



Tavistock Neighbourhood Development Plan

Regulation 19 Decision Statement

Statement published 19th June 2025, pursuant to Section 38A(9) of the Planning and Compulsory Purchase Act 2004 and Regulation 19 of the Neighbourhood Planning (General) Regulations 2012.

West Devon Borough Council decided by resolution of the Hub Committee on 10th June 2025 to make the Tavistock Neighbourhood Development Plan under Section 38A(4) of the Planning and Compulsory Purchase Act 2004 (as amended). The Tavistock Neighbourhood Development Plan now forms part of the Development Plan for West Devon Borough.

1. Summary

1.1 This document is the Decision Statement required to be prepared under section 38A(9) of the Planning and Compulsory Purchase Act 2004 (as amended) and Regulation 19 of the Neighbourhood Planning (General Regulations) 2012 (as amended). It sets out the Council's considerations and formal decision in bringing the Tavistock Neighbourhood Development Plan into legal force.

1.2 Following an independent examination and positive referendum, held on 1st May 2025, West Devon Borough Council decided to make the Tavistock Neighbourhood Development Plan under section 38A(4) of the Planning and Compulsory Purchase Act 2004 ('the Act').

2. Background

2.1 In September 2017 Tavistock Town Council, as the qualifying body, submitted proposals to West Devon Borough Council to designate the boundary of the Tavistock Neighbourhood Development Plan Area.

2.2 The Neighbourhood Area application was approved, and the Tavistock Neighbourhood Development Plan Area was designated by West Devon Borough Council (the Council) in October 2017 in accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended).

2.3 Following initial consultation stages, a revised Draft Plan was publicised and representations were invited in accordance with Regulation 14 during a consultation period from 12th February to 25th March 2024.

2.4 The final draft neighbourhood plan was submitted under Reg.15 to West Devon Borough Council in August 2024. Publicity and consultation under Reg.16 was undertaken over a six week period from 12th September to 25th October 2024 to determine if there were any unresolved objections to the plan.

2.5 West Devon Borough Council, with the agreement of Tavistock Town Council, appointed an independent Examiner to review whether the Plan met the “Basic Conditions” required by legislation and could proceed to Referendum.

2.6 The Examiner’s report was produced on 24th January 2025. This concluded that the plan, subject to the recommended modifications, met the Basic Conditions, and could proceed to a Referendum.

2.7 The Council’s Hub Committee, at its meeting on 11th March 2025, approved the Tavistock Neighbourhood Development Plan, as modified as recommended by the Examiner, to proceed to Referendum, using the designated plan area as the Referendum area. The Reg.18 Decision Statement was published on 21st March 2025.

3. Decision and Reasons

3.1 With the Examiner’s recommended modifications, the Tavistock Neighbourhood Development Plan meets the Basic Conditions set out in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990. It is compatible with EU Obligations and the Convention Rights, and complies with relevant provisions made by or under Sections 38A and B of the Planning and Compulsory Purchase Act 2004 (as amended).

3.2 A local Referendum, in accordance with the Localism Act 2011, was held in Tavistock Parish on 1st May 2025 to decide whether the local community were in favour of the Tavistock Neighbourhood Development Plan. From the votes recorded, of those who voted 87.7% were in favour of the plan. The turnout of electors was 38.3%.

3.3 Section 38A (4)(a) of the Planning and Compulsory Purchase Act 2004 (as amended) requires that the Council must ‘make’ the neighbourhood plan if more than half of those voting have voted in favour of the plan.

3.4 West Devon Borough Council has assessed that the plan, including its preparation, does not breach, and would not otherwise be incompatible with, any EU Obligation or any of the Convention Rights (within the meaning of the Human Rights Act 1998).

3.5 In accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended), Tavistock Neighbourhood Development Plan is ‘made’ and planning applications in the parish must be considered against the Tavistock Neighbourhood Development Plan, as well as existing planning policy, such as the Local Development Plan and the National Planning Policy Framework.