
- Conserving and enhancing the natural environment
- Conserving and enhancing the historic environment

19.6 Within the South West Devon Joint Local Plan (Draft) (JLP), Strategic Objective SO11 'Delivering high quality development' is committed to delivering development which is sustainable and of the right type and quality to contribute to and enhance the natural network, providing multiple benefits both to people and wildlife. A number of policies within the Draft JLP underpin the Objectives within this theme. These are listed before each policy.



## 3.0 Theme 1: Policy CH1 - Local Green Space Designation

### Neighbourhood Plan Policies

#### Local Green Space

20.1 Open space, sport and recreation facilities are important community resources. As well as formal sports and play facilities, open spaces, such as parks, nature reserves, woodland and allotments, can provide opportunities for exercise and help to improve health and wellbeing. It is important that such facilities are identified within this plan and the importance they have within the town for the community acknowledged. The National Planning Policy Framework paragraph 76, (NPPF) gives communities the opportunity to protect green spaces through Local Green Space designation. Such areas can be designated as long as they are in close proximity to the community they serve and are considered by the residents to be particularly special, with significant local character (NPPF paragraph 77). These areas may also be valued for their beauty, recreational value, tranquillity, richness of wildlife and historic significance.

20.2 Under the NPPF, Local Green Space is a green area identified for special protection, meaning that new development will not be permitted on it other than in special circumstances. The land has protection consistent with that of Green Belt. Consequently, an area of land has to meet much more stringent and more specific criteria to permit its designation as Local Green Space.

20.3 In the Draft JLP green open spaces and play spaces are seen as an integral part of sustainable communities. An important element of a sustainable community is the accessibility of green open spaces and play spaces due to their substantial health and well-being benefits. It goes on to state that in the Thriving Towns and Villages areas Local Green Spaces will be proposed for designation within neighbourhood plans.

20.4 In gathering evidence to support Policy CH1 a questionnaire was sent to sports groups and organisations within the town to gauge how well used green space and sports pitches are and their importance to residents. The Neighbourhood Plan Group is also aware of other areas of green spaces in and around the town which the community (in the Questionnaire) has said they would like to protect from development. However much of this land is regarded as 'an extensive tract of land', which although of significance and importance to the community cannot be designated under this process.

20.5 Where land is privately owned or managed by Trustees they have been contacted by the Neighbourhood Plan Group and given opportunity to make representations or object to proposals for designation. A summary of their responses can be found in **Appendix 5.3.1.2**.

20.6 Consultation took place on March 25th 2017 where residents were asked to comment on nine areas identified as important local green spaces. They were asked whether they agreed with these green spaces being designated and what its value was to them. More than 50 residents attended, providing very useful feedback. A summary of the comments can be found in **Appendix 5.3.1.3**. Assessment of each designated local green space was undertaken using NPPF and WDBC criteria to ensure there is robust evidence underpinning this policy. See **Appendix 5.3.1.5**.

#### *Local & National Policies*

- *Draft JLP: Policy DEV29*
- *Neighbourhood Planning Guidance: Open Space, Sport and Recreation and Local Green Space Designation*
- *'West Devon Playing Pitch Strategy' Jan 2015*
- *'West Devon Open Space, Sport, Recreation Study' June 2016*
- *'West Devon Green Infrastructure Report' Feb 2015*
- *NPPF: Paragraphs 76 & 77,81*

### 3.0 Theme 1: Policy CH1 - Local Green Space Designation

Our locally valued green spaces (green infrastructure) are identified on **Map CH1** and are designated as Local Green Space (LGS). These LGS and the reason(s) for their (proposed) designation are:

**Frank Henson Gibbings Memorial Park** – Recreational Value

**The Town Cemetery & Extension** – Historic Significance, Tranquillity, Richness of its Wildlife

**Bowling Green** – Historical Significance, Recreational Value

**Allotments, North West of Fore St** - Historic Significance, Recreational Value, Richness of its Wildlife

**The Wordens, Football Club** - Recreational Value

**Rugby Field & Practice Field** - Recreational Value

**The Butts Field** – Historic Significance

**The Churchyard** - Historic Significance, Tranquillity, Richness of its Wildlife

**The Depot dedicated allotment space (500sq.m)** – Recreational Value, Richness of Wildlife

Should these areas be designated as LGS they will be protected from loss for the reasons and uses set out. Development proposals on or likely to impact the site's use and reason for designation will only be supported where they:

- i) have no adverse impact on the landscape, habitats or biodiversity of the site or (where unavoidable) satisfactorily mitigate such impact;
- ii) maintain or enhance the existing use, access to and amenity value of the use of a site or satisfactorily mitigate loss. Where replacement of an LGS used for recreation is proposed, such replacement will only be supported where:

iii) result in provision of equivalent or better in terms of quality and area of space provided.

Opportunities should be taken to enhance leisure and recreation provision over and above that provided on the replaced LGS;

iv) are provided in a location easily and safely accessible to the community that the replaced LGS served; and,

v) community access to and management of the space and any facilities provided on the site is secured in perpetuity through legal agreement.

The replacement site for a LGS will be treated as designated LGS and will be defined in a supplementary document to this plan until its inclusion in a future review of this Plan.

Proposers of development should engage with the local community and Town Council at the earliest opportunity to help ensure that any proposals for replacement take into account both this plan's aims and objectives, the needs of users and the views of the local community.



## 3.0 Theme 1: Policy CH2 - Design, Heritage and the Built Environment

22.1 In the Neighbourhood Plan Questionnaire 59% of respondents valued or highly valued the historic town and its buildings. 71% responded that the heritage and history of North Tawton was important to them and that more should be done to promote and protect it. Residents suggested that local history information and heritage trails were ways in which the heritage and history of the town could be promoted.

22.1 The Conservation Area of North Tawton is identified on **Map CH2** along with other significant buildings within the town and surrounding areas which are identified on the National Heritage List for England and listed in **Appendix 5.3.1.4 The Conservation Area Character Appraisal**, undertaken in 1996 by West Devon Borough Council, highlighted what is in the area and worth keeping, visual and architectural features that need safeguarding, and how to go about maintaining the character of the area. This appraisal went on to inform the development of the Village Design Statement of 2004, which will be reviewed and updated by the appropriate authority in the near future.

22.3 **The North Tawton Town Design Statement** describes the distinctive character of the town and surrounding countryside and highlights the qualities that residents value. The Statement includes the essential characteristics of the town including buildings – houses, public buildings and retail outlets; street furniture, lighting, and signs; boundaries – hedgerows, banks, trees and stone walls; signs and public utilities; and public rights of way. It should be consulted when preparing designs for new developments, renovations, extensions or alterations to existing buildings in the parish of North Tawton, regardless of scale, and is intended to encourage and stimulate the design process.

22.4 The Design Statement does not aim to provide design solutions. Its purpose is to illustrate the distinctive characteristics and elements of the town that should be considered by developers when designing new buildings or altering existing buildings. **Policy CH2** sets out a clear direction to planners and designers and shows the importance and significance of the character and heritage

of the town for any future developments. Change and development that is well planned and thoughtfully designed is welcome, blending old history with new and keeping the town unique and a special place in which to live.

22.5 The JLP sets out policies which will ensure that development genuinely helps to shape high quality and locally distinct places, which celebrate and strengthen the unique quality and inherent value that historic assets and culture offer. The Draft JLP policies (listed below) and **Policy CH2** provide a positive strategy for the conservation, enjoyment and enhancement of the historic environment.



### *Related national and local Policies and documents*

- *North Tawton Town Design Statement 2016*
- *Village Design statement 2004*
- *Conservation Area Character Appraisal*
- *National Heritage List for England*
- *Draft JLP: Policies DEV20, 21, 22, 24, 30*
- *NPPF: Paragraphs 56-58, 60, 126*

## 3.0 Theme 1: Policy CH2 - Design, Heritage and the Built Environment

To ensure that new development is sympathetic to the traditional and historic built character and landscape of the parish, and our heritage assets protected, development proposals will only be supported where they are of high quality design, enhance visual amenity of the setting and minimise any adverse visual impact on local character and neighbouring properties.

To be considered as high quality design, development proposals should meet the requirements set out in the North Tawton Town Design Statement. Particular attention should be paid to:

- i) ensuring that the size, height, density, scale and location of the development is appropriate to the form, scale and setting of the surrounding built environment, respecting key characteristics;
- ii) ensuring that materials and design of the development are in keeping with the character of the surrounding built environment, with a preference for the use of local materials;
- iii) ensuring that it is of a design and scale which minimises adverse impact on the:
  - a) visual amenity of the surrounding landscape;
  - b) views of the proposed development; and,
  - c) natural environment,

and does not result in the loss of the local amenity views identified on **Map CH2** or that any adverse impacts on them can satisfactorily be mitigated:

- iv) ensuring that it is of a design and layout which maximises opportunities for solar gain (for example, following 'passivhaus' principles);
- v) the use of traditional design in the North Tawton Conservation Area and protecting or enhancing the essential character of the Conservation Area.



### 3.0 Theme 1: Policy CH3 - Important Amenity Views and Landscape Character

#### Important Amenity Views

24.1 According to the Questionnaire, the rural setting of North Tawton is the aspect of the town that residents value the most, with 88% of respondents citing this as something they highly valued and as what they most enjoyed about living in North Tawton. Important amenity views identified within the Questionnaire included views from the footpath on Bouchers Hill across the town to Dartmoor, the area beside the river, and open views across agricultural fields. Photographs and maps of views important to residents are included in this section.

24.2 The surrounding countryside forms part of the 'High Taw Farmland Landscape Character Area', typified by undulating farmland laid largely to pasture. The special features of this area include its relatively remote rural character. The landscape strategy refers to protecting the existing settlement pattern and protecting the elements important to it. This includes the rights of way network, accessibility to the countryside and amenity views.





## 3.0 Policies - Theme 1: Policy CH3 - Important Amenity Views and Landscape Character

25.1 **Policy CH3** emphasises the significance of the countryside and rural views and how developers need to be mindful of their importance to the residents of North Tawton. Policy DEV24, Landscape character, in the Draft JLP states that development will conserve and enhance landscape and townscape character and scenic and visual quality, avoiding significant and adverse landscape or visual impacts. 'West Devon Borough & Tamar Valley area of outstanding natural beauty landscape Character Assessment' 2008 sets out the essential characteristics of the area to help shape and guide landscape based plans, projects and schemes to be used by planners, developers and others.



### Local and national Policies

- Draft JLP: Policy DEV24
- 'West Devon Borough & Tamar Valley Area of Outstanding Natural Beauty Landscape Character Assessment' 2008
- NPPF: Paragraph 58

### Policy CH3 - Important Amenity Views and Landscape Character

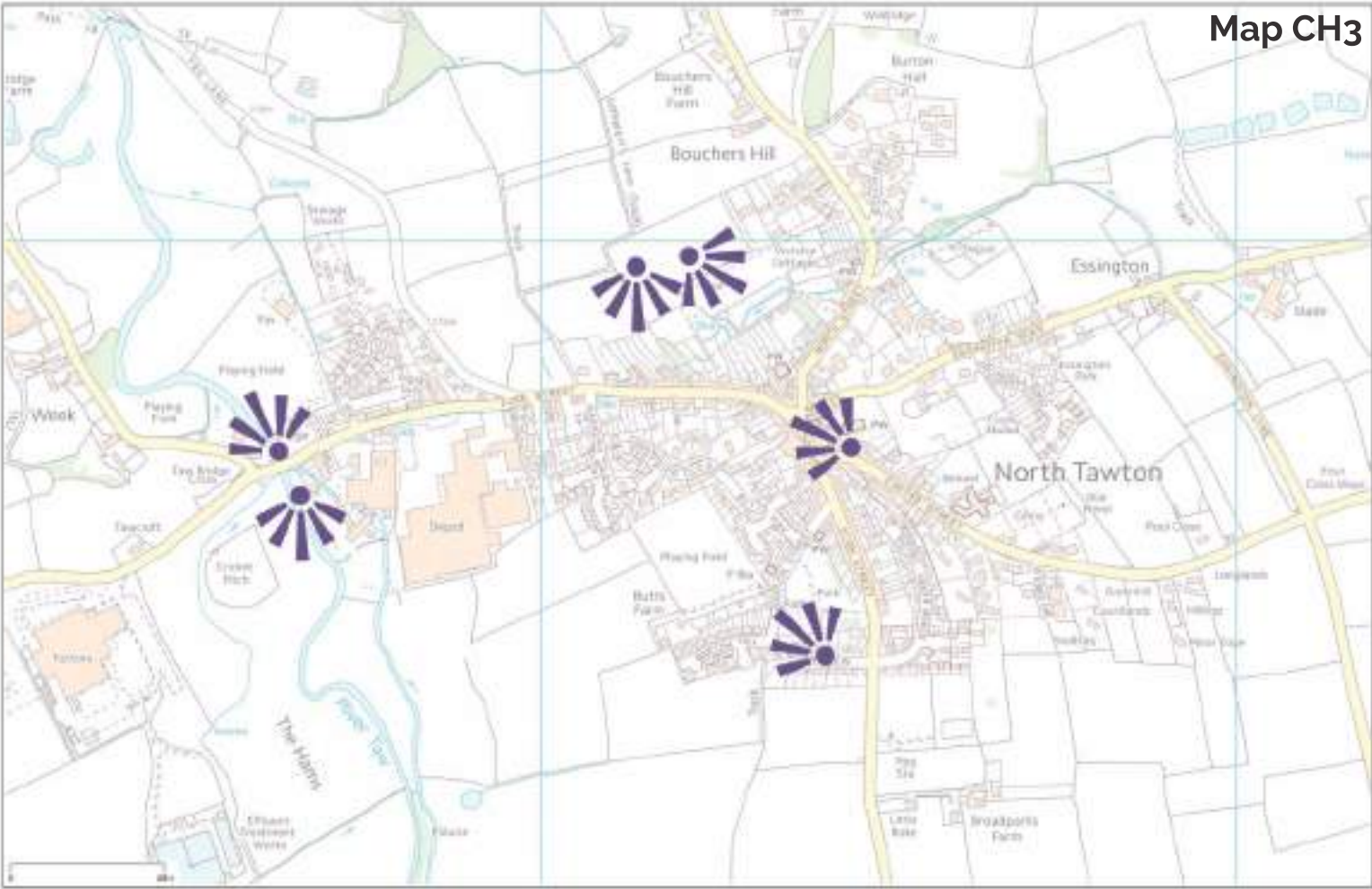
Development proposals will only be supported where they do not compromise the local landscape setting and special character of North Tawton. Development should conserve and enhance the landscape, townscape, scenic and visual quality.

Important views, both towards and from the settlement area, of the surrounding open countryside, are valuable local assets, and public visual amenities, that should be protected from development. These views should remain uninterrupted and not obstructed in whole or in part. They are set out on **Map CH3** and are:

- From Bouchers Hill across the town towards Dartmoor to the south east and south;
- The view of steep farmland, laid to pasture and containing a network of footpaths, stretching from Yeo Lane to Bouchers Hill (north of Fore Street and northwest of North Street);
- Along the banks of the River Taw following the Tarka Trail, from the Taw bridge, to the south, and to the northwest.

Any development proposals which compromise these views will be resisted.

3.0 Policies - Theme 1: Policy CH3 Important Amenity Views & Landscape Character



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### Objectives

3. To foster a community in which individuals and families can thrive, where facilities and services are maintained, supported and enhanced.

### Introduction

27.1 The residents of North Tawton value the town's community spirit and the services and facilities around which it is centred. The town's activity hub is The Square, geographically central and a significant crossroads to all neighbouring towns and villages. **See Map CO.**

27.2 The co-location of the most frequently used services and facilities within and around the hub is an important factor in the town's identity and provides ready access on foot from across the town. There is a mix of well-used community facilities with local shops, meeting places, health services, public houses and places of worship, all situated within close proximity of each other.

27.3 Groups and organisations utilise the Town Hall, Rugby Club, Bowling Club, Youth and Community Centre both for their own activities and for social events for the town. Community spirit is fostered, and residents' health and wellbeing, both physical and mental, is supported by these activities. Any development should continue to provide opportunities for meetings between members of the community who might not otherwise come into contact with each other, and should include mixed-use developments, strong neighbourhood centres and active street frontages which bring together those who work, live and play in the vicinity.



## 3.0 Policies - Theme 2: Community Life

28.1 The Strategic Objective SO11 of the South West Devon Joint Local Plan (Draft) (JLP) is committed to delivering high quality development which supports healthy communities that enjoy good quality and clean environments and where healthy lifestyles are positively encouraged through the developments and services that are provided. This is supported by the Draft JLP Vision for the 'Thriving Towns and Villages' where small towns, such as North Tawton, will be a thriving community when services and facilities which meet the needs of rural communities have been secured. The Policies set out below address the Community Life Objective.

28.2 Section 8, 'Promoting Healthy Communities', of the National Planning Policy Framework (NPPF) underpin these policies with specific paragraphs listed before each policy.

### Neighbourhood Plan Policies

#### Protecting Community Facilities from Loss

28.3 North Tawton aims to grow as a thriving small town, supplying the needs of its community with independent traders and businesses, a primary school, meeting spaces and sporting facilities for all age groups, providing the services that people rely on, whilst retaining its distinctive character.

28.4 There is a strong community spirit in North Tawton. The town has a wide range of clubs, societies and charities that meet regularly and cater for different age groups and special interests – the Women's Institute, British Legion, Amateur Dramatics (ANTS) and Youth Amateur Dramatics (YANTS), Friends of the Surgery, the Twinning Association, and the Environmental Trust are just a few. There are lunch clubs for older people and playgroups for toddlers.

28.5 The town has several valued and well-used buildings and facilities which support a range of activities. The Town Hall, Youth & Community Centre, Mortimer Room, Lakeway Church, Rugby Club, Bowling Club and the pubs and cafes are all well used for community activities. North Tawton has three pubs within the town and one on its outskirts, two cafes and two fast food outlets.



