

Shaugh Prior Neighbourhood Plan

Minutes on Business and Commercial Engagement Meeting The Moorland Hotel - Wednesday 15th October 2025 @ 11:00am

Present: List of Attendees attached

N/Plan Team:

Tim Clewer - Chair
Simon Francis - Vice-Chair
Tim Thomas - Finance
Julia Sanders - Secretary
Phill Clewer - acting joint Secretary

TC led the Introduction and gave background of the Plan along with the benefits:
Explaining what the N/Plan is. The Procedures and Accountability.
Informing the guests what had already been done, such as Housing Seminar, Village development boundaries, 6 Community Consultations, the Questionnaire, and where details could be found on Parish Website.
Importantly when submitting the final Plan we will not be recommending specific sites for building due to the reports submissions and associated costs.

Guests then introduced themselves.

Employment and Economy:

Future Growth - What are the Key Challenges and opportunities for your business over the next 5-10 years?

Joe Hess named Visitor pressure and its impact on the area.
Living on the edge of a city has downsides and positives, such as:
Benefits of access to the countryside, but finding the balance from the landowners' and community perspective, which also impacts the wider community. eg. Anti Social Behaviour, illegal biking, fly tipping, Camper Vans, Camping, BBQs and Pollution.
There needs to be a balance found between landowner and the Community.

Liz Nicolls: Regarding Guest Houses and the high demand in the area
Mentions Green Tourism, hosting walkers on the Dartmoor Circular Route.
People turning up on foot would benefit from local transport.
The need of transport links in the area for access to moors.

Emma Jones: National Trust will be looking for Volunteers to support local businesses and opportunities in the future. Their requirement to engage with people for Skilled Employees - especially for the Archeological and Heritage Sectors.

Workforce - What skills are you looking for in employees and how can the N/Plan help develop a local talent pool?

Emma Jones (NT) Workforce does not necessarily all have to be skilled.
Business Networking opportunities - letting people know who we are, and what we do.
Importance of Coffee Mornings and a Village Hall hub to engage people.
A local business Directory would be advantageous.

Jo Northey (Vicar) Affordable Housing and its affect on the future of the Parish. Allowing families to remain and the Parish to thrive..

***Job Creation - and Business Support -
How can the plan encourage the growth of new businesses and support existing ones to create more jobs?***

Emma Jones (NT) Supporting the use of local contractors who know the landscape and area well, they don't have to travel far, and NT will continue to utilise from that perspective.

Matt Cole: Mines are the biggest employers.

TC: The Parish Council are in regular contact with the Quarries/Mines and access to further information can be gained through them.

Liz Nicolls Local business support each other - buying locally.
It would be good to know of all the other businesses in the area. Perhaps a Business Directory would support this.

Jim Upfold stated the importance of the Shaugh Prior Coffee Morning - providing opportunities for selling local produce and meeting people. Getting the message across.

TC - We are a large diverse area with serious big businesses, also a range of smaller business functioning alongside. The role of the N/plan in providing a balance.
The need to be creative in generating more community/business space. The benefit of networking and community interaction making the community stronger for longer.

Buildings and Land

Commercial Space - Are there suitable sites or buildings for new or expanding businesses?

Liz Nicolls: A local shop between villages will help local businesses and residents.
Showcase local produce. Within walking distance for retired and local visitors.

Jo Vincent mentioned how this was done before but not supported enough to sustain it.
Lack of volunteers to run it.

Mixed-use Development: What are your views on the mix of business and residential properties in the area?

Liz Nicolls: Home workers in the area - a space with coffee machine, Notice boards etc.

Jo Vincent: Possibility of utilising Shaugh Prior Village Hall, however not accessible for all villages.

Shopfronts and Signage - What are your thoughts on design guidelines for shopfronts and business signage?

SF reminder that DNP and S Hams control signage to a large degree.

Emma Jones: to bring up this with DNP planners once more. The need for visitors information signage at Cadover and in the National Park, which DNP Planning Dpt. are resistant to.

Location signage.

Jo Vincent: No public bins - Causes litter - eg. camping litter, food waste, etc. Especially in popular areas of the moor. The expense of bins was raised.

Matt Cole - On Commons - Signage to educate people. Protection of Animals/livestock.

