



This draft was prepared prior to the release of the 2026 NPPF. Policy citation mapping and minor



adjustments for compliance with the 2026 Framework will be completed prior to Regulation 15 submission.



Shaugh Prior Parish Draft Neighbourhood Plan

Produced by Shaugh Prior Parish

Rev 01	Initial issue
Rev 02	Amended 9 th & 10 th Feb 2026 (includes Steering Group comments agreed at meetings on Jan 15 th and 28 th 2026).
Rev 03	Amended May 26 th 2026 with Deborah's comments, and new NPPF regs
Rev 04	Amended June 16 th with DM's Basic Conditions
Rev 05	Amended June 18 th with Steering Group Comments
Rev 06	Submission to SHDC (and DNP)
Rev 07	Regulation 14 issue

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1.0 Introduction and background

1.1 What is a Neighbourhood Plan?

A Neighbourhood Plan is a community-prepared planning document that gives local people a statutory voice in shaping the future of their area. Once approved at referendum, it becomes part of the statutory development plan, used by South Hams District Council and Dartmoor National Park Authority (for land within the National Park) when deciding planning applications.

The right to prepare such a plan was established under the Localism Act 2011, empowering parishes to develop policies on the use and development of land in line with the National Planning Policy Framework (NPPF) and the Plymouth and South West Devon Joint Local Plan (JLP 2014–2034).

The Shaugh Prior Neighbourhood Plan (SPNP) covers the period 2025 – 2040, reflecting the aspirations of local residents for a balanced, resilient, and sustainable future for the Parish.

1.2 Purpose and Status of the Plan

The SPNP:

- Provides locally specific policies to guide the location, scale, and design of development.
- Identifies valued landscapes, heritage assets, and community facilities to be safeguarded.
- Supports delivery of affordable homes, local employment, and infrastructure that meet community needs.
- Sets out community projects and actions for future delivery partners.

The Plan has been initiated by Shaugh Prior Parish Council, the “qualifying body” under the Act, supported by a Neighbourhood Plan Steering Group comprising parish councillors, residents, and local organisations. It is evidence-based, community-led, and aligns with the strategic objectives of the JLP.

1.3 The Plan Area

The designated Neighbourhood Plan Area was confirmed by South Hams District Council in April 2024.

It covers the entire Parish of Shaugh Prior, including the three villages of Shaugh Prior, Wotter, and Lee Moor, together with surrounding hamlets, farms, and open moorland.

Situated on the south-western edge of Dartmoor National Park, the Parish lies approximately 8 miles north-east of Plymouth, sharing boundaries with Sparkwell, Cornwood, Burrator and Bickleigh parishes and Plymouth City Council.

The landscape forms part of the Plym Valley and includes areas within and adjoining the Dartmoor National Park, giving the parish an exceptional environmental setting of moorland, woodland, and post-industrial landscapes associated with the China Clay industry.

1.4 How the Plan has been Prepared

The Plan has been developed through extensive community engagement between 2024 and 2025, including:

- Parish-wide community survey (quantitative + qualitative), achieving a high response rate across all three villages;
- Six consultation events (two in each village) exploring housing, heritage, green spaces, and local priorities;
- One consultation event focusing on housing and one focusing on the local business community;
- Ongoing liaison with South Hams District Council, Devon County Council, and Dartmoor National Park Authority;
- Review of the Plymouth & South West Devon Joint Local Plan, Dartmoor Local Plan, and other relevant strategies.

Feedback from residents provided a rich evidence base identifying what people value most and what needs to change — ranging from protecting the parish’s green setting to improving transport, connectivity, and affordable housing options.

A Consultation Statement will accompany this Plan, detailing all engagement undertaken and how it has influenced each section.

1.5 Relationship to Other Plans and Policies

The SPNP must satisfy the “basic conditions” set out in national legislation. It must:

- Have appropriate regard to National Planning Policy Framework;
- Contribute to the achievement of sustainable development;
- Be in general conformity with the strategic policies of the development plan (Plymouth & South West Devon Joint Local Plan 2014–2034 and the Dartmoor Local Plan 2021); and

- Be compatible with human rights and EU obligations.

Accordingly, this Plan should be read alongside:

- Plymouth & South West Devon Joint Local Plan (2014–2034) — providing the strategic context for housing, employment, and environmental protection;
- Dartmoor Local Plan (2021–2036) — where relevant within the National Park boundary;
- Devon County Council Transport and Infrastructure Plans; and
- South Hams Climate Change Strategy and emerging Rural Housing Strategy.

Legal requirements

Paragraph 8(1) of Schedule 4B of the Town and Country Planning Act 1990 (as amended) identifies the basic conditions that the Shaugh Prior neighbourhood development plan 2020-2040 must comply with. It is noted that these provisions were amended by s99 of the Levelling Up & Regeneration Act 2023 which came into force on 25 March 2026.

4.3 In addition to the changes to the basic conditions, s98 of the Levelling Up & Regeneration Act 2023 which came into force on 25 March 2026 introduced the following legal compliance requirements:

- so far as the qualifying body considers appropriate, and having regard to the subject matter of the plan, the plan must be designed to secure that the development and use of land in the neighbourhood area contribute to the mitigation of, and adaptation to, **climate change**; and
- so far as the qualifying body considers appropriate and having regard to the subject matter of the plan, the plan must be designed to take account of any **local nature recovery strategy** under section 104 of the Environment Act 2021 that relates to all or part of the neighbourhood plan area.

Paragraph 8 (2) (as amended) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004, requires that a Neighbourhood Development Plan meets the Basic Conditions if the Plan:

1. Has regard to national policies and advice contained in guidance issued by the Secretary of State;
2. Contributes to the achievement of sustainable development;
3. The making of the Neighbourhood Development Plan would not result in the development plan for the area of the authority proposing that less housing is provided by means of development taking place in that area than if the neighbourhood development plan were not to be made;

4. The making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations, and human rights legislation.
5. Any requirements imposed in relation to the Neighbourhood Development Plan by or under Part 6 of the Levelling Up and Regeneration Act 2023 (environmental outcomes reports) have been complied with.
6. Ensure that prescribed conditions are met.