## 3.0 Policies - Theme 2: Policy CO1 - Protecting Community Facilities from Loss

29.1 The Square, and its retail and service facilities are important to the community. North Tawton has a Post Office, pharmacy, mini market, dog grooming shop, gift and craft shop, blacksmiths, three hairdressers, cafes and public houses. The residents value being able to buy many of the things they need in the town. They want to continue to enjoy and, wherever possible, to enhance, the town's retail offerings, in relation to the variety of goods and services available. Local shops, the Post Office and the pharmacy are the most frequently used businesses, with a significant proportion of residents using these facilities daily or weekly. The bank, a general store and butchers have closed in the recent past and there is feedback that competition from online retailers is having an impact on businesses.

29.2 Responses to the Neighbourhood Plan questionnaire clearly indicate that residents value the services and local shops available and wish to at least retain the breadth and variety of retail on offer, but also to increase both the variety of goods available and the quality of the retail environment.

29.3 'Town identity and feeling part of a community' and 'familiar service in local shops and businesses' were cited by the majority of respondents in the Questionnaire as what they enjoy about living in North Tawton. 78% of respondents cited 'Community Spirit' as a valued or highly valued aspect of North Tawton. 67% of respondents cited services and facilities as valued or highly valued.

29.4 The town holds a number of well-supported community events including school fetes and performances, regular Coffee Mornings with stalls selling local produce and crafts in support of neighbourhood clubs and charities, firework displays, fun days, 'Nanny Knights' celebrations held in honour of a resident of the town in the late 19th century, local amateur dramatics performances, a yarn-bombing event called Yarnageddon, twinning events, and carol singing in The Square. These events require the retention of local facilities in order to continue. They bring local residents together and help to develop cohesion, a shared sense of 'looking out for each other' and a strong charitable ethos, evident in the support for fundraising. They also generate a high degree of local pride resulting in a community that is keen to maintain the quality of the environment, as evidenced by the Questionnaire responses and involvement in local campaigns.



## 3.0 Policies - Theme 2: Policy CO1 - Protecting Community Facilities from Loss

30.1 **Policy CO1** supports the need to plan positively for the provision and use of shared space, facilities, including local shops, meeting places, sports venues, public houses and places of worship, and other local services, to enhance the sustainability of our community and to guard against the unnecessary loss of these valued facilities and services. Recent refurbishment of the Post Office and the pharmacy's move to new premises are regarded as positive indicators of maintaining a sustainable community.

### *Relevant National and Local Policies*

- *Draft JLP: Policies DEV 1, 3, 4*
- *NPPF: Paragraphs 28,69,70*



### 3.0 Policies - Theme 2: Policy CO1 - Protecting Community Facilities from Loss

Our particularly locally valued community amenities and facilities are identified on map CO1 and are:

- a) Post Office Services;
- b) Health Facilities – GP Surgery, pharmacy, dentists
- c) Community Venues - The Town Hall, The Youth and Community Centre, Mortimer Room, Rugby Club, Bowling Club
- d) Meeting places - Cafes, Local Pubs
- e) Places of Worship – St Peter’s Church, Lakeway Church, North St Chapel
- f) Sports & recreational facilities - North Tawton Football (ACV), Rugby and Bowling Clubs and the Memorial Park
- g) The Depot, Environment Trust (ACV)

Development proposals that result in the loss or change of use of the community facilities and registered Assets of Community Value (ACVs) will only be supported where:

- i) it can be demonstrated:
  - a) through an up-to-date assessment of community/facility capacity, demand and need, that the facilities are no longer needed; or
  - b) through an up-to-date assessment of local economic demand, that the facility is no longer commercially viable. Evidence will be required to show that the facility has been actively marketed for at least 12 months (ideally over two summer seasons) at a realistic and viable price for the existing or similar uses. Marketing should include an offer to the local community for its acquisition or operation; and/or,
- ii) it can be demonstrated, through an assessment of local community facilities’ offer and role, that suitable alternative provision (in terms of size, capacity and type) exists in North Tawton to serve the community; and/or,
- iii) in the case where there remains a need or demand, that suitable alternative and easily accessible replacement provision is included as part of the development proposal on or off-site within North Tawton.



A change of use would be supported where the alternative use met the needs of the community as per the General Permitted Development Order Schedule 2 Part 3.



## 3.0 Policies - Theme 2: Policy CO2 - Replacing, Improving and Increasing Play, Sports and Recreation Facilities

32.1 Currently (2018) the town has active Football, Rugby and Bowling Clubs, each with their own provision. In addition, there is a sports field and play area – The Memorial Park. Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to community health and wellbeing. It is important to retain what the town has, to take opportunities to improve facilities, and to support health and wellbeing across the residents' age profile, from children to older people. It is also recognised that the sports clubs encourage visitors from across the region, and beyond, making a contribution to supporting sustainable rural tourism that benefit businesses, and respect the character of the rural area. For all of these reasons the town would wish to protect its play, sports and recreational assets, and where appropriate will encourage registration as Assets of Community Value, a process the Football Club has successfully completed.

32.2 The Football Club, providing facilities for a significant number of regular youth, adult and veteran players, and FA qualified coaches for 4-14 year olds, has identified the need for improved lighting facilities at the ground to extend the hours of use. The town has supported the Bowling Club plans to upgrade both its indoor bowling provision and to extend its facilities for wider community use; this represents an improvement to the town's recreation and local facilities. An improvement plan for the Memorial Park is currently being implemented, partly funded through the 106 agreement for the Bathway Development.

32.3 Many residents responded in the Questionnaire to 'what facilities they would like to see and use' with requests for a swimming pool; some also requested gym and tennis facilities. The town would support further development of such facilities if available for community access and use, and if there is adequate resource for long term management and maintenance.

32.4 Policy CO2 emphasises the importance of retaining existing open space, sports and recreational buildings and land.



### *Relevant national & local policies*

- *West Devon Playing Pitch Strategy (Consultation Draft) Jan 2015*
- *West Devon Open Space, Sport, Recreation Study June 2016*
- *West Devon Green Infrastructure Report (Consultation Draft) Feb 2015*
- *Draft JLP: Policies DEV3&4*
- *NPPF: Paragraphs 70,73,74*



## 3.0 Policies - Theme 2: Policy CO2 - Replacing, Improving and Increasing Play, Sports and Recreation Facilities

### Policy CO2 - Replacing, Improving and Increasing Play, Sports and Recreation Facilities

Proposals for replacement, improved, new and/or additional play, sports, and recreation facilities and pitches will be supported where they:

- i) respond to a demonstrable need and demand for the proposed facility;
- ii) provide community access and secured community use;
- iii) demonstrate how they will be effectively managed and maintained in perpetuity;
- iv) meet up-to-date standards of design set by the appropriate agency or governing body (where appropriate);
- v) they demonstrate that local residents have been consulted and positive measures have been taken to ensure that there are no adverse impacts on local amenity.

### Priority Local Infrastructure and Projects

33.1 **Section 106 of the Town and Country Planning Act 1990** allows a Local Planning Authority to seek contributions from developers, through the planning application process, towards the cost of providing services and infrastructure within a community. Part of the '106 monies' can be spent on new community facilities or upgrading community facilities within the local area, and are available to projects that can evidence the additional demands placed on a local facility as a result of the development.

33.2 Section 106 contributions are negotiated with developers through the planning process and received at a specific point in the development. It is important that residents of North Tawton can identify projects suitable for 106 funding and evidence the need and demand of such facilities. Retaining and maintaining existing community resources are a priority for the residents of North Tawton as well as the development of new facilities for the benefit of all ages. It should be noted that 106 contributions can only be sought to offset the direct impacts of development.

33.3 The Neighbourhood Plan Questionnaire revealed that residents enjoyed the range of community facilities in the town but would welcome more open spaces. 71% of respondents wanted to see more allotments, 61% some kind of community garden, 63% informal kick about areas, 65% a well-equipped play area. Residents have aspirations for additional leisure facilities and in response to the question about which facilities residents would like to have more of and would use, the list included communal open spaces that all ages can enjoy and designated dog walking space.

33.4 Residents have highlighted concerns about car parking and addressing traffic congestion. This is covered within a number of sections of this Plan. The use of 106 monies to improve car parking and to seek solutions to the traffic congestion within the town would be welcome. This might be achieved, for instance, through the commissioning of a Traffic Consultant to work alongside a local forum and devise a 'Traffic and Transport' Plan proposing solutions to traffic congestion within the town.



## 3.0 Policies - Theme 2: Policy CO3 - Priority Local Infrastructure and Projects

3.4.1 **Policy CO3** lists the priority projects that residents would like to see developed and a clear process for ensuring that North Tawton Town Council and residents are included in the decision-making process for section 106 funding. This list is not exhaustive and it is recognised there will be a need to review it in the light of new developments over the life time of this plan.

### *Relevant national and local Policies*

- *West Devon Borough Council Section 106 Community Facilities Grant Scheme Guidance Notes*
- *NPPF: Paragraphs 69, 70,*
- *NPPF Sections 3 'Supporting a prosperous economy'*
- *4 'Promoting sustainable transport'*
- *5 'Supporting high quality communications infrastructure'*



### Policy CO3 - Priority Local Infrastructure and Projects

Proposers of development should engage with the local community and Town Council to help ensure that any proposals for development take into account both this plan's aims and objectives and the views of the local community.

Developer contributions generated from section 106 planning obligations or the Community Infrastructure Levy (CIL) which are required as a result of negotiations (with regard to planning obligations) or CIL (through the local authority adopted CIL), where relevant and feasible, should contribute towards the following local priority projects:

- Continued development and upgrading of The Memorial Park and additional play provision in other areas of the town;
- Visitor car parking within the town;
- Traffic Consultant to devise 'Traffic and Transport' plan to ease congestion in the town centre feeder roads;
- Community garden and wildlife areas;
- Creation of new allotments;
- Heritage trail, including artwork depicting key historical events/people;
- Cycle and walking trails.

The use of 106 and CIL receipts awarded to the Town Council will be considered on the basis of the priorities listed in this plan, appropriate timing in terms of the use of the funding and their deliverability (for example, whether the total amount of funding required to deliver the project is in place). Other priority projects may be identified during the lifetime of this plan and so this list will be periodically reviewed and updated.

### Objectives

4. To facilitate a greater level and variety of employment within the town.
5. To welcome and support measures which maintain and improve the effectiveness and vibrancy of the town's retail and business centre, ensuring a thriving town.
6. To support the safeguarding of existing public transport and promote better links with other towns and areas - especially those of Exeter and Okehampton.

### Introduction

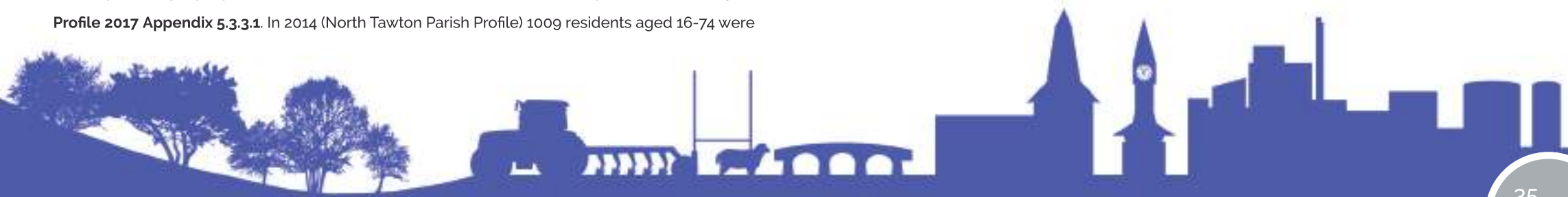
35.1 North Tawton is one of West Devon's more important settlements, providing local services and facilities for the surrounding rural parishes. In recognition of this it was identified as an important local centre for the surrounding villages in the West Devon Core Strategy (2011) and is named as one of the key 'Smaller Towns' in the Plymouth & South West Devon Joint Local Plan (Draft) (JLP). The location of the town and its easy access to the A30 means it has good links with Exeter and nearby Okehampton.

35.2 In 2017 the total population of North Tawton was 2032, of which 60.5% were aged between 16 and 64 years, slightly higher than in West Devon and the wider Devon County **JSNA Community Profile 2017 Appendix 5.3.3.1**. In 2014 (North Tawton Parish Profile) 100g residents aged 16-74 were

economically active and 346 were economically inactive or not working. Of those working, just under 50% were full time employees, with 22% part time. A further 21% were self-employed either full or part time. Like most of West Devon, North Tawton has a higher proportion of economically active residents who are self-employed than the regional or national average.

35.3 In 2016 9.5% of North Tawton's population were dependent on benefits or tax credits, with 9.8% unemployed (*JSNA Community Profile 2017*). This is a similar level to neighbouring Okehampton and in West Devon as a whole. Households within North Tawton experiencing fuel poverty (14.3%) was slightly higher than in West Devon. Twelve % of young people aged 16-24 were claiming benefits, higher than the South West and nationally. In 2017 80% of young people gained 5 GCSE's or more A\*-C which is 23% higher than the national average and considerably higher than the West Devon average, something for the young people of North Tawton to be proud of **Appendix 5.3.3.1 JSNA Community Profile 2017**.

35.4 North Tawton is well served by a number of strong businesses which have been a significant feature within the local economy for many years. These include Gregory Distribution and warehousing, Taw Valley Creamery (Arla Foods) and Vital Pet products at The Barton; all have a national or international reputation and provide employment opportunities for the residents of North Tawton and the surrounding areas. Each of these businesses developed historically from the agricultural productivity of the parish, and the wider agri-food industry continues to be important locally, contributing to food and drink, and tourism businesses, and underpinning the employment base.



## 3.0 Policies - Theme 3: Economy

36.1 Modelled supply chain data for the south west, by the Centre for Rural Policy Research, suggests that 44% of primary production is supplied to the region. A local example is the milk delivered to Arla from local, and wider peninsular farms, to manufacture cheese. Agriculture is responsible for about twice as much employment in Devon as it is generally in Great Britain with 15% of Devon's manufacturing employment being in food and drink processing.

36.2 Most of the land in the North Tawton parish is actively managed farmland and much is classified as best and most versatile agricultural land (BMV), with a belt of Grade 2 land lying to the south of the settlement, and substantial areas of Grade 3a throughout the parish. The NPPF sets out in paragraph 112 that local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality with consideration given as to the impact on the future farming of the land and on the community.

36.3 There are other smaller employers within the town offering a range of employment opportunities including local retail outlets, hospitality and tourism, health services, motor mechanics, vets, skilled trades, fire station, manufacturing and artisan and craft.

36.4 Although still thriving, the town has experienced closures and changes to businesses particularly within the main Square. At the time of writing, the Store, Hardware Shop, the butchers and Nat West bank have closed. However, in a positive vein, the pharmacy has recently purchased the old bank, providing an updated and modern pharmacy facility, and the Post Office has undergone refurbishment. As shops or other businesses close or move premises there is a concern that these will no longer offer business and retail opportunities and the premises be absorbed into the residential sector.

36.5 A frequently raised issue that affects the viability of the retail centre of the town is adequate car parking and congestion. The policies within this theme seek to address these concerns, to ensure that North Tawton continues to be a vibrant and thriving town. The Draft JLP, through its Strategic Objective SO1 emphasises that development and change will be planned for and managed in accordance with principles of sustainable development. The policies within this Economy theme aim to address these principles of sustainability. The following sections of the National Planning Policy Framework (NPPF) underpin these policies:

- Building a strong, competitive economy;
- Ensuring the vitality of town centres;
- Supporting a prosperous rural economy;
- Supporting high quality communications infrastructure;
- Promoting healthy communities.



## 3.0 Policies - Theme 3: Policy E1 - Local Employment Land

37.1 **Policy E1 i-iv** highlights the land within North Tawton that is currently utilised for employment and areas allocated within the JLP. **E1 v-vi** shows land where there is planning permission from West Devon for employment development which are commitment sites within this Plan.

37.2 Planning permission for the Bathway Development (planning reference 01037/2013) includes an area of land allocated for employment use which is an allocated site within the Draft JLP as 1,300 sq.m Class B1 Employment Space. This was the subject of a planning application for a further 28 houses with a request to use the land earmarked for employment units to build more houses. North Tawton Town Council have objected to this application, citing as their main reason the need to retain this for its intended purpose, that of employment. West Devon also refused the application. This area of land is currently for sale.

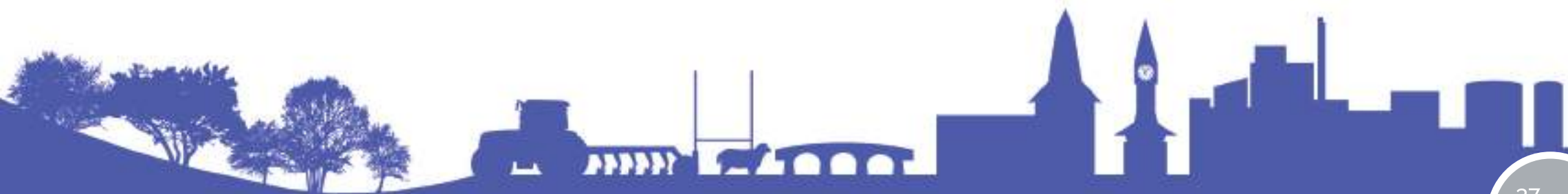
37.3 The land at the Woollen Mill had planning permission for mixed use – housing and B1 employment, which was valid until April 2018. Residents have for many years expressed a desire to see some positive development on this site. This is no longer an allocated site within the Draft JLP as it is unlikely to be developed in the near future. In the Neighbourhood Plan Questionnaire, 47 out of 153 responses (31%) felt that the Woollen Mill site would be the best place for any new development, whether employment or housing, to take place. This site is allocated within Policy HO1.

37.4 Planning permission has been granted for employment use at land adjacent to Taw Bridge (planning reference 01153/2014).

37.5 There is some evidence of a need for businesses to seek new premises in the area; however this was only a small number of respondents within the Questionnaire (7 out of 23).

