

The Audit Findings for Dartmoor National Park Authority

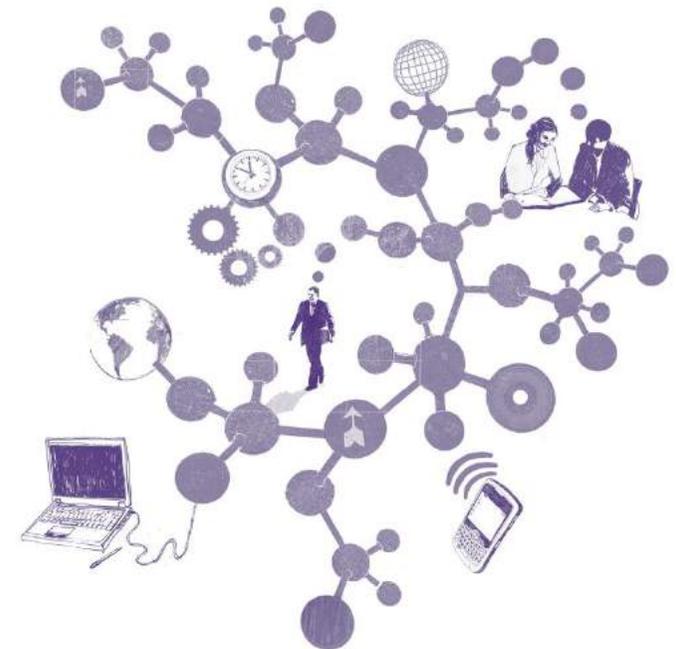
Year ended 31 March 2016

August 2016

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23 August 2016

Dear Members

Audit Findings for Dartmoor National Park Authority for the year ending 31 March 2016

This Audit Findings report highlights the key findings arising from the audit for the benefit of those charged with governance (in the case of Dartmoor National Park Authority, the Audit and Governance Committee), as required by International Standard on Auditing (UK & Ireland) 260, the Local Audit and Accountability Act 2014 and the National Audit Office Code of Audit Practice. Its contents have been discussed with officers.

As auditors we are responsible for performing the audit, in accordance with International Standards on Auditing (UK & Ireland), which is directed towards forming and expressing an opinion on the financial statements that have been prepared by management with the oversight of those charged with governance. The audit of the financial statements does not relieve management or those charged with governance of their responsibilities for the preparation of the financial statements.

The contents of this report relate only to those matters which came to our attention during the conduct of our normal audit procedures which are designed primarily for the purpose of expressing our opinion on the financial statements and giving a value for money conclusion. Our audit is not designed to test all internal controls or identify all areas of control weakness. However, where, as part of our testing, we identify any control weaknesses, we will report these to you. In consequence, our work cannot be relied upon to disclose defalcations or other irregularities, or to include all possible improvements in internal control that a more extensive special examination might identify. We do not accept any responsibility for any loss occasioned to any third party acting, or refraining from acting on the basis of the content of this report, as this report was not prepared for, nor intended for, any other purpose.

We would like to take this opportunity to record our appreciation for the kind assistance provided by the finance team and other staff during our audit.

Yours sincerely



Geraldine Daly
Engagement Lead

Chartered Accountants

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Contents

Section	Page
1. Executive summary	4
2. Audit findings	8
3. Value for Money	17
4. Other statutory powers and duties	24
5. Fees, non-audit services and independence	26
6. Communication of audit matters	28

Section 1: Executive summary

01. Executive summary

02. Audit findings

03. Value for Money

04. Other statutory powers and duties

05. Fees, non audit services and independence

06. Communication of audit matters

Purpose of this report

This report highlights the key issues affecting the results of Dartmoor National Park Authority ('the Authority') and the preparation of the Authority's financial statements for the year ended 31 March 2016. It is also used to report our audit findings to management and those charged with governance in accordance with the requirements of International Standard on Auditing (UK & Ireland) 260, and the Local Audit and Accountability Act 2014 ('the Act').

Under the National Audit Office (NAO) Code of Audit Practice ('the Code'), we are required to report whether, in our opinion, the Authority's financial statements give a true and fair view of the financial position of the Authority and its income and expenditure for the year and whether they have been properly prepared in accordance with the CIPFA Code of Practice on Local Authority Accounting. .

We are also required consider other information published together with the audited financial statements, whether it is consistent with the financial statements and in line with required guidance.

We are required to carry out sufficient work to satisfy ourselves on whether the Authority has made proper arrangements to secure economy, efficiency and effectiveness in its use of resources ('the value for money (VFM) conclusion').

Auditor Guidance Note 7 (AGN07) clarifies our reporting requirements in the Code and the Act. We are required to provide a conclusion whether in all significant respects, the Authority has put in place proper arrangements to secure value for money through economic, efficient and effective use of its resources for the relevant period.

The Act also details the following additional powers and duties for local government auditors, which we are required to report to you if applied:

- a public interest report if we identify any matter that comes to our attention in the course of the audit that in our opinion should be considered by the Authority or brought to the public's attention (section 24 of the Act);

- written recommendations which should be considered by the Authority and responded to publicly (section 24 of the Act);
- application to the court for a declaration that an item of account is contrary to law (section 28 of the Act);
- issue of an advisory notice (section 29 of the Act); and
- application for judicial review (section 31 of the Act)

We are also required to give electors the opportunity to raise questions about the accounts and consider and decide upon objections received in relation to the accounts under sections 26 and 27 of the Act.

Introduction

In the conduct of our audit we have not had to alter or change our audit approach, which we communicated to you in our Audit Plan dated 20 April 2016.

Our audit is substantially complete although we are finalising our procedures in the following areas:

- final review of the assumptions for PPE valuations
- final review of going concern management assumptions
- completing quality control procedures and review
- review of the final version of the financial statements
- obtaining and reviewing the management letter of representation
- review of any revised version of the Annual Governance Statement and
- updating our post balance sheet events review, to the date of signing the opinion
- Whole of Government Accounts

We received draft financial statements and accompanying working papers at the commencement of our work, in accordance with the agreed timetable.

Key audit and financial reporting issues

Financial statements opinion

The draft financial statements for the year ended 31 March 2016 recorded the Authority's cost of services of £752k. After technical adjustments the Consolidated Income and Expenditure Account (CIES) showed net income of £967k.

The key messages arising from our audit of the Authority's financial statements are:

- the draft financial statements and the supporting working papers were prepared to a high standard. The Authority dealt with our additional audit requests and queries in a timely manner.
- there were no adjusted or unadjusted misstatements to the draft financial statements

Further details are set out in section two of this report.

We anticipate providing an unqualified audit opinion in respect of the financial statements.

Other financial statement responsibilities

As well as an opinion on the financial statements, we are required to give an opinion on whether other information published together with the audited financial statements is consistent with the financial statements. This includes:

- if the Annual Governance Statement does not meet the disclosure requirements set out in the CIPFA/SOLACE guidance or is misleading or inconsistent with the information of which we are aware from our audit.

Controls

Roles and responsibilities

The Authority's management is responsible for the identification, assessment, management and monitoring of risk, and for developing, operating and monitoring the system of internal control.

Our audit is not designed to test all internal controls or identify all areas of control weakness. However, where, as part of our testing, we identify any control weaknesses, we report these to the Authority.

Findings

Our work to date has not identified any control weaknesses which we wish to highlight for your attention.

Further details are provided within section two of this report.

Value for Money

Based on our review, we are satisfied that, in all significant respects, the Authority had proper arrangements in place to secure economy, efficiency and effectiveness in its use of resources.

Further detail of our work on Value for Money are set out in section three of this report.

Other statutory powers and duties

We have not identified any issues that have required us to apply our statutory powers and duties under the Act

Further details of our work on other statutory powers and duties is set out in section four of this report.

The way forward

Matters arising from the financial statements audit and our review of the Authority's arrangements for securing economy, efficiency and effectiveness in its use of resources have been discussed with the Head of Business Support.

Acknowledgement

We would like to take this opportunity to record our appreciation for the assistance provided by the finance team and other staff during our audit.

Grant Thornton UK LLP
August 2016

Section 2: Audit findings

01. Executive summary

02. Audit findings

03. Value for Money

04. Other statutory powers and duties

05. Fees, non audit services and independence

06. Communication of audit matters

Materiality

In performing our audit, we apply the concept of materiality, following the requirements of International Standard on Auditing (UK & Ireland) (ISA) 320: Materiality in planning and performing an audit. The standard states that 'misstatements, including omissions, are considered to be material if they, individually or in the aggregate, could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements'.

As we reported in our audit plan, we determined overall materiality to be £99k (being 1.9% of gross revenue expenditure). We have considered whether this level remained appropriate during the course of the audit and (have made no changes to our overall materiality).

We also set an amount below which misstatements would be clearly trivial and would not need to be accumulated or reported to those charged with governance because we would not expect that the accumulated effect of such amounts would have a material impact on the financial statements. We have defined the amount below which misstatements would be clearly trivial to be £5k. This remains the same as reported in our audit plan.

As we reported in our audit plan, we identified the following items where we decided that separate materiality levels were appropriate. These remain the same as reported in our audit plan.

Balance/transaction/disclosure	Explanation	Materiality level
Cash and cash equivalents	Although the balance of cash and cash equivalents is immaterial, all transactions made by the Authority affect the balance and it is therefore considered to be material by nature.	£1,000
Disclosures of officers' remuneration, salary bandings and exit packages in notes to the statements	Due to public interest in these disclosures and the statutory requirement for them to be made.	£1,000
Disclosure of auditors' remuneration in notes to the statements	Due to public interest in these disclosures and the statutory requirement for them to be made.	£1,000

Audit findings against significant risks

"Significant risks often relate to significant non-routine transactions and judgmental matters. Non-routine transactions are transactions that are unusual, either due to size or nature, and that therefore occur infrequently. Judgmental matters may include the development of accounting estimates for which there is significant measurement uncertainty" (ISA (UK&I) 315).