Vacant Property - What should be done with vacant commercial properties or sites?

Liz Nicolls: Questioned the closure of Shaugh Prior School.

TC explained it is still leased by the School Trust from DCC.

Any future usage will require funding. e.g. Community hub, etc.

Matt Cole: Added that Walkhampton School also closed recently.

Joe Hess suggested people cannot afford the housing and their communities are dying. Elderly have no local properties to move into to release their own family sized homes. Planning process does not support the type of investment in the area for bungalows particularly for farmers and elderly who wish to stay on their land or in the area.

The Planning process is Complex and Expensive, Time consuming, and Dependent on subjective views of people who do not live in the parish.

Neighbourhood Plan can help to address this.

Tony Carson: Clarified that the N/Plan would need to evidence the requirement of local people for Retirement and Affordable Housing.

Liz Nicolls: We lack infrastructure to support affordable housing and young families. i.e. due to lack of a good transport network.

Jo Northey: Church building is available in the week for example: - N/Plan displays - the Church would help where they can.

Transport and Infrastructure

Parking - Is there enough parking for staff and customers? How could it be improved?

Matt Cole: Problem of Lorry Drivers and Camper Vans always parked in lay-bys and roadside.

TC: B3417 - DCC have now blocked off the area where lorries parked.

Emma Jones: Marshalls and Security Team do ask the drivers to move on in summer months.

Joe Hess: National Park rules need enforcing. Drivers not taking notice of farmers requests to move on.

This has a bad visual and public impact.

Requirement for dedicated infrastructure for lorries.

Camper Van numbers increased since Covid.

Environmental impact - toilet wast - litter etc.

Matt Cole: Quarries to take some responsibility, as it is their employees who are sleeping in the parked lorries and vans overnight.

TC: Future discussions required should enforcement thought to be necessary.

Public Transport - How could public transport links to and from the area be better for your employees and customers?

Liz Nicolls: Bus - Shuttle Bus, to link Roborough/Plympton for work/school/college, train stations/City. Access to surgeries/local businesses - Importance of connectivity.

Jo Northey: Are there any Community Busses/Drivers?

Cycling and Walking - Are there any improvements needed for cycling and walking routes?

Jo Vincent: Cycle path between 3 villages has previously been discussed. No progress on connectivity of cycle/footpath.

Liz Nicolls - Narrow Shaugh Roads - dangerous - not pavement

Joe Hess: Difficulty in developing a cycle route/infrastructure due to financial issues. It has been suggested to National Park but received no response. It could be sustainable in the future.

Digital Connectivity is the digital connectivity (broadband, mobile signal) sufficient for your business needs.

No issues were raised.

The Wider Area and Community

Sense of Place - What are the defining characteristics of our area's business environment? What makes it special or what could be improved.

Liz Nicolls: Area attracts international visitors

Pete Davies: Dewerstone, Archeological stone circles, Bronze Age Artefacts are some of the areas of interest. The Bronze Age Information is available on-line internationally.

Question of QR codes as signage for visitors brought up.

Events - How can the Neighbourhood Plan support local business events, markets, or festivals?

Liz Nicolls: Networking events, Hall, Pub, Church could be used. Breakfast clubs etc.

Local Partnerships - How can businesses work together to improve the area's identity and appeal to customers?

Matt Cole: Farming community working together through Commoners Assoc.

Coffee Mornings an area for sharing and selling: Bread, Veg, Fruit, Meat etc.

Green Initiatives - What role can business play in making our area more sustainable.

NT: Issue of how Cadover Bridge area could be vastly improved. Working in partnership with DNP.

The ongoing work of Peatland Restoration on Dartmoor, and the engagement of the public Arranging future group visits to these sites for awareness.

The possibility of a joint meeting to discuss issues .

Other - Liz Nicolls on Green energy - what might work?

Jo Vincent suggests time and space to respond after the meeting.

In closing the meeting, TC brought attention to the website, and any further questions could be sent by email or paper via the postboxes in the villages i.e. White Thorn, Moorland Hotel, Lee Moor Hall.

The next Steps...were outlined to the guests explaining the route to the final Neighbourhood Plan.

Meeting closed @ 1200hrs.

Thanks were conveyed to the Moorland Hotel for hosting the N/Plan Meeting venue and for the refreshments provided.