### *Relevant local and national Policies*

- *Draft JLP: Strategic Objectives SPT4, SO8, SO9, TTV29. Policies DEV2, DEV14*
- *West Devon Borough Council Core Strategy 2011*
- *NPPF: Paragraphs 21,22,28*



## 3.0 Policies - Theme 3: Policy E1 - Local Employment Land

The following areas, shown on **Map E1**, are currently designated as local employment land:

- i) Haulage, Warehousing and Transport Depot
- ii) Taw Valley Creamery
- iii) The Barton
- iv) Former Station Yard

The following areas shown on **Map E1** are commitment sites for employment use

- v) Batheway Employment land (01037/2013)
- vi) Land at Taw Bridge (01153/2014)

Development proposals within these areas will be supported which:

- i) are for employment premises serving B1\*, B2\* or B8\* uses (or a combination of these uses);
- ii) provide sufficient and secure off-street parking for cars, vans, HGVs, and bicycles;
- iii) have no adverse impacts on:
  - a. the character of the built environment;
  - b. the character of the natural environment and setting;
  - c. residential amenity;
  - d. traffic generation and congestion;
  - e. noise; and,
  - f. light pollution;
- iv) do not contribute to increased flood risk and use Sustainable Drainage Systems (SuDS) to mitigate this risk;
- v) do not cause the significant loss of best and most versatile agricultural land (BMV) graded 1 or 2.

Proposals which result in a more appropriate or efficient use of the site as employment land will be supported:

1. Where proposals are for the extension of existing premises, they should demonstrate, through a business plan, a net increase in full-time equivalent (FTE) jobs or demonstrate a need for the additional space to enable the business to grow;
2. Which suggest a change of use to an alternative use or uses on the site will only be supported where:
  - a) The alternative proposed use fulfils a need for that use locally;
  - b) It can be demonstrated that the use of the site solely for employment (Use Classes B1, B2 and B8) is no longer viable, through an active twelve-month marketing exercise where the property or site has been offered for sale or letting on the open market for these uses at a realistic price and no reasonable offers have been refused.



## 3.0 Policies - Theme 3: Policy E2: Homeworking

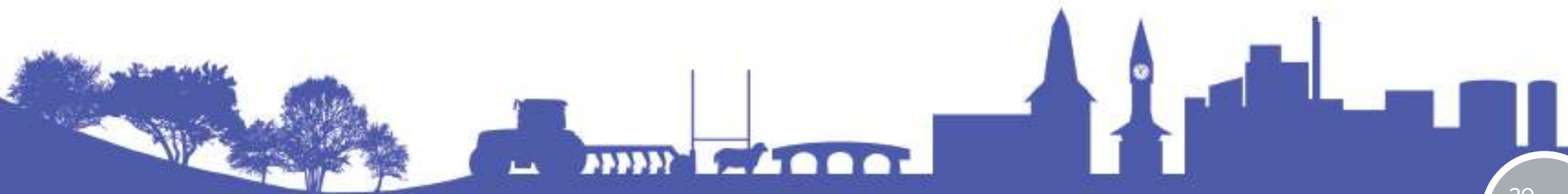
39.1 In 2014 21% of residents were self-employed. Like most of West Devon, North Tawton has a higher proportion of economically active residents who are self-employed than the regional or national average. Providing diverse employment opportunities for people, including working from home, enables the town to create a more rural entrepreneurial culture. This could be by providing space to develop small businesses (subject to appropriate planning approval) as well as opportunity to have a dedicated office space within the home. Policy E3 encourages developers to consider how they might make provision within dwellings for flexible space that can be used for home working.

### *Relevant District and National policies*

- *Draft JLP: DEV15*
- *NPPF: Paragraph 21*

## Policy E2 - Homeworking

Developers will be encouraged to make provision, within dwellings, for homeworking including internal space, availability of power, telephone and internet sockets to allow for flexible working arrangements.



## 3.0 Policies - Theme 3: Policy E3 - Live-Work Units

40.1 North Tawton is a working town and steps need to be taken to support and diversify the local economy. As well as making land for employment available, consideration needs to be given to business support and training. This Objective identifies the need to provide a greater level and variety of employment within the town. As evidenced above within **Policy E1** there is a lack of suitable or available land and sites for developing new employment opportunities. There is a need therefore for more creative and imaginative solutions. Live Work units offer a degree of flexibility and solution for residents seeking to develop a business and have affordable living accommodation. North Tawton has recently seen the development of such accommodation.

### *Relevant district and national policies*

- **Draft JLP: DEV14&15**
- **NPPF: Paragraphs 21, 28**

### Policy E3 - Live-Work Units

Development proposals which enable or facilitate working and living in the same building or on the same site will be supported where:

- they are well-related to the surrounding land and building uses;
- the uses do not cause unacceptable nuisance to neighbouring premises/properties;
- the proposal provides satisfactory living conditions for future occupants;
- they provide sufficient and secure off-street parking for cars, vans, HGVs, and bicycles;

- they do not contribute to increased flood risk and use Sustainable Drainage Systems (SuDS) to mitigate this risk; and,
- there is no adverse impact on:
  - the character of the built environment;
  - the character of the natural environment and setting;
  - residential amenity;
  - traffic generation and congestion;
  - noise; and,
  - light pollution.

Proposals which seek the change of use of existing employment space to form accommodation must demonstrate that such changes do not result in an unacceptable loss of existing employment space to the detriment of the local economy. Proposals should retain existing ground floor employment space.

To ensure that the supply of live-work employment premises are retained for the benefit of the local economy, and to prevent the use of this policy to achieve wholly residential use through conversion of live-work units in the future, new additional development of live-work units permitted under this policy must remain as their proposed use in perpetuity to support the local economy unless it can be demonstrated, through a robust local economic assessment, that there is no demand or need for the live-work unit to remain as such for 3 years from the point of assessment.



## 3.0 Policies - Theme 3: Policy E4: Maintaining the Retail & Business Offer

41.1 North Tawton residents value the town's community spirit and the services and facilities around which that is centred. The hub of the town is The Square where the majority of the retail businesses lie. At one time there were shops selling a wide range of products in the streets leading into and around The Square ensuring that residents could buy everything they needed within the town. Today there are fewer shops and services. However these continue to be much valued by the residents, particularly the older people of the town and those without transport.

41.2 As well as shops and services North Tawton has three Public Houses – The Fountain, White Hart and Copper Key within walking distance of The Square and The Railway on the edge of the town. There is also a café, fish & chip shop and restaurant, and international fast food outlet within The Square. All these businesses contribute to the viability and vitality of the town.

41.3 In the Neighbourhood Plan Questionnaire, just under 50% of respondents said they used the local shops daily rising to 90% for weekly visits. The majority of these used the Post Office and pharmacy. 93% of respondents said they shopped in the town to 'top up' grocery shopping whilst only 7% did their main shopping in the town. The majority used Okehampton for their main shopping although an increasing number use online shopping. In response to the question 'what kind of business should we be trying to attract to North Tawton' a significant number of respondents indicated independent shops and restaurants.

41.4 In response to the question 'what one thing would make you do more shopping in the town' the three most frequent responses were a greater variety of shops offering more choice, cheaper products and better car parking.

41.5 **Policy E4** provides an important timeframe for considering the future of retail and business premises if and when they become vacant, thus indicating the value of retaining, wherever possible, availability of choice for residents. This was reinforced by the feedback from residents at the Consultation Event (10th December 2016).

41.6 Policy DEV18 in the Draft JLP – Protecting local shops and services, – reinforces this stating that development within centres should maintain the vitality and viability of the centre and ensure it retains its role in the retail hierarchy, meeting the needs of the area it serves. Change of use to other facilities of local community importance, will only be supported where there is no significant harm to the level of service locally and where there is no reasonable prospect of the business or community use continuing.

### *Relevant district and national Policies*

- *Draft JLP: Policy DEV17 &18*
- *NPPF 23,28, 70*



## 3.0 Policies - Theme 3: Policy E4 - Maintaining the Retail & Business Offer

### Policy E4 - Maintaining the Retail & Business Offer

North Tawton Town Centre and the town's primary retail & business premises are defined on **Map E4**

Within the town centre's retail and business area, the primary retail premises will be protected from change of use and development proposals for change of use to non-retail and non-service uses will only be supported where they demonstrate that:

- i) they have been marketed for existing use for a period of 12 months;
- ii) there is no significant harm to the level of service locally and where there is no reasonable prospect of the business continuing;
- iii) the proposal demonstrates that there is no demand for the existing or alternative uses suitable to the town centre retail area;
- iv) options of conversion to alternative service uses have been considered and it has been demonstrated that such uses would not be viable and there is no market demand.



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## 3.0 Policies - Theme 3: Safeguarding Public Transport

### Safeguarding Public Transport and Opportunities for the Reinstatement of the Railway

43.1 Currently there is no regular train service between Okehampton and Exeter. In the summer months there is a Sunday service which has proved popular with residents and visitors to the area. There has been a much-publicised campaign to reinstate a regular all-year-round service between Okehampton and Exeter, a need which became even more urgent during the winter of 2014 when the mainline through Dawlish to the South West was closed due to flooding. The Neighbourhood Plan supports the reinstatement of the railway between Okehampton and Exeter. North Tawton has not had its own Railway Station since the 1960s however, should a regular service be introduced, the re-opening of a local station or halt would be an aspiration for the town.



43.2 This would not only provide access to Okehampton and Exeter for shopping and employment for residents but also bring visitors to the town and surrounding areas. Policy E6 reinforces this commitment to supporting the reinstatement of the railway. This is supported within SPT8 – Strategic Connectivity, within the Draft JLP and also SO8 which refers to sustainable transport links to other settlements.

43.3 88% of respondents to the Neighbourhood Plan Questionnaire expressed support for the Okehampton to Exeter railway to reopen on a regular basis. 80% said they would use the railway for social reasons, 67% to connect to mainline train services, and 24% would use the train to travel to work.

43.4 30% of respondents raised the Bus Service as a transport issue, with a number of people highlighting the need for the buses to run later in the evening. Should the train service from Okehampton to Exeter be reinstated, within the life of this plan, a direct bus service from North Tawton to Okehampton should also be reinstated.

#### *Related district and national policies*

- *Draft JLP: Strategic Objective SPT8 & SPT9, policy DEV31*
- *NPPF: Paragraphs 29,30,69*



## 3.0 Policies - Theme 4: Housing

44.1 In the Plymouth & South West Devon Joint Local Plan (Draft)(JLP) North Tawton is identified as a smaller town within the Thriving Towns and Villages Policy area, alongside Hatherleigh, Bere Alston and Lifton. Strategic Objective SO8 (Draft JLP) sets out to maintain the vitality and viability of the smaller towns and key villages through the provision of homes, jobs, services and community infrastructure sufficient to enable them to play an important role as local centres for their surrounding areas. In relation to housing this will be achieved through delivering an appropriate mix of new homes that responds positively to local housing needs and improves long term sustainability.

44.2 The Draft JLP sets out the provision for new homes across the whole plan area for 2014-2034, the life of the Draft JLP. Within the Thriving Towns and Villages area, across West Devon and South Hams, at least 7,700 homes are required of which 2050 should be affordable: 970 are within the smaller towns and key villages (JLP Policy SPT3). These include homes that have been completed or under construction, have planning permission, site allocations or are 'windfalls'. The term 'windfall' is defined in the National Planning Policy Framework as 'sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available'. Windfalls can be included within the housing allocation within West Devon's 5 Year Land Supply where there is compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply.

### Objectives

7. To support as closely as possible the views expressed by the town's residents through the social engagement process.
8. To support housing development that sustains the population of the town at a level that helps maintain shops, jobs and services sufficient to enable North Tawton to thrive as a place in which to live.
9. To ensure the provision of a sufficient number, type, range and tenure of housing of a good standard that meets the needs of different groups of people. To wherever possible promote independent living for people of all ages and conditions.
10. To ensure that the design of any new development reflects and respects the distinctive character of the town and its surroundings.



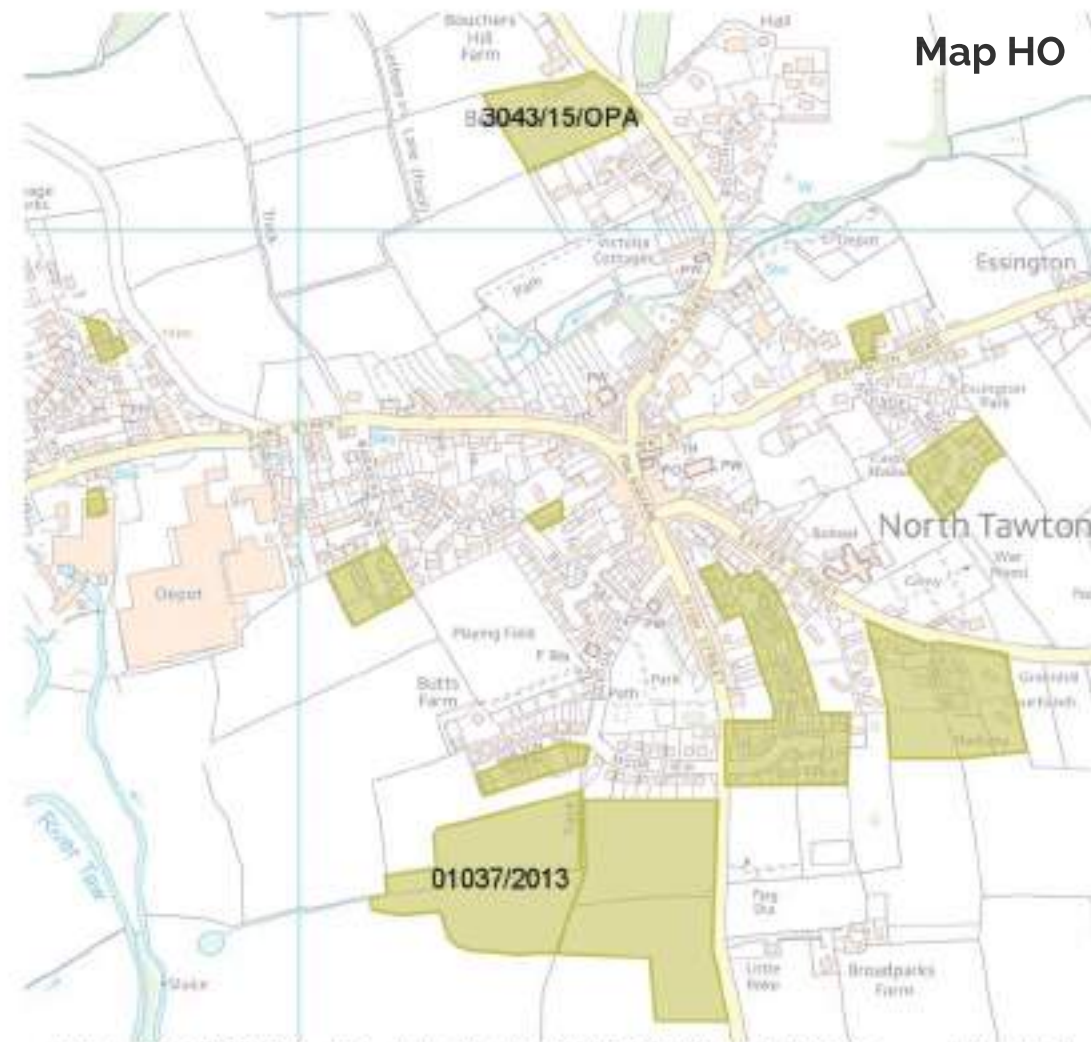
## 3.0 Policies - Theme 4: Housing

45.1 Since 2000 there have been a number of developments adding a range of new dwellings to the town. These include Strawberry Fields to the south, Taylors Field and Webbs Orchard, Barton Hill and Barkers Way, providing much needed social and affordable housing to the west, Richina Drive and Shiptons site providing smaller dwellings and flats and most recently Batheway Fields where 61 dwellings have been constructed. These can be found on **Map HO New Dwellings since 2000**.

45.2 The residents of North Tawton made it very clear in the Neighbourhood Plan Questionnaire responses that there is a preference for small scale rather than large developments in the town. 69% of respondents said they preferred the use of Brownfield sites for any new development, which should be a mix of small developments (70% of respondents) rather than one new estate. The public response to the 'Call for Sites' exercise undertaken in 2014, also indicated that smaller sites were preferred. This view was further supported by residents in their feedback following the Consultation Event on 10th December 2016.

### Consultation with residents

45.3 There is an expectation from the North Tawton Town Council that for any significant development within the town there should be consultation with residents both at the pre application stage and following planning approval. This provides the opportunity for developers to present their plans, including any benefits to the town, for consideration by residents.



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## 3.0 Policies - Theme 4: Housing: 'Call for Sites' Process

### Neighbourhood Plan Policies

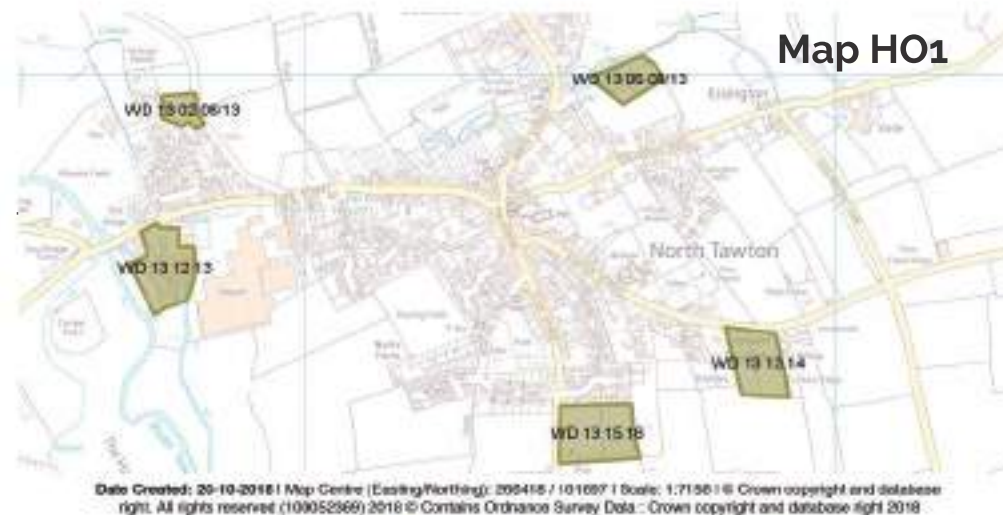
46.1 The seven Neighbourhood Plan Housing Policies identified below seek to meet the Objectives set out in this Housing theme. The following sections of the National Planning Policy Framework (NPPF) underpin these policies with specific paragraphs listed before each policy:

- Delivering sustainable development
- Delivering a wide choice of quality homes
- Requiring a good design
- Promoting Healthy Communities
- Protecting greenbelt land
- Meeting the challenge of climate change and flooding.

