



Notice of Scoping Consultation

South Hams and West Devon Joint Local Plan

The Town and Country Planning (Local Planning) (England) Regulations 2026, Part 4, Regulation 20

In accordance with the Town and Country Planning (Local Planning) (England) Regulations 2026, Part 4, Regulation 20. South Hams District Council and West Devon Borough Council give notice that they are undertaking a Scoping Consultation on the emerging South Hams and West Devon Joint Local Plan.

The local plan Scoping Consultation commences on Monday 20 July 2026 and is open until 11:59pm on Thursday 24 September 2026.

During this period the councils are inviting representations on:

1. What the vision and objectives for the local plan should be.
2. What the key issues are for the local plan to address, including in relation to topics such as:
 - Settlement hierarchy
 - Housing
 - Economy
 - Climate change
 - Natural environment and landscapes
 - Historic environment

- Health and wellbeing
 - Transport, infrastructure and facilities
3. How the authorities should engage with the public in the preparation of the local plan.

How to respond

The best way to read and respond to the local plan scoping consultation is on the Councils' [online consultation platform 'Commonplace'](#) where responses can also be submitted.

Printed copies of this notice of scoping consultation, the survey questions and supporting information are also available on request at the Council Offices:

Follaton House, Plymouth Road, Totnes, TQ9 5NE (open Monday to Friday 9.00 a.m. to 4.30 p.m.)

Kilworthy Park, Drake Road, Tavistock, PL19 0BZ (open Tuesday from 9.00 a.m. to 4.30 p.m.)

Representations should be submitted by:

- The [online consultation platform](#)
- Email to: strategic.planning@swdevon.gov.uk
- By post to Strategic Planning, Follaton House, Plymouth Road, Totnes TQ9 5NE

Representations on the South Hams and West Devon Joint Local Plan Scoping Consultation must be received by the Councils no later than 11.59pm on Thursday 24 September 2026.

Representations may be accompanied by a request to be notified when one or more of the following steps occur:

- Consultation on the proposed local plan content and evidence
- The publication of observations or advice received at the Gateway 2 assessment
- Consultation on the proposed local plan
- The submission of the proposed local plan to the Secretary of State for independent examination
- Publication of matters relating to the local plan examination

- A decision of the examiner to pause the examination for further work to be carried out
- The publication of any document or evidence which is sent to the examiner
- The publication of the recommendations and reasons received by the examiner
- The adoption or approval of the local plan.

If you have any questions regarding the consultation or would like any further information, please contact the Strategic Planning Team:

strategic.planning@swdevon.gov.uk

Scoping: Vision and Objectives

VO1: Do you agree that the draft Vision creates an ambitious and positive outlook for the plan area to 2044?

Select one option

Strongly disagree Disagree Neutral Agree Strongly agree

VO2: Are there any objectives that you feel are missing, or themes that have not been included?

Engagement Strategy

ES1: Do you agree with the proposed approach to engagement and consultation?

Select one option

Strongly disagree Disagree Neutral Agree Strongly agree

ES2: Are the proposed communication channels (website, printed press, social media, newsletters, local media and emails) appropriate?

Select one option

Strongly disagree Disagree Neutral Agree Strongly agree

ES3: Which methods would you prefer to receive information about the Joint Local Plan?

Select one option

Email Council website Social media Local newspapers Parish newsletter Community notice boards

ES4: Are there any additional communication methods we should use?

ES5: Do you agree that the strategy will be effective in enabling everyone to participate, regardless of age, disability, location or background?

Select one option

Strongly disagree Disagree Neutral Agree Strongly agree

ES6: Are there any groups or communities that you feel may not be adequately reached?

ES7: Which engagement methods would you be most likely to use?

Select one option

Workshops Drop-in sessions Online engagement Surveys

ES8: What additional measures could help involve groups that do not traditionally participate in planning consultations?

ES9: Is there anything else you would like to tell us about how we should engage with residents, businesses and stakeholders during the preparation of the Joint Local Plan?

Settlement Hierarchy

SH1: Should the local plan continue to direct the majority of development towards our most sustainable settlements?

Select one option

Yes No

Add something else

SH2: Should the local plan identify potential capacity constraints at our most sustainable settlements?

Select one option

Yes No

Add something else

SH3: Should the local plan consider identifying areas for new towns or villages?

Select one option

Yes No

Add something else

SH4: Should the next local plan allocate sites at a range of scales to enable large scale investment in infrastructure to be secured where necessary?

Select one option

Yes No

Add something else

SH5: Should the local plan identify and allocate sites at named sustainable villages, in collaboration with neighbourhood plan groups and parish councils?

Select one option

Yes No

Add something else

SH6: Are there any alternative policies that could be considered that could make remote rural development more sustainable and resilient?

SH7: What policies should we consider to keep our main towns vibrant and prosperous?

Housing and Population

HP1: What new policies should we consider to try and improve the affordability of new homes for local people?

HP2: How should the Local Plan ensure that new homes meet the needs of local communities?

HP3: Should the local plan explore the use of eligibility restrictions on new houses to prioritise people with a local connection to ensure we are meeting local housing needs?

Select one option

Strongly disagree Disagree Neutral Agree Strongly agree

HP4: Should eligibility restrictions (for example having a local connection to the area) apply everywhere, or apply differently in different parts of the settlement hierarchy?

