

Presentation to Tavistock Town Council 27th January 2026

“Outline planning application with all matters reserved except access for residential development to provide up to 143 dwellings (including affordable housing), provision of public open space (including dedicated ecological areas), access from Mount Tavy Road, Violet Lane and Green Lane, and associated drainage, landscaping and ancillary works”

Violet Lane, Tavistock

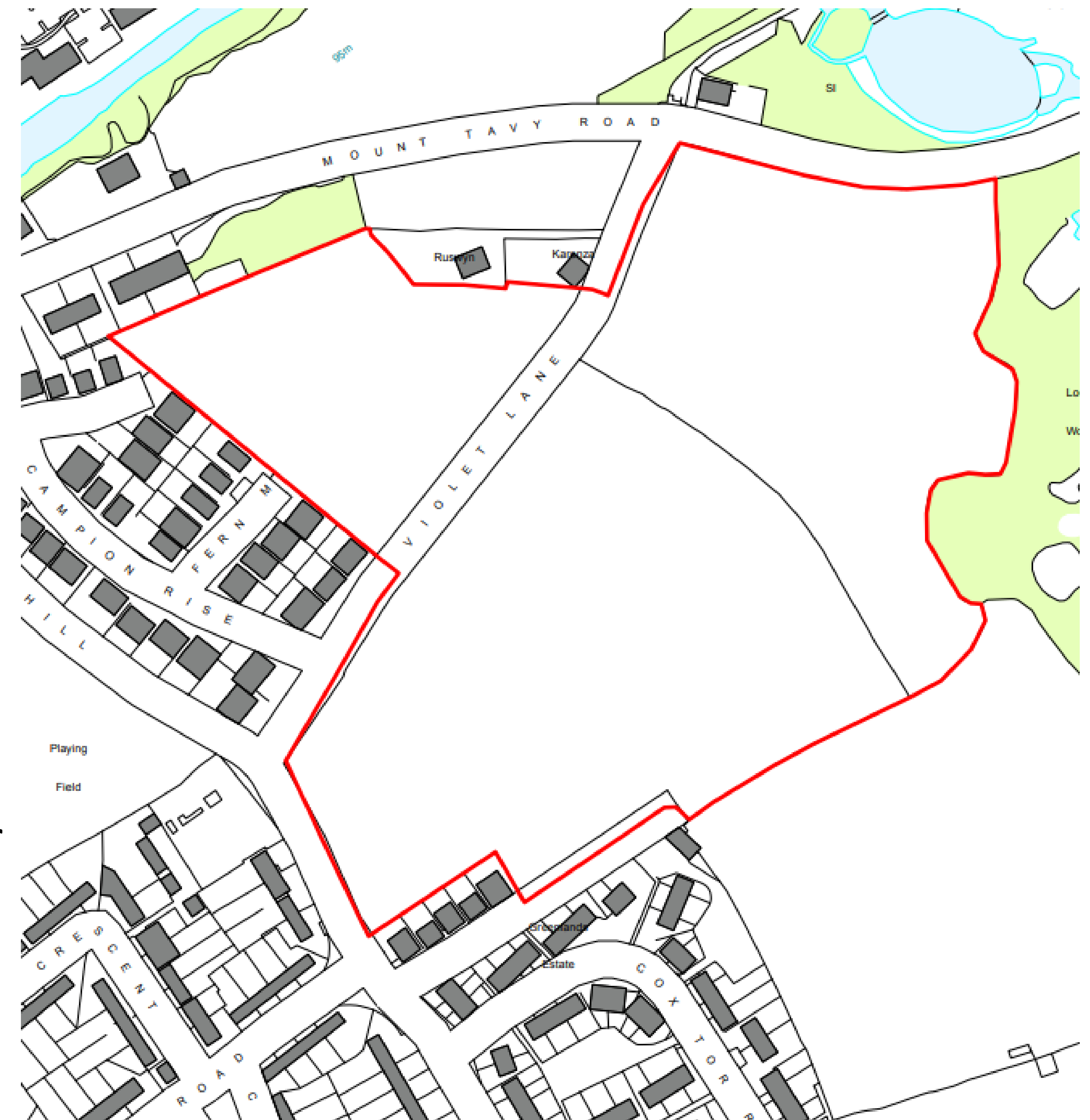
SITE CONTEXT



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LAND VALUE ALLIANCES

- Site covers an area of 7.61 hectares, either side of Violet Lane – undeveloped and used for grazing.
- Located to the north east of Tavistock, directly adjacent to existing residential areas.
- Site bordered by Mount Tavy Road (north), Lodge Wood and agricultural land (east), and Green Lane and existing residential areas (south and west).
- Tavistock Town Centre is located to the west of the site with other key facilities to the west and south.
- Highly sustainable location in close proximity to local facilities with ability to use active and non-car modes of travel (e.g. primary school within 400m walk and local bus service available at proposed Green Lane access).
- Mixed character in surrounding area with terraces traditionally on steeper ground along the contours and on lower lying land, and larger detached villas typically on the hillsides.



Site Location Plan

Violet Lane, Tavistock

POLICY CONTEXT & WHY HERE?



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- Focus for growth is at Plymouth, and Thriving Towns and Villages (TTVs) – Tavistock one of six Main Towns – sustainable settlement.
- JLP – housing provision will be made for at least 7,700 new homes at TTVs, including 2,050 affordable, during plan period (2014 – 2034).
- JLP area cannot demonstrate a Five-Year Housing Land Supply (April 2025 – March 2030) – 2.33 years with significant shortfall in supply (approx. 7,303 homes across the JLP area).
- High demand for affordable housing in Tavistock (302 households and 658 individuals on register) with significant under supply.
- EIA Screening Request submitted and WDBC issued Screening Opinion – not EIA development.
- Pre-Application discussions taken place with WDBC, DCC and TTC, and public consultation.