### 'Call for Sites' Process

46.2 In 2014 the Neighbourhood Plan Development Group initiated a 'call for sites' - an informal opportunity for individuals and organisations to propose sites within North Tawton, for development. The exercise in itself did not decide whether a site should be allocated for development, nor commit the proposer(s) to applying for planning consent, but enabled the Neighbourhood Plan Development Group to better understand the needs and wishes of the residents, in the context of land that may become available for development. **Appendix 5.3.4.1a 'Site Information Pack 2014'** A further opportunity was provided by West Devon Borough Council in 2016 for developers to come forward with potential sites for development. **Appendix 5.3.4.1b 'Site information pack 2016'** provides a list of sites presented and the results of the analysis of these sites. (note that SHLARR reference WD\_13\_05\_08/13 only relates to the area shaded within the 2014 site information pack – site allocation below 'Land East of Devonshire Gardens')

46.3 Assessment of these sites was undertaken by the Neighbourhood Plan Development Group, following the Regulation 14 Consultation response from West Devon Neighbourhood Planning, using the Neighbourhood Plan Site Assessment Matrix developed for the draft JLP. **'Integrated Assessment Matrix' Appendix 5.3.4.4.** Each site considered for allocation within the Plan has been subject to an assessment against the SEA criteria used within the Plymouth and South West Devon Joint Local Plan. By using the same assessment criteria as the JLP it can be demonstrated that all reasonable alternatives have been considered before the identification of potential sites, and that a consistent approach has been used. **'North Tawton Neighbourhood Plan Site Assessment Matrices' Appendix 5.3.4.5.** Following this assessment details of the potential site allocations, along with the justification and proposed phasing, are outlined in **Policy HO1 Site Allocation for Housing.**



## 3.0 Policies - Theme 4: Housing: Development Sites with Planning Permission

### Development sites with planning permission

#### 47.1 Batheway Fields - planning reference: 01037/2013

In Policy TTV2 of the Draft JLP the Batheway Fields site is allocated for mixed use development - homes and employment (Use Class B1) for 61 dwellings and 1,300 sq.m employment floor space. At time of writing (2018) development of the 61 dwellings has been completed. The land identified for the employment space, along with land identified for medical centre use, has been put up for sale.

47.2 A further Planning application for 100 dwellings (Phase 2 development) was submitted in November 2016, followed up with some amendments in April 2017. In both cases North Tawton Town Council objected to these planning proposals which WDBC subsequently refused. The developer submitted an appeal against this decision which was to be heard in July 2018. Meanwhile the developer subsequently submitted a fresh planning application for 65 dwellings on this site which was granted in June 2018.

47.3 In the 'Call for Sites' process the developer presented a long term plan to develop up to 600 homes on the Batheway site. This kind of large scale development is not required to meet the housing needs for North Tawton, nor of the Smaller Towns and Key Villages within the Draft JLP. Neither is it in keeping with the views and wishes of the town's residents. This scale of development would not be regarded as sustainable, putting significant pressure on the infrastructure of North Tawton.

#### 47.4 Land above Bouchers Hill - planning reference 3043/15/OPA

This site received outline planning permission in 2018 for 9 self-build dwellings. There is also a barn on the same site with permitted development permission. Although this site is on greenfield land there is support within the town for this self-build development, and it was approved by North Tawton Town Council. It is important that development on this site adheres to Policy HO7 Small Scale Self-Build Housing and the **North Tawton Design Statement Appendix 5.3.1.1**.

### Neighbourhood Plan Site Allocation for Housing Development

47.5 In order to fulfil the requirements of the JLP and the presumption within the NPPF to deliver sustainable development it is considered that the Neighbourhood Plan should allocate 5 potential sites for housing over the period of the Plan until 2034. **Map HO1 Site Allocations.** Each site listed within **Policy HO1** for allocation was presented during the call for sites process and has been subject to an assessment against the SEA criteria used in the JLP Site Assessment Matrix which has enabled an objective assessment of housing need over the life of the Neighbourhood Plan.

47.6 Each site is either of small or medium scale, spread around the town, rather than one large development, in keeping with the views of residents. 70% of residents responding in the Questionnaire favoured a mix of smaller sites rather than a large estate. All sit within the settlement boundary of North Tawton therefore are deemed sustainable developments with facilities to support and accommodate them.

47.7 There is an ongoing need for affordable housing within the Parish as indicated in **Policy HO3** and each of these sites should accommodate some affordable housing over the period of the plan. A mix of open market/affordable/social housing was preferred by 63% of respondents in the Questionnaire.

47.8 Land east of Devonshire Gardens is owned by South West Water who have shown their wish to sell for development through their current planning applications. The requirements set out in HO1 include the provision of allotments which is designated as 'local green space' in **Policy CH1**. This site is currently an Asset of Community Value, registered by the Environmental Trust. Requirements within HO1 also address the concerns raised by some local residents in relation to traffic congestion and car parking.

47.9 Residents expressed a preference for developing brownfield sites before greenfield agricultural sites. The Woollen Mill site has long been a priority for residents receiving significant support in the 'call for sites' process. The redevelopment of this listed building would provide an opportunity to safeguard the future of the building and enhance the surrounding environment.



## 3.0 Policies - Theme 4: Policy HO1: Site Allocation for Housing Development

### Policy HO1- Site Allocation for Housing Development

Proposals will be supported for new housing on the following sites and shown on the site allocations map, provided the development meets the requirements set out in the policies of this plan and the JLP

**Land South of Exeter St (SHLARR Reference: WD\_13\_13\_14) 1.1 hectare to accommodate up to 15 dwellings**

**Land at Yeo Lane (SHLARR Reference: WD\_13\_02\_08/13) 0.4 hectares, to accommodate up to 12 dwellings**

**Land South of Strawberry Fields (SHLARR Reference: WD\_13\_15\_16) 1.47 hectares. To accommodate up to 24 dwellings**

**Land East of Devonshire Gardens (SHLARR Reference: WD\_13\_05\_08/13) 0.6 hectares to accommodate 14 dwellings (including assisted living)**

**Woollen Mill (SHLARR Reference: WD\_13\_12\_13) 1.4 hectares to accommodate up to 42 dwellings**

#### Land South of Exeter St WD\_13\_13\_14

This site is intended to provide up to 15 new dwellings with sufficient and adequate car parking for residents and visitors.

In addition to the requirements listed in the policy the proposal must also have regard to the following requirement:

- To consider the potential impact of the high pressure gas main which runs along the Northern boundary in terms of site safety.

All development proposals must have regard to the following requirements:

- To consider the implications for traffic congestion in their development proposal in accordance with Policy IN4 in this plan
- To consider the provision for affordable housing in accordance with policy HO3 of this plan
- To consider the provision of sufficient and adequate parking for residents and visitors in accordance with policy HO7 within this plan
- To consider the provision of adequate private rear amenity space (gardens) for each dwelling in accordance with policy HO5 within this plan
- To consider a scheme design that will help to secure appropriate retention and enhancement of wildlife corridors or stepping stones
- To consider creating a SUDS scheme at the site to avoid additional surface water run-off impacting on other areas of the town.
- To consider the provision of energy requirements and sustainability in accordance with policy EE3 within this plan.

These developments will need to be implemented in accordance with Policy HO2 of this plan and the Town Design Statement, Appendix 5.3.1.1, as well as the general requirements set out in the draft JLP.

#### Land at Yeo Lane WD\_13\_02\_08/13

This site is intended to provide up to 12 new dwellings with sufficient and adequate car parking for residents and visitors.

In addition to the requirements listed in the policy the proposal must also have regard to the following requirements:

- To consider the impact of the proximity of the sewage works on this development
- To undertake a pre application archaeological assessment and evaluation of the site



## 3.0 Policies - Theme 4: Policy HO1: Site Allocation for Housing Development

### Land South of Strawberry Fields WD\_13\_15\_16

This site is intended to provide up to 24 new dwellings with sufficient and adequate car parking for residents and visitors.

In addition to the requirements listed in the policy the proposal must also have regard to the following requirements:

- To consider a mix of dwelling types to reflect the needs and demographic of local households in accordance with policies HO2 and HO5 of this plan
- To consider the provision of safe off road cycle and footpath into town in accordance with policy E7 of this plan
- To consider the provision of a new access road junction
- To consider the provision of a bus stop within proximity of the site
- To fully consider and implement appropriate protective measures in relation to the Roman remains Scheduled Ancient Monument
- To fully consider and implement a landscaping scheme that provides appropriate protection of existing landscape features (including trees that are subject of Tree Preservation Orders) and screens the site from wider views.

### Land East of Devonshire Gardens WD\_13\_05\_08/13

This site is intended to provide up to 11 new dwellings, assisted living accommodation, and allotments, with sufficient and adequate car parking for residents, visitors and allotment users.

In addition to the requirements listed in the policy the proposal must also have regard to the following requirements:

- To consider the needs for provision for the ageing population of North Tawton in accordance with policy HO5 of this plan
- To consider the provision of sufficient and adequate parking for residents, visitors and allotment users in accordance with policy HO7 of this plan to ensure there is no adverse impact on parking in Devonshire Gardens and North Street
- To consider fully the site's proximity to the Conservation Area and incorporate design measures accordingly.

- To consider the provision of allotments as local green space in accordance with policy CH1 of this plan
- In considering within the scheme design the need to secure appropriate retention and enhancement of wildlife corridors or stepping stones, including the watercourse, hedgerows and trees within the site.

### The Woollen Mill WD\_13\_12\_13

This site is intended to provide 62 homes of an appropriate range, mix and type to meet local needs, over the final phase of this plan. In addition this may include B1 office space. The site was subject of two applications, an outline application (Code No 1990/2011) and an application for Listed Building Consent Code 1992/2011) which were approved but have since expired.

Nevertheless these provide a good guide to how development of the site should be approached.

In addition to the requirements listed in the policy the proposal must also have regard to the following requirements:

- To consider the design and setting of listed structures and other features of heritage interest
- To consider measures to reduce and mitigate flooding issues
- To consider measures for dealing with contaminated land
- To consider measures for mitigating the effect of noise from neighbouring users
- To consider the reuse of heritage materials on site as part of the overall design
- To consider the site's archaeological assets in both the design and the potential reuse of materials
- To consider the provision of local employment land and mixed use development in accordance with policies E1 and E2 of this plan



## 3.0 Policies - Theme 4: Policy HO2: New Dwellings

### New Dwellings

50.1 Policy HO2 has been informed by the expressed views of residents of North Tawton through the responses to a number of relevant questions within the Neighbourhood Plan Questionnaire and in feedback from the Consultation Event (10th December 2016).

50.2 The current housing stock in North Tawton provides a good cross section of types of property, but the future increase in house numbers should be kept to a minimum, with traditional style housing on Brownfield sites preferred. There was a clear preference from respondents for three-bedroom properties, some bungalows and larger gardens than those provided in the last development at Strawberry Fields and the development at Batheway Fields.

50.3 The Questionnaire revealed that 65% of respondents would not want to see any more than 100 new houses built within the town over the next 20 years. Only 27% of respondents thought between 76 and 100 was acceptable, with 38% preferring less than 76. 21% of respondents did feel that more than 100 new houses would be acceptable.

50.4 An analysis, undertaken for the Neighbourhood Plan, of the density of new developments built over the past 10 years within North Tawton, informs the preferred density of dwellings per hectare in Policy HO2. This analysis can be seen in Appendix 5.3.4.8. This preferred density was supported by the preference for low density sites expressed by Questionnaire respondents. West Devon Core Strategy, SP6, refers to a preferred density of 30 houses per hectare within certain locations.

50.5 69% of respondents expressed a preference for the use of Brownfield sites for any new development, which should be a mix of small developments (70% of respondents) rather than one new estate. 54% expressed this as their least preference with only 19% preferring one large development. A mix of open market/affordable/social housing was preferred by 63% of respondents.

50.6 In relation to the type of new housing, 53% of respondents preferred 2 storey dwellings with the same number expressing 3 storey houses as their least preference. 63% expressed a preference for more traditional style dwellings.

50.7 In response to whether residents would welcome dwellings using environmentally friendly technologies to reduce carbon foot print and running costs, 67% respondents expressed agreement. The Questionnaire also revealed that 72% of respondents identified Parking as a very serious issue for the town, with a further 16% viewing it as a concern. Car parking provision for residents was seen as a major concern for 59% of respondents, with provision of car parking for visitors a serious concern for 49%.

50.8 In relation to accessibility any new development must comply with the Draft JLP Policy DEVg 4 1&2.

#### *Related district and national Policies*

- *Draft JLP: Strategic Objectives SO8, SO11, Policies TTV 1,2, 29, DEV7,8,9: 4 1&2,10*
- *West Devon Core Strategy SP6 (2011)*
- *NPPF: Paragraphs 17, 29-30,47,50,56,58,61,69,75, 94-95,99-100, 109.*

## 3.0 Policies - Theme 4: Policy HO2: New Dwellings

### Policy HO2- New Dwellings

Developers are encouraged to:

- i) utilise small plot sizes of approximately 0.5 hectares;
- ii) develop sites in keeping with the traditional character and plot sizes associated with North Tawton;
- iii) consider the use of previously developed land (brownfield) sites before greenfield sites;
- iv) utilise rainwater harvesting and/or grey water recycling within dwellings to reduce water disposal from sites;
- v) provide communal green space and play areas within new developments.

Proposals for development on sites of 12 or more new dwellings will be supported where they:

- vi) provide, on average, a density of 30 dwellings per hectare;
- vii) provide a mix of dwelling types and sizes commensurate with the demographic of local households in North Tawton, with the majority being 2 and 3 bedroom dwellings;
- viii) provide adequate off road car parking facilities through provision of a garage and/or driveway which should be held in perpetuity only for parking provision (see also Policy HO6);
- ix) provide safe, convenient and pleasant cycle and pedestrian routes to the town centre and to principal facilities, including schools; safe and convenient crossing of roads, where the location of the proposal suggests a need for such routes;
- x) do not contribute to increased flood risk and use Sustainable Drainage Systems (SuDS) to mitigate this risk. Where SuDS are put in place, developers should consider positive solutions for landscape incorporation and biodiversity improvements as part of the schemes;
- xi) do not cause the significant loss of best and most versatile agricultural land (BMV) graded 1 or 2;
- xii) developers should include positive solutions for landscape incorporation and biodiversity of wildlife as part of the schemes.



## 3.0 Policies - Theme 4: Policy HO3: Affordable Housing

### Affordable Housing

52.1 In October 2014, a Housing Needs survey was undertaken. The questions asked within the survey were intended to provide a headline figure to advise what housing provision may be needed within the town over the next 5 years.

52.2 The conclusion of the Housing Needs Survey Nov 2014, **Appendix 5.3.4.2** was that the number of new homes needed to meet "local needs" was at zero, largely due to the development under construction at Batheway Fields. This took into account the number of homes in the planning process and the provision of 11 units at Barkers Way completed in 2014. On the basis of the results of this survey, it was assumed that these units would adequately meet the affordable housing needs of the local community for the next three to five years.

52.3 Information provided by Devon Home Choice, on behalf of West Devon Borough Council, identified in July 2018 48 households in need of affordable rented accommodation in the North Tawton area. Of these, 13 were in higher levels of need as categorised by Devon Home Choice banding **Appendix 5.3.4.6: Devon Home Choice Housing Need Bands A-E**. This demonstrates that there is an ongoing level of need for affordable housing – both rented and purchased within North Tawton.

53.4 Allocation of and occupancy of Affordable Housing must meet the requirements of West Devon Borough Council's Local Allocation Policy and meet the local connection criteria set out for the area.

53.5 All future development will need to provide affordable housing either on-site or through a financial contribution. Any applications submitted will be required to demonstrate how they meet

**Policy DEV8** of the Draft JLP which states that developments between six and ten dwellings or eleven plus dwellings must provide at least 30% Affordable Housing.

#### *Related district & national Policies*

- *Draft JLP: Policies DEV7,8,9*
- *North Tawton Housing Needs Survey Nov 2014*
- *West Devon Borough Council Affordable Housing Policy*
- *West Devon Borough Council Local Allocation policy*
- *NPPF: Paragraphs 47,50,54*

### Policy HO3 – Affordable Housing

Proposals for housing development will be required to satisfy requirements for affordable housing set out in the Plymouth & South West Devon Joint Local Plan, and should demonstrate how they address local housing needs identified in the most up-to-date housing needs survey.

In addition, all proposals for affordable housing should:

- demonstrate how they meet relevant requirements set out in the North Tawton Design Statement; and,
- demonstrate how they meet local needs for dwelling sizes (bedrooms) and type (for example, bungalows, semi-detached, terraced, maisonettes, apartments / flats, detached).
- consider the inclusion of accommodation to meet the needs of the elderly population in the parish (see Policy HO5)

## 3.0 Policies - Theme 4: Policy HO4: Private Rear Amenity Space (Gardens)

### Private Rear Amenity Space (Gardens)

53.1 In the Neighbourhood Plan Questionnaire, 56% of respondents expressed a strong preference, and 23% a preference, for any new developments to have larger rear gardens than those provided in the last development at Strawberry Fields (average being 48 Square metres). An analysis of rear garden size within recent developments in North Tawton, undertaken for the Neighbourhood Plan, revealed an average size of 60 square metres. This analysis, set out in **Appendix 5.3.4.7 Rear Amenity Space**, therefore informs the minimum size for a rear garden within **Policy HO4**.