In this section we detail our response to the significant risks of material misstatement which we identified in the Audit Plan. As we noted in our plan, there are two presumed significant risks which are applicable to all audits under auditing standards.

	Risks identified in our audit plan	Work completed	Assurance gained and issues arising
1.	<p>The revenue cycle includes fraudulent transactions</p> <p>Under ISA (UK&I) 240 there is a presumed risk that revenue may be misstated due to the improper recognition of revenue.</p> <p>This presumption can be rebutted if the auditor concludes that there is no risk of material misstatement due to fraud relating to revenue recognition.</p>	<p>Having considered the risk factors set out in ISA240 and the nature of the revenue streams at Dartmoor National Park Authority, we have determined that the risk of fraud arising from revenue recognition can be rebutted, because:</p> <ul style="list-style-type: none"> • there is little incentive to manipulate revenue recognition • opportunities to manipulate revenue recognition are very limited; and • the culture and ethical frameworks of local authorities, including Dartmoor National Park Authority, mean that all forms of fraud are seen as unacceptable. 	<p>Our audit work has not identified any issues in respect of revenue recognition.</p>
2.	<p>Management over-ride of controls</p> <p>Under ISA (UK&I) 240 it is presumed that the risk of management over-ride of controls is present in all entities.</p>	<ul style="list-style-type: none"> • testing of journal entries • review of accounting estimates, judgements and decisions made by management • review of unusual significant transactions 	<p>Our audit work has not identified any evidence of management over-ride of controls. In particular the findings of our review of journal controls and testing of journal entries has not identified any significant issues.</p> <p>We set out later in this section of the report our work and findings on key accounting estimates and judgements.</p>

Audit findings against significant risks continued

We have also identified the following significant risks of material misstatement from our understanding of the entity. We set out below the work we have completed to address these risks.

	Risks identified in our audit plan	Work completed	Assurance gained and issues arising
3.	<p>Valuation of property, plant and equipment The Authority revalues its assets on a rolling basis over a five year period . Valuations of land and buildings were carried out in accordance with the methodologies and bases for estimation set out in the professional standards of the Royal Institution of Chartered Surveyors. The Code requires that the Authority ensures that the carrying value at the balance sheet date is not materially different from the current value. This represents a significant estimate by management in the financial statements.</p>	<ul style="list-style-type: none"> Review of the competence, expertise and objectivity of management experts used. Review of the instructions issued to valuation experts and the scope of their work Discussions with valuer about the basis on which the valuation is carried out and challenge of the key assumptions. Testing of revaluations made during the year to ensure they are input correctly into the Authority's asset register Evaluation of the assumptions made by management for those assets not revalued during the year and how management has satisfied themselves that these are not materially different to current value. 	<p>The Authority previously revalued all of its assets with a value date of 31 March 2014. During 2015/16 (and during the prior year) the Authority has considered fair values through assessments carried out by a suitably qualified expert. Following the fair value assessment in 2015/16 it was deemed appropriate to revalue mobile vending rights following a tendering exercise.</p> <p>Our audit work has not identified any issues in respect of the valuation of property, plant and equipment.</p>
4.	<p>Valuation of pension fund net liability The Authority's pension fund asset and liability as reflected in its balance sheet represent significant estimates in the financial statements.</p>	<ul style="list-style-type: none"> Documentation of the key controls that were put in place by management to ensure that the pension fund liability was not materially misstated. Walkthrough of the key controls to assess whether they were implemented as expected and mitigate the risk of material misstatement in the financial statements. Review of the competence, expertise and objectivity of the actuary who carried out the Authority's pension fund valuation. Gaining an understanding of the basis on which the IAS 19 valuation was carried out, undertaking procedures to confirm the reasonableness of the actuarial assumptions made. Review of the consistency of the pension fund asset and liability and disclosures in notes to the financial statements with the actuarial report from your actuary. 	<p>Our audit work has not identified any issues in respect of the pension fund net liability.</p>

Audit findings against other risks

In this section we detail our response to the other risks of material misstatement which we identified in the Audit Plan. Recommendations, together with management responses are attached at appendix A.

Transaction cycle	Description of risk	Work completed	Assurance gained & issues arising
<p>Employee remuneration</p>	<p>Employee remuneration accruals understated (Remuneration expenses not correct)</p>	<p>We have undertaken the following work in relation to this risk:</p> <ul style="list-style-type: none"> • Review of system documentation and walkthrough of transaction • Trend analysis analytical review • Reconcile the pay expenditure reported in the financial statements to total expenditure recorded in the payroll. • Substantively test a sample of remuneration transactions. 	<p>Our audit work has not identified any significant issues in relation to the risk identified.</p>
<p>Operating expenses</p>	<p>Creditors understated or not recorded in the correct period (Operating expenses understated)</p>	<p>We have undertaken the following work in relation to this risk:</p> <ul style="list-style-type: none"> • Review of system documentation and walkthrough of transaction • Agree creditors to the ledger • Review of a sample of creditors/accruals to confirm they have been appropriately accounted for. • Review of after date payments and sample check for unrecorded liabilities. 	<p>Our audit work has not identified any significant issues in relation to the risk identified.</p>

Matters discussed with management

	Matter	Commentary
1.	We discussed with management the 2015/16 guidance to disclose financial instruments in line with the requirements of IFRS 13 detailing the different levels of the financial instruments held. Whilst this guidance has not been followed, the Authority have judged that it is not necessary to disclose the different levels of financial instruments in line with IFRS 13 and that the requirements of the Code have been met with respect to IFRS 13 Fair Value measurement.	We have reviewed the financial instruments disclosures in the draft accounts and discussed the merits of including disclosures of financial instruments per the guidance. Our audit work has confirmed that the financial instruments held by the Authority are not complex, and in the view of the Authority adding further disclosures would not add any further value.

Accounting policies, estimates and judgements

In this section we report on our consideration of accounting policies, in particular revenue recognition policies, and key estimates and judgements made and included with the Authority's financial statements.

Accounting area	Summary of policy	Comments	Assessment
<p>Revenue recognition</p>	<ul style="list-style-type: none"> • Government grant and contributions are recognised as due to the Authority when there is reasonable assurance that the Authority will comply with the conditions of the payment and that they will be received. • Revenue from the sale of goods is recognised when the Authority transfers the risk and rewards of ownership to the purchaser and it is probable that the economic benefit or service will flow to the Authority. • Revenue from the provision of services is recognised when the Authority can measure reliably the percentage of completion of the transaction and it is probable that economic benefits associated with the transaction will flow to the Authority 	<p>We have reviewed the Authority's revenue recognition policy and found that:</p> <ul style="list-style-type: none"> • Appropriate policies have been used under the relevant accounting framework • Revenue has been appropriately recognised • Accounting policies have been adequately disclosed 	

Assessment

● Marginal accounting policy which could potentially attract attention from regulators
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● Accounting policy appropriate but scope for improved disclosure

● Accounting policy appropriate and disclosures sufficient

Accounting policies, estimates and judgements continued

Accounting area	Summary of policy	Comments	Assessment
Judgements and estimates	<ul style="list-style-type: none"> • Key estimates and judgements include: <ul style="list-style-type: none"> – Useful life of PPE – Valuations of PPE – Accruals – Valuation of pension fund net liability 	<p>We have reviewed the accounting areas where the Authority has exercised judgement and used estimates. We found that:</p> <ul style="list-style-type: none"> • Appropriate policies have been used • Areas where judgement has been used were supported by the work of an expert of third party where appropriate • Accounting policies have been adequately disclosed 	
Going concern	<p>The Head of Business Support, s151 officer has a reasonable expectation that the services provided by the Authority will continue for the foreseeable future. Members concur with this view. For this reason, the Authority continue to adopt the going concern basis in preparing the financial statements.</p>	<p>We have reviewed the Authority's assessment and are satisfied with management's assessment that the going concern basis is appropriate for the 2015/16 financial statements.</p>	
Other accounting policies		<p>We have reviewed the Authority's policies against the requirements of the CIPFA Code of Practice. The Authority's accounting policies are appropriate and consistent with previous years.</p>	

Assessment

Other communication requirements

We set out below details of other matters which we, as auditors, are required by auditing standards and the Code to communicate to those charged with governance.

	Issue	Commentary
1.	Matters in relation to fraud	<ul style="list-style-type: none"> We have previously discussed the risk of fraud with the Audit Committee and we have not been made aware of any other incidents in the period and no other issues have been identified during the course of our audit procedures
2.	Matters in relation to related parties	<ul style="list-style-type: none"> From the work we carried out, we have not identified any related party transactions which have not been disclosed
3.	Matters in relation to laws and regulations	<ul style="list-style-type: none"> You have not made us aware of any significant incidences of non-compliance with relevant laws and regulations and we have not identified any incidences from our audit work.
4.	Written representations	<ul style="list-style-type: none"> A standard letter of representation has been requested from the Authority.
5.	Confirmation requests from third parties	<ul style="list-style-type: none"> We requested from management permission to send confirmation requests to all institutions where the Authority holds cash balances. This permission was granted and the requests were sent. Of these requests all returned with positive confirmation.
6.	Disclosures	<ul style="list-style-type: none"> Our review found no material omissions in the financial statements
7.	Matters on which we report by exception	<ul style="list-style-type: none"> We are required to report on a number of matters by exception in a number of areas: We have not identified any issues we would be required to report by exception in the following areas If the Annual Governance Statement does not meet the disclosure requirements set out in the CIPFA/SOLACE guidance or is misleading or inconsistent with the information of which we are aware from our audit The information in the Narrative Report is materially inconsistent with the information in the audited financial statements or our knowledge of the Authority acquired in the course of performing our audit, or otherwise misleading.
8.	Specified procedures for Whole of Government Accounts	<p>We are required to carry out specified procedures (on behalf of the NAO) on the Whole of Government Accounts (WGA) consolidation pack under WGA group audit instructions.</p> <ul style="list-style-type: none"> We note that work is not required as the Authority does not exceed the threshold.