In addition, all neighbourhood plans must meet the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017. This means that they must either produce an environmental assessment report in general conformity with the regulations or, where a plan is unlikely to have significant environmental effects, a statement that sets out the reasons for that decision.

Footnote

1 until such time as a completed framework for the implementation of Environmental Assessment Reports is in place, compliance with this Basic Condition cannot be assessed.

1.6 Plan Period and Monitoring

The Plan period runs from 2025 to 2040, aligning closely with the JLP review timetable.

Implementation will be monitored annually by the Parish Council and reviewed formally at least every five years, or sooner if significant policy or community changes occur.

1.7 Community Engagement at a Glance

Participation:

- Over 150 survey responses analysed (both statistical and narrative).
- Six village events held through June 2025.
- One housing event held in August 2025.
- One business event held in October 2025
- Continuous feedback through Parish Council meetings and social media.
- Questionnaire run for 4 month period ending on the 31st of October 2025

Key messages from residents:

- Protect village character and open countryside.
- Provide modest, affordable homes for local families.
- Improve road safety and public transport.
- Safeguard views, heritage, and green spaces.
- Support renewable energy where community-owned.
- Ensure any development respects the Parish's rural and moorland identity.

2.0 Vision & Objectives

2.1 Our Vision for 2040

“By 2040, Shaugh Prior Parish — encompassing the villages of Shaugh Prior, Wotter, Lee Moor and outlying farms, homes and commercial entities — will remain a distinctive, thriving rural community on the edge of Dartmoor. Each village will retain its own character and sense of place within a landscape of moorland, woodland and valley views. Development will be small-scale, high quality and locally responsive, providing homes and work for people of all ages while protecting heritage, wildlife and the natural environment. Our green spaces and public halls will remain the heart of community life, supported by improved connectivity, safer roads, and a sustainable local economy that respects our moorland setting.”

This vision reflects the values repeatedly voiced through the community survey and village consultations: pride in the parish’s setting, desire for proportionate growth, and a determination to protect what makes each settlement unique. The Plan seeks to harmonise our residential, commercial & agricultural activities.

2.2 Strategic Objectives

To deliver the Vision, the Plan pursues eight inter-related objectives, each guiding the thematic policies that follow.

Objective	Intent & Community Evidence Base
1. Sustain Village Character and Identity	Maintain the distinct identities of Shaugh Prior, Wotter and Lee Moor by keeping clear physical separation between them, managing the form and scale of new development, and ensuring design reflects the parish’s rural and moorland context.
2. Provide Homes that Meet Local Needs	Support small-scale and brownfield/infill housing, with priority for affordable dwellings for local people and downsizing opportunities for older residents. Require high design quality and adequate parking.

3. Protect and Enhance Green Spaces and Biodiversity	Designate and safeguard valued areas such as The Brake and The Ruts (Wotter)(however during the community consultation these parcels of land were identified by half the respondents as being suitable for development), Lee Moor Playing Field and Bowling Green, and woodland corridors between villages; integrate biodiversity-led design into new development.
4. Celebrate Heritage and Sense of Place	Conserve churches, crosses, Shaugh Bridge, historic walls, and industrial and RAF relics (e.g. Hawks Tor). Encourage community projects celebrating the parish's clay-industry and wartime past, with interpretation and information of these accessible to all.
5. Improve Movement and Connectivity	Enhance safety on local roads (30 mph consistency, traffic calming, surfacing), secure better public-transport links, and deliver new footpath/bridleway/cycle connections between the three villages and to Cadover Bridge.
6. Support Local Economy and Working from Home	Encourage small enterprises, home-working, and rural diversification compatible with the landscape. Recognise the continuing role of the quarry industry while mitigating its environmental effects.
7. Tackle Climate Change and Promote Sustainability	Support community-owned renewable-energy schemes and domestic solar installations that respect landscape and amenity; protect dark skies; promote energy-efficient buildings and sustainable drainage.
8. Enhance Community Wellbeing and Facilities	Safeguard and improve community halls, sports and recreation spaces, and explore new shared facilities such as a community shop or hub; promote projects that foster inclusion and healthy lifestyles.

2.3 Cross-Cutting Themes

- Local Distinctiveness: policies will use locally characteristic materials and forms.

- Accessibility and Inclusion: all settlements should be connected safely by sustainable modes.
- Resilience: encourage adaptive reuse of buildings and renewable energy to future-proof the parish.
- Partnership: work with South Hams DC, Dartmoor National Park, National Trust, Imerys, and local groups to deliver community projects.

2.4 Delivering the Vision

These objectives will be delivered through:

1. Neighbourhood Plan Policies (Section 3.0) — forming part of the statutory development plan.
2. Community Projects (Section 4.0) — actions for the Parish Council and partners.
3. Monitoring & Review (Section 5.0) — ensuring progress towards the Vision is tracked and updated.

3.0 Thematic Policies

3.1 Policy Theme A – Environment, Landscape & Heritage

Context and Rationale

Shaugh Prior Parish lies on the south-western edge of Dartmoor National Park, encompassing moorland, woodland, and post-industrial landscapes shaped by centuries of farming and the China Clay industry.

The Parish's beauty and heritage—its stone crosses, church, historic halls, Shaugh Bridge, Hawks Tor, iron age and military relics, and expansive views to the moor and Plymouth Sound—are central to local identity.

Community feedback shows overwhelming support for:

- protecting views, dark skies, and open countryside;
- safeguarding local green spaces and wildlife habitats;
- conserving non-designated heritage features; and
- ensuring new development reinforces rather than erodes local character.

The response to our community consultation identified the importance of green, open and recreational spaces to our community and responding positively to the loss of biodiversity resulting from development within the Parish. This policy aims sustain and enhance the natural environment of our parish by taking opportunities to restore and reconnect habitats; growing nature through the provision of high-quality green infrastructure; enhancing the distinctive network of trees, woodlands and hedges.