Violet Lane, Tavistock

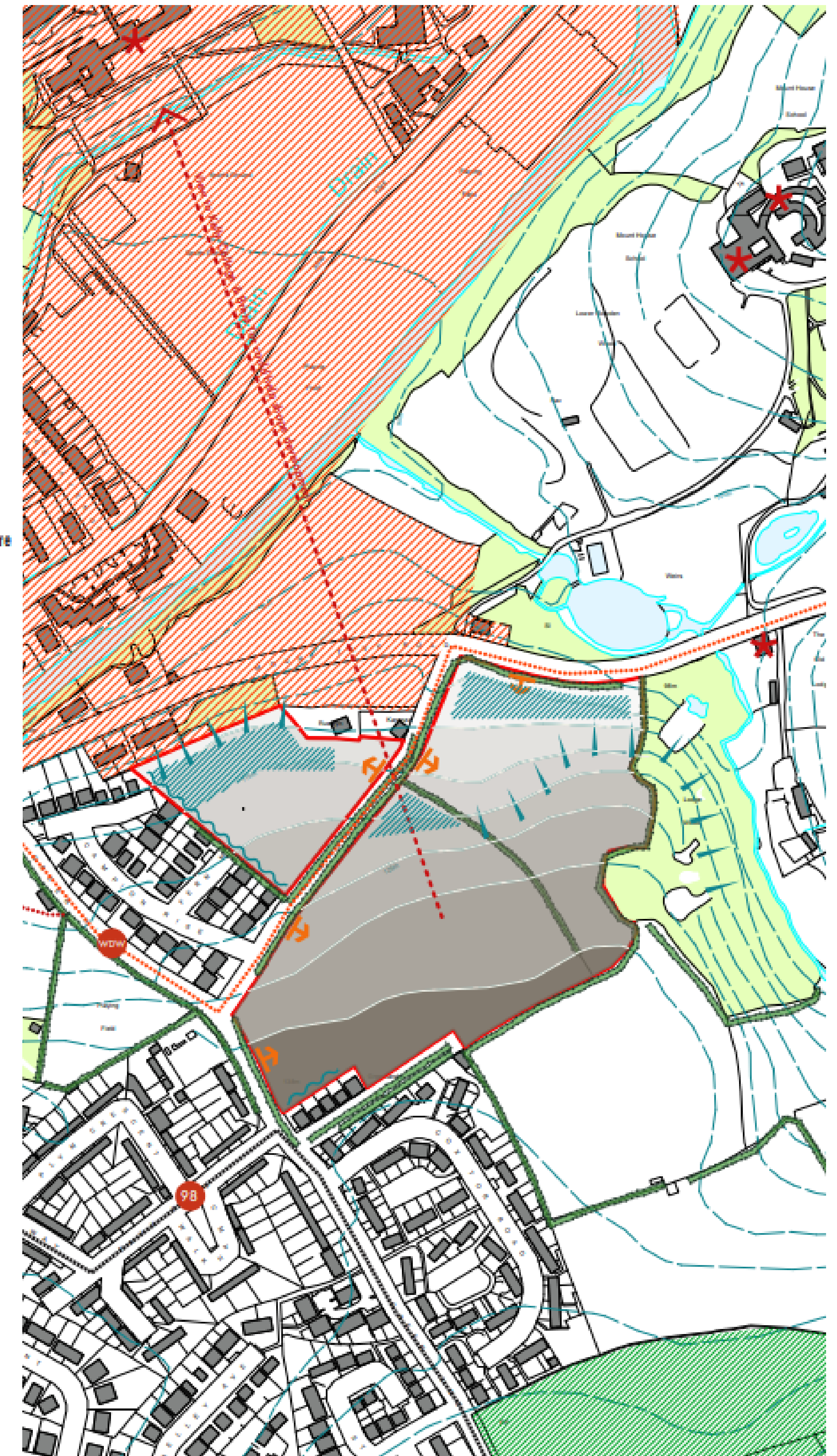
CONSTRAINTS & OPPORTUNITIES



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- Contribution to much needed housing in the area, including affordable housing.
- Site accessible to the public for all to enjoy.
- Access points from Green Lane, Violet Lane and Mount Tavy Road – improved highway safety and access arrangements for the area.
- No designated heritage assets within the site – Tavistock Conservation Area lies to the north and west, and closest Listed Buildings are to the north.
- Site not within a designated landscape area – Dartmoor National Park lies to the east.