Section 3: Value for Money

01. Executive summary

02. Audit findings

03. Value for Money

04. Other statutory powers and duties

05. Fees, non-audit services and independence

06. Communication of audit matters

Background

We are required by section 21 of the Local Audit and Accountability Act 2014 (the Act) and the NAO Code of Audit Practice (the Code) to satisfy ourselves that the Authority has put in place proper arrangements for securing economy, efficiency and effectiveness in its use of resources. This is known as the Value for Money (VFM) conclusion.

We are required to carry out sufficient work to satisfy ourselves that proper arrangements are in place at the Authority. The Act and NAO guidance state that for local government bodies, auditors are required to give a conclusion on whether the Authority has put proper arrangements in place.

In carrying out this work, we are required to follow the NAO's Auditor Guidance Note 3 (AGN 03) issued in November 2015. AGN 03 identifies one single criterion for auditors to evaluate:

In all significant respects, the audited body had proper arrangements to ensure it took properly informed decisions and deployed resources to achieve planned and sustainable outcomes for taxpayers and local people.

AGN03 provides examples of proper arrangements against three sub-criteria but specifically states that these are not separate criteria for assessment purposes and that auditors are not required to reach a distinct judgement against each of these.

Risk assessment

We carried out an initial risk assessment in March 2016 and identified the following significant risks, which we communicated to you in our Audit Plan dated 20 April 2016.

We identified risks in respect of specific areas of proper arrangements using the guidance contained in AGN03.

We have continued our review of relevant documents up to the date of giving our report, and have not identified any further significant risks where we need to perform further work.

We carried out further work only in respect of the significant risks we identified from our initial and ongoing risk assessment. Where our consideration of the significant risks determined that arrangements were not operating effectively, we have used the examples of proper arrangements from AGN 03 to explain the gaps in proper arrangements that we have reported in our VFM conclusion.

Significant qualitative aspects

AGN 03 requires us to disclose our views on significant qualitative aspects of the Authority's arrangements for delivering economy, efficiency and effectiveness.

We have focused our work on the significant risks that we identified in the Authority's arrangements. In arriving at our conclusion, our main considerations were:

- the arrangements for acting in the public interest through demonstrating and applying the principles of good governance; and for deploying workforce to deliver the Authority's priorities effectively.
- the arrangements for medium term financial planning finances and to effectively support the sustainable delivery of strategic priorities and using appropriate cost and performance information to support informed decision making
- the arrangements for working effectively with third parties to deliver strategic priorities

We have set out more detail on the risks we identified, the results of the work we performed and the conclusions we drew from this work later in this section.

Overall conclusion

Based on the work we performed to address the significant risks, we concluded that:

- the Authority had proper arrangements in all significant respects to ensure it delivered value for money in its use of resources.

Key findings

We set out below our key findings against the significant risks we identified through our initial risk assessment and further risks identified through our ongoing review of documents.

Significant risk	Work to address	Findings and conclusions
<p>Resource deployment Given the size of the authority and the range of its activities, there is a risk on relying too heavily on key members of staff or for there to not be sufficient resources to achieve the Authority's planned outcomes.</p>	<p>We reviewed the Authority's arrangements for workforce planning and employee strategy. We also looked at the arrangements in place for managing assets.</p>	<p>The Authority recognises the risks associated with its size and has monitoring arrangements in place to effectively deploy resources to meet the strategic goals of the organisation.</p> <p>The Authority has appropriate policies in place and the Leadership team regularly reviews and carries out workforce planning. The Authority regularly reviews and monitors its performance and is realistic in determining how best to deploy its resources to achieve its priorities. The Authority uses external parties to provide certain services as appropriate to help achieve its goals as well as working with partners and volunteers.</p> <p>During the year, the Authority had effective policies in place to support staff. The Authority has a small asset base and this is managed and maintained adequately.</p> <p>On that basis we concluded that the risk was sufficiently mitigated and the Authority has proper arrangements.</p>

Significant risk	Work to address	Findings and conclusions
<p>Medium term financial planning and reliance on key income streams</p> <p>Whilst the Authority has a strong record of managing its financial affairs, it is heavily reliant on the National Park DEFRA Grant as well as a range of smaller income streams which may be temporary or ring fenced. Whilst the future 4 year settlement announced in January 2016 has been welcomed, there is increasing demands on outcomes. There is a requirement to continue to develop income generating activity in the medium term to ensure outcomes are met. There is a risk that income received reduces and does not meet the level required to achieve the Authority's priorities.</p>	<p>We reviewed the Authority's arrangements for updating, agreeing and monitoring its Medium Term Financial Plan. We considered the robustness of the financial planning assumptions and arrangements for ensuring the financial projections are realistic and achievable.</p> <p>We considered the different income streams current and predicted and consider how these have been incorporating into the medium term financial plan.</p>	<p>Whilst the Authority does heavily rely on the National Park DEFRA grant, the 4 year settlement announced in January 2016 has provided more certainty compared to previous years. The settlement confirmed the National Park Grant for the period up until 2019/20. Following this announcement the Head of Business Support has developed a draft outline three year Medium Term Financial Plan during the final quarter of 2015/16 and this is currently now being worked up in more detail. Formal Member engagement will take place during Autumn 2016.</p> <p>Previous to the settlement, whilst the Authority did not have a formal medium term financial plan in place, salary & core budget cost plans were worked up and forecast for future years. The Budgets and medium term financial plan are 'zero based' which ensures monies are spent on the strategic priorities of the Authority and within allowable limits. Given the budget is built from zero, the plans are considered robust and require few assumptions. For monies allocated to projects departments must provide a business case.</p> <p>Whilst the Authority does rely on grant income, it is looking to develop alternative streams of income going forward. Recent examples include "Donate for Dartmoor" and a Dartmoor Public Arts initiative which is due to be delivered in 2016/17.</p> <p>Whilst the Authority did not have a formal 3 year medium term financial plan in place for 2015/16, or in the previous year, due to Defra being unable to provide more than a one year NPG settlement, this is now being addressed and is being developed in detail and is being built from scratch. Whilst more work needs to be done in this area, including engagement with Members, we have concluded that the risk was sufficiently mitigated and the Authority has proper arrangements in place with respect to its medium term financial planning.</p>

Significant risk	Work to address	Findings and conclusions
<p>Working with partners The Authority works with and places reliance on a number of partnership working arrangements across a number of its operations and this is considered core to its business. There is a need for effective partnership working across the organisation to achieve its goals and objectives especially given its size.</p>	<p>We reviewed the Authority's arrangements in 2015/16 for working with partners to effectively deliver the aims of the Authority.</p>	<p>During 2015/16 the Authority worked collaboratively with a range of different partners. The Authority is the lead and accountable body for "Moor than Meets the Eye" , a Heritage Lottery funded Landscape Partnership Scheme . Other examples include working on the "Connecting Devon and Somerset" Broadband Project which is led by the Connecting Devon and Somerset Partnership and is supported by the Authority.</p> <p>The Authority has demonstrated close working with partners during 2015/16 to achieve its objectives. This includes working with a variety of different organisations. Monitoring of partnership working is assessed in the Authority's performance monitoring framework and Business Plan monitoring and updates are regularly provided to Authority members.</p> <p>On that basis we concluded that the risk was sufficiently mitigated and the Authority has proper arrangements.</p>

Significant difficulties in undertaking our work

We did not identify any significant difficulties in undertaking our work on your arrangements which we wish to draw to your attention.

Significant matters discussed with management

There were no matters where no other evidence was available or matters of such significance to our conclusion or that we required written representation from management or those charged with governance.

Any other matters

There were no other matters from our work which were significant to our consideration of your arrangements to secure value for money in your use of resources.

Section 4: Other statutory powers and duties

01. Executive summary

02. Audit findings

03. Value for Money

04. Other statutory powers and duties

05. Fees, non audit services and independence

06. Communication of audit matters

We set out below details of other matters which we, as auditors, are required by the Act and the Code to communicate to those charged with governance.

	Issue	Commentary
1.	Public interest report	<ul style="list-style-type: none"> We have not identified any matters that would require a public interest report to be issued
2.	Written recommendations	<ul style="list-style-type: none"> We have not made any written recommendations that the Authority is required to respond to publicly
3.	Application to the court for a declaration that an item of account is contrary to law	<ul style="list-style-type: none"> We have not used this duty
4.	Issue of an advisory notice	<ul style="list-style-type: none"> We have not used this duty
5.	Application for judicial review	<ul style="list-style-type: none"> We have not used this duty

Section 5: Fees, non-audit services and independence

01. Executive summary

02. Audit findings

03. Value for Money

04. Other statutory powers and duties

05. Fees, non audit services and independence

06. Communication of audit matters

We confirm below our final fees charged for the audit and confirm there were no fees for the provision of non audit services.

Fees

	Proposed fee £	Final fee £
Authority audit	11,807	TBC
Total audit fees (excluding VAT)	11,807	TBC

Independence and ethics

We confirm that there are no significant facts or matters that impact on our independence as auditors that we are required or wish to draw to your attention. We have complied with the Auditing Practices Board's Ethical Standards and therefore we confirm that we are independent and are able to express an objective opinion on the financial statements.

We confirm that we have implemented policies and procedures to meet the requirements of the Auditing Practices Board's Ethical Standards.

Fees for other services

During 2015/16 we provided a sponsorship fee of £3,500 for the National Parks conference hosted by the Authority

Section 6: Communication of audit matters

01. Executive summary

02. Audit findings

03. Value for Money

04. Other statutory powers and duties

05. Fees, non audit services and independence

06. Communication of audit matters

Communication to those charged with governance

International Standards on Auditing ISA (UK&I) 260, as well as other ISAs, prescribe matters which we are required to communicate with those charged with governance, and which we set out in the table opposite.

