

SHAUGH PRIOR PARISH NEIGHBOURHOOD PLAN

Draft Plan Summary Guide (2025–2040) — Regulation 14 Public Consultation

Parish of Shaugh Prior
Shaugh Prior • Wotter • Lee Moor

What is this document? This summary outlines the statutory Draft Neighbourhood Plan prepared by local residents and the Parish Council. Once adopted by referendum, it carries legal weight in guiding planning decisions by South Hams District Council & Dartmoor National Park Authority up to 2040.

Our Vision for 2040

"By 2040, Shaugh Prior Parish 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 while protecting heritage, wildlife and the natural environment."

8 Strategic Objectives: (1) Sustain Village Character & Prevent Coalescence; (2) Provide Local Needs & Affordable Homes; (3) Protect Green Spaces & Biodiversity; (4) Celebrate Industrial & Rural Heritage; (5) Improve Road Safety & Connections; (6) Support Local Economy & Working from Home; (7) Tackle Climate Change; (8) Safeguard Community Facilities.

THEME A: ENVIRONMENT & HERITAGE

Policy A1 Protecting Social Hubs

Safeguards essential facilities from loss or change of use. Applies specific protection to **The White Thorn Public House** as an Asset of Community Value (ACV). Protects village halls, doctor's surgery, churches, and Moorland Hotel.

Policy A2 Local Green Spaces (LGS)

Designates and protects valued local recreational and green spaces from inappropriate development:

- Lee Moor Bowling Green & Playing Fields
- Shaugh Prior Sports Fields / Bowling Green
- Wotter Recreation Park & Football Field
- Shaugh Prior School Playing Field

Policy A3 Landscape, Views & Dark Skies

Protects scenic views, village skylines (Shaugh Prior/Beacon), open moorland panoramas, and coastal vistas to Plymouth Sound. Mandates light pollution mitigation to preserve dark night skies. Protects non-designated heritage (Cider Press, Settling Tanks, Bridges/Crosses, RAF WW2 Radar Station).

Policy A4 Landscape-Sensitive Renewables

Supports small-scale, community-owned renewable energy schemes that demonstrate minimal landscape and visual impact.

THEME B: HOUSING & SETTLEMENT

Policy B1 Scale & Location ("Brownfield First")

Restricts development to small-scale infill, adaptive reuse, and local needs homes. Strictly prevents greenfield development that causes **coalescence between Lee Moor, Wotter, and Shaugh Prior**. (Indicative capacity: 10 homes each for Wotter and Lee Moor.

Policy B2 Rural Exception Affordable Housing

Enables 100% affordable housing schemes on rural exception sites specifically to meet proven local Parish needs.

Policy B3 Housing Mix & Downsizing

Prioritises homes for local families, accessible single-storey bungalows for downsizing older residents, and aging-in-place design.

Policy B4–B6 Local Design, Climate & Reuse

Mandates high design standards matching local vernacular (stone, slate), decarbonisation, SuDS, and Biodiversity Net Gain (swift/bat boxes). Protects Lee Moor open moorland; prioritises adaptive reuse of **former Shaugh Prior School** and rural buildings.

THEME C: FACILITIES & TRANSPORT

Policy C1 & C2 Community Assets & New Hubs

Safeguards existing community venues (Shaugh Prior & Lee Moor Halls, former School site, Surgery, Pub, Hotel). Supports proposals for a new multi-use **community shop, post office, or co-working hub** co-located with existing village halls.

Policy C3 Road Safety & Active Travel

Requires developments to support pedestrian safety, speed management (30mph/20mph limits), junction visibility, and safe active-travel footpaths/cycleways connecting the three villages, Cadover Bridge, Cann Woods, Derriford, and Ivybridge.

Policy C4 Digital Infrastructure & Utilities

Mandates superfast broadband connectivity for new builds and ensures adequate water, sewage, and environmental drainage capacity.

THEME D: ECONOMY & SUSTAINABILITY

Policy D1 High Impact Visitor Areas (HIVA)

Requires mandatory visitor impact mitigation (parking management, waste/litter controls, signage) at hotspot locations such as **Cadover Bridge** and **Shaugh Bridge** to prevent environmental damage and community disturbance.

Policy D2 & D4 Rural Economy & Eco-Tourism

Encourages small business units, home-working, live/work spaces, and low-impact heritage tourism linked to walking/cycling networks.

Policy D3 Industrial Operations Interface

Requires dust suppression, transport management, and noise/light safeguards for developments near China Clay, Aggregate and Tungsten operations. Establishes a Minerals Liaison Group.

Policy D5 & D6 Climate Resilience & Circular Economy

Promotes energy efficiency, heat pumps, rooftop solar, low-embodied carbon materials, and asset retention over demolition.

PRIORITY COMMUNITY ACTION PROJECTS (NON-PLANNING INITIATIVES)

Ref	Project Title	Key Objective / Description	Timescale
CPC1	Road Safety & Traffic Plan	Implement village-wide traffic calming, 20mph zones, and quarry HGV routing management.	Immediate
CPC5 / C2	Former School & Community Hub	Feasibility study to repurpose former Shaugh School & explore a community shop / post office.	1–2 Years
CPA1 / CPA3	Heritage Trail & Dark Skies	Create walking trail for Shaugh Bridge, Hawks Tor & clay relics; promote dark sky lighting guidance.	1–2 Years
CPA5 / CPB1	Quarry Liaison & Housing Survey	Formalise dust/lighting monitoring with Imerys/Tungsten; update parish Housing Needs Survey.	1–2 Years

REGULATION 14 PUBLIC CONSULTATION — HOW TO HAVE YOUR SAY

Consultation Window: The 6-week public consultation runs from 7th September to the 18th October 2026.

Where to View Hard Copies: Static displays and reference binders are available at:

- Moorland Hotel / Post Office Room (Wotter)

Digital Access: Download full plan & maps on the Parish Council website.

Public Drop-In Sessions (Meet the Group):

- Shaugh Prior Village Hall: Wednesday 16 September, 10am–11.30am
- Wotter (Moorland Hotel): Tuesday 29 September, 2pm–3.30pm
- Lee Moor Village Hall: Wednesday 23 September, 7pm–8.30pm

Submit Feedback: Email us on np@shaughpriorparish.gov.uk, complete the quick online survey via Google Forms or drop paper comment forms into boxes at the static display point at the Moorland Hotel.