- Topography slopes steeply in places from south to north, with views from upper reaches of the site to the north.
- Drainage attenuation at lowest-lying areas of site.
- S106 contributions towards infrastructure improvements.



Cons & Ops Plan

Violet Lane, Tavistock

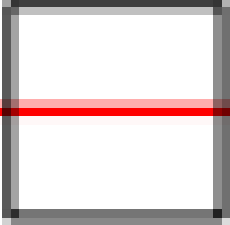
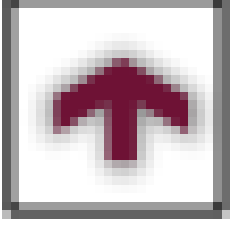

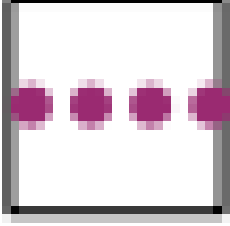
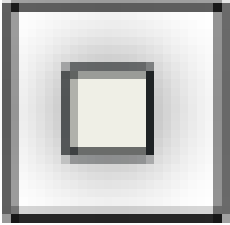
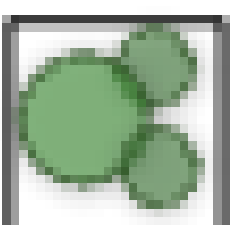
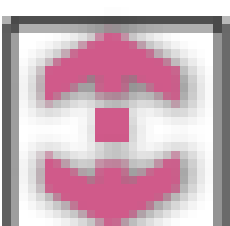
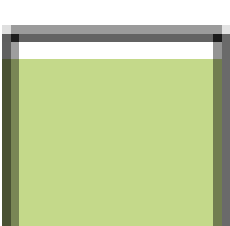
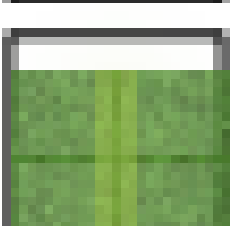