The Audit Plan outlined our audit strategy and plan to deliver the audit, while this Audit Findings report presents the key issues and other matters arising from the audit, together with an explanation as to how these have been resolved.

Respective responsibilities

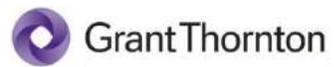
The Audit Findings Report has been prepared in the context of the Statement of Responsibilities of Auditors and Audited Bodies issued by Public Sector Audit Appointments Limited (<http://www.psa.co.uk/appointing-auditors/terms-of-appointment/>)

We have been appointed as the Authority's independent external auditors by the Audit Commission, the body responsible for appointing external auditors to local public bodies in England at the time of our appointment. As external auditors, we have a broad remit covering finance and governance matters.

Our annual work programme is set in accordance with the Code of Audit Practice ('the Code') issued by the NAO (<https://www.nao.org.uk/code-audit-practice/about-code/>). Our work considers the Authority's key risks when reaching our conclusions under the Code.

It is the responsibility of the Authority to ensure that proper arrangements are in place for the conduct of its business, and that public money is safeguarded and properly accounted for. We have considered how the Authority is fulfilling these responsibilities.

Our communication plan	Audit Plan	Audit Findings
Respective responsibilities of auditor and management/those charged with governance	✓	
Overview of the planned scope and timing of the audit. Form, timing and expected general content of communications	✓	
Views about the qualitative aspects of the entity's accounting and financial reporting practices, significant matters and issues arising during the audit and written representations that have been sought		✓
Confirmation of independence and objectivity	✓	✓
A statement that we have complied with relevant ethical requirements regarding independence, relationships and other matters which might be thought to bear on independence. Details of non-audit work performed by Grant Thornton UK LLP and network firms, together with fees charged Details of safeguards applied to threats to independence	✓	✓
Material weaknesses in internal control identified during the audit		✓
Identification or suspicion of fraud involving management and/or others which results in material misstatement of the financial statements		✓
Non compliance with laws and regulations		✓
Expected modifications to auditor's report		✓
Uncorrected misstatements		✓
Significant matters arising in connection with related parties		✓
Significant matters in relation to going concern		✓



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DARTMOOR NATIONAL PARK AUTHORITY

2 September 2015

ANNUAL STATEMENT OF ACCOUNTS 2015/16Report of the Head of Business SupportRecommendation : **That:**

- (i) Members approve the 2015/16 Statement of Accounts;**
- (ii) The Chairman be authorised to sign and date the Statement of Responsibilities on behalf of the Authority;**
- (iii) Members endorse the conclusion of Management and the Chief Financial Officer that the Authority's accounts should be prepared on a Going Concern basis;**
- (iv) The Chairman and the Chief Executive (NPO) be authorised to sign the Letter of Representation on behalf of the Authority;**
- (v) The Chairman and the Chief Executive (NPO) be authorised to sign the Annual Governance Statement, approved by the Authority in June 2016 (NPA/16/018).**

1 Introduction

- 1.1 The Statement of Accounts (SoA) is a statutory document which all local authorities have to produce and make available for public inspection. In addition, the accounts are subject to external examination by the Authority's external auditors.
- 1.2 The Chartered Institute of Public Finance and Accountancy (CIPFA) publishes The Code of Practice on Local Authority Accounting (The Code) which specifies the principles and practices of accounting that must be followed in preparing the statement of accounts. The Statement of Accounts must be authorised for issue and made available for public inspection by 30 June and the Audit must be completed by 30 September. Members will be aware that from 2017/18 these dates are being brought forward to 31 May and 31 July respectively. It is pleasing to report that in our first trial run that we achieved the 31 May deadline this year and Members will be aware that we have already re-scheduled meeting dates in 2017 to accommodate the requirements of implementing an earlier closedown.
- 1.3 The un-audited copy of the SoA can be accessed on our website at <http://www.dartmoor.gov.uk/aboutus/au-theauthority/au-whatwedo/finance-and-expenditure>. An audited copy has been provided to Members (hard copy only) for this meeting, see Appendix 1 (which will be signed at the meeting). The audit opinion will also be added after the meeting. There are no significant changes to the format or the content of the Statement of Accounts this year. However, the Explanatory Foreword has been renamed the Narrative Report and includes additional information for the reader in respect of the Business Plan, Performance Indicators and some commentary about the future. There have been no changes to the financial outturn, as reported in May and June, or as a result of the Audit.

- 1.4 Once Members have approved the Statement of Accounts, the Chairman is asked to sign the Statement of Responsibilities on behalf of all Members below the Chief Financial Officer's Certification (see page 8 of the accounts).
- 1.5 The Chairman and the Chief Executive (National Park Officer) are also required to sign a Letter of Representation to the Auditors, on behalf of the Authority, a copy of which is provided at Appendix 2. The purpose of the Letter of Representation is to confirm to the Auditors that the Authority's financial statements give a true and fair view.

2 Financial Performance

- 2.1 The Audit and Governance Committee carried out a detailed review of the outturn position on 6 May 2016 (NPA/AG/16/008) and the final Financial Outturn Report was approved by the Authority on 3 June (NPA/16/017). At both meetings Members congratulated staff for the efforts made and outcomes achieved during the year, and for continuing to maintain a culture of robust financial management. A summary of the year's financial performance is set out in the Narrative Report starting on page 2 of the Statement of Accounts.
- 2.2 The actual revenue outturn, in terms of its in-year Management Account reporting was a surplus of £158,018 (£210,184 surplus in 2014/15) against a net Revenue Budget of £3,588,586 which represents a -4.0% variance (-5.67% in 2014/15). This figure is reconciled to the deficit shown in the Comprehensive Income and Expenditure Statement on page 4 of the Statement of Accounts, in the table 1 below:

<i>Table 1.</i>	£000
Deficit on the Provision of Services in the Comprehensive Income and Expenditure Statement	752
Reverse amortisation, depreciation & impairment charges	(158)
Reversal of IAS19 Retirement Benefit adjustments	(599)
Reversal of Accumulated Absences adjustment	3
Transfers to or (from) reserves per Management Accounts	(165)
Capital expenditure funded from NPG	9
Revenue Budget Surplus (NPA/15/016)	(158)

3 Reserves

- 3.1 The net transfer from Earmarked Reserves as at 31 March was £4,090 i.e. our Earmarked Reserves balances have been reduced by this much. The General Reserve (unallocated) is to be maintained at £450,000 as previously approved (NPA/16/009) equates to 12.25% of the 2016/17 Net Budget Requirement and is the minimum level of balances that the Authority has determined must be retained. A summary of the total opening and closing Reserve Balances is set out in table 2 below and in the Movement in Reserves Statement on page 10 of the Statement of Accounts. Note 6 on page 26 of the Statement of Accounts shows the reserves movements for the whole financial year.

<i>Table 2.</i>	£
2014/15 Opening Balance	2,995,057
Use of reserves in 2015/16	(406,812)
Transfers to reserves for specific purposes	241,568
2015/16 Revenue Surplus	158,018
Total Reserve Balances at 31 March 2016	2,987,831

- 3.2 In aggregate, the level of reserves and balances held is regarded as sufficient to meet current needs and to provide assurance that unforeseen risks and emergencies can be managed. These balances are determined in part by our on-going work programmes and projects and by a risk based analysis and methodology approved by the Authority.

4 Pension Scheme Assets and Liabilities

- 4.1 The pension liability is based on an actuarial valuation and represents the benefits that have been accrued by members of the local government pension scheme. The disclosures show many things, with a key factor being that they are highly unpredictable, due mainly to the “snapshot” valuation of assets and liabilities on one particular day in the year and the mismatch between assets held and the corporate bonds based method that is used to value the liabilities in the “annual accounting valuation process” (i.e. to meet the requirements of The Code and International Financial Reporting Standards).
- 4.2 The accounting standard asks the question: “how much would the Authority have to borrow on the bonds market to fund the liabilities?” Which is completely different to the questions posed during the triennial funding valuation, i.e. “how much do employers need to pay in the future to have enough assets to pay benefits?”
- 4.3 The annual accounting valuation included in these accounts results in some “hard coding of assumptions” especially in relation to the discount rate, which is based on the Corporate Bonds yield and the assumption that funds are invested in corporate bonds, which they are not. This results in inconsistent, volatile and counter intuitive results when producing asset and liability valuations at each year-end period.
- 4.4 The result of the annual accounting valuation as at 31 March 2016 for the Authority shows that the net liability has decreased by £1.078 million from £11.394 million to £10.316 million (last year we saw an increase of £3.611 million). The net liability has reduced as a result of the change in assumptions over the year; mainly because of the increase in the discount rate assumption. There has also been volatility in the returns over the year in all asset classes, with only UK gilts producing an overall positive return over the period. Equities performed well at the start of the year with significant falls over the late summer as a result of the financial crisis in China.
- 4.5 The pension fund deficit as reported in these accounts does not represent an immediate call on the Authority’s reserves but simply provides an accounting valuation snapshot (at 31 March 2016) with the value of assets and liabilities changing on a daily basis. It is arguable whether the annual calculation of the pension fund deficit accurately reflects the long run position, many believe it does not. It clearly asks different questions and gives different results from the triennial funding valuation.