Section 98 of the Levelling Up & Regeneration Act 2023, which came into force on 25 March 2026 introduced the following legal compliance requirement:

- As far as the qualifying body considers appropriate and having regard to the subject matter of the plan, the plan must be designed to take account of any local nature recovery strategy under section 104 of the Environment Act 2021 that relates to all or part of the neighbourhood plan area.
- The Devon Local Network Recovery Strategy 2025-35 was approved by Natural England in January 2026. The strategy will work closely alongside other measures in the Environment Act 2021, such as support for delivery of mandatory Biodiversity Net Gain and provide a focus for the strengthened duty on all public authorities to conserve and enhance biodiversity.

Policy A1: Protection of Community Facilities and Social Hubs

The loss of essential community facilities will be resisted unless it can be demonstrated that the facility is no longer viable, or an equivalent or better facility is provided in an equally accessible location.

A dedicated policy of protection (listed as an Asset of Community Value), is applied to The White Thorn Public House to safeguard its function and viability as the primary, high-priority social hub in the Parish. Proposals resulting in its change of use will not be supported.

Protected essential facilities include:

- Village Halls (Shaugh Prior, Lee Moor)
- The Doctor's Surgery
- The White Thorn Public House
- Churches and associated places of worship
- The Moorland Hotel

Justification for Policy A1

The protection of the White Thorn Public House is the single highest priority for an individual non-designated asset (13 mentions) and the most strongly endorsed category in the questionnaire (21.7% support), justifying its specific protection as an Asset of Community Value (ACV). The policy also protects essential functional facilities (Halls, Surgery, Churches) from loss, reflecting strong community consensus on safeguarding social hubs (Source: Questionnaire Analysis Rev 02, Justification Statement; Consultation Summary, Section 2, Protecting Social Hubs).

Policy A2: Designation of Local Green Space (LGS)

The following sites are designated as Local Green Space, reflecting their recreational, ecological, or community significance, and will be protected from inappropriate development:

- Lee Moor Bowling Green and the green space on open moor known as Shaugh Prior Bowling Green Sports Fields
- The Lee Moor Playing Field
- Other Sports Fields (opposite Wotter Play area, school field in Shaugh)

Justification for Policy A2

These sites meet the National Planning Policy Framework (NPPF) criteria for LGS designation, being local in character, demonstrably special to the local community (the Bowling Greens/Sports Fields received 19 mentions). Designated and undesignated LGS are protected through the JLP Dev 23 Policy. (Source: Consultation Summary, Section 2, LGS Designation; 6 Community Sessions Analysis, Justification: Local Green Space Designation JLP and NPPF).

Policy A3 : Local Landscape Character

Development proposals will only be supported where they protect and enhance the landscape character of the Parish and the visual amenity and character of the village, with particular attention to protecting the Shaugh Prior/Beacon skylines.

Policy A3a: Protection of Views, Vistas, and Local Character

Policy A3(a) Important Views and Vistas

Development Proposals will only be supported where they protect and where possible enhance the visual character of the Parish, ensuring that new proposals avoid harming the important established views and vistas (Key View Corridors) identified below and on the diagram below:

1. Open Moorland Panoramas (e.g., from Hen Tor, Shell Top, Dewerstone, Trig Point) and
2. Views toward Plymouth Sound/the coast (i.e from each of the 3 villages in the Parish)
4. Non-Designated Heritage: The setting and continuity of local heritage features, including the Cider Press, Settling Tanks, and Bridges/Crosses, must be protected.

Policy A3 (b) Light Pollution

To avoid negative impacts on wildlife and prevent the further erosion of the rural character of the Parish from light pollution new development must demonstrate effective mitigation measures to prevent light spillage that would impact the rural night sky.

Policy A3 (c) Non-Designated Heritage

The following Non-Designated Heritage Assets have been identified by the community as holding particular significance in the Parish:

1. the Cider Press
2. Settling Tanks
3. Bridges/Crosses,
4. RAF WW2 Chain Home Low Radar Station

All Non -Designated Heritage Assets and their settings in the Parish must be protected in accordance with national policy and guidance and the development plan.

Justification for Policy A3

Protection of scenic views (Moorland Panoramas and Coastal views) and village skylines was mandated by the community as a high priority. The policy also specifically addresses concerns regarding light pollution impacting the rural night environment and safeguards the setting of non-designated heritage features (Bridges/Crosses) that contribute to local character (Source: Consultation Summary, Section 3; 6 Community Sessions Analysis, Heritage Site Continuity).

Policy A4: Renewable Energy and the Landscape

Small-scale renewable energy developments will be supported where:

- They are community-owned or community-benefiting;
- They demonstrate minimal / proportionate impacts on the landscape, key views or residential amenity;
- Associated infrastructure and cabling are sensitively sited; and
- Lighting and colour treatment to preserve dark skies.

Justification for Policy A4

Consultations show qualified support for renewables provided they are community-controlled and landscape-sensitive. Policy A4 aligns local priorities with the JLP's low-carbon objectives while safeguarding scenic and environmental quality.

3.2 Policy Theme B – Housing & Settlement Character

Context and Rationale

Across all engagement stages, the community has mandated a restrictive approach to development that prioritises protecting the rural character and prevents coalescence between Shaugh Prior, Wotter and Lee Moor.

People emphasised:

- Brownfield and infill first;
- Small-scale schemes (typically 1–10 homes) integrated into the existing village form;
- Affordable homes for local families and bungalows/downsizing dwellings for older residents;
- High-quality, locally distinctive design using appropriate materials and respecting key views; and
- Development that does not merge villages or encroach on the moor.

Policy B1 – Scale and Location of Housing Development

A “Brownfield / infill first” approach will be strongly supported. Development within the Parish will be restricted to:

1. Small-scale infill adjacent to or within villages;
2. Bespoke homes that meet specific local housing needs;
3. Adaptive reuse of existing, redundant buildings, including former commercial, industrial, and community sites.