OUR PROPOSALS



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KEY

-  Site boundary (7.49ha)
-  Proposed all modes access
-  Proposed highway links
-  Violet Lane converted into dedicated pedestrian/cycle connection
-  Built form
-  Proposed planting
-  Pedestrian connection
-  Residential development
-  Proposed open space featuring network of mown pathways
-  Children's play
-  SUDS infrastructure (subject to drainage input)



Illustrative Masterplan

Violet Lane, Tavistock

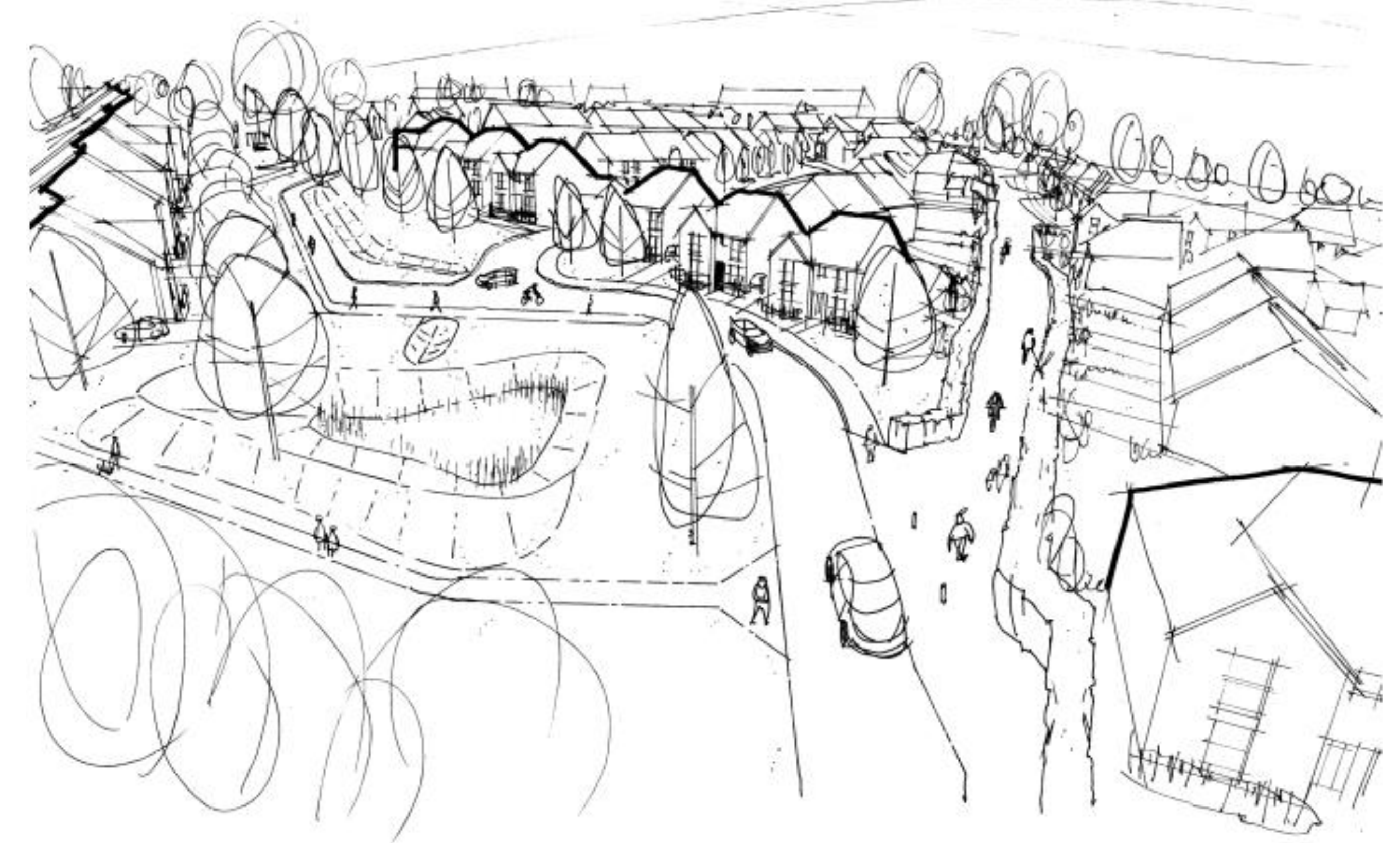
OUR PROPOSALS



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- Delivery of up to 143 new dwellings, comprising a mix of properties, including 43 affordable homes.
- Safer access from Mount Tavey Road and Green Lane, with dedicated section of Violet Lane for pedestrian and cycle use only.
- Areas of new publicly accessible open space for existing and new residents to enjoy, including large area in northern portion that preserves key views to and from surrounding landscape, and a new specific area for children to play is provided.
