

**TAVISTOCK TOWN COUNCIL
BUDGET & POLICY COMMITTEE
TUESDAY 27th FEBRUARY 2024**

**BRIEFING NOTE
TAVISTOCK NEIGHBOURHOOD DEVELOPMENT PLAN
LISTING OF HERITAGE ASSETS**

1. INTRODUCTION

- 1.1 The Committee will be aware, from regular reporting to its sister Committee (DM&L), of the progress of the emerging Tavistock Neighbourhood Development Plan (NDP) to what is known as 'Regulation 14' ie pre-submission and consultation.
- 1.2 The planning policy and administrative aspects of that process, insofar as they relate to the Council, are administered by DM&L and Council itself meeting in full assembly.
- 1.3 However, there is another aspect which can affect the Council in a different capacity ie as landowner - which falls to consideration by this Committee.
- 1.4 In this case correspondence has been received from the NDP Steering Group (NDPSG) (enclosed) advising of intent to allocate various sites in Council ownership on a related local list of heritage assets. The properties affected are Jubilee Arch, River Walk and the Bandstand.

2. CURRENT POSITION

- 2.1 Most of the centre of the Town is already designated as a conservation area, forms part of the World Heritage Site, and several parts also fall (as with some of Abbey Walk) within the curtilage of listed structures. These alongside the local plan and National Planning Policy Framework afford a range of protections to such sites.
- 2.2 Should the aforementioned sites be included on the NDPSG list additional protections will become available on adoption of the Neighbourhood Development Plan. Equally the Committee will be

aware that, whether or not protections are accompanied by increased responsibilities, they also typically reduce the development potential (and hence market value) of the assets to which they are applied.

2.3 However, in the case of the three assets which have been notified there is no obvious diminution of financial value, they are held by the Council for the benefit of the wider community and it is hard to see circumstances where (perhaps Bandstand apart depending on vandalism or Abbey Walk - erosion) it would be appropriate to seek to make material changes.

3. RECOMMENDATIONS

3.1 In the circumstances, it is recommended that the Committee and Council make no objection to the proposed listing of the three identified heritage assets.

3.2 The instructions of the Committee and Council are sought.

**CARL HEARN
TOWN CLERK
TAVISTOCK TOWN COUNCIL
FEBRUARY 2024**