Large-scale, greenfield development will be strongly resisted where it would lead to:

- The coalescence of Lee Moor, Shaugh Prior, or Wotter.
- The loss of agricultural land or Local Green Space.

Justification for Policy B1

This policy has been carefully drawn following a review of the existing built-up areas, taking into account planning history, environmental constraints, landscape features. It prioritises sustainable locations and prevents the coalescence of the three villages. It will help protect the character of the three villages. Consistent with JLP TTV26/27.

In keeping with the Sustainable Villages policies, JLP TTV25: The South Hams & West Devon Village Sustainability Assessment Framework (2017) carried out an indicative assessment of the potential number of homes capable of coming forward through neighbourhood plans, identifying Wotter and Lee Moor each had capacity for 10 new homes. Shaugh Prior village lies fully within the boundaries of Dartmoor National Park and is protected from new developments.

Section 99 of the Levelling Up & Regeneration Act 2023 came into force on 25 March 2026, it relates to the modification to the Basic Conditions, set out in paragraph 11(2) of Schedule A2 of PCPA 2004:

“(ca) the making of a neighbourhood plan would not result in the development plan for the area of the authority proposing that less housing is provided by means of development taking place in that area than if the draft plan were not to be made,”.

The draft Shaugh Prior NDP is consistent with this requirement. It will not lead to less housing coming forward than already planned for the area. SHDC, as Local Planning Authority have confirmed that they are satisfied that the draft Shaugh Prior NDP is consistent with this requirement and therefore does meet the basic conditions in this regard.

This policy implements the clear community consensus against large-scale, greenfield development. The "Brownfield First" approach, along with prioritising infill and adaptive reuse, is directly mandated by the consultation findings to maintain the distinct, separate character of the villages and prevent undesirable coalescence (Source: Consultation Summary, Section 1; 6 Community Sessions Analysis, Housing Justification).

Policy B2 Affordable Housing - Rural Exception Sites

Affordable housing to meet the needs of local people will be supported on rural exception sites in accordance with the requirements of National Policy and the Development Plan. Any such development should be proportionate to the size of the settlement that it relates to and is subject to the following criteria:

- The type and size of affordable homes should meet the specific needs identified for the Parish;
- The proposal has a target of 100% affordable housing;

Policy B3 Housing Mix and Affordability

1. Affordable housing for young families and people with a strong local connection.
2. Bungalows or accessible, single-storey dwellings to facilitate downsizing for older residents.
3. Housing suitable for aging in place, which contributes to a diverse and sustainable community demographic.

Justification for Policy B2

The consultation identified a clear deficit in housing types suitable for maintaining community balance. The mandate is to actively enable the delivery of affordable homes for young families and accessible bungalows for older residents wishing to downsize. However only 6% of households responded to the South Hams 2023 Housing Survey. (Source: Consultation Summary, Section 1, Local Needs Housing; 6 Community Sessions Analysis, Housing Justification and SHDC 2023 housing survey).

Community Consultations demonstrated a desire to carry out a new Housing Needs Survey, and promote this through local newsletters and social media to improve up response from residents. See Community Projects.

Policy B4 – Local Distinctiveness

Any proposals for development within or adjacent to villages will require detailed Strategic Environmental Assessments (SEA) at the earliest stage of planning to reflect the following community mandates:

- Protection of Open Moorland (Lee Moor): The west and southwest of the village is open moorland of local nature conservation and views and vista value to be protected as such.
- Facilitating Appropriate Infill (Wotter): Modest development proposals will be supported provide that any development proposal meets Policies B1 and 2 and addresses all site constraints with an SEA at early stages.
- Adaptive Reuse Priority (Shaugh Prior): With it closing, the adaptive reuse of the Shaugh Prior School as a new community hub will be actively supported over any proposal for new build residential development on its grounds.

Policy B5 Design, Sustainability

All new development proposals within the neighbourhood development plan area should be of a high standard of design, enhancing local character, demonstrating how the proposals contribute to decarbonisation and net zero emissions and will be supported where they:

- i) Complement local vernacular form and styles, respecting the rural context of the Parish and using local traditional building materials and methods wherever possible. Developers are encouraged to apply the principles set out in the Building for a Healthy Life guidance;
- ii) Reflect the overall quality of the Parish's landscape and natural environment, through a landscape led approach to design. This should be based on an appraisal of all natural environment factors to a level of detail appropriate to the scale, nature and location of the site. Developers are encouraged to carry out Strategic Environmental Assessments at early stages of submitting proposals.
- iii) Protect and wherever possible enhance the natural environment and landscape setting of the site including protecting and enhancing Dartmoor National Park and its setting, satisfactorily mitigating any negative impacts and delivering Biodiversity Net Gain; and,
- iv) Demonstrate how the proposals have responded positively to the challenge posed by climate change including in relation to water and energy efficiency include wherever possible roof top photo voltaic and storage batteries in new homes to ensure that they are best prepared to be environmentally sustainable; and,
- v) Minimise run-off flows into mains sewers and watercourses through use of sustainable drainage systems (SuDS);
- vi) Minimise any negative impacts on the built environment and ensure that heritage assets are protected in accordance with National Policy and the Development Plan;
- vii) Incorporate swift boxes or bat boxes into the design of new buildings.
- viii) Adopt "Designing out Crime" principles.
- ix) Protect neighbouring amenity, or satisfactorily mitigating any harm.

Justification for Policy B3 and 4.

This policy directly reflects feedback from the Housing Session. It responds to the explicit community desire to protect open moorland in Lee Moor while providing evidence-based flexibility for appropriate infill sites. It also prioritises the widely supported adaptive use of the former Shaugh Prior School site as a community facility (Source: Housing Session Analysis, Justification Statement: Protecting Core Green Space, Facilitating Appropriate Infill, Adaptive Reuse Priority). The policies also meet with requirements under Climate Change :

The character and appearance of the Parish is of great importance to the community and there was strong public support for policies to protect it and address the issue of climate change.