- 4.6 The last triennial valuation undertaken by the actuary and effective from 1 April 2014 showed funding level of 83%. With just 6 months to go before the Actuary confirms the results of the current fund valuation, he is predicting a similar or a small fall in the funding level. This will be due to a fall in the discount rate assumption increasing the value of the liabilities, although this will be somewhat offset by better than forecast inflation, salary and mortality assumptions.
- 4.7 That was the pre-Brexit referendum view. It will be some time before the full economic consequences of the country's decision are known. The Actuary's valuation approach is to adopt a smoothed economic model that seeks to moderate any excessive market volatility. This means that for the 2016 valuation we can expect our financial assumptions to be based on the average financial conditions over the period from 1 January 2016 to 30 June 2016 for both assets and liabilities. In this manner the instability of the immediate days following the referendum may be somewhat mitigated. The Actuary's team is hard at work looking at the potential long-term effects and impacts (of the Brexit vote) for the Fund.
- 4.8 Of course, the final outcome will also depend on the experience of our own specific Fund over the inter-valuation period. Difficult markets in 2015/16 mean that our investment returns over the three year period have been slightly below the Actuary's expectation. However, as stated above, this will in part be offset by the low levels of inflation which have kept pension increases down over the period.
- 4.9 Generally speaking, pension contributions are likely to increase from 1 April 2017 and the most recent advice is to anticipate a small increase in employer contribution rates over the next three year period. Again, this will depend on the profile of the individual employer. Members will be aware that our own deficit recover strategy has been to pay a slightly increased contribution rate for the last 6 years; which has so far proven to be successful and could mitigate any significant future rises.

5.0 Going Concern

- 5.1 Each year the authority assesses whether it should be considered as a Going Concern and whether the accounts should be prepared on that basis. Management considers that the authority is a Going Concern and that the accounts should be produced on that basis. Evidence to support this conclusion is contained within a copy of the response to the Auditor's requests for Information from Management at Appendix 3. A copy of the response to the Auditor's request for information from "Those Charged with Governance" is also provided for information at Appendix 4.

6 Conclusion

- 6.1 The Auditors are presenting the "Audit Findings Report" and the "Audit Opinion" to you separately at this meeting. Their work is almost complete and they anticipate being able to provide an unqualified opinion in respect of the financial statements. There are no changes or adjustments to be made to the version of the accounts issued on 25 May 2016. The Auditors also propose giving an unqualified value for money conclusion, after also carrying out a review of our arrangements to secure economy, efficiency and effectiveness in our use of resources. The formal Audit Opinion will be added to the SoA after this meeting and before the 30 September.
- 6.2 Managing an ambitious and complex work programme once again presented a significant challenge. Any slippage in programmed work has been reported during the year via the Budget Management and the Business Plan Monitoring reports.

Members have recognised the huge effort that all staff (and Members) have made this year and have congratulated staff for the outcomes achieved.

- 6.3 We have a clear and robust performance monitoring framework in place, which includes regular Business Plan monitoring and an operational “Dashboard” tool for individual services to use. These should help us monitor, maintain and report robust financial and non-financial management information to aid decision making; identify resource issues; make any necessary adjustments in-year; and guard against unplanned expenditure and/or work programme slippage.
- 6.4 Success this year has resulted from:
- proactively seeking and achieving efficiency savings where ever possible;
 - proactively seeking and securing external funding;
 - promoting our key messages, which results in financial support in terms of sales, sponsorship, donations and partnership working and funding
 - working strategically with our local authority neighbours (Teignbridge, West Devon, South Hams and Devon County Councils) with whom we achieve so much more together
- 6.5 The financial statements record that as a result of careful management of the Authority’s resources a robust level of reserves has been maintained, leaving the Authority in a sound financial position to cope with future challenges. With a four year financial commitment from Defra and the Government’s newly published “8-Point Plan for England’s National Parks”, we can look to the future with some financial certainty and renewed confidence. We will, for the first time in five years, be able to build a three year Medium Term Financial Plan and Business Plan; being able to allocate our resources (People, Pounds, Property) so that we can “act as a powerful and effective enabler and advocate for Dartmoor National Park; working with others to deliver a National Park that is thriving, inspirational and valued.”

DONNA HEALY

Background Papers:

NPA/AG/15/013; NPA/AG/16/001; NPA/AG/16/008; NPA/16/017

Attachments: **Appendix 1 – Statement of Accounts & Annual Governance Statement (Members only)**
 Appendix 2 – Letter of Representation
 Appendix 3 – Response to the Auditor from Management
 Appendix 4 – Response to the Auditor from Members

Grant Thornton UK LLP
Hartwell House
55-61 Victoria Street
Bristol
BS1 6FT

Appendix 2 to Report No. NPA/16/026

Your ref:
Please quote: DH/PB/LtrRep
Direct line: 01626 831030
2 September 2016

Dear Geraldine

**Dartmoor National Park Authority
Financial Statements for the year ended 31 March 2016**

This representation letter is provided in connection with the audit of the financial statements of Dartmoor National Park Authority for the year ended 31 March 2016 for the purpose of expressing an opinion as to whether the financial statements give a true and fair view in accordance with International Financial Reporting Standards and the CIPFA/LASAAC Code of Practice on Local Authority Accounting in the United Kingdom 2015/16 and applicable law.

We confirm that to the best of our knowledge and belief having made such inquiries as we considered necessary for the purpose of appropriately informing ourselves:

Financial Statements

- i We have fulfilled our responsibilities for the preparation of the financial statements in accordance with proper practices as set out in the CIPFA/LASAAC Code of Practice on Local Authority Accounting in the United Kingdom 2015/16 ("the Code"); which give a true and fair view in accordance therewith.
- ii We have complied with the requirements of all statutory directions affecting the Authority and these matters have been appropriately reflected and disclosed in the financial statements.
- iii The Authority has complied with all aspects of contractual agreements that could have a material effect on the financial statements in the event of non-compliance. There has

been no non-compliance with requirements of regulatory authorities that could have a material effect on the financial statements in the event of non-compliance.

- iv We acknowledge our responsibility for the design, implementation and maintenance of internal control to prevent and detect fraud.
- v Significant assumptions used by us in making accounting estimates, including those measured at fair value, are reasonable.
- vi We are satisfied that the material judgements used in the preparation of the financial statements are soundly based, in accordance with the Code and adequately disclosed in the financial statements. There are no other material judgements that need to be disclosed.
- vii Except as disclosed in the financial statements:
 - a there are no unrecorded liabilities, actual or contingent
 - b none of the assets of the Authority has been assigned, pledged or mortgaged
 - c there are no material prior year charges or credits, nor exceptional or non-recurring items requiring separate disclosure.
- viii We confirm that we are satisfied that the actuarial assumptions underlying the valuation of pension scheme assets and liabilities for IAS19 Employee Benefits disclosures are consistent with our knowledge. We confirm that all settlements and curtailments have been identified and properly accounted for. We also confirm that all significant post-employment benefits have been identified and properly accounted for.
- ix Related party relationships and transactions have been appropriately accounted for and disclosed in accordance with the requirements of the Code.
- x All events subsequent to the date of the financial statements and for which the Code requires adjustment or disclosure have been adjusted or disclosed.
- xi Actual or possible litigation and claims have been accounted for and disclosed in accordance with the requirements of the Code.
- xii We have considered the adjusted misstatements, and misclassification and disclosures changes schedules included in your Audit Findings Report. The financial statements are free of material misstatements, including omissions.
- xiii We have no plans or intentions that may materially alter the carrying value or classification of assets and liabilities reflected in the financial statements.
- xiv We believe that the Authority's financial statements should be prepared on a going concern basis on the grounds that current and future sources of funding or support will be more than adequate for the Authority's needs. We believe that no further disclosures relating to the Authority's ability to continue as a going concern need to be made in the financial statements.

Information Provided

- xv We have provided you with:
 - a access to all information of which we are aware that is relevant to the preparation of the financial statements such as records, documentation and other matters;
 - b additional information that you have requested from us for the purpose of your audit; and
 - c unrestricted access to persons within the Authority from whom you determined it necessary to obtain audit evidence.

- xvi We have communicated to you all deficiencies in internal control of which management is aware.

- xvii All transactions have been recorded in the accounting records and are reflected in the financial statements.

- xviii We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.

- xix We have disclosed to you all our knowledge of fraud or suspected fraud affecting the Authority involving:
 - a management;
 - b employees who have significant roles in internal control; or
 - c others where the fraud could have a material effect on the financial statements.

- xx We have disclosed to you all our knowledge of any allegations of fraud, or suspected fraud, affecting the Authority's financial statements communicated by employees, former employees, regulators or others.

- xxi We have disclosed to you all known instances of non-compliance or suspected non-compliance with laws and regulations whose effects should be considered when preparing financial statements.

- xxii We have disclosed to you the identity of all the Authority's related parties and all the related party relationships and transactions of which we are aware.

- xxiii We have disclosed to you all known actual or possible litigation and claims whose effects should be considered when preparing the financial statements.

Annual Governance Statement

- xxiv We are satisfied that the Annual Governance Statement (AGS) fairly reflects the Authority's risk assurance and governance framework and we confirm that we are not aware of any significant risks that are not disclosed within the AGS.

Narrative Report

- xxv The disclosures within the Narrative Report fairly reflect our understanding of the Authority's financial and operating performance over the period covered by the financial statements.

Approval

The approval of this letter of representation was minuted by the Authority at its meeting on 2 September 2016.

