

**Okehampton Town Council
Planning Committee 7th September 2026
Meeting Report**

Date:	28 th August 2026
Name:	Emma James

**South Hams and West Devon Joint Local Plan Consultation – To consider a response to the South Hams and West Devon councils Scoping Consultation and Call for Sites in preparation for a new South Hams and West Devon Joint Local Plan.
Closing date – 24th September**

About the new Joint Local Plan

Local Plan Scoping Consultation - To read and respond to the Scoping Consultation, visit the Commonplace page here: <https://shwdlocalplan.commonplace.is/en-GB/>

A local plan is a vitally important document for shaping future development in an area. South Hams District Council and West Devon Borough Council are working together to prepare a new local plan for our council areas excluding Dartmoor National Park (which has its own separate local plan).

The South Hams and West Devon Joint Local Plan will set out where future development may take place and the policies that will be used to help decide planning applications.

It will help balance the need for homes, jobs, services and better connectivity with protecting the landscapes, natural environment and special character of the area. Find out more by reading our [Frequently Asked Questions \(FAQs\)](#).

It provides an early opportunity to help decide the key issues that the new Joint Local Plan should cover, and how we should engage with the public during the process of preparing the plan.

The consultation consists of short surveys.

Engagement Strategy
Baseline Evidence
Scoping: Climate Change
Scoping: Vision and Objectives
Scoping: Economy
Scoping: Transport, Infrastructure and Facilities
Scoping: Historic Environment
Scoping: Housing
Scoping: Health and Wellbeing

Local Government Reorganisation and the new joint local plan

Although council boundaries will change through Local Government Reorganisation, most people living in the current Joint Local Plan area are expected to remain within it. While some parts of the plan area may change, the councils still have an important opportunity to create a positive plan that supports resilient, meaningful change for communities and invites people to help shape what that future should look like.

Call for Sites and HELAA methodology

Call for Sites - <https://shwdlocalplan.commonplace.is/en-GB/proposals/v3/call-for-sites-summer-2026?step=step1>

We are carrying out a Call for Sites to identify land that may be suitable for future development. We welcome submissions from landowners, developers, agents and other interested parties. All submitted sites will be assessed through the Joint Local Plan process.

We are particularly interested in whether opportunities exist to establish new settlements, towns or communities, and encourage landowners and agents to consider working together to submit larger areas of land for this.

The Call for Sites is open for the duration of the Scoping Consultation from 20 July to 24 September 2026.

Please note that sites that have already been submitted in response to the earlier Call for Sites held in late-2025 do not need to be resubmitted.

How we will be assessing potential development sites

We are currently consulting on our draft Housing and Economic Land Availability Assessment (HELAA) methodology.

A HELAA is a technical study which identifies a future supply of land potentially suitable for housing, employment or other development uses. It is an audit that assesses whether submitted pieces of land are suitable (environmentally and physically appropriate), available (free from legal constraints), and achievable (economically viable to build out).

This assessment will help us understand the development capacity of the area and will form an important part of the evidence base for the new local plan.

By consulting on the draft methodology, we are giving landowners, developers and the community an opportunity to ensure the assessment is robust and transparent.