Section 98 of the Levelling Up & Regeneration Act 2023, which came into force on 25 March 2026 introduced the following legal compliance requirement:

- so far as the qualifying body considers appropriate, and having regard to the subject matter of the plan, the plan must be designed to secure that the development and use of land in the neighbourhood area contribute to the mitigation of, and adaptation to, climate change;

Policy B6 – Reuse of Rural Buildings

All proposals for the reuse of rural buildings should demonstrate high-quality, distinctive design that respects and enhances the local vernacular and visual integrity of the Parish. Proposals should:

1. Be of an appropriate scale, height, massing, and density that respects the immediate settlement pattern and context.
2. Utilise high-quality, durable materials appropriate to the rural and moorland fringe setting (e.g., slate, local stone, and traditional render).
3. Ensure landscaping uses native species to integrate the development into the surrounding environment and protect existing trees and hedgerows.

Justification for Policy B6

This policy implements the fundamental requirement identified across all consultation streams to protect the rural character and visual integrity of the Parish. By requiring appropriate scale, traditional materials, and native landscaping, the policy ensures that new development harmonises with the established settlement pattern and preserves valued vistas (Source: Consultation Summary, Section 3, Views and Vistas; General consensus across 6 Community Sessions Analysis).

3.3 Policy Theme C – Community Facilities, Transport & Infrastructure

Context and Rationale

Community life in Shaugh Prior Parish revolves around a small but vital network of local assets: village halls, playing fields, the White Thorn Inn, Lee Moor Bowling Green, former Shaugh School, The Moorland Hotel and shared green and recreation spaces.

Residents strongly value these amenities and want them protected for future generations.

Across the six consultation events and surveys, people also raised consistent concerns about:

- Poor road conditions, speeding, and lack of pavements;
- Limited bus services and isolation between villages;
- Variable broadband coverage and utilities; and
- The wish to improve active travel routes and safer connections between Shaugh Prior, Wotter and Lee Moor.

There is also strong appetite for exploring new facilities such as a community shop or shared hub, and to ensure the parish has the infrastructure capacity to support modest growth.

Policy C1 – Protection and Enhancement of Community Facilities

1. The following existing facilities are identified as Community Assets whose loss or change of use will only be supported where:
 - An alternative facility of equal or greater community value is provided; or
 - It can be demonstrated the facility is no longer viable and all options for community use have been exhausted.
2. The listed assets include (non-exhaustively):
 - Former Shaugh Prior School
 - The White Thorn Inn (already listed as an Asset of Community Value)
 - Shaugh Prior Village Hall

- Lee Moor Village Hall
- Lee Moor Playing Field and Bowling Green
- Shaugh Prior Church
- Moorland Hotel

3. Proposals to enhance, refurbish or extend these facilities to meet changing needs will be supported in principle.

Justification for Policy C1

Survey results and consultation feedback confirmed that these venues are central to parish identity, providing spaces for social, cultural and recreational activity. Policy C1 ensures their long-term protection, consistent with JLP Policy DEV3 (Sports and Recreation) and NPPF 93–97.

Policy C2 – New or Improved Community Services

1. The creation of new community facilities—such as a multi-use community shop/post office hub, meeting space, or co-working facility—will be supported where:
 - It is located within or adjacent to one of the existing villages;
 - It does not harm residential amenity; and
 - Adequate access and parking are provided.
2. Shared use of existing buildings (for example within village halls) will be encouraged where feasible.

Justification for Policy C2

A recurring aspiration in both surveys and events was for a local shop or hub to reduce travel and reinvest profits locally. C2 provides a permissive policy context for community-led initiatives of this kind.

Policy C3 – Transport, Access and Road Safety

Development proposals should, where proportionate to their scale and impact:

1. Demonstrate safe and convenient pedestrian access to village services;
 2. Provide or contribute to measures improving road safety, including speed management and junction visibility;
 3. Safeguard or enhance public transport infrastructure (bus stops, shelters, turning areas); and
 4. Protect or create active-travel links connecting the three villages and key destinations such as Derriford hospital, Train stations, Cadover Bridge and Cann Woods.
5. Protect or create active-travel link connectivity and access to services beyond the Parish.

Justification for Policy C3

Speeding, lack of pavements, and limited bus frequency were among the most cited concerns. Policy C3 supports incremental improvements and ensures new development contributes to a safer, more connected parish.

Policy C4 – Digital Connectivity and Utilities

1. All new residential and business developments must be designed to accommodate high-speed broadband (minimum super-fast specification) and facilitate future upgrades.
2. Development should demonstrate adequate water, drainage and sewage capacity or provide appropriate on-site solutions that do not adversely affect the environment.

Justification for Policy C4

Consultations identified inconsistent broadband speeds and continuing reliance on septic tanks in some areas. C4 seeks to future-proof new development and support equitable service provision across the parish.

Community Projects – Facilities, Transport & Infrastructure

Non-policy items raised by the consultations from this topic have been gathered at a table in section 4.2 as suggested Community Projects

3.4 Policy Theme D – Local Economy & Sustainability

Context and Rationale

Shaugh Prior Parish has a long tradition as a working rural community. Agriculture, the China Clay industry, small-scale trades, and self-employment form the backbone of the local economy. Many residents now work from home or commute to Plymouth, while others depend on the ongoing activities of Imerys and Tungsten West.

Community engagement reveals a desire to:

- Maintain a diverse local economy that provides jobs without harming the landscape;
- Mitigate dust, noise and visual impacts from mineral operations;
- Encourage home-working, rural enterprise, and low-carbon business; and
- Support community-owned renewables and energy efficiency initiatives.

Residents also expressed strong interest in balancing the benefits of economic activity with environmental protection — recognising both the parish's industrial heritage and its future role in sustainability and climate resilience.

Policy D1: Sustainable Economy and Visitor Management

Development proposals should promote a sustainable, managed economy in collaboration with local stakeholders.