Yours sincerely

Signed on behalf of the Authority

Dr Kevin Bishop
Chief Executive (National Park Officer)
Date:

P W Hitchins
Chairman of the Authority
Date:

Responses from Management:

Auditor question	Response
What do you regard as the key events or issues that will have a significant impact on the financial statements for 2015/16?	None – no significant change or issues that have had a significant impact
Have you considered the appropriateness of the accounting policies adopted by the Authority? Have there been any events or transactions that may cause you to change or adopt new accounting policies?	Yes None
Are you aware of any changes to the Authority's regulatory environment that may have a significant impact on the Authority's financial statements?	None
How would you assess the quality of the Authority's internal control processes?	Excellent – see internal audit reports
How would you assess the process for reviewing the effectiveness of internal control?	Excellent – very thorough
How do the Authority's risk management processes link to financial reporting?	Comprehensive 'live' strategic Risk Register (which includes financial risk) is reviewed quarterly and Operational risk are monitored on an on-going basis along-side the monthly budget monitoring process The finance team is appropriately qualified, trained & skilled with robust performance management Check levels of internal control & separation of duties S151 officer overview from DCC
How would you assess the Authority's arrangements for identifying and responding to the risk of fraud?	See above
What has been the outcome of these arrangements so far this year?	Robust monitoring & review as normal – nothing significant to report
What have you determined to be the classes of accounts, transactions and disclosures most at risk to fraud?	The risk of fraud is very low – but the obvious are Creditors and Payroll
Are you aware of any whistle blowing potential or complaints by potential whistle blowers? If so, what has been your response?	None
Have any reports been made under the Bribery Act?	None

As a management team, how do you communicate risk issues (including fraud) to those charged with governance?	Strategic Risk Register Financial Regulations Procurement Policy & Procedures Standing Orders Employee & Member Code of Conduct Internal & External Audit Reports Annual Governance Statement Local Code of Corporate Governance Performance & Financial Management Reports
As a management team, how do you communicate to staff and employees your views on business practices and ethical behaviour?	Strategic Risk Register Financial Regulations Procurement Policy & Procedures Standing Orders Employee Code of Conduct HR Policies & Procedures Staff induction training Team briefings and all staff meetings Appraisal All key documents are on the Intranet
What are your policies and procedures for identifying, assessing and accounting for litigation and claims?	The Head of Business Support works closely with the Head of Legal & Democratic Services - we are a small Authority and therefore we are able to communicate easily, and can work together to assess any risk and account for any claims accordingly Officers are professionally qualified, who carry out appropriate CPD.
Is there any use of financial instruments, including derivatives?	None
Are you aware of any significant transaction outside the normal course of business?	None
Are you aware of any changes in circumstances that would lead to impairment of non-current assets?	None
Are you aware of any guarantee contracts?	None
Are you aware of allegations of fraud, errors, or other irregularities during the period?	None
Are you aware of any instances of non-compliance with laws or regulations or is the Authority's on notice of any such possible instances of non-compliance?	None
Have there been any examinations, investigations or inquiries by any licensing or authorising bodies or the tax and customs authorities?	None
Are you aware of any transactions, events and conditions (or changes in these) that may give rise to recognition or disclosure of significant accounting estimates that require significant judgement?	None

<p>Where the financial statements include amounts based on significant estimates, how have the accounting estimates been made, what is the nature of the data used, and the degree of estimate uncertainty inherent in the estimate?</p>	<p>None</p>
<p>Are you aware of the existence of loss contingencies and/or un-asserted claims that may affect the financial statements?</p>	<p>None</p>
<p>Has the management team carried out an assessment of the going concern basis for preparing the financial statements? What was the outcome of that assessment?</p>	<p>The 2014/15 Outturn position, the Reserve Balances and a risk assessed analysis is considered in detail by both Management and the Authority. This also carried out when building the annual budget and MTFP. It is considered by Management, the Authority and the S151 Officer that the Authority is in a strong position for the future, with a robust level of reserves and an effective operating budget. Future risk & uncertainty is identified in the Strategic Risk Register and Business Plan, with appropriate work programmes in place to ensure that the Authority can continue as a going-concern. NPG has been confirmed for next 4 years.</p>
<p>Although the public sector interpretation of IAS1 means that unless services are being transferred out of the public sector then the financial services should be prepared on a going concern basis, Management is still required to consider whether there are any material uncertainties that cast doubt on the Authority's ability to continue as a business. What is the process for undertaking a rigorous assessment of going concern? Is the process carried out proportionate in nature and depth to the level of financial risk and complexity of the organisation and its operations? How will you ensure that all available information is considered when concluding the organisation is a going concern at the date the financial statements are approved?</p>	<p>Identified in the Strategic Risk Register and see above which continues to be monitored throughout the year. NPG now confirmed for the next 4 years. Yes proportionate in so far as the Authority is funded most significantly by Defra NPG.</p> <p>*See also additional statement below</p>
<p>Can you provide details of those solicitors utilised by the Authority's during the year. Please indicate where they are working on open litigation or contingencies from prior years?</p>	<p>Solicitors: None</p>

Can you provide details of other advisors consulted during the year and the issue on which they were consulted?	<p>Barristers: Stephen Whale – advice on planning enforcement case Michael Bedford – advice on Ashburton Masterplan Emma Smith – advice & representation on injunction Adrian Chaplin – advice and advocacy in Crown Court prosecution</p> <p>Advisors: PCA consulting engineers – advice on historic buildings issues Bishop Fleming – taxation and accounting advice on possible trading models for NPP LLP (on behalf of all NPAs)</p>
Have any of the Authority's service providers reported any items of fraud, non-compliance with laws and regulations or uncorrected misstatements which would affect the financial statements?	None

***Going Concern**

The accounts have been prepared on a going concern basis. The concept of a going concern assumes that an authority, its functions and services will continue in operational existence for the foreseeable future. The level of National Park Grant has been confirmed until 2019/20 by Defra.

Financial Performance – the authority has a strong track record of not overspending its budget. The Authority consistently delivers a surplus or breaks even at the year end. This is in spite of significant cuts to Government funding in recent years.

Continuing Provision of Services – Ongoing cuts to public sector expenditure have resulted in significant reductions in National Park Grant. The authority has made savings of over £1.4 million since the comprehensive spending review of 2010. Services have been reduced, efficiencies found and different delivery models identified. These changes do not affect the going concern status of the authority, as overall, services for and protection of the National Park continue. The authority has the ability to raise money from fees and charges, continues to lever in significant non-core grants and is still in receipt of a significant level of National Park Grant. Defra has committed to the protection of National Park Budgets for the period of this parliament and has confirmed NPG for the next 4 years.

Cash flow/financing - At the year end the authority is likely to have cash and cash equivalents of £2.53 million which includes Earmarked reserves of £2.23 million. These sums are considered to be adequate.

Our conclusion is therefore that the authority is a Going Concern and the accounts should be prepared on that basis.

As part of the budget process, the Authority prepares a high level MTFs covering the next three years and this supports the declaration on the robustness of estimates and the adequacy of reserves. The Authority continues to make cash and efficiency savings

where ever possible in order to meet the risk of further reduced level of resources in the future. The Authority is also actively seeking alternative ways to diversify its income base.

The Authority's gross revenue budget is in excess of £4 million. The long and short term assets of the authority exceed £6.4 million. There are no structural changes proposed by Government for National Park Authorities, in fact National Park Authorities have had their budgets protected, in real terms, over the life of the new parliament and Defra is launching its own National Parks Plan and 25 year Environmental Strategy. Therefore no doubt exists around the medium term future of the Authority or its classification as a going concern.

Response from Audit and Governance Committee Chair

Fraud risk assessment

Auditor Question	Response
Has the Authority assessed the risk of material misstatement in the financial statements due to fraud?	Yes
What are the results of this process?	The view of A&G Committee is that the risk is low, there are adequate internal controls & separation of duties and the financial statements are reviewed by the S151 Officer. The S151 Officer also monitors the progress of the Finance team in producing the financial statements throughout production
What processes does the Authority have in place to identify and respond to risks of fraud?	*Annual programme of internal audit to test, verify & give assurance which is reported to A&G S151 contract with DCC to provide external oversight Risk monitored by Leadership Team and A&G Committee Comprehensive suite of governance policies, including anti-fraud & Corruption and Whistleblowing A&G Committee oversight AGS & Local Code of Corporate Governance supported by evidence & approved by A&G Committee Work undertaken by Internal and External Audit
Have any specific fraud risks, or areas with a high risk of fraud, been identified and what has been done to mitigate these risks?	None
Are internal controls, including segregation of duties, in place and operating effectively?	Yes
If not, where are the risk areas and what mitigating actions have been taken?	N/A
Are there any areas where there is a potential for override of controls or inappropriate influence over the financial reporting process (for example because of undue pressure to achieve financial targets)?	No
Are there any areas where there is a potential for misreporting?	No
How does the Audit & Governance Committee exercise oversight over management's processes for identifying and responding to risks of fraud?	See above *

What arrangements are in place to report fraud issues and risks to Members?	Anti-Fraud & Corruption Policy and Whistleblowing Policy S151 Officer and Monitoring Officer AGS Systems & Processes of Internal Control Internal Audit Reports Performance reports
How does the Authority communicate and encourage ethical behaviour of its staff and contractors?	Anti-Fraud & Corruption Policy and Whistleblowing Policy Procurement Policy Contractors Vetting Policy Staff & Member Induction Team Meetings, All Staff meetings Appraisals
How does the Audit & Governance Committee encourage staff to report their concerns about fraud? Have any significant issues been reported?	See above None
Are you aware of any related party relationships or transactions that could give rise to risks of fraud?	None
Are you aware of any instances of actual, suspected or alleged, fraud, either within the Authority as a whole or within specific departments since 1 April 2015?	None

Law and regulation

Auditor Question	Response
What arrangements does the Authority have in place to prevent and detect non-compliance with laws and regulations?	Professional Officers, professionally qualified Training (incl CPD) Supervision & appraisal Oversight by Monitoring Officer & S151 Officer
How does management gain assurance that all relevant laws and regulations have been complied with?	Professional Officers and assurance gained from the work of Internal / External Audit reports
How is the Audit & Governance Committee provided with assurance that all relevant laws and regulations have been complied with?	Via Reports from and contact with Professional Officers & Internal / External audit reports
Have there been any instances of non-compliance or suspected non-compliance with law and regulation since 1 April 2015?	None
What arrangements does the Authority have in place to identify, evaluate and account for litigation or claims?	The Head of Business Support works closely with the Head of Legal & Democratic Services - we are a small Authority and therefore Officers are able to communicate easily, and work together to assess risk and account for any claims accordingly

Is there any actual or potential litigation or claims that would affect the financial statements?	None
Have there been any reports from other regulatory bodies, such as HM Revenues and Customs, which indicate non-compliance?	None

DARTMOOR NATIONAL PARK AUTHORITY

2 September 2016

LOCAL PLAN REVIEW: ISSUES CONSULTATION AND LOCAL DEVELOPMENT SCHEMEReport of the Senior Forward Planner

Recommendation: **That Members:**

- (i) **endorse the Local Plan Issues Paper, which will be published for public consultation; and**
- (ii) **agree the revised timetable in the Local Development Scheme**

1 Introduction

- 1.1 This paper asks for Members' endorsement of the Local Plan Issues Paper, attached at Appendix 1. This paper is the first step in reviewing the local plan, and forms a starting point for discussions with stakeholders.
- 1.2 With resources for the Forward Planning team confirmed, and work on the Local Plan now able to start, this report also seeks to revise the timetable for the Local Plan set out formally in the Local Development Scheme.