#### *Related local & national policies*

- *Draft JLP: Policy DEV10*
- *NPPF: Paragraphs 47,50,54*



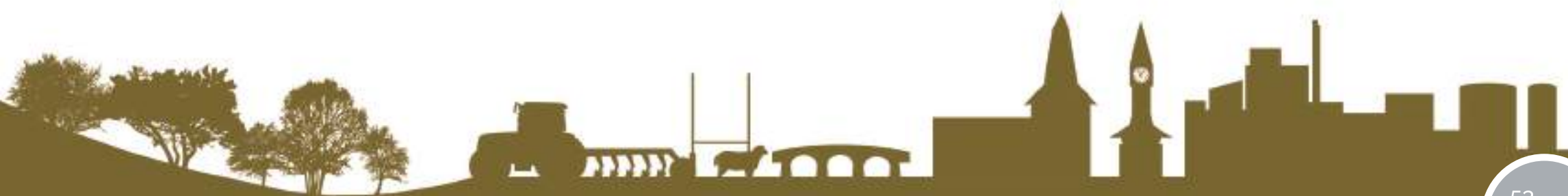
### Policy HO4 – Private Rear Amenity Space (Gardens)

New residential development proposals should demonstrate, through a design and access statement or planning statement, that adequate well-located private amenity space is provided of an appropriate size and type for reasons of good quality design, amenity of residents, accessibility, privacy, enabling adequate light (sunshine) and the provision of healthy living environments. This should normally be provided as rear garden space.

New dwellings should have a minimum of 60m<sup>2</sup> of useable private garden (amenity) space, where feasible.

Amenity spaces should be well-designed and fit for purpose and wherever possible:

- be practically shaped, having a useable area and be accessible and well planned in relation to the dwelling's living spaces;
- provide a private 'sitting out area' be secure; and,
- receive direct sunlight for part of the space for at least part of the day.



## 3.0 Policies - Theme 4: Policy HO5: Residential, Supported Care and Sheltered Homes

### Residential, Supported Care and Sheltered Homes

54.1 In 2017 19.4% of the total population (2032) of North Tawton were aged 65 - 84 (394 people), 6% were aged 80 years and over (122 people) and 3.1% were aged 85 and over (63 people). There has been a gradual increase in people over the age of 80 within the area since the census of 2011.

Source: Devon JSNA Community Profile 2017 Appendix 5.3.3.1.

54.2 Although within the average for the South West, this is above the England average. Key messages in the **North Tawton Parish Profile (2014) Appendix 5.3.4.3** indicated that the population will become more elderly with implications for health and social care and that demands for specialist housing, support and health facilities may increase. This is based on a forecasted percentage increase of 36% in the 65-84 age group and in the 85+ age group, of 89.2%. (Figures for Okehampton market town area which includes North Tawton). The population of West Devon Borough will grow because more people are likely to move into the area than leave it.

54.3 In the Neighbourhood Plan Questionnaire 36% of respondents expressed a strong preference for sheltered housing for elderly, infirm or disabled people to be provided within the town, with a further 35% of respondents expressing some preference. Some 30% expressed a strong preference for Care/Nursing provision within the town. Another key message from the Parish Profile (2014) is that further consideration should be given to how the needs of the elderly can be met.

54.4 Further evidence from the Bow GP Practice indicates that provision for elderly care within the communities served by the practice is limited. A number of patients have had to move to reside in Okehampton, Crediton, Hatherleigh and Holsworthy to access suitable provision to meet their

needs. A facility within the local area, providing some form of social care accommodation for the parish community, would be warmly welcomed by the GP Practice.

#### Related local and national Policies

- *Draft JLP: Strategic Objective SO11, Policy DEV7, 8*
- *NPPF: Paragraph 39*

### Policy HO5 - Residential, Supported Care and Sheltered Homes

To help ensure provision for the ageing population within the Parish of North Tawton, proposals for development of residential care, assisted living and sheltered accommodation for the elderly will be supported. Such proposals should offer a mixture of tenure opportunities and take account of factors such as local levels of need, affordability, accessibility and suitability of sites.



## 3.0 Policies - Theme 4: Policy HO6: Parking in Residential Development

### Parking in Residential Development

55.1 **Policy HO6** seeks to reduce on street parking, improve road safety and to mitigate problems being experienced within the town in relation to car parking and congestion issues.

55.2 The Neighbourhood Plan Questionnaire revealed that 72% of respondents identified parking as a very serious issue for the town, with a further 16% viewing it as a concern. Car parking provision for residents was seen as a major concern for 59% of respondents, with provision of car parking for visitors a serious concern for 49%.

55.3 The Questionnaire also revealed that 80% of respondents had up to two cars per household – 44% with one car, 36% with two. 12% had three or more cars per household.

55.4 Identifying additional sites for car parking within the town for both residents and visitors produced 112 responses in the Questionnaire, including the suggestion of more off road parking within any new housing developments as referenced above in **HO2**. As a number of residents have commercial vehicles it is important that there is provision made within any new development for parking such vehicles to avoid further congestion in residential areas.

#### Related local and national Policies.

- NPPF: Paragraph 50

### Policy HO6 - Parking in Residential Development

New residential development should provide off-road parking provision commensurate with number of bedrooms for residents and visitors with roads being of sufficient width and an appropriate layout to ensure easy two-way vehicular access, without compromising the safety of pedestrians or cyclists.

Proposals for development will be supported where they demonstrate, through a comprehensive and well-designed Transport Impact Assessment or Planning Statement, how they comply with standards set out by the Highways Authority in its most up-to-date standing advice, including the provision of 'Plug in' facilities for charging electric cars.

Proposals are encouraged to exceed this standard where viable:

- to help ensure that existing parking problems in North Tawton are not exacerbated;
- to provide the opportunity to maintain good and safe accessibility on local roads;
- to take realistic account of vehicle ownership (and use of commercial/business vehicles) per household in the town; and,
- to ensure that that the layout of any planned development provides easy access for residents and their visitors, for service vehicles (for example refuse vehicles) and for emergency service vehicles.



## 3.0 Policies - Theme 4: Policy HO7: Small Scale Self-Build Housing

### Small Scale Self-Build Housing

56.1 Self-build housing, which includes 'custom build housing', is defined by the Government (in the Community Infrastructure Levy Regulations, 2014) as a dwelling built by (or commissioned by) someone to be occupied by them as their sole or main residence for at least 3 years. This is a desirable expectation to ensure that plots are purchased by people committed to self-build and remaining in the community as opposed to a developer building the property to sell on.

56.2 Self-build can offer a lower cost solution to local residents as well as supporting the local economy by providing work for local builders, architects and trades people. It can also help to "free-up" the availability of market housing (private rent and owned) as a self-builder will usually be resident in the parish already and will vacate their home when their self-build home is complete.

56.3 There is growing support for this method of delivering housing, with the Government having introduced the Self-build and Custom Housebuilding Act in 2015. This is borne out by the response in the Neighbourhood Plan Questionnaire where 42% of respondents expressed a strong interest in custom built/self-build housing, and 25% expressing interest in this form of development within the town. Also 42% of respondents expressed a strong interest in affordable community self-build developments.

56.4 A requirement of the Housing Act is for Local Authorities to maintain a register of people interested in finding or developing a self-build plot. The preference would be that such self-build opportunities would be prioritised for local people who may be constrained by the availability and market cost of properties, and who would not normally qualify for affordable or shared equity housing, but who wish to remain within the parish.

56.5 There should be compliance with the 'North Tawton Design Statement', in relation to the design of the houses, gardens and surrounding area.

56.6 At time of writing there have been two outline planning approvals within North Tawton to develop sites for self-build dwellings, both of which have received support from North Tawton Town Council.

#### *Related local and national Policies*

- *Draft JLP: Policy DEV9*
- *NPPF: Paragraphs 47,50*
- *Community Infrastructure Levy Regulations, 2014*
- *Self-build and Custom Housebuilding Act in 2015*

### Policy HO7 - Small Scale Self-build Housing

To help achieve localised organic housing growth which supports our rural community and help meet the Government's objective of encouraging custom and self-build, proposals for innovative self-build dwellings will be supported. Any such development must comply with the Self-Build & Custom Housebuilding Act and the North Tawton Design Statement.





### 3.0 Policies - Theme 4: Housing



## 3.0 Policies - Theme 5: Infrastructure

58.1 North Tawton has been identified as a key 'Smaller Town' within the Plymouth & South West Joint Local Plan (Draft) (JLP). This means that although not as big and well-resourced as the main towns within West Devon – Okehampton and Tavistock – it offers some of the essential services and facilities that are found within the towns. Maintaining and protecting infrastructure within North Tawton is essential to the health and wellbeing of all residents, within the town and surrounding villages, as well as to ensuring that the town continues to thrive and remain sustainable. Ensuring that any future development within the town takes account of the infrastructure needs of the community – public services, schools, highways, telecommunications, transport, and waste management facilities – is essential for the town to continue to thrive and be sustainable.

58.2 According to the Draft JLP, Neighbourhood Plans will play an important role in identifying the number of new homes appropriate to the infrastructure needs of the community.

58.3 Three key areas of infrastructure provision have been identified for North Tawton and surrounding areas. Needs in these three areas will require to be met in order to ensure that residents of all ages are able to access services locally, enabling them to enjoy a reasonable quality of life. The three key areas are **Health Provision, Education and Traffic & Car Parking Issues**.

### Objectives

11. To support a sustainable health provision within the town which enhances healthy living for individuals and families and meets the needs of local residents.
12. To ensure that 106 agreements consider the impact of new developments on the needs of the Pre-school, Primary and Secondary age children in the town providing appropriate financial support.
13. To support the provision of improved car parking within the town and measures to address traffic congestion.



## 3.0 Policies - Theme 5: Infrastructure

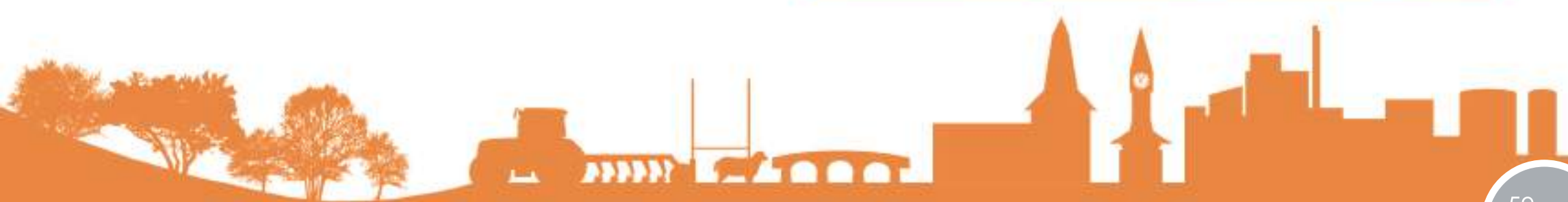
### Health Provision

59.1 Within North Tawton there is a G.P. Surgery which is a branch of nearby Bow Medical Practice, two dental practices (one offering NHS provision), and a pharmacy which provides a service to the town and the villages beyond. The pharmacy has recently acquired new premises which enables it to offer a comprehensive service that allows people to manage their medications and receive any support they require. At a time when rural pharmacies are under considerable pressure, this commitment to the health and wellbeing of residents is very welcome.

### Education

59.2 Pre School and Primary aged children are well served by North Tawton Community Primary School and Nursery. The nursery, which is managed by the Primary School, provides childcare and education for two to four year-olds and is the main childcare provider in the town. Currently the school is almost to capacity with the likelihood of additional pupils coming from the new Batheway development. The majority of Secondary age pupils travel to Okehampton College, with some accessing Queen Elizabeth College in Crediton and Exeter College for post-16 education. Any significant new housing development within the town would put significant pressure on the schools serving the families of North Tawton.

59.3 Education comes under the remit of Devon County, however this plan can ensure that monies available through 106 agreements are directed appropriately to support the educational requirements of the children of North Tawton and surrounding areas.



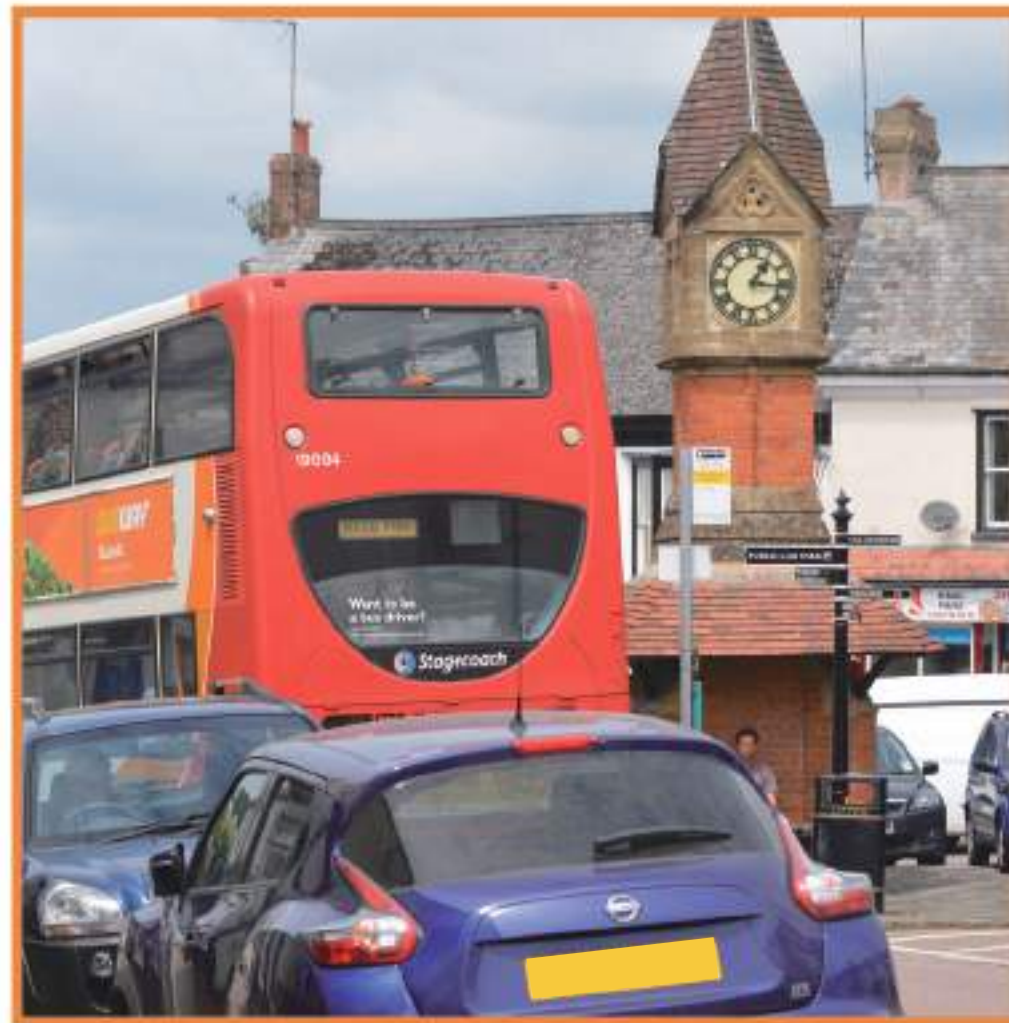
## 3.0 Policies - Theme 5: Infrastructure

### Transport, Car Parking & Traffic Issues

60.1 Car parking, along with general transport and traffic concerns, is an issue that runs through a number of themes in this plan. In this section, the aspects being addressed within the relevant policies, are that of improved car parking and traffic congestion. Transport concerns that have been raised by residents, both in the Neighbourhood Plan Questionnaire, and regularly within Town Council meetings are car parking difficulties, speed of vehicles through the town, HGV lorries which access local businesses by going through the town, traffic congestion and general road maintenance. Road traffic, transport and car parking are matters that greatly concern most residents.

60.2 While road safety and the improvement of roads, footways and cycle ways is not a matter for policy in this plan, all new developments should prioritise any possible transport measures which promote sustainable impacts for the benefits of residents. These issues have been discussed by the Neighbourhood Plan group and raised with the appropriate authorities and organisations. See **Appendix 5.3.5.1 'Transport Working Group Report'**.

60.3 The policies within this theme of Infrastructure aim to address the key areas covered by the Objectives. Section 8 of the National Planning Policy Framework (NPPF), 'Promoting Healthy Communities', and Section 4, 'Promoting Sustainable Transport' underpin these policies with specific paragraphs listed before each policy. The relevant Draft JLP Policies are also listed.



## 3.0 Policies - Theme 5: Policy IN1 - Development and Health Provision

61.1 North Tawton is a rural community with limited transport links, therefore the provision of Primary Medical Services within North Tawton is important to the health and wellbeing of patients within the community, particularly those who are unable to travel.

61.2 North Tawton's medical provision has undergone significant change over the past few years. Until April 2008 medical services were provided through a single GP Practice. In September 2011 Wallingbrook, a Group Practice covering Okehampton, Chumleigh, Winkleigh and North Tawton, took over the provision of medical services in the town. In 2014 Wallingbrook withdrew their provision in North Tawton for reasons of financial viability. This left residents in a state of uncertainty about the future of medical services for North Tawton. Interim arrangements were put in place for 12 months.

61.3 Following a tendering process in 2015, North Tawton Medical Practice became a branch surgery of Bow Medical Practice, providing much needed security for the future provision of medical services within the town. The surgery is based in an old building in the town which has been adapted for its current use. In the Questionnaire, residents expressed the desire for more suitable premises and improved facilities. Planning permission for the Bathway Development does include the provision of a serviced site for a medical centre, but in the current financial climate, the availability of funding to purchase the site and construct a medical centre seems unlikely. However this continues to be an aspiration for the residents of North Tawton. **Policy IN1** reflects the expressed desire of residents to see improved medical facilities within the town.

