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LOCAL PLAN SCOPING CONSULTATION

NORTH DEVON AND TORRIDGE DISTRICT COUNCILS

30 June 2026 – 17:00 on 11 August 2026

Welcome to the Scoping Consultation for the new joint North Devon and Torridge local plan. The below questionnaire will explore what you think should be included in our new plan and how you would like to be involved in its preparation.

Completed questionnaires can be emailed to our dedicated consultation response email:

- shapetheplan@northdevon.gov.uk; or
- shapetheplan@torridge.gov.uk

Or posted to:

- North Devon Planning Policy Team, North Devon District Council, Lynton House, Commercial Road, Barnstaple, EX31 1DG; or
- Torridge Planning Policy Team, Torridge District Council, Riverbank House, Bideford, EX39 2QG

Questions marked with an asterisk (*) are mandatory. Thank you for responding.

Privacy Statement

The information submitted as part of this Scoping Consultation is collected by North Devon Council and Torridge District Councils as data controllers in accordance with the data protection principles in the Data Protection Act 2018. The purposes for collecting this data are to support the preparation and review of our new local plan and to contact you, if necessary, regarding your response.

The preparation of a local plan is a statutory process, and any formal consultation response may need to be made public for that purpose. As such, information contained within your response may be made available for public viewing and the information provided may be identifiable or attributable to your name, organisation and address.

Your personal details will be safeguarded and will not be divulged to any other individuals or organisations for any other purposes unless we need to do so in order to meet our public task, legal duties or obligations.

Our portal allows you to maintain and update the personal information associated with your consultee profile, or you can request changes by contacting the Planning Policy Teams.

Further information on our privacy and data protection policies and your rights under the Data Protection Act can be found on the relevant web pages for North Devon Council (<https://www.northdevon.gov.uk/council/data-protection-and-freedom-of-information/privacy-and-data-protection/>) and Torridge District Council (<https://www.torridge.gov.uk/privacypolicy>).



1 Personal information

For your response to be included, we need to know your name and address.

1.1 Please provide your:

First name:*	
Surname:*	
Email:*	
Address:* (Including post code)	

1.2 Please select whether you are responding on behalf of:*

- ☐ Yourself
- ☐ An organisation, if so, please name:

2 More about you

These questions will help us better understand who is responding to the consultation and guide you through the questions which are most relevant for you.

2.1 Which statement best reflects how you are responding to this consultation?*

Please select one option.

Individual:

- ☐ As a local resident of northern Devon
- ☐ As someone who works in northern Devon (but does not live there)
- ☐ As a visitor to northern Devon

Organisation:

- ☐ As a clerk representing a town or parish council
- ☐ Representing a business, organisation or statutory body
- ☐ Representing a community or voluntary group
- ☐ Other (please describe):



If you are responding on behalf of yourself as an individual, please skip to question 2.5

2.2 In short, what does your organisation, business or group do?

Please include details if your organisation represents the interests of people who share protected characteristics.

2.3 What is your role in relation to your organisation, business or group?

2.4 Where does your organisation, business or group operate?

Please select all which apply.

- ☐ North Devon
- ☐ Torridge
- ☐ Devon
- ☐ Across the Southwest
- ☐ A county which neighbours Devon
- ☐ Nationally across the UK
- ☐ Other (please describe):

If you are responding on behalf of an organisation, please skip to section 3

2.5 Which option best describes your current housing situation?

Please select one option.

- ☐ Own home outright
- ☐ Own home with a mortgage or loan
- ☐ Rent from private landlord



- ☐ Rent from housing association (social landlord)
 - ☐ Live with parents or other family members
 - ☐ Live with friends (not renting)
 - ☐ Temporary accommodation (e.g., hostel, B&B or sofa surfing)
 - ☐ Prefer not to say
 - ☐ Other (please describe):
-

2.6 Which option best describes your current household?

Counting an adult as an individual aged 18 or older, please select one option.

- ☐ Single adult household
 - ☐ Two adult household
 - ☐ Three or more adults
 - ☐ One parent family with a child / children under 18
 - ☐ Two parent family with a child / children under 18
 - ☐ Prefer not to say
 - ☐ Other (please describe):
-

3 Future vision for northern Devon

The Northern Devon Place Story captures our unique identity, values and ambitions. In a similar way, and building on this foundation, our new local plan will need a vision and priorities which capture the things which are special about northern Devon, and the kind of place it should become.

3.1 What **THREE** things are most valuable about the area of northern Devon?

Please provide up to three words or short phrases.

Word 1	
Word 2	



Word 3	
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3.2 The vision in our new plan should describe the kind of place we want northern Devon to become over the next 20 to 30 years. Which THREE statements best reflect the outcomes we should focus on?