2 Local Plan Review

- 2.1 The Authority last revised its Local Development Scheme (the 'timetable' for the Local Plan) in September 2015. This set out the intention to review the current Local Plan starting in 2016/17.
- 2.2 This review will ultimately replace the adopted Local Plan, comprising of the Core Strategy and Development Management and Delivery Plan (the 'DMD'), with a single Local Plan for the National Park. This Local Plan will set out all of the policies for deciding planning applications, including minerals and waste policies.
- 2.3 To start the process of review, an Issues Paper has been prepared. This paper is intended to be a starting point for discussions with everyone with an interest in development on Dartmoor – including communities, organisations, agencies, and businesses, for example.
- 2.4 In January 2016 the Authority adopted a document 'Planning: Having Your Say'; this is the Statement of Community Involvement and describes the principles of consultation and engagement around DNPA's planning work. A more detailed consultation and engagement strategy has been prepared for the Local Plan review, as part of the project plan. This sets out the specific ways in which we will raise awareness around the review, and discuss this with stakeholders.
- 2.5 In particular this will include the document being mainly online, and encouraging online responses consistent with the Government's 'digital by default' ambition. We will make more use of social media, and rather than ad hoc drop in sessions we will

aim to focus our limited resources with more targeted meetings and workshop sessions with specific interest groups and communities.

- 2.6 A Local Plan Steering Group for the review was established earlier in the year. This Member group will advise and steer the review, contribute to the assessment of current policies, monitor progress and provide an opportunity for open, internal officer/Member discussions. This Group has now met twice, and provided officers with feedback on a draft of the Issues Paper, as well as commenting on the programme of work.
- 2.7 A key focus of the review of the Local Plan is good communication, simple language and a clear plan which is not overly long. The Issues Paper aims to start off this process with these principles at its heart.

3 Issues and Evidence

- 3.1 This Issues consultation is structured around the following topics. These are expected to form the chapters in the new Local Plan.

TOPIC 1 – Strategy and Planning Applications

Including the overall strategy for where new development is allowed, design issues, amenity, and flooding

TOPIC 2 - Environment

Including habitats and wildlife, landscape, archaeology, and listed buildings

TOPIC 3 - Housing

Including new housing, conversions, affordable housing, homes for agricultural workers, and self-build

TOPIC 4 – Communities, Services and Infrastructure

Including health and education facilities, sport and green space, roads, parking and transport

TOPIC 5 – Economy, Business and Leisure

Including shops, business premises and employment sites, farming, and tourism

TOPIC 6 – Minerals, Waste and Energy

Including quarrying, waste, and renewable energy

TOPIC 7 – Towns, Villages and Development Sites

Including policies for specific towns and villages, and land allocated for development

- 3.2 Within the paper we have asked a small number of questions, to stimulate discussion around a range of issues. We expect that housing and economic development will be key areas for discussion, including interest in allocating development sites. We also expect 'householder' policy, such as extensions, and design, will be of interest. There is an important conversation to have around affordable housing and paying for infrastructure; the future of Section 106 contributions, versus the merits of a Community Infrastructure Levy.

- 3.3 Evidence and research forms a fundamental part of local plan making. The major pieces of evidence which will be prepared over the coming months will include:
- Environmental and sustainability appraisal
 - Housing needs assessment
 - Flood risk assessment
 - Economic/employment need assessment
 - Plan viability
 - Landscape character/sensitivity assessment
- 3.4 These pieces of work will be published over the coming months, and inform a draft plan consultation early next year.
- 3.5 The Annual Monitoring Report for 2015/16 has also now been published, and available online at http://www.dartmoor.gov.uk/planning/pl-forwardplanning/forward_planning_ldf_evidence/pl-amr. The report for 2016/17 is likely to include, and signpost to, a broader range of evidence which is informing the review process.

4 Local Development Scheme

- 4.1 The current Local Development Scheme, (the timetable for preparing local plan documents), was adopted by the Authority in September 2015. Since that time officers have considered carefully the resources needed, and available, to carry out what is a significant project.
- 4.2 From September a new Forward Planner (seconded from Development Management (DM)) will join the team, giving much needed additional capacity and enabling us to move forward with the local plan work. The vacancy created in the DM team will be backfilled with a two year temporary appointment. The new officer will in in post by 22 August 2016.
- 4.3 The confirmation of this additional staff capacity delayed the start of the Local Plan review project. As such it is necessary to revise the timetable to reflect that delayed start. This new timetable, as well with the upcoming review of the Affordable Housing SPD (Supplementary Planning Document) is set out in the Local Development Scheme, as required by the regulations.

Local Development Document	Public participation on the scope and content of the document*	Publication	Submission	Adoption
Local Plan (DPD)	2016/17	2017	2018	2018

The complete Local Development Scheme is available at <http://www.dartmoor.gov.uk/planning/pl-forwardplanning/pl-localdevscheme>

5 Financial Implications

- 5.1 A budget for the review of the Local Plan has been identified spanning 2016/17-2018/19. Additional staff resources have been made available through an internal secondment of a Planning Officer to a two year temporary Forward Planner post.

The review will require specialist consultant input, as well as examination costs, which form a large part of the identified budget.

6 Conclusion

- 6.1 The publication of the Issues Paper forms a first step in the review of the Local Plan. Members are invited to endorse the paper, and encouraged to support ongoing consultation and engagement around the local plan review over the coming months.
- 6.2 The revision of the Local Development Scheme is a necessary update to the Local Plan timetable and reflects the upcoming programme of work and the current resources in the Forward Planning team.

DAN JANOTA

Background Papers

Dartmoor Local Plan – Issues Consultation 2016

Local Development Scheme 2016 (<http://www.dartmoor.gov.uk/planning/pl-forwardplanning/pl-localdevscheme>)

Annual Monitoring Report 2015/16 (http://www.dartmoor.gov.uk/planning/pl-forwardplanning/forward_planning_ldf_evidence/pl-amr)

Planning: Having Your Say (Statement of Community Involvement) 2016 (<http://www.dartmoor.gov.uk/planning/pl-forwardplanning/pl-localdevscheme>)



Dartmoor Local Plan

Guiding planning applications in Dartmoor National Park

Consultation: Issues for the new Local Plan

October 2016

About this document

This paper sets out the likely scope and main issues for the new local plan for Dartmoor National Park. It gives an early opportunity for residents, communities, visitors, businesses and other organisations to offer views on what the new local plan should say.

It is a starting point for discussion that we hope will get us talking together about future development on Dartmoor.

Planning can be a very technical issue, it can be controversial, and we know from experience that people can have quite different views on how the National Park changes in the future. This paper aims to:

- identify all of the issues which the new local plan should cover
- highlight the information we will collect (the evidence base) to help us decide what the policy in that area should say
- set out some of the issues we need to consider

We believe the local plan is an important document in shaping Dartmoor's future, and we would like to hear your views on what it should say.

We know that people care passionately about Dartmoor, that you think its landscape, wildlife and rich history should be protected. We know that people who live on Dartmoor value how special it is, but also need to live in good quality, affordable homes, to make changes to their homes, and to live in communities with shops, services and facilities which make them a vibrant and sustainable place to live. We know that Dartmoor's businesses are all different, that they are important to communities, want to grow, and need our support and encouragement to do so. We understand how farming shapes and manages our landscape, and the value of tourism to the National Park.

The local plan will need to balance all of these things, and many more. It is the first stop when we make a decision on your planning application or your neighbours', a local business you use, or a piece of land in your village. That is why we need your help.

We will cover seven topics, which will form the chapters of the new local plan.

TOPIC 1 – Strategy and Planning Applications

Including the overall strategy for where new development is allowed, design issues, amenity, and flooding

TOPIC 2 - Environment

Including habitats and wildlife, landscape, archaeology, and listed buildings

TOPIC 3 - Housing

Including new housing, conversions, affordable housing, homes for agricultural workers, and self-build

TOPIC 4 – Communities, Services and Infrastructure

Including health and education facilities, sport and green space, roads, parking and transport

TOPIC 5 – Economy, Business and Leisure

Including shops, business premises and employment sites, farming, and tourism

TOPIC 6 – Minerals, Waste and Energy

Including quarrying, waste, and renewable energy

TOPIC 7 – Towns, Villages and Development Sites

Including policies for specific towns and villages, and land allocated for development

Please give us your views

This paper does not provide a detailed discussion around every issue. It is a starting point for discussion and we would like to hear your views. Remember, it's important to tell us what you think works well, and what you like, as well as what you think we could change.

Do not feel you need to respond to all of the suggested **Talking Points** set out below, focus on your area of interest or knowledge, or tell us what you feel needs changing, or should stay the same. You might like to consider the following general questions.