### *Related local and national Policies*

- *Draft JLP: Policy Dev32*
- *NPPF: Paragraph 70*

### **Policy IN1 - Development and Health Provision**

Development proposals for the provision of a fit for purpose Health Care facility within the town will be supported.



## 3.0 Policies - Theme 5: Policy IN2 - Development and the Implications for Education

62.1 There are 455 children and young people aged 0-19 years living in North Tawton (2016 Devon JSNA Community Profile) and making up 22% of the population of the town. 15.5% are of school age (5-19 years)

62.2 Primary and Pre-school education for children aged 2-11 years is provided by North Tawton Community Primary School and Nursery, a school judged as 'good' by Ofsted in 2014. In 2014 there were 135 children on the Primary School roll, by 2018 this will increase to 172, with the predicted increase resulting from additional families from the Batheway development, bringing this to 180+. The main Secondary School for North Tawton is Okehampton College, seven miles away, an 'Outstanding' provision as judged by Ofsted in 2014. This is a popular College serving a wide geographic area. The new housing developments within Okehampton and neighbouring parishes will place increasing pressure on an already oversubscribed college.

62.3 Both North Tawton Community Primary School and Okehampton College became, from 2017, members of the Dartmoor Multi Academy Trust.

62.4 Education requirements from all new housing developments, subject to 106 agreements, should be assessed by applying Devon County's Education section 106 policy (January 2013). As stated in the 106 agreement for the Batheway Development, monies must be used for the provision and/or improvement of Primary Education facilities and ICT equipment, and for the improvement of Secondary Education facilities and contribution to transport costs.

62.5 **Policy IN2** ensures that all new developments must consider the education implications of increasing the number of pre-school and school age children and young people in the town and the potential impact of schools becoming unsustainable and overcrowded.

### *Related local and national Policies*

- *Draft JLP: Policy DEV32*
- *Devon County Council 106 Policy Jan 2013*
- *NPPF: Paragraphs 70 & 72*

### Policy IN2 - Development and the Implications for Education

Development proposals should demonstrate that they have considered implications arising from the proposal (if any) for education provision and capacity in North Tawton (including Pre-school and Primary provision) and any wider catchment implications in relation to Secondary Education.

Where an educational need is demonstrated, section 106 planning obligations (where relevant) and/or Community Infrastructure Levy (CIL) (when in place in West Devon Borough) should be prioritised to support any necessary improvement in education facilities in North Tawton and where appropriate a contribution to secondary school facilities and transport costs.

## 3.0 Policies - Theme 5: Policy IN3 - Development and the Implications for Car Parking Provision

63.1 The most frequently raised issue in the Neighbourhood Plan Questionnaire was car parking and transport in the town. In response to the question 'what changes would you like?' addressing car parking (75%), and road and pavement maintenance (77%) produced the highest responses.

63.2 Of residents who responded 54% said that change or significant change was required in relation to car parking to enable better access to the town centre, 59% said that change was required in relation to residents' parking, and 49% said it was required in relation to visitors' parking. For 44% of those who responded, change or significant change would be welcomed to aid businesses to access car parking.

63.3 The majority of houses in the roads approaching The Square were built before the invention of the motor car and thus without garages or off road parking areas. The vast majority of residents have at least two cars per household. Additional traffic and parking requirement is also caused by increased numbers of residents and visitors from new developments. North Tawton has two public car parks, one at the top of the High St and the second off The Square, behind the Council Office. Both are regularly full during the day and overnight, very often with residents' cars, leaving few spaces for visitors or residents accessing the town's businesses. Alternative sites for Car Parking in the town were suggested by residents in the Questionnaire and have also been considered by the Neighbourhood Plan Group. These require further discussions with owners of these sites and further consultation within the community.

63.4 In the Questionnaire, respondents indicated that the lack of adequate parking within the area of The Square prevented people from shopping in the town. Policy IN3 seeks to direct developers and others to consider the impact of any changes to current car parking facilities, whether public or private, and to explore ways or mitigating further impact on the retail centre of the town.

63.5 Draft JLP Policy DEV31 states that development proposals should, where appropriate, ensure sufficient provision and management of car parking in order to protect the amenity of surrounding residential areas and ensure safety of the highway network.

### *Related local and national Policies*

- *Draft JLP: Policy DEV31*
- *NPPF: Paragraphs 39,40,41*

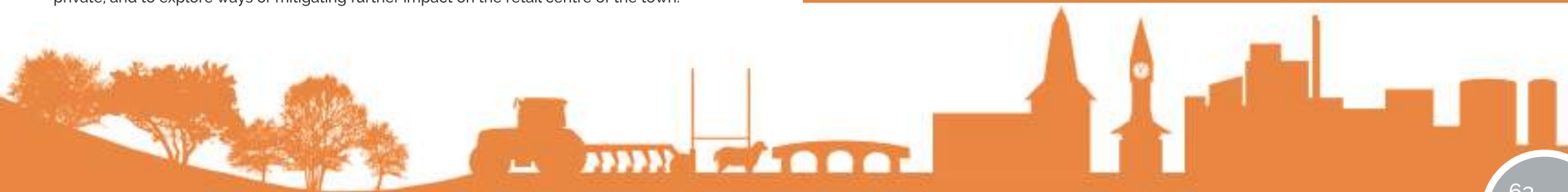
### Policy IN3 - Development and the Implications for Car Parking Provision

Development proposals should demonstrate that they have considered implications of the demand for car parking provision in North Tawton.

Development proposals that would result in the loss of off street parking will only be supported where:

- In relation to existing public car parks an equivalent or increased capacity is provided elsewhere in the town;
- In relation to private car parks or similar off street parking areas an equivalent or increased capacity is provided elsewhere, or the need for the private parking capacity can be shown to be reduced as a result of the implementation of the development proposal, or the parking can be shown to be not needed.

Section 106 planning obligations should be prioritised to support the development of additional public car park provision. All new developments must adequately address the car parking needs of residents and visitors. This includes the provision of a 'Plug in' facility for charging electric cars.



## 3.0 Policies - Theme 5: Policy IN4 - Development and the Implications for Traffic Congestion

64.1 Related to the concerns about car parking provision is the issue of traffic congestion in the town. Each of the access roads into the town, towards the Square, is narrow with parking usually down one side of the road. Vehicles frequently have to give way to other vehicles approaching, often causing a back-up of buses, delivery vans, farm traffic, HGV lorries and cars. Footpaths along these roads tend to be narrow thus making it difficult, and at times, dangerous for pedestrians. Concerns have been raised by residents about the implications of proposed developments on traffic congestion and this has been cited in objections to planning applications. **Policy IN4** highlights the requirement for developers, whether commercial or residential, to consider the implications for traffic congestion of their development proposals.

### *Related local and national Policies*

- *Draft JLP: Policy DEV31*
- *NPPF: Paragraphs 39,40*

### Policy IN4 - Development and the Implications for Traffic Congestion

Proposals that accord with policies in the Plan and result in improvements to the free flow of traffic in the town will be supported. Proposals requiring planning permission, and which seek to increase the number of access points or which would involve an increase in traffic generation, will need to demonstrate that they do not further inhibit the free flow of traffic or exacerbate conditions of parking stress, including conflict with larger vehicles





## 3.0 Policies - Theme 5: Policy IN5 - Safe Walking and Cycling Routes

65.1 Improving the ease, safety and opportunities of walking and cycling routes can make a significant contribution to easing congestion, improving health and reducing the demand for car parking. In order to encourage more people to walk and cycle, routes need to be safe and accessible. North Tawton is fortunate in having a number of footpaths and public rights of way. These need to be available and maintained for walking and cycling, as well as being accessible for people with mobility issues. The National Planning Policy Framework (NPPF) highlights the need for communities to protect and enhance public rights of way and access in their commitment to promoting healthy communities.

65.2 In the Neighbourhood Plan Questionnaire, 41% responded that change or significant change was needed to provide or improve cycle paths in and around the town and 35% felt similarly in relation to footpaths. A number of respondents highlighted the need for better footpaths and safe cycle routes.

65.3 Residents from the new development at Bathway have already raised concerns about safe routes into the town along the main footpath. A Public Footpath borders the west side of the Bathway development from Moor View to the Barton, however this requires upgrading to make it accessible to cycles, push chairs and mobility scooters and improve the surface for all users.

**Policy IN5** builds upon the need for improved safe routes in and out of the town.

### *Relate district and national Policies*

- *Draft JLP: Policy DEV31*
- *NPPF: Paragraph 75*

### Policy IN5 - Safe Walking and Cycling Routes

Development proposals which create or facilitate the creation of safe off-road cycle and footpaths within the Parish will be supported where:

- there is no adverse impact on the immediate landscape setting;
- there is no adverse impact on amenity of nearby properties;
- the route is well-lit but there is no unacceptable impact from lighting the route;
- wherever feasible ensure they link to the existing network of public footpaths including the Tarka Trail and Public Rights of Way.



## 3.0 Policies - Theme 6: Energy and Environment

### Introduction

66.1 North Tawton's Neighbourhood Plan seeks to address the areas of Energy & the Environment in respect of new housing and renewable energy installations in North Tawton.

66.2 North Tawton has ambitions for housing built within the Neighbourhood Plan area to be constructed to high levels of energy efficiency and incorporate low carbon technologies. We have a responsibility to build low consumptive and high performing housing stock, not only to reduce associated emissions and tackle climate change but to provide homes which cost less to heat and live in, in order to challenge and redress issues relating to fuel poverty within our community.

66.3 North Tawton has, over the years, seen the development of renewable energy installations grow in popularity, acceptability and economic viability. There are many domestic scale installations retrofitted on to existing properties, and new developments incorporating technologies such as heat pumps. Through public consultation the community has shown support for domestic scale renewable energy installations and those which would be incorporated into existing business premises.

66.4 North Tawton has also been the prospective site for a number of large scale commercial renewable energy installations. Such projects have met with varying community opinion. It was felt that the Neighbourhood Plan should not only consider such installations as might be proposed in the future, but should actively substantiate criteria by which they would be supported and should develop a clear strategy for the provision of robust community benefit.

66.5 The Energy & the Environment Policies set out the North Tawton Neighbourhood Plan's position in relation to sustainable housing and renewable energy installations.

### Objectives

14. To help the town move towards a more sustainable future, especially in relation to renewable energy and to help it play its part in National and Regional initiatives towards greater sustainability.
15. To provide the basis for tangible community benefits from energy projects within the parish.
16. To support a reduction in carbon emission which contributes to improvements in energy conservation, particularly in housing.
17. To aid the reduction of fuel poverty.

66.6 There is a need to develop only highly energy efficient homes, with low carbon emissions, reduced running costs and with the potential to generate their own heat and electricity. This is to tackle the societal issue of fuel poverty, the global issue of climate change and the security issue of the reliance on imported fuel.

## 3.0 Policies - Theme 6: New Housing Development and Energy

67.1 Community consultation, through the Neighbourhood Plan Questionnaire, provided the stimulus for this policy with 67.4% of respondents thinking that all new housing developments should incorporate the latest environmentally friendly technologies to reduce their carbon footprint and running costs, and 37.8% believing that this should be achieved through the incorporation of rooftop solar technologies. 59.1% of the respondents felt there was a need for more Eco-friendly housing in North Tawton.

67.2 The installation of energy generating technologies on new housing built within North Tawton will also benefit householders providing them with cheaper electricity or heat, reduce incidents of fuel poverty, increase saleability and provide income from incentives.

67.3 The construction of sustainable, low carbon housing, incorporating low carbon technologies for onsite generation is supported by the NPPF paragraphs 58, 95-96 and positively supports the delivery of our Neighbourhood Plan objectives 14, 16 and 17.

### *Relevant local and national Policies*

- *Draft JLP: Strategic Objectives SPT1 3, SPT2 11, SO11 6, Policies DEV 34. 1,3,4,5,*
- *NPPF: Paragraphs 58, 95, 96*

### **Individual and Community Energy Schemes**

67.4 Objective 15 of the North Tawton Neighbourhood Plan expresses the aspiration to play an active role in a sustainable energy future. The plan supports both individual low carbon technology installations and those owned and operated by the community.

67.5 Although it wishes to support renewable energy installations it also recognises that North Tawton is located within a rural landscape with areas which require protection and conservation. This incorporates areas of high grade agricultural land and those of historical, archaeological and biodiversity importance. In the Neighbourhood Plan Questionnaire, 14.3% of the respondents to the question on what kind of renewable energy schemes they favoured, and where they should be located, wanted the preservation of grade 1 & 2 agricultural land.



## 3.0 Policies - Theme 6: Policy EE1 - Individual and Community Energy Schemes

68.1 Within this plan there is a desire to support community owned renewable energy projects which provide wider benefits to the local community. These benefits include the retention of financial gain within local economies, reduction of carbon emissions, educational and investment opportunities.

68.2 Community energy generating schemes are not denoted by scale but rather by ownership and governance arrangements, being owned by and producing energy for the benefit of the community rather than run as private commercial concerns.

68.3 The Questionnaire found that 52.9% of respondents were in favour of renewable energy schemes. The favoured technologies were solar 28%, roof mounted solar 19.3%, biomass 12.6%, hydropower 5.9% and heat pumps 5%. The benefits of renewable energy generation resulting from these development types are clear. However, their potential adverse effects on the landscape are less easy to define and articulate. See landscape impact effects in the Devon Landscape Policy Group Advice Note No. 2: Accommodating Wind and Solar PV Developments in Devon's Landscape for more detailed criteria and definition. **Appendix 5.3.6.1. Policy EE1** sets out the support for Individual and Community Energy Schemes.

### *Related local and national Policies*

- *Draft JLP: Strategic Objectives SPT1 1iv, SPT1 3, SPT1 4i & iv, TTV31 4v, SPT2. Policies DEV 36 & 35*
- *NPPF: Paragraphs 14, 97*
- *Devon Landscape Policy Group Advice Note No. 2: Accommodating Wind and Solar PV Developments in Devon's Landscape*

### Policy EE1 - Individual and Community Energy Schemes

Proposals for individual and community energy schemes generating from hydro-electricity, solar photovoltaic panels, solar thermal, heat pumps, local biomass facilities (to supply heat for local housing, businesses and community facilities), anaerobic digestion and wood fuel products will be supported where they demonstrate, through a Planning Statement that:

- the siting and scale of the proposed development is appropriate to its setting and position in the wider landscape and takes into account the cumulative impact of any new installation on the landscape;
- the proposed development does not create an adverse impact on the local amenity of residents or it can demonstrate that any such impact can be satisfactorily mitigated;
- the proposed development does not have an adverse impact on land of natural, historical, archaeological or biodiversity importance or any such impact can be satisfactorily mitigated;
- the proposed site uses grade 3b, 4 or 5 quality agricultural land in preference to grade 1, 2 or 3a quality agricultural land;
- that fuel for any said system is from sustainable sources.

## 3.0 Policies - Theme 6: Policy EE2: Commercial Energy Installations

69.1 North Tawton hosts some large businesses, which are major employers in the town, with large industrial premises which are highly energy consumptive. Due to this, there is robust grid infrastructure, inclusive of transformers, sub-stations and other substructure elements in and around North Tawton. This makes North Tawton an attractive location for large renewable energy installations, along with potential local large energy users.

69.2 Within this plan commercial energy installations are defined as those beyond domestic scale installations and any scheme built for private profit not within community ownership, constructed for the sole purpose to generate heat and/or electricity.

69.3 To support objectives 14 & 15, the plan will support commercial energy installations where they are in accordance with the criteria of **Policy EE1** and provide tangible community benefits as set out in **Policy EE2**.

69.4 The Questionnaire found that 52.9% of respondents were in favour of renewable energy schemes. However in order to mitigate the adverse impacts on the community, clear and tangible benefits must be provided by the commercial developer. These benefits include making community amenity resources more sustainable, tackling fuel poverty and supporting local good causes. The viability for a commercial energy installation developer to provide such benefits are evidenced through the provision of similar benefits at other schemes. See **Appendix 5.3.6.2** for the wind power protocol, Dorset County Council Solar Farm Community Benefit Presentation and briefing paper, BRE Planning Guidance of Large Scale Ground Mounted Solar Systems (page 18 Community Gains) and Den Brook Valley Local Energy Discount scheme.

### *Related local and national Policies*

- *Draft JLP: Policies DEV 35 & 36, Strategic Objectives SPT1 1iv, SPT1 3, SPT1 4i & iv, TTV31 4v, SPT2*
- *NPPF: Paragraphs 97 & 98*

### Policy EE2 - Commercial Energy Installations

Proposals for the development of commercial renewable energy generating installations will be supported where they are in accordance with EE2 & contribute to the community in at least one of the following ways:

- i) Contribution to a community benefit fund to be administered by the Town Council and used for real community benefit. This should be for a set amount per MW installed (at a minimum of £3,000 per MW for all technologies other than wind) per year for a twenty-year payment period;
- ii) The developer will (or provide funding to an independent agency/organisation that will) provide a fuel poverty mitigation scheme in North Tawton; providing practical energy efficiency measures, tariff switching services, fuel debt counselling and alleviation;
- iii) Install small scale renewable energy technologies for local community buildings, groups or sectors of the community subject to fuel poverty;
- iv) Allow a reduced electricity tariff rate for local residents in North Tawton.

Community energy benefits are to remain as such in perpetuity, regardless of the sale and purchase of the asset to another organisation, and must form part of any condition of sale. Once the development reaches the end of its operational life it must be removed and the site remediated to its previous use.