The Parish includes a number of High Impact Visitor Areas (HIVA) defined as locations that experience concentrated visitor use resulting in environmental harm, infrastructure pressure, or community disturbance, and are identified on the Policies Map. These include, but are not limited to:

- Cadover Bridge and its immediate surroundings
- Shaugh Bridge

Development proposals that affect, or are likely to increase visitor pressure on, HIVAs should:

- Incorporate site-specific mitigation measures proportionate to the scale and nature of the development.
- Demonstrate, through a proportionate assessment, how visitor-related impacts will be mitigated.
- Adequate off-road parking provision or parking management measures
- Waste management infrastructure, including litter and fly-tipping prevention.

- Visitor signage to promote appropriate behaviour and protect sensitive locations.
- Measures to deter or manage anti-social or illegal activity.
- Physical or management interventions to protect environmental assets.

Development that fails to provide effective mitigation will not be supported.

2. Development proposals for modest-scale, locally needed retail services (e.g., Shops / Community Stores / Post Offices) where they are integrated into existing villages and do not undermine the rural character of the Parish will be supported.

Justification for Policy D1

The business community identified the uncontrolled negative impact of visitor pressure (anti-social behaviour, fly-tipping) around Cadover Bridge as their highest priority concern, justifying mandatory collaboration and mitigation. Furthermore, the policy supports the delivery of urgently needed local retail services (12.5% of respondents called for this) and community energy initiatives (Source: Business Consultation Analysis Rev 01, Justification: Mitigation of Visitor Pressure; Consultation Summary, Section 4: Essential Service Deficit).

Policy D2 – Supporting Local Employment and Rural Enterprise

1. Development proposals that support existing local businesses, agriculture, or rural enterprise will be supported where they:

- Are of a scale and design compatible with its setting and the amenity of nearby residents;
- Do not adversely affect landscape character or key views; and
- Provide safe and suitable access.
- Where hours of opening are appropriate for location, intended use, and with consideration to the surrounding communities and landscape.

2. The development of small business units, live/workspaces, and home-working will be encouraged within defined settlement boundaries or locations that relate well to existing development.

3. Proposals for tourism-related uses—such as small-scale visitor accommodation, walking or cycling facilities, and heritage interpretation—will be supported where they respect the rural character, enhance local employment opportunities and do not create additional light or noise pollution.

Justification for Policy D2

The parish is predominantly agricultural and open moorland and offers limited opportunity for different employment types, and many residents work from home or operate small businesses. D2 enables local enterprise while protecting environmental quality. The community also favours sensitive tourism linked to its clay heritage, walking routes, and moorland setting.

Policy D3 – Minerals Interface and Environmental Protection

Policy D3 – Minerals Interface and Environmental Protection

Development proposals adjacent to or potentially affected by mineral extraction sites (including China Clay and Tungsten operations) must demonstrate that:

- There will be no unacceptable impacts on residential amenity, air quality, lighting, or noise;
- Dust suppression and transport management measures are in place; and
- The long-term landscape restoration and after-use of worked sites will enhance biodiversity and public access.

The Parish Council will support a Minerals Liaison Group to ensure ongoing community dialogue on restoration, dust monitoring and environmental management.

Justification for Policy D3

The quarries are integral to the parish economy but a key source of local concern. D3 aligns with the JLP's and Devon Minerals Plan's policies on coexistence between communities and minerals operations, ensuring transparency and environmental safeguards.

Policy D4 – Sustainable Tourism and Heritage Interpretation

Development supporting low-impact tourism that celebrates the parish's landscape and heritage will be supported where:

1. It provides or links to walking, cycling or bridleway networks;
2. It reuses existing buildings or brownfield land;
3. It includes interpretation of local history (e.g. RAF Hawks Tor, Shaugh Bridge, China Clay heritage); and it minimises car dependency and visual impact.
4. There will be no unacceptable disturbance due to noise pollution.

Justification for Policy D4

The consultation identified opportunities for heritage trails, interpretive signage, and eco-tourism, focusing on the parish's unique moorland and industrial heritage. The commercial event held highlighted the number of walkers and tourists arriving on foot who are keen to support local business. This policy promotes sustainable tourism compatible with community values.

Policy D5 (combined with A4) – Climate Change, Energy and Sustainability

Proposals for new development should demonstrate how it will contribute to climate resilience and a low-carbon future where practically possible, by:

- Maximising energy efficiency and renewable energy generation (solar, heat pumps);
 - Incorporating sustainable drainage and water conservation;
 - Using low-embodied-carbon materials; and
 - Supporting sustainable modes of transport.
2. Small-scale renewable energy developments (wind, solar, hydro or shared heating) will be supported where they:
- Are of a scale and location that avoids significant landscape harm, protects key views and residential amenity; and
 - Associated infrastructure and cabling are sensitively sited; and
 - Lighting and colour treatment minimise light pollution; and
 - Include clear plans for decommissioning and landscape restoration.
- Community-owned or community-benefiting proposals are particularly encouraged.

Justification for Policy D5

There is measured support for renewable energy across the parish, particularly where community-controlled. This policy provides a clear local framework consistent with NPPF 152–158 and the JLP's zero-carbon ambitions.

Policy D6 – Sustainable Construction and Circular Economy

New development and refurbishment should:

- Prioritise re-use and adaptation of existing structures;
- Use local sourced materials and suppliers where practical;
- Incorporate waste reduction and recycling during construction; and

- Provide facilities for long-term waste sorting and composting.

Justification for Policy D6

This policy builds on the parish's environmental ethos and supports Devon County Council's Climate Emergency commitments. It encourages responsible construction practices while supporting local supply chains. In accordance with the NPPF (Chapters 6, 12, and 14), Policy D6 provides the localised framework necessary to meet national targets regarding carbon reduction and resource efficiency. Specifically, it satisfies Paragraph 157 by prioritising asset retention over demolition, fulfils Paragraph 8(c) by actively designing out construction waste, and satisfies Paragraph 135(f) by mandating that long-term recycling and composting facilities are seamlessly integrated into the design layout of all new development.