Please select up to three. You can contribute your own suggestion using the "other" category.

- ☐ A place where people can afford well-designed local housing
 - ☐ A place with stronger local jobs and skills
 - ☐ A place with thriving towns, villages and rural communities
 - ☐ A place that protects, restores nature, coast and countryside
 - ☐ A place that responds strongly to climate change and flooding
 - ☐ A place with better transport, walking cycling and digital connectivity
 - ☐ A place where new development is well designed and supported by infrastructure
 - ☐ A place where health, wellbeing and community life are improved
 - ☐ None of the above
 - ☐ Other (please describe):
-

3.3 Please share any additional comments about the kind of place northern Devon should become in the next 20 to 30 years:

We want our vision to be locally distinct, with ambitious but realistic goals. Please include anything you think it is important for the new local plan to try and achieve.

Space for your answer provided overleaf.



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3.4 In 20 to 30 years, what do you think would show that northern Devon has become a better place?

Think about what evidence would help us see that our communities and places are thriving, as this will help us measure the success of the new local plan.

4 Priorities and opportunities

Creating a local plan gives us the opportunity to address local issues and invest in positive solutions. Managing new development often requires balancing many competing priorities, for instance the need for more homes, protecting nature and maintaining community services. We want to explore what you think the key issues and opportunities are in northern Devon.

4.1 The local plan is an important tool for addressing local issues. What are the FIVE biggest challenges facing northern Devon?

Please select up to five. You can contribute your own suggestion using the "other" category.

- ☐ High house prices
- ☐ Lack of high-quality homes which suit local needs
- ☐ Limited jobs or career opportunities
- ☐ Low wages or seasonal work



- ☐ Decline of town centres
 - ☐ Poor or limited public transport options
 - ☐ Traffic or road capacity
 - ☐ Limited walking, cycling or wheeling routes
 - ☐ Flooding or drainage problems
 - ☐ Pressure on health services (e.g., pharmacies, GPs, dentists and hospitals)
 - ☐ Pressure on schools or childcare
 - ☐ Limited community facilities
 - ☐ Climate change
 - ☐ Loss of nature and green or blue open spaces
 - ☐ Poor building design or loss of local character
 - ☐ Poor digital connectivity
 - ☐ Isolation or rural access issues
 - ☐ Disconnected communities
 - ☐ Crime and public safety
 - ☐ Loss of unique local culture and identity
 - ☐ Other (please describe):
-

4.2 The local plan can direct how we invest in the future of our area. What are the FIVE most important opportunities which the new local plan should focus on?

Please select up to five. You can contribute your own suggestion using the "other" category.

- ☐ Regenerating town centres
- ☐ Supporting local jobs, skills and enterprise
- ☐ Growing green industries and low-carbon energy
- ☐ Supporting agriculture, food and rural businesses
- ☐ Improving tourism in a sustainable way
- ☐ Better use of previously developed (now unused) land
- ☐ Delivering more high-quality, affordable homes



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- ☐ A variety of housing to suit different household sizes and needs
 - ☐ Improving public transport and active travel options
 - ☐ Restoring and protecting nature
 - ☐ Protecting our coast, countryside and heritage
 - ☐ Improving healthcare and wellbeing
 - ☐ Increasing access to green or blue open spaces
 - ☐ Strengthening village and rural services
 - ☐ Better digital connectivity
 - ☐ Strengthening partnerships between neighbouring regions / service providers
 - ☐ Other (please describe):
-

4.3 Do you have any big ideas for transforming northern Devon which you would like to share?

5 Growth and development

Over the next 20 years, we will likely need to plan for the delivery of approximately 26,500 homes as well as other developments such as employment, retail and leisure. We understand that the idea of new development can be scary. These questions will explore how you would like us approach growth and development.

5.1 We prioritise building on previously developed (brownfield) land. However, to meet these housing numbers, we will also have to allocate significant amounts of undeveloped (greenfield) land. Please rank these broad approaches to future development:

Please write the numbers 1 to 4 next to each option so that 1 is the approach you would most support, and 4 is the approach you would least support.

	Focus most growth at the main towns
--	-------------------------------------



	Focus growth at towns and larger villages with existing services
	Spread growth more evenly across towns and villages
	Creating new towns or villages

5.2 Please rank these broad approaches to the size of future housing developments:

Please write the numbers 1 to 3 next to each option so that 1 is your most preferred, and 3 is your least preferred approach.