## 3.0 Policies - Theme 6: Policy EE3 - Sustainability and Housing

70.1 Due to changes in planning legislation, North Tawton Neighbourhood Plan cannot enforce any building construction standard above building regulations for new housing in the plan area. North Tawton would like to see the highest standard of housing being constructed in order to provide for our housing needs in the longer term. This includes dwellings which provide life-time homes, which have low running costs, in order to challenge and redress issues relating to fuel poverty within the community. They should have low associated emissions in order to not contribute to climate change and help North Tawton act locally while thinking globally. Although this plan is unable to stipulate a building construction standard for housing within the sustainable planning allocation set out in the JLP it wishes to support new housing (not inclusive of conversion or change of use), built beyond this JLP allocation, which are constructed to Passivhaus standards, see **Appendix 5.3.6.3** for the definition of Passivhaus standards.

70.2 **Policy EE3** positively supports our objectives 14 & 16. The requirement for good design which lasts the longevity of the development is supported by NPPF paragraph 58 & 61 and buildings of high level of sustainability in paragraph 65 and low carbon buildings in paragraph 95 and 97. Community consultation, through the Questionnaire, provided the stimulus for **Policy EE3** with 67.4% of respondents thinking that all new housing developments should incorporate the latest environmentally friendly technologies to reduce their carbon footprint and running costs. 59.1% of the respondents felt there was a need for more Eco-friendly housing in North Tawton.

### *Related local and national Policies*

- *Draft JLP: Strategic Objectives SPT1 3, SPT2 11, SO11 6, Policies DEV 34. 1,3,4,5.*
- *NPPF: Paragraphs 58, 61, 65, 95&97*

### **Policy EE 3 – Sustainability and Housing**

New housing built in North Tawton, within the period up to and including 2034, and beyond that of the JLP sustainable housing allocation, will only be supported if they are constructed to low/zero carbon housing (including Passivhaus standards).



# MONITORING & REVIEWING THE PLAN

# 4.0

“North Tawton, embracing the past, planning the future”

## 4.0 Monitoring and Reviewing the Plan

72.1 The Neighbourhood Plan is a planning document which we hope will inspire community involvement in aspects which may be beyond the remit of this plan.

72.3 There is no statutory requirement for the impact of the Neighbourhood Plan and its policies to be monitored.

72.4 North Tawton Town Council will periodically monitor the impact of policies on change in the town by considering the policies' effectiveness in the planning application decision- making process. The Town Council will do this by referring to this Plan when reviewing planning applications.

72.5 The Clerk will keep a record of the application, any applicable policies and comments from the Town Council, together with the eventual outcome of the application. The delivery of any identified community actions will also be periodically monitored.

72.6 A full or partial review of this Plan may be triggered by changes to legislation, changes to National, County or Borough-wide planning policies or by significant planning issues being raised by the local community which cannot be dealt with effectively by a combination of National, Borough and/or existing Neighbourhood Plan policies.

72.7 Five years from the date the Plan is made we will consider the need and value in undertaking some form of review.







# APPENDICES

# 5.0

“North Tawton, embracing the past, planning the future”

## 5.0 Appendices

### 5: Appendices

#### Introduction and Background

- 5.1.1: Designation Statement
- 5.1.2: Consultation Statement
- 5.1.3: The 'Strategic Environmental Assessment and Habitats Regulation Assessment Screening Report'
- 5.1.4: Regulation 14 responses and actions

#### Policies

##### Conserving our Historic and Natural Environment

- 5.3.1.1: North Tawton Design Statement (2017)
- 5.3.1.2: Local Green Space Consultation – Landowners' response
- 5.3.1.3: Local Green Space Consultation – Residents' response
- 5.3.1.4: The Conservation Area Character Appraisal
- 5.3.1.5: Assessment of Designated Local Green Space.

#### Economy

- 5.3.3.1: Devon JSNA Community Profile (2017)

#### Housing

- 5.3.4.1a: Site Information Pack (2014)
- 5.3.4.1b: Site Information Pack (2016)
- 5.3.4.2: Housing Needs Survey (Nov 2014)
- 5.3.4.3: North Tawton Parish Profile (Updated 2014)
- 5.3.4.4: JLP Integrated Site Assessment Matrix
- 5.3.4.5: North Tawton Neighbourhood Plan Site Assessment Matrices
- 5.3.4.6: Devon Home Choice Housing Need Bands A - E
- 5.3.4.7: Rear Amenity Space Analysis
- 5.3.4.8: Housing Density Analysis

#### Infrastructure

- 5.3.5.1: Transport Working Group Report (2016)

#### Energy and Environment

- 5.3.6.1: Accommodating Wind and Solar PV Developments in Devon's Landscape
- 5.3.6.2: Wind Power Protocol, Dorset County Council
- 5.3.6.3: Definition of Passivhaus Standards

#### Appendices are available on line:

[www.northtawtontowncouncil.co.uk](http://www.northtawtontowncouncil.co.uk)



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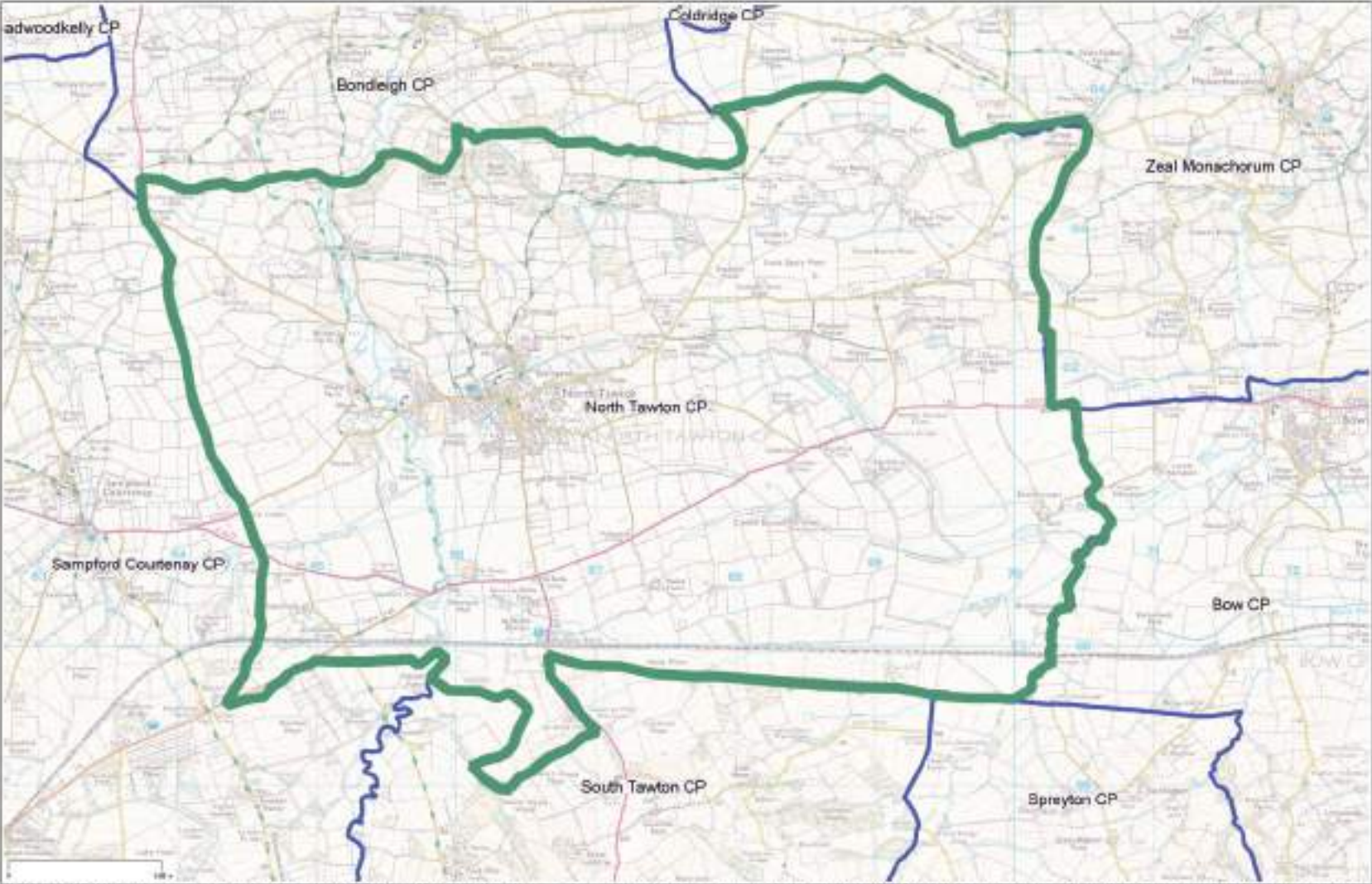


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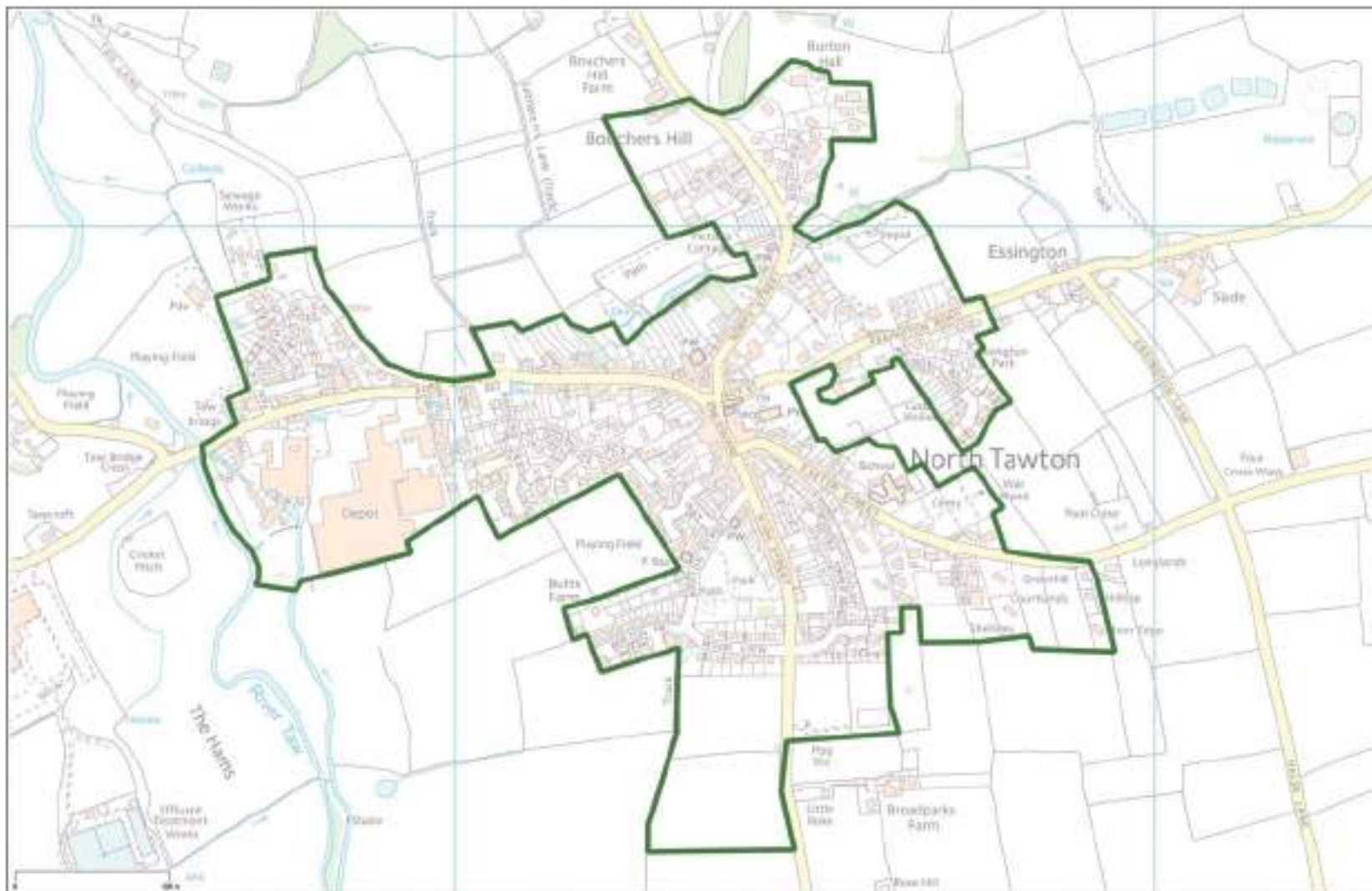
6.0 Maps: 1.3 Plan Area – Parish of North Tawton



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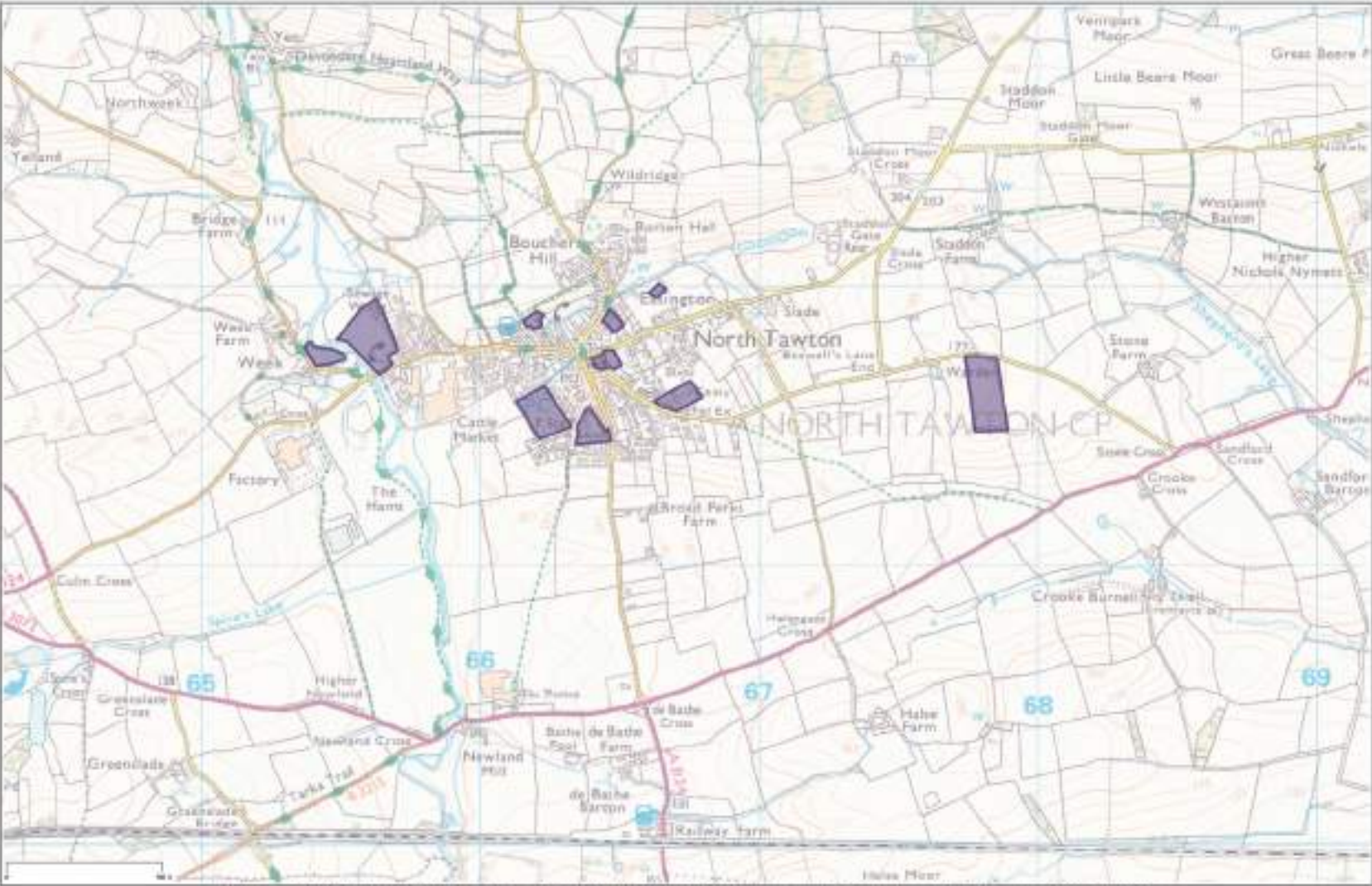