Community Projects – Economy & Sustainability

Non-policy items raised by the consultations from this topic have been gathered at a table in section 4.2 as suggested Community Projects

4.0 Community Projects & Delivery Plan

4.1 Purpose of this Section

While the Neighbourhood Plan's policies will carry statutory weight in planning decisions, many of the community's aspirations fall outside the scope of land-use planning.

These are captured here as Community Projects — practical initiatives to be led by the Parish Council, local organisations, and external partners.

The list is not exhaustive and may evolve over time. The projects collectively aim to:

- Deliver visible community benefits;
- Strengthen local facilities and connectivity;
- Promote sustainability and wellbeing; and
- Help implement the Vision for 2040.

4.2 Priority Community Projects

The following table contains the possible community projects raised as comments or concerns during the consultation process. They have a suggested hierarchy of approach denoted with colour coding. The Projects reference show which themes the projects relate to, for example CPA1 is Community Project 1 from theme A.

PROJECT REFERENCE	PROJECT TITLE	PURPOSE AND DESCRIPTION	LEAD PARTNERS	INDICATIVE TIMESCALE
CPA1	Local Heritage Trail interpreting Shaugh Bridge, RAF Hawks Tor, and clay-industry relics.	Create a walking/ cycling trail linking Shaugh Bridge, Hawks Tor, China Clay relics, and WWII heritage sites, with interpretation panels and digital resources.	Parish Council, Dartmoor NPA, local historians, schools, Heritage Lottery Fund	Medium term (2–5 yrs)

PROJECT REFERENCE	PROJECT TITLE	PURPOSE AND DESCRIPTION	LEAD PARTNERS	INDICATIVE TIMESCALE
CPA2	Tree and Hedgerow Management Plan to balance biodiversity with the protection of views	Balance biodiversity gains with view protection. Identify priority areas for management and new native planting.	Parish Council, Devon Wildlife Trust, Dartmoor NPA	Medium term (2–5 yrs)
CPA3	Dark Sky Initiative — community awareness and lighting-design guidance for households.	Develop simple design guidance and awareness campaign to protect dark skies and reduce light pollution.	Parish Council, Dartmoor NPA	Short term (1–2 yrs)
CPA4	Wildlife Monitoring Group working with schools and community groups to record biodiversity in local green spaces.	Establish citizen-science group to record wildlife in Local Green Spaces and share data with Devon Biodiversity Records Centre.	Parish Council, local schools, DWT	Short term (1–2 yrs)
CPA5	Dust and Lighting Monitoring partnership with Imerys and environmental agencies.	Formalise a liaison group with Imerys, Tungsten West, and regulators to address dust, lighting, HGV routing and restoration	Parish Council, Operators, Local authority Environmental Health, Environment Agency	Immediate & ongoing
CPB1	Local Housing Needs Survey Update – to refine evidence of demand for affordable and downsizing homes	Commission updated survey to identify demand for affordable and downsizer homes, informing future site allocations or CLT initiatives.	Parish Council, Local authority Housing Team, Devon Communities Together	Short term (1–2 yrs)
CPB2	Self-Build Register Promotion	Encourage local applicants and identify suitable small plots. Register an Interest in Self Build South Hams District Council	Parish Council, Local Authority Housing Team, Devon Communities Together	Medium term (2–5 yrs)

PROJECT REFERENCE	PROJECT TITLE	PURPOSE AND DESCRIPTION	LEAD PARTNERS	INDICATIVE TIMESCALE
CPB3	Community Land Trust Exploration – assess potential for parish-led affordable housing delivery	Investigate potential for a small parish-led affordable housing scheme, possibly in partnership with a local landowner.	Parish Council, Local Authority,, Wessex CLT Project	Medium term (2–5 yrs)
CPC1	Road Safety & Speed Management Plan – explore 20 mph zones, traffic-calming, and consistent 30 mph limits across villages.	Implement village-wide traffic calming measures, enforce speed limits (e.g. 20mph zones), and establish better management/ parking zones for quarry lorries.	Parish Council, HATOC partnership, Local Authority Transport Team, Imerys, Sibelco	Immediate
CPC2	Active Travel Network – identify and deliver off-road walking, cycling and bridleway connections linking settlements and moorland gateways	Map and deliver safe footpaths, cycle routes, and bridleways to link Lee Moor, Shaugh Prior, Wotter, and Cadover Bridge.	Parish Council, Local Authority Transport Team, Imerys, Sibelco	Immediate
CPC3	Community Transport Initiative – investigate a parish minibus or demand-responsive service to link with Plymouth and Ivybridge.	Lobby service providers and local authorities to improve frequency, reliability, and accessibility of public transport serving the Parish.	Parish Council, Local Authority Transport Team, Local bus operators	Immediate
CPC4	Community Hub Feasibility Study – test options for a part-time shop/post office/café co-located with an existing hall.	Assess options for a small community-run shop, café, or post office hub, possibly within an existing village hall.	Parish Council, Hall Committees, Local Authority, Plunkett Foundation	Short term (1–2 yrs)
CPC5	Adaptive reuse of Former Shaugh Prior School site	Initiate a feasibility study and funding strategy for repurposing the closed Shaugh School into a new village hall or multi-functional community hub.	Parish Council, Hall Committees, Local Authority, Plunkett Foundation	Short term (1–2 yrs)

PROJECT REFERENCE	PROJECT TITLE	PURPOSE AND DESCRIPTION	LEAD PARTNERS	INDICATIVE TIMESCALE
CPC6	Broadband Partnership – work with providers to fill remaining coverage gaps	Work with providers to extend superfast broadband to all properties and ensure future-proof infrastructure for new development.	Parish Council, Connecting Devon & Somerset, Openreach	Short term (1–2 yrs)
CPD1	Local Business Directory – online and printed directory promoting local trades, tourism, and home-based enterprises	Produce an online/ printed directory of local trades and services, encouraging residents to “buy local”. Include apprenticeships and youth employment links.	Parish Council, Local businesses, South Devon College	Short term (1–2 yrs)
CPD2	Hold a community event to disseminate information on all renewable energy schemes. Community Energy Initiative – explore feasibility of a parish-owned solar or micro-hydro scheme.	Explore feasibility of a community solar or micro-hydro project and promote home retrofit grants to reduce energy use. Promote potential retrofit grants for listed buildings.	Parish Council, Community Energy groups, Local planning authorities Climate Team	Medium term (2–5 yrs)

4.3 Delivery and Funding

Implementation will depend on collaboration between community groups, landowners, local authorities and private operators.