- Dedicated ecological areas for enhancement and mitigation, including a minimum of 10% BNG achieved, creating a site rich in biodiversity.
- Sustainable urban drainage features, including attenuation basins to manage drainage and provide a betterment, and improve biodiversity.
- Efficient use of developable land, allowing scheme to sit well within local character and landscape.



Illustrative Visualisations

Violet Lane, Tavistock

ACCESS AND MOVEMENT STRATEGY



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Image 1



Image 2



Image 4



Image 3



Violet Lane, Tavistock

ACCESS AND MOVEMENT STRATEGY



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1. Access only for landowner of field to west – through traffic by vehicle prohibited (safer).

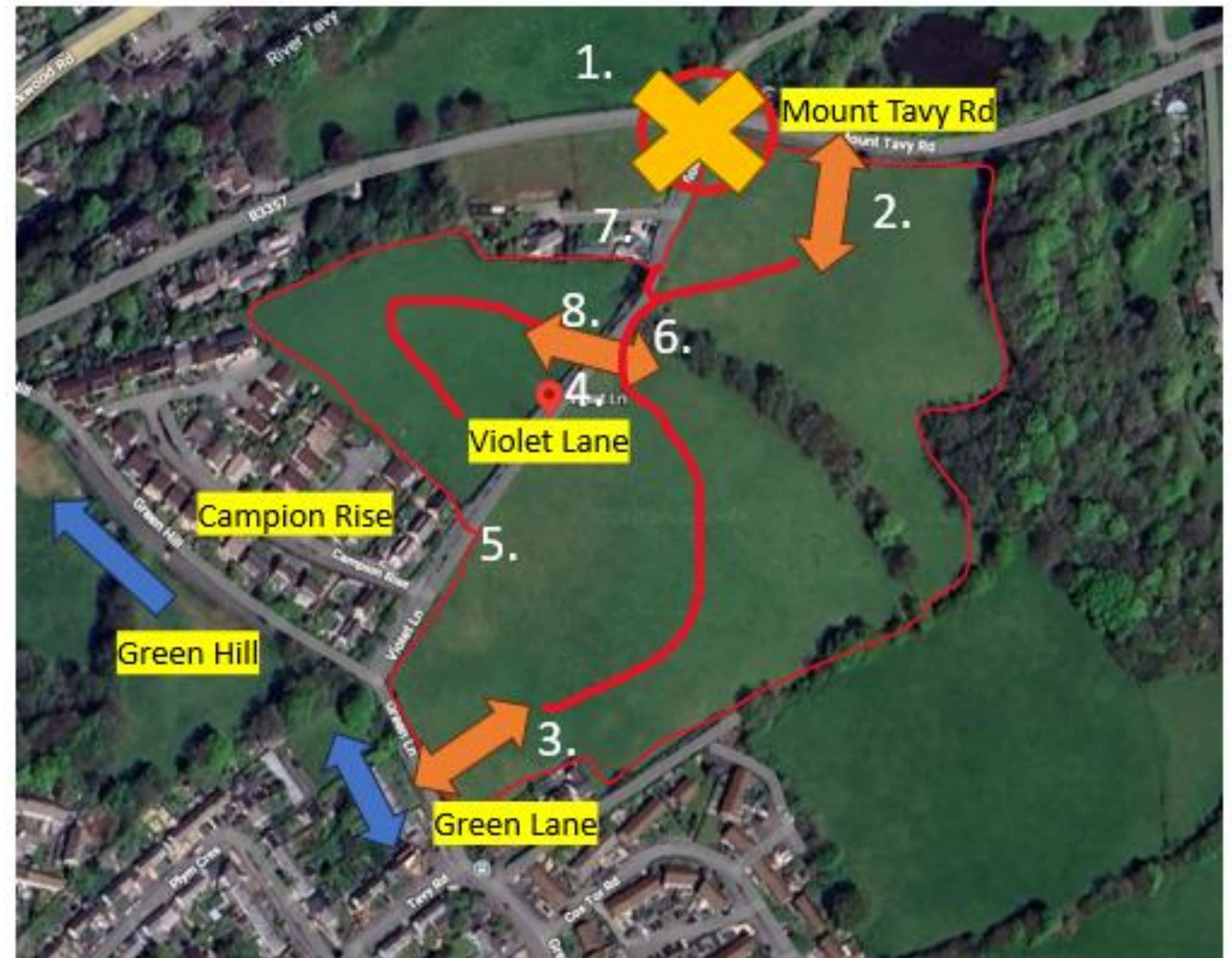
2. New junction onto Mount Tavy Road (better & safer access).