	Focus on larger housing sites which are more likely to carry their own infrastructure
	Focus on smaller housing sites which are more integrated into existing housing but may deliver less infrastructure
	Create a mixture of small and large housing sites

5.3 Developers have to contribute financially to address the impact caused by their new developments. As councils, we try to direct these contributions towards the infrastructure which is most needed. Which FIVE infrastructure types matter most to you?

Please select up to five. You can contribute your own suggestion using the "other" category.

- ☐ Community facilities (e.g., village halls and youth centres)
- ☐ Public green or blue open spaces
- ☐ Schools and education
- ☐ Healthcare
- ☐ Road and traffic improvements
- ☐ Cycling, walking and wheeling routes
- ☐ Public transport
- ☐ Cultural facilities (e.g., museums and libraries)
- ☐ Leisure and sports facilities
- ☐ Supported living facilities
- ☐ Flood defences



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- ☐ Cemeteries
 - ☐ Waste management
 - ☐ Other (please describe):
-

5.4 Would you support new development in northern Devon if it clearly delivered the infrastructure, facilities and environmental improvements needed by the local area?

- ☐ No
- ☐ Yes

If you are responding on behalf of yourself as an individual, please skip to section 8

6 Strategic planning

Organisations only. These questions explore the strategies and plans which might influence northern Devon and help us understand how the new plan could support both your organisation's priorities and the flourishing of northern Devon as an area.

6.1 If your organisation, business or group has any studies, investment plans, infrastructure programmes, management plans, delivery strategies or future projects which will affect northern Devon, please provide details below:

Please include any titles and the years covered (where known):



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6.2 How could our new local plan support the strategic outcomes / priorities of your organisation, business or group?

Please describe the outcome or priority, the area it affects, any delivery time scales and how the local plan could help.

6.3 Are there opportunities for the councils to be involved in your organisation's plans for the future?

Please select the option which best describes your organisation.

- ☐ Yes
- ☐ No
- ☐ Unsure
- ☐ Not applicable

6.4 If “yes”, please tell us more about how we might be able to be involved:



6.5 Are there any strengths, weaknesses, opportunities or threats for northern Devon which you feel we have not included in our SWOT assessment?

The assessment can be found in point 5.10 of the Scoping Document.

Strengths	
Weaknesses	
Opportunities	
Threats	

7 How best to involve your organisation

Organisations only. These questions will help determine how we can best work together throughout the plan-making process, to ensure that our local plan reflects your insights and supports joined-up growth and investment across the wider area.

7.1 Which methods would be most suitable to involve your organisation, business or group in our plan-making process?

Please select any which apply.

- ☐ Responding to formal online consultations like this one
- ☐ In-person meetings with just our local plan team
- ☐ Virtual meetings with just our local plan team
- ☐ In-person topic-based workshops with other relevant stakeholders
- ☐ Virtual topic-based workshops with other relevant stakeholders
- ☐ Email correspondence
- ☐ Use of a consultation platform for live informal collaboration
- ☐ Reviewing relevant evidence studies
- ☐ Attending stakeholder forums or webinars to receive updates



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- ☐ Regularly scheduled meetings (e.g., monthly / quarterly / 6-monthly)
 - ☐ Ad-hoc meetings or correspondence when relevant evidence or topics arise
 - ☐ Other (please describe):
-

7.2 Which topics within the local plan are most relevant to your organisation, business or group?

Please select any which apply.

- ☐ Select All
- ☐ Housing affordability
- ☐ New housing design
- ☐ Site assessment and land availability for development
- ☐ Health and social care infrastructure
- ☐ Climate change and sustainable energy
- ☐ Road and traffic improvements
- ☐ Public transport
- ☐ Active travel
- ☐ Coastal and landscape issues
- ☐ Local economy and employment
- ☐ Education
- ☐ Utilities
- ☐ Digital connectivity
- ☐ Town centres
- ☐ Cross-boundary strategic planning
- ☐ Community facilities
- ☐ Waste management
- ☐ Minerals
- ☐ Other (please describe):



7.3 At which stages would it be most useful for your organisation, business or group to be involved?

Please select any which apply.

- ☐ Early scoping of the plan contents
 - ☐ Development of vision and outcomes
 - ☐ Evidence gathering and reviewing
 - ☐ Spatial strategy options
 - ☐ Site assessment and land availability work
 - ☐ Draft policy writing
 - ☐ Infrastructure planning
 - ☐ Sustainability appraisal or environmental assessment work
 - ☐ Review a proposed full local plan draft
 - ☐ Examination preparation
 - ☐ Delivery and monitoring after adoption
 - ☐ Unsure at this stage
 - ☐ Other (please describe):
-

7.4 Please provide details of any other contacts in your organisation who would like to be involved:

Please include their name, role and a means to contact them.