Select one option

Everywhere Differently Unsure

HP5: Should policies support the delivery of more innovative forms of housing delivery, including Co-housing and Community Land Trusts (CLT)?

Select one option

Yes No Unsure

HP6: How should the Local Plan support an ageing population in the provision of new homes?

HP7: Should we explore policies that could retain younger working age people in the area?

Select one option

Yes No Unsure

HP8: What housing policies do you think would be most effective in the new local plan?

Economy

EC1: How should the local plan look to diversify the types of jobs available in South Hams and West Devon?

EC2: Do you agree that the local plan should consider policies that offer innovative responses to the economic challenges experienced by many farmers? What would be the most effective policies to achieve this?

Yes/No. The most effective policies would be...

EC3: Do you agree that the local plan should promote a sustainable transition towards a low carbon economy? What would be the most effective policies to achieve this?

Yes/No. The most effective policies would be...

EC4: How should the local plan help reduce the need for people to travel long distances for work?

EC5: How should the local plan protect and enhance the vitality and resilience of our town centres and high streets?

EC6: What economic policies do you think would be most effective in the new local plan?

Climate Change

CC1: Should the local plan consider ambitious policies that can reduce the emission impacts of development?

Select one option

Strongly disagree Disagree Neutral Agree Strongly agree

CC2: Should the local plan consider identifying sites for renewable energy generation and storage?

Select one option

Strongly disagree Disagree Neutral Agree Strongly agree

CC3: Should the next local plan include proactive policies that respond to the direct and indirect effects of climate change, both in terms of mitigation and adaptation?

Select one option

Strongly disagree Disagree Neutral Agree Strongly agree

CC4: Should the plan include policies that actively create biodiversity and habitat, rather than simply protecting what we already have? How could this best be achieved?

Yes/No - This would be best achieved by...

CC5: What climate change and emissions reduction policies would be most effective in the new local plan?

Natural Environment and Landscape

NE1: How should the local plan balance the need to conserve and enhance the natural beauty of designated landscapes (including the South Devon National Landscape and the Tamar Valley National Landscape) with the need to ensure the ongoing sustainability of local communities in these areas?

NE2: Do you agree that the local plan should seek to promote access to, and enjoyment of, South Hams and West Devon's natural environment and scenic landscapes, while protecting ecological sites, habitats and species?

Select one option

Strongly disagree Disagree Neutral Agree Strongly agree

NE3: How should the local plan should seek to positively influence land management practices to improve environmental quality?

Historic Environment

HE1: As historic buildings continue to change and evolve, they need to contribute to a greener future and be fit for purpose for the people who live in, experience and care for them. With this in mind should the local plan consider policies that reflect this ambition and better align with wider carbon reduction targets and policies?

Select one option

Strongly disagree Disagree Neutral Agree Strongly agree

HE2: Would you support utilising heritage buildings and environments for high-quality brownfield development, protecting heritage buildings through their redevelopment and preserving them through finding ongoing uses and retrofitting to reduce carbon footprint?

Select one option

Strongly disagree Disagree Neutral Agree Strongly agree

HE3: How best can local communities be involved in these brownfield redevelopment schemes to ensure that projects are culturally sensitive, socially inclusive and economically beneficial?

HE4: What historic environment policies do you think would be most effective in the new local plan?

Health and Wellbeing

HW1: How should the new plan secure better health and wellbeing outcomes from new development?

HW2: Should the local plan explore policy options that can prevent health and wellbeing issues occurring in the future? What would be the most effective policies to achieve this aim?

HW3: Are there any planning policies that could improve the health and wellbeing of our existing communities and new residents in the new local plan?

Infrastructure, Transport and Facilities

TI1: How should the local plan explain the bigger picture of funding for infrastructure and services, and be clearer about what can and cannot be expected of developer contributions?

TI2: Should the local plan do more to explain the difficulties of balancing infrastructure investment and broader viability considerations?

Select one option

Strongly disagree Disagree Neutral Agree Strongly agree

TI3: Should the local plan consider allocating larger development sites that will attract more investment into onsite and offsite infrastructure and services?

Select one option

Strongly disagree Disagree Neutral Agree Strongly agree

TI4: What do you see as the opportunities and risks of allocating larger sites?

TI5: How should the local plan seek to protect existing community facilities which help meet the needs of local communities?

TI6: How should the local plan look to improve active travel infrastructure to make it easier for people to reach destinations by walking, cycling and wheeling? (Wheeling refers to using things like wheelchairs, mobility scooters and prams.)

TI7: How should the local plan ensure that new developments provide residents with good access to outdoor spaces and nature?

TI8: It is important that new development helps deliver necessary improvements to infrastructure. Which types of infrastructure should be given the highest priority?

Select one or more options

Affordable housing Active travel Coastal defences & flood protection Community facilities Digital infrastructure Education and training Green infrastructure, open space, nature Healthcare services Police and other emergency services Public transport Sport and recreation facilities Water treatment and drainage

Add something else

T19: Do you agree that the railway network has a key role to play in enabling sustainable forms of development over the plan period, and that the local plan should seek to unlock the unrealised potential of railway infrastructure?

Select one option

Strongly disagree Disagree Neutral Agree Strongly agree

T110: What infrastructure policies do you think would be most effective in the new local plan?