## 6.0 Maps: 1.6 Settlement Boundary for Parish of North Tawton



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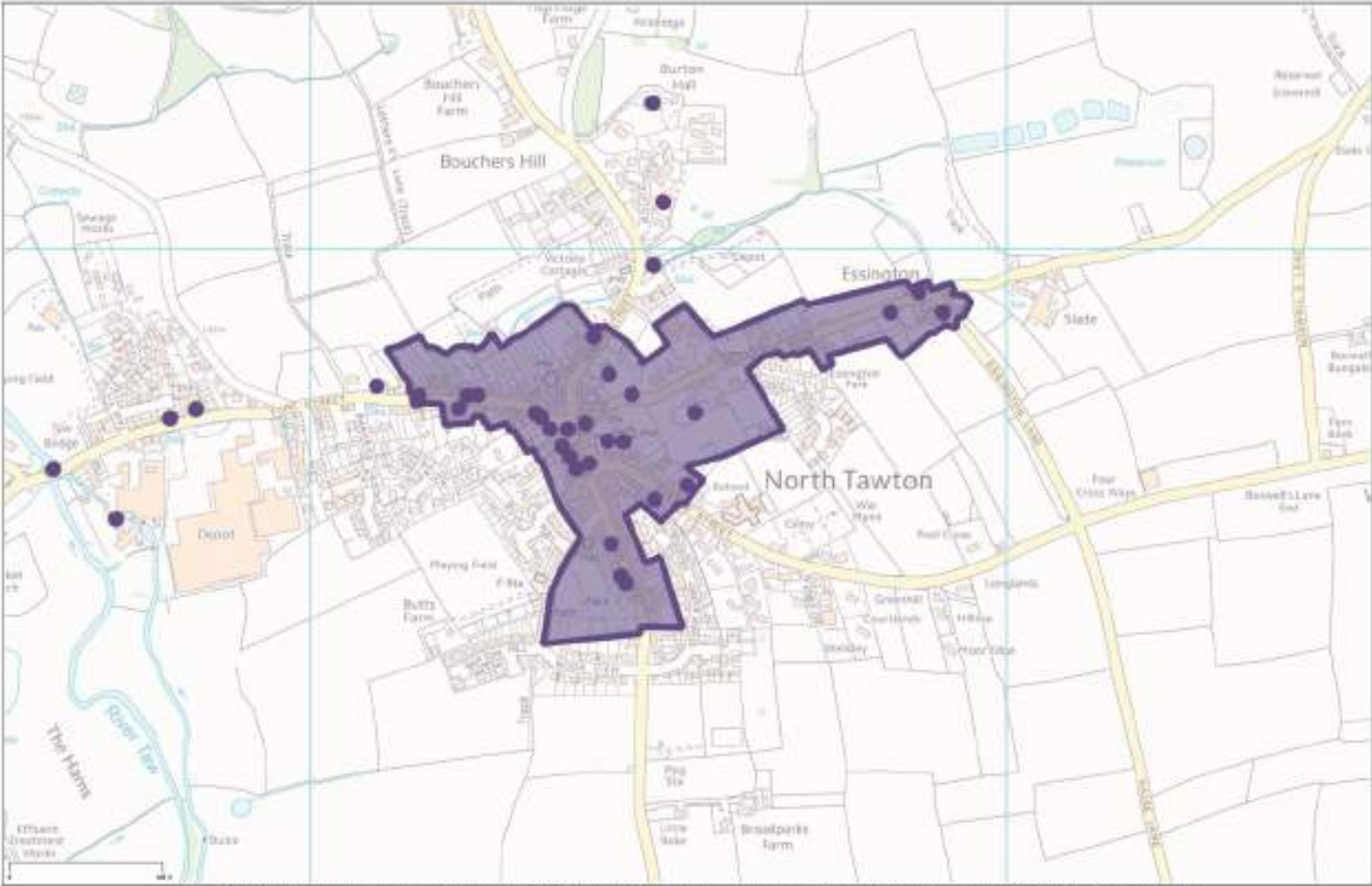
6.0 Maps: CH1 Designated Local Green Space



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# 6.0 Maps: CH2 Conservation areas and listed buildings

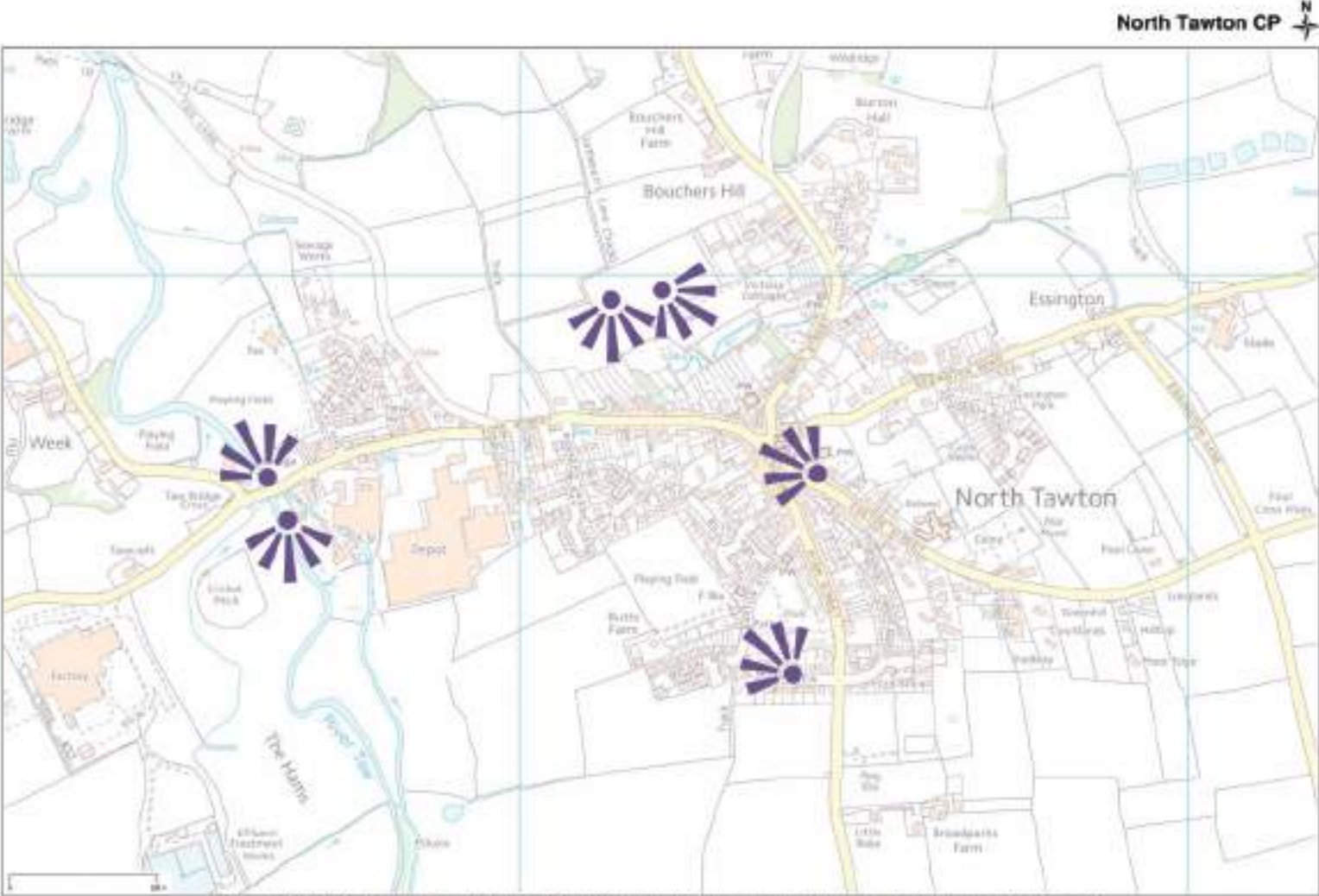


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6.0 Maps: CH3 Amenity views



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6.0 Maps: CO North Tawton Town Square



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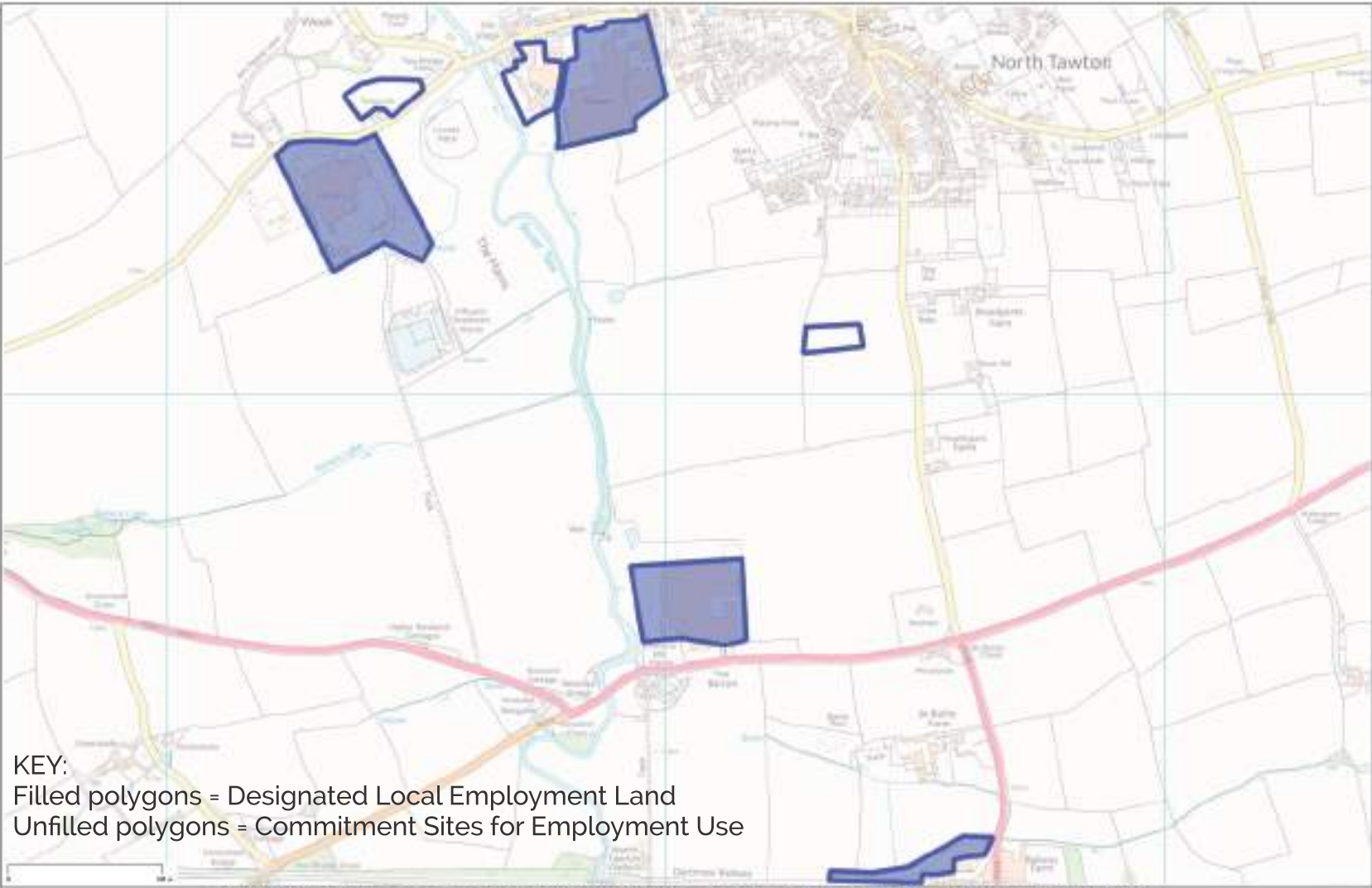
6.0 Maps: CO1 Locally valued community amenities



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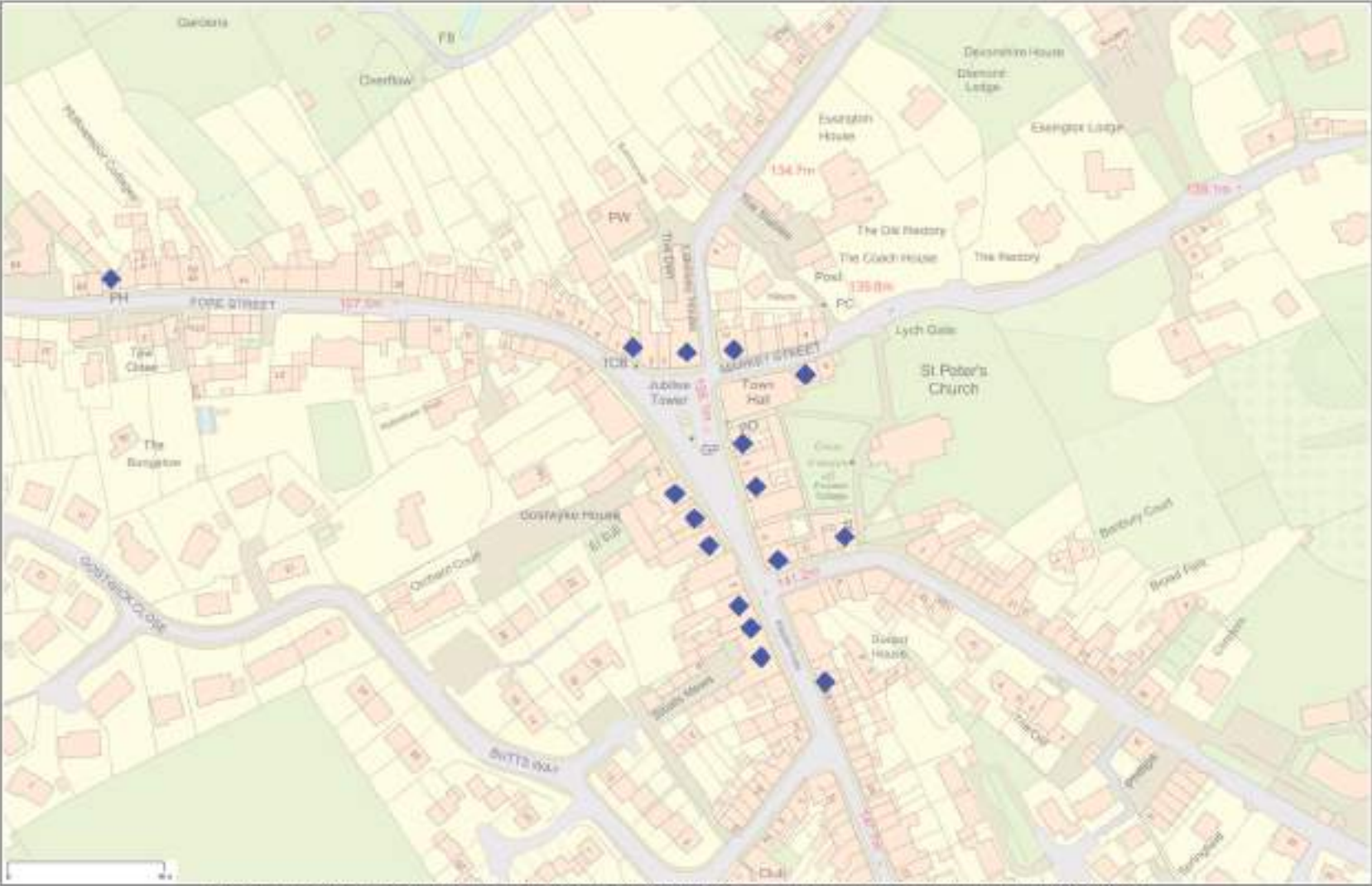
# 6.0 Maps: E1 Local employment land & Sites for employment use



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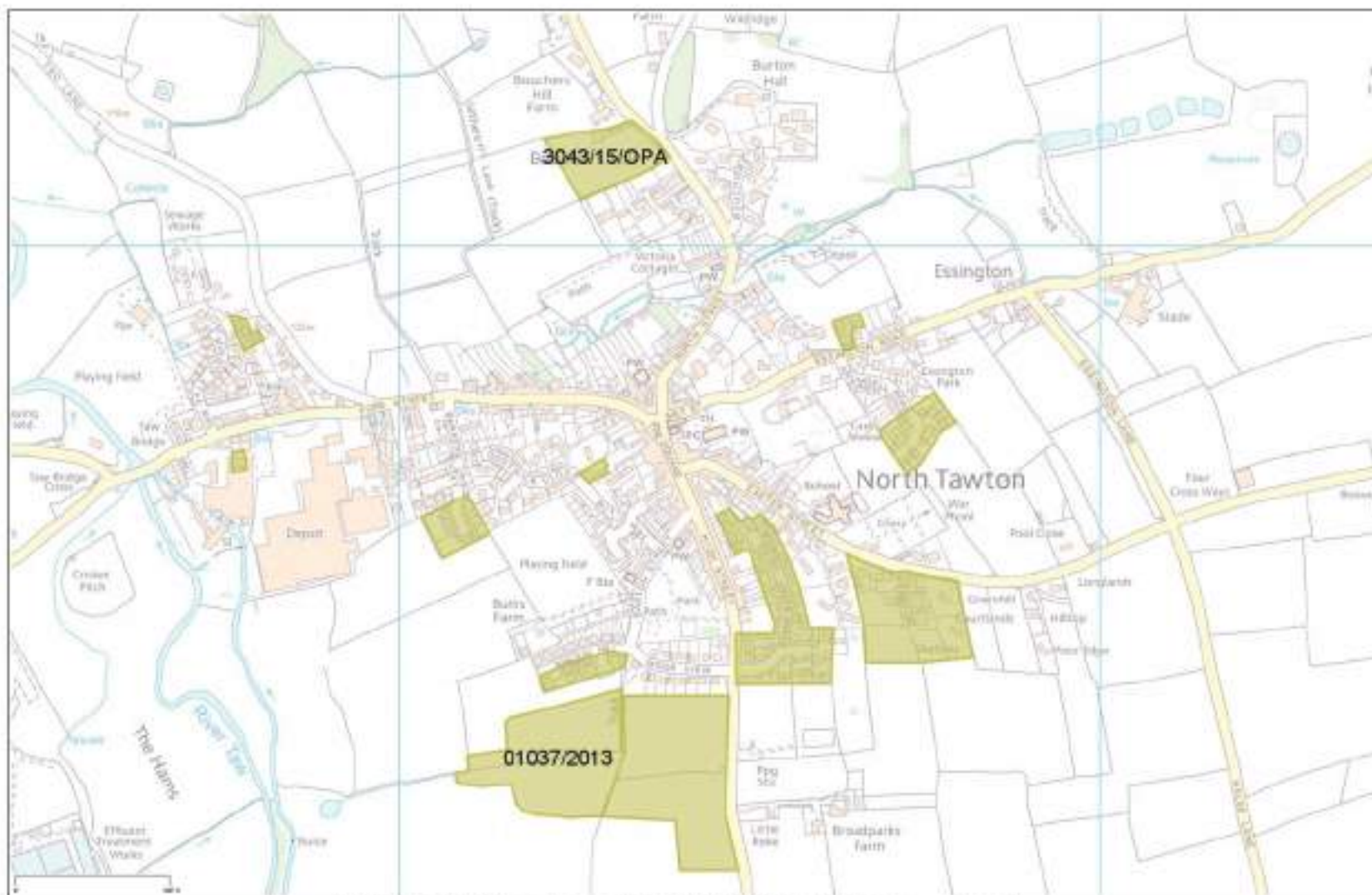
# 6.0 Maps: E4 Primary retail and business area



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## 6.0 Maps: HO New dwellings since 2000



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## 6.0 Maps: HO1 Allocated Sites



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