3. New junction onto Green Lane with carriageway widening (better safety/access).

Section of Violet Lane between 4) & 5) changed to prevent use by vehicular traffic (better safety).

6. Short section of existing Violet Lane upgraded by increasing width (better safety/access).

7. Access to two existing dwellings (Karenza and Arandor) retained via new access junction.



8. New access junction into western development parcel.

Primary road through development (between 2-3) to adoptable standard and better than existing Violet Lane.

Violet Lane, Tavistock

ACCESS AND MOVEMENT STRATEGY



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1. Closed to through traffic but pedestrian / cycle access still possible.

Section 2) to 3) closed to through traffic but pedestrian / cycle access still possible.

4. As part of road widening works, a new footway will be provided from new Green Lane junction to tie in with adjacent bus stop/footway.

5. New access junction including footways will tie into existing footway.

6. New pedestrian access connecting into existing footway provision around Campion Rise/Green Hill.



7. Existing bus stop providing access to 98 service (connecting to town centre / bus station) will have safer access on foot.

Primary road through development (between 4-5) to include 2m wide footways along full length.

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ACCESS AND MOVEMENT STRATEGY



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- Section of Violet Lane just north of Campion Rise and existing junction with Mount Tavy Road will be no longer available for vehicular use as a through route.
- But better / safer alternative route available via the proposed development and the new access junctions.
- AWP has worked collaboratively with DCC Highways Officer from an early stage of the scheme development.
- DCC Highways has confirmed in-principle agreement to the strategy presented and recognise the highway safety improvements that will be delivered for all highway users.



- A Transport Assessment (TA) and Travel Plan (TP) will be prepared and submitted to meet national and local policy requirements, in line with the scope and methodology agreed with DCC Highways.

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OTHER TECHNICAL MATTERS



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Ecology and BNG

- Site dominated by modified and other neutral grassland of low botanical diversity.
- Site supports foraging and commuting bats, slow-worm in small numbers along north boundaries, birds, hedgehogs, and a range of invertebrates.
- Retention of key hedgerows and trees, creation of rich public open space and other enhancements.
- At least 10% BNG achieved, with long-term ecological benefits.

Flood Risk & Drainage

- Entire site lies within Flood Zone 1 – low risk of flooding from all sources, with climate change.
- Surface water managed via SuDs using attenuation basins to restrict discharge/rates, with allowances.
- Foul water to connect via gravity to existing SWW foul sewer network.

Heritage

- No designated heritage assets (HAs) within site, but HAs within wider area including Conservation Area, Listed Buildings and Schedule Monuments.
- Views towards and from HAs limited, but where distant/partial occur, impact is minor/not harmful.
- No harm to HAs. At most, at lower end of less than substantial harm scale, if any, and outweighed by public benefits, including provision of housing.

Landscape and Visual Impact Considerations

- Scheme minimises landform alterations, excludes built form in northern parcel, and incorporates mitigation measures to minimise visual impact.
- Visual impacts limited – restricted to adjacent roads and footpaths, with most views classified as low sensitivity.
- Proposals would not cause significant or intrusive impacts on landscape character or visual amenity.

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QUESTION & ANSWER SESSION