7.5 Would you like to subscribe to our People and Place e-bulletin for general local plan updates?*



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☐ Yes

☐ No

7.6 If “yes”, please confirm the email address you would like to subscribe with:*

In line with legislation, anyone responding to our local plan consultations may request to be notified at a specific address when one or more of the following occur:

- (i) The making available of proposed local plan content and evidence under regulation 23(1)(b) (consultation on proposed local plan content and evidence);
- (ii) The publication of observations or advice under section 15CA(5) of the Act;
- (iii) The making available of the proposed local plan submission documents under regulation 27(1)(b) (consultation on the proposed local plan);
- (iv) The submission of the proposed local plan to the Secretary of State for independent examination under section 15D(1) of the Act;
- (v) The making available of the matters specified in regulation 35(2) in accordance with regulation 35(1)(a) (independent examination: local plans);
- (vi) A decision of the examiner under section 15D(7) of the Act of the document and any evidence which is sent to the examiner under section 15DA of the Act for further work to be carried out;
- (vii) The publication under section 15DA(7) of the Act of the document and any evidence which is sent to the examiner under section 15DA(6);
- (viii) The publication of the recommendations and reasons of the examiner received under section 15D or section 15DA of the Act, in accordance with section 15D(13) or section 15DA(10);
- (ix) The adoption or approval of the local plan under Part 2 of the Act.

7.7 Would you like to be formally notified when one or more of the above occur?*

☐ Yes

☐ No

7.8 If “yes”, please confirm the address you would like to be notified via:*



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Email or home address.

If you are responding on behalf of an organisation, please skip to section 9

8 How best to involve you

Individuals Only. We want to know how you would prefer to be involved and kept informed about the local plan.

8.1 **Have you responded to a council consultation about planning before?**

Please select one option.

- ☐ Yes
- ☐ No
- ☐ Unsure

Our Draft Consultation and Engagement Strategy lays out the following five guiding principles for how we want to engage with people as we prepare our new plan. We will:

- Be **clear** about how we are creating the new local plan, so you understand your role and how you can influence decisions.
- Ensure consultations give you **meaningful** opportunities to share your views on key issues.
- Provide **inclusive** opportunities that reflect the diverse needs of our communities and welcome everyone's input.
- Keep you **safe** by protecting your personal data at every stage of engagement.
- Be **accountable** by showing you how your feedback helps shape the local plan's outcomes.

8.2 **Please share any comments you have about our guiding principles for consultation and engagement:**



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8.3 How did you hear about this consultation?

Please select all which apply.

- ☐ Directly emailed or contacted with invitation to respond
- ☐ Social media
- ☐ Local media (e.g., newspaper, radio, or press release)
- ☐ Posters in council hub or public location
- ☐ Council e-bulletin
- ☐ Council website(s)
- ☐ Attended an event with a stall
- ☐ Through a local district, town or parish councillor
- ☐ Word of mouth from another member of the public
- ☐ Other (please describe):

8.4 Are there other methods you think we should use to reach people in future?

8.5 What are the THREE main things which you think might stop people being involved in our local plan?



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Please select the three biggest factors. You can contribute your own suggestion using the "other" category.

- ☐ Not hearing about it
 - ☐ Lack of time
 - ☐ Feel it doesn't affect them or isn't important
 - ☐ Difficulty accessing online information
 - ☐ Topic is too complex
 - ☐ Language or accessibility needs are not met
 - ☐ Not feeling that responses are heard
 - ☐ Too many consultations / communications
 - ☐ Other (please describe):
-

8.6 What would make it easier for people to be involved in the future?

Please select any which apply. You can contribute your own suggestion using the "other" category.

- ☐ Increased publicity on council websites or social media
- ☐ Clearer explanation of how responses will be used
- ☐ More information and evidence provided
- ☐ Shorter documents
- ☐ Plain English summaries of technical information
- ☐ More maps or visual information
- ☐ Events or workshops to attend during the day
- ☐ Events or workshops to attend during evenings or weekends
- ☐ Online events
- ☐ Accessibility support (e.g., different document formats)
- ☐ More local events in towns and villages
- ☐ Increased publicity in local media (e.g., newspaper, radio, or press release)
- ☐ None of the above



☐ Other (please describe):

8.7 Would you like to subscribe to our People and Place e-bulletin for general local plan updates?*

☐ Yes

☐ No

8.8 If “yes”, please confirm the email address you would like to subscribe with:*

In line with legislation, anyone responding to our local plan consultations may request to be notified at a specific address when one or more of the following occur:

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- (iii) The making available of the proposed local plan submission documents under regulation 27(1)(b) (consultation on the proposed local plan);
- (iv) The submission of the proposed local plan to the Secretary of State for independent examination under section 15D(1) of the Act;
- (v) The making available of the matters specified in regulation 35(2) in accordance with regulation 35(1)(a) (independent examination: local plans);
- (vi) A decision of the examiner under section 15D(7) of the Act of the document and any evidence which is sent to the examiner under section 15DA of the Act for further work to be carried out;
- (vii) The publication under section 15DA(7) of the Act of the document and any evidence which is sent to the examiner under section 15DA(6);
- (viii) The publication of the recommendations and reasons of the examiner received under section 15D or section 15DA of the Act, in accordance with section 15D(13) or section 15DA(10);
- (ix) The adoption or approval of the local plan under Part 2 of the Act.

8.9 Would you like to be formally notified when one or more of the above occur?*



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☐ Yes

☐ No

8.10 If “yes”, please confirm the address you would like to be notified via:*

Email or home address.

9 Final comments

9.1 Please share anything else you think we should include in the new plan:

9.2 Please share anything else you think we should consider as we prepare the new local plan:



If you are responding on behalf of an organisation, please skip to the end

10 Equalities monitoring

Before you finish, we would like to ask some further, optional questions. We hope you will complete them to help us understand who we have reached with our consultation. We understand this information is personal, and any answers provided in this section will be kept confidential. They will not be traced back to you as an individual nor your consultation response. It takes two minutes to complete and you can select "prefer not to say" to any question. Thank you.

10.1 What is your age?

- | | |
|--------------------------------------|--|
| ☐ 15 or under | ☐ 50 to 64 |
| ☐ 16 to 19 | ☐ 65 to 74 |
| ☐ 20 to 24 | ☐ 75 to 84 |
| ☐ 25 to 34 | ☐ 85 and over |
| ☐ 35 to 49 | ☐ Prefer not to say |

10.2 How would you describe your national identity?

Please select all which apply.

- ☐ British
- ☐ English
- ☐ Welsh
- ☐ Scottish
- ☐ Northern Irish
- ☐ Other identity (please describe):

☐ Prefer not to say

10.3 What is your ethnic group?

Please select one option which best describes your ethnic group or background.

White:

- ☐ English / Welsh / Scottish / Northern Irish / British
- ☐ Irish
- ☐ Gypsy or Irish Traveller



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☐ Any other White background (please describe):

Mixed / Multiple Ethnic Groups:

☐ White and Black Caribbean

☐ White and Black African

☐ White and Asian

☐ Any other Mixed / Multiple ethnic background (please describe):

Asian / Asian British:

☐ Indian

☐ Pakistani

☐ Bangladeshi

☐ Chinese

☐ Any other Asian background (please describe):

Black / African / Caribbean / Black British:

☐ African

☐ Caribbean

☐ Any other Black / African / Caribbean / Black British background (please describe):

Other ethnic group:

☐ Arab

☐ Any other ethnic group (please describe):

☐ Prefer not to say



10.4 Do you have any physical or mental health conditions or illnesses lasting or expected to last 12 months or more?

Please select one option.

- ☐ Yes
- ☐ No
- ☐ Prefer not to say

10.5 Does your condition or illness / do any of your conditions or illnesses reduce your ability to carry out daily activities?

Please select one option.

- ☐ No
- ☐ Yes, a little
- ☐ Yes, a lot
- ☐ Prefer not to say

10.6 What is your religion?

Please select one option.

- ☐ No Religion
- ☐ Buddhist
- ☐ Christian (including Church of England, Catholic, Protestant and all other Christian denominations)
- ☐ Hindu
- ☐ Jewish
- ☐ Muslim
- ☐ Sikh
- ☐ Other (please describe):

☐ Prefer not to say

10.7 What is your sex?

A question about gender identity will follow.

- ☐ Female



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- ☐ Male
- ☐ Prefer not to say

10.8 Is the gender you identify with the same as your sex registered at birth?

Please select one option.

- ☐ Yes
- ☐ No
- ☐ Prefer not to say

10.9 If you have selected “no,” please describe how you identify your gender:

10.10 Which of the following best describes your sexual orientation?

Please select one option.

- ☐ Straight / Heterosexual
- ☐ Gay / Lesbian / Homosexual
- ☐ Bisexual
- ☐ Pansexual
- ☐ Asexual
- ☐ Queer
- ☐ Other sexual orientation (please describe):

-
- ☐ Prefer not to say

End of questionnaire.



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Thank you for completing our Scoping Consultation. Your responses will help us prepare a local plan which reflects the diverse aspirations and needs of the communities in northern Devon.