Potential funding sources include:

- South Hams District Council Community Infrastructure Levy (CIL) receipts;

- Devon County Council Local Transport Fund;
- Lottery and Heritage Fund grants;
- Government programmes (e.g. Rural England Prosperity Fund, DEFRA Biodiversity Net Gain funding);
- Corporate contributions (through Minerals Liaison agreements); and
- Local fundraising and volunteer initiatives.

The Parish Council will maintain a rolling Delivery Plan, reviewed annually to update progress, priorities, and funding bids.

4.4 Monitoring and Reporting

- An Annual Monitoring Report will track delivery of both statutory policies and community projects.
- Key indicators include:
 - Number and type of new dwellings approved;
 - Local Green Spaces protected;
 - Community facilities enhanced;
 - Renewable energy schemes delivered; and
 - Infrastructure improvements achieved.
- The Parish Council will publish summary updates on its website and present findings at the Annual Parish Meeting.
- A formal review of the Neighbourhood Plan will be considered at least every five years.

4.5 Keeping the Plan Alive

The Shaugh Prior Neighbourhood Plan is intended as a living document — a shared framework for community action as well as a guide for decision-makers.

Its success will depend on continued participation, partnerships, and celebration of the Parish's unique identity between the moor and the Sound.

5.0 Implementation, Monitoring & Review

5.1 Purpose

This section explains how the Shaugh Prior Neighbourhood Plan will be put into effect and monitored once it becomes part of the statutory development plan for South Hams District (and Dartmoor National Park where applicable).

Implementation will depend on cooperation between the Parish Council, local authorities, developers, businesses, and community organisations.

The Parish Council will lead coordination of actions, using the Plan as both:

- A policy framework guiding planning decisions; and
- A community programme setting local priorities.

5.2 Applying the Policies

Once adopted following a local referendum, the Neighbourhood Plan's policies will be used by:

- The local planning authorities who are currently South Hams District Council (and Dartmoor National Park Authority) in determining planning applications;
- Developers and landowners, in preparing development proposals; and
- The Parish Council as a statutory consultee, when commenting on applications and engaging with strategic planning matters.

Each policy in this Plan carries equal weight, and proposals should demonstrate compliance with all relevant policies.

Supporting documents — such as the Local Housing Needs Survey and Dartmoor Design Guide (for the parts of the Parish within DNP) — will act as live reference tools to help inform decisions.

5.3 Delivery Partners and Mechanisms

Implementation will be achieved through the combined efforts of:

Partner	Role in Delivery
Shaugh Prior Parish Council	Lead partner for Plan implementation, community engagement, monitoring, and coordination of projects.
South Hams District Council	Local planning authority for decision-making, technical support, and allocation of CIL funds.
Dartmoor National Park Authority	Planning authority for areas within the National Park boundary, advising on landscape, heritage, and ecology.
Devon County Council	Highways, rights of way, education, and broadband infrastructure.
Local Landowners & Developers	Delivery of housing and mixed-use projects in line with Plan policies.
Community Groups & Hall Committees	Management and enhancement of local facilities.
Businesses and Mineral Operators (Imerys, Tungsten West)	Employment, environmental management, and corporate contributions through liaison agreements.
Funding Agencies & Charities	National Lottery, Heritage Fund, DEFRA, and others providing grants for community, environmental, and heritage initiatives.

5.4 Monitoring the Plan

The Parish Council will prepare an Annual Monitoring Report (AMR) summarising:

- Planning applications granted and how they conform to Plan policies;
- Delivery of affordable and locally needed housing;
- Enhancements to green spaces, heritage assets, and community facilities;
- Any significant external changes (legislation, Local Plan review, minerals operations).

The AMR will be shared at the Annual Parish Meeting and published on the Parish Council website to maintain transparency and encourage community involvement.

5.5 Reviewing the Plan

To remain relevant, the Neighbourhood Plan will be reviewed every five years, or sooner if:

- The Plymouth & South West Devon Joint Local Plan or Dartmoor Local Plan is replaced or substantially amended;
- Significant development or infrastructure proposals arise that were not anticipated; or
- New national planning policy changes materially affect the Plan's content.
- Or a change in Local Authority status

A review may take one of two forms:

- Minor Update: factual updates, refreshed project lists, or technical corrections (handled through Parish Council resolution).
- Full Review: partial or complete re-examination requiring public consultation and independent examination.

The Parish Council will decide the appropriate route in consultation with the Local Authorities

5.6 Keeping the Plan Alive

The Neighbourhood Plan is more than a policy document — it is a shared community strategy. Its success depends on the continued involvement of residents, local groups, and partners in turning its vision into reality.

The Parish Council will ensure the Plan remains:

- Active — through regular monitoring and updates;
- Inclusive — engaging younger generations and new residents; and
- Aspirational — guiding sustainable development while celebrating the parish's unique identity between Dartmoor and the Plymouth Sound.

Adoption Statement (for future inclusion)

This Neighbourhood Plan has been initiated by Shaugh Prior Parish Council and a Steering group comprising residents and members of the community, in accordance with the Localism Act 2011, the Neighbourhood Planning Regulations, the National Planning Policy Framework, and the Plymouth & South West Devon Joint Local Plan. Following successful referendum, it will form part of the statutory development plan for the area.