- 1. Have we identified the right issues? Have we missed anything?**
- 2. Will the information we are collecting tell us what we need to know?**
- 3. What are your views on current policy, and the decisions it leads to? What might we need to change, what shouldn't we change?**

We will be contacting everyone who has told us they are interested in the local plan review, this includes individuals, businesses, parish councils and interest groups and agencies. Over the coming weeks we will have discussions with some of these people about the issues in this paper.

Give us your views [\[hyperlink\]](#)

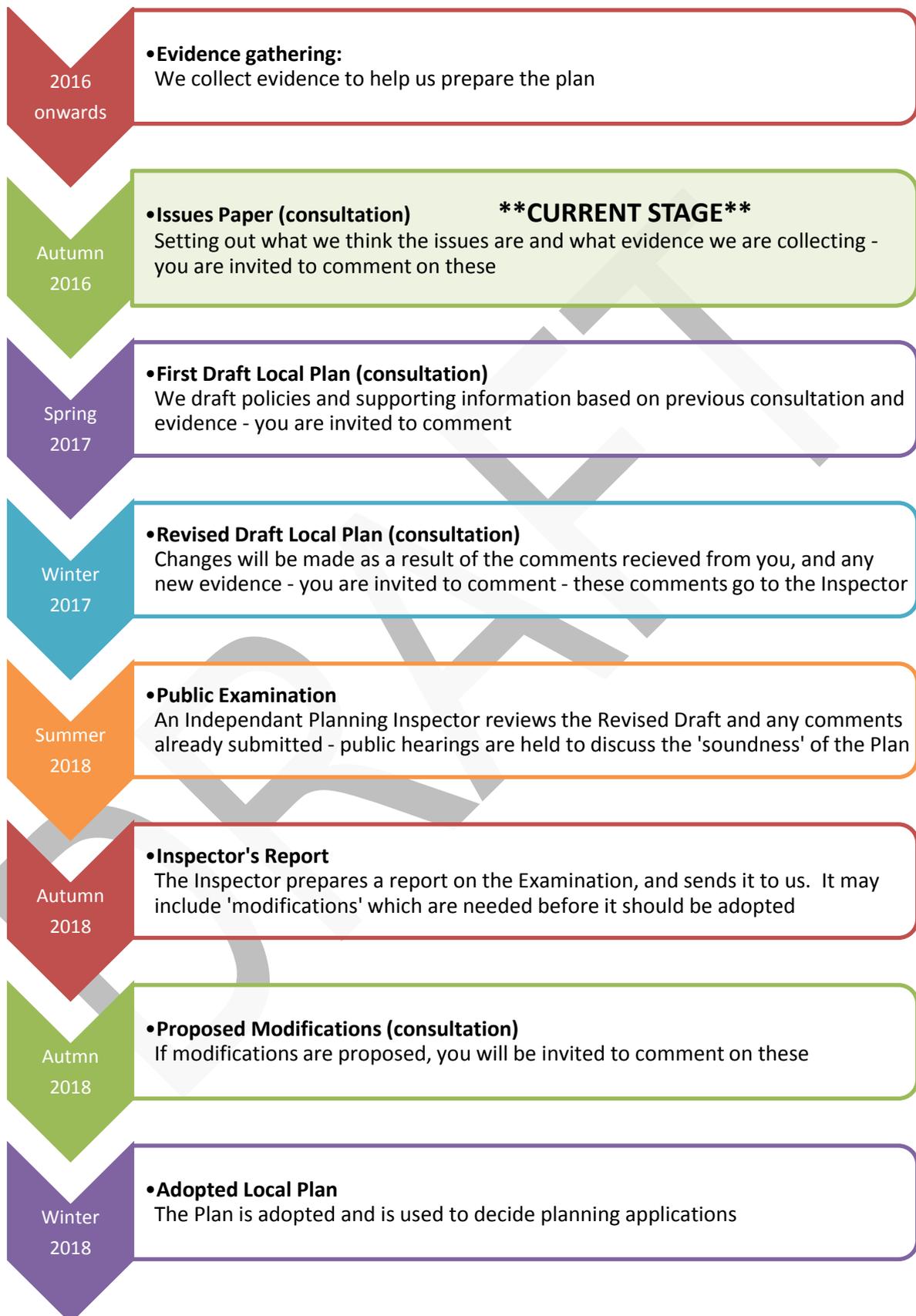
Email us forwardplanning@dartmoor.gov.uk or write to us

Forward Planning
Dartmoor National Park Authority
Parke
Bovey Tracey
Devon
TQ13 9JQ

Follow us on Twitter [@Dartmoorlocalplan](#) (tbc)

Please reply by 25 November 2016 (subject to start date – 8 weeks from 3 Oct?)

What happens next?



Introduction

The new local plan for Dartmoor National Park will replace three current plans; the [Core Strategy](#), the [Development Management and Delivery Plan](#), and the [Minerals local plan](#). The new local plan will be a single document, and will be the starting point for all decisions on planning applications in Dartmoor National Park. When making a decision on a planning application, we must consider:

- The [Local plan](#)
- Government policy and advice (the [National Planning Policy Framework](#), and [Planning Practice Guidance](#))
- Supplementary Planning Documents: currently our [Design Guide](#) and [Housing Guidance](#)
- [Community and Neighbourhood Plans](#)
- Other relevant issues or ‘[material considerations](#)’ such as the planning history of a site, highway safety, loss of light, or environmental health

The way we must prepare our local plan is carefully regulated (by [the Town and Country Planning Regulations 2012](#)). Although there is some flexibility in how we go about it, we must prepare formal draft documents before the plan is ‘submitted’ to be examined by an independent inspector. We set out the timetable for writing the local plan in our [Local Development Scheme](#). How you can be involved in the process is explained in [Planning, Having Your Say](#) (our 2015 Statement of Community Involvement).

Planning for a National Park is different from districts and boroughs. Firstly, we also need to cover minerals and waste policies in our local plan, This would normally be the responsibility of the county council. Secondly, we have our own purposes, and specific policy and guidance which describe the ‘great weight’ which must be given to National Park designation when making planning decisions. The purposes of National Park designation under the Environment Act 1995 are to:

- “conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park”, and
- “promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public”

We also have a responsibility to:

- “seek to foster the economic and social well-being of local communities within the National Park”

There is also a [National Park Management Plan](#) which aims to bring together everyone with an interest in Dartmoor. It describes what the ‘special qualities’ of Dartmoor are, and how we conserve them, provide opportunities for people to enjoy Dartmoor, and look after the communities in this living, working landscape.

Planning therefore plays a really important role in delivering our purposes and our duty. Dartmoor National Park is a landscape of national importance, with wildlife and archaeology of international importance.



TOPIC 1 – Strategy and Planning Applications

The new local plan will need have a ‘Vision’; a description of what we want Dartmoor to be in say 25 years’ time. The policies of the local plan set out how we get there.

A key part of this is the ‘spatial strategy’ which describes where different types of development are acceptable in different areas of the National Park. The current local plan aims for most new development, such as housing and new business premises, to go in the 8 largest towns and villages. These towns and villages are; Ashburton, Buckfastleigh, Chagford, Horrabridge, Moretonhampstead, Princetown, South Brent and Yelverton . There is then more of a focus on local needs housing and expansion of existing businesses in 34 smaller villages. These smaller villages are; Belstone, Bittaford, Bridford, Buckfast, Cheriton Bishop (Cheriton Cross), Christow, Cornwood, Dean/Dean Prior, Dousland, Drewsteignton, Dunsford, Hennock, Holne, Ilsington, Liverton, Lustleigh, Lydford, Manaton, Mary Tavy, Meavy, North Bovey, North Brentor, Peter Tavy, Postbridge, Scoriton, Shaugh Prior, Sourton, South Tawton, South Zeal, Sticklepath, Throwleigh, Walkhampton, Whiddon Down, Widecombe-in-the-Moor.

Outside of these towns and villages opportunities for new development are more limited, and focussed on farming activities and other development which needs to be in the open countryside. Over the last 10 years around 57% of new housing has been built in Local Centres, 26% in Rural Settlements, and 17% in the open countryside.

These settlements were selected on the basis of whether they have certain services and facilities available; such as a shop, school, health centre, or a bus service. Many communities welcome some housing development, which helps to keep these services running. Some smaller villages, which may have more limited services, may still be sustainable places to live, whilst there is higher than average home working on Dartmoor, people are now less likely to have a job in the same place as they live, and most (89.4% of households on Dartmoor) are already dependent on a car.

The local plan may also set out policies which guide some of the more detailed issues around planning applications, such as:

- Good design (including sustainable design, and modern design)
- Amenity (maintaining an area as a pleasant place to be)
- Hazards (such as unstable or contaminated land)
- Flooding (protecting new development, and ensuring it does not cause flooding elsewhere)

Good design should be at the heart of all new development in the National Park, Although development should fit in with its surrounding environment, Dartmoor should not just see ‘replica’ design, or development which is aimed just at blending in. The new local plan might do more to encourage a high quality finish, and high quality materials. It could welcome innovation and modern design which we can be proud to see on Dartmoor.

What issues does this cover?

Issue	Current local plan policy
National Park purposes and special qualities	COR1 - Sustainable development principles DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities

Settlement strategy	COR2 - Settlement strategies DMD45 - Settlement boundaries
Presumption in favour of sustainable development	COR1 - Sustainable development principles DMD1a - Presumption in favour of sustainable development
Major development	DMD2 - Major development
Amenity	DMD4 - Protecting local amenity
Design	COR4 - Design and sustainable development principles COR13 - Providing for high standards of accessibility and design DMD7 – Dartmoor’s built environment
Hazardous development and sites	DMD16 - Hazardous installations and potentially polluting activity
Flood risk	COR1 - Sustainable development principles COR8 – Flooding – protection and prevention COR9 - Protection from and prevention of flooding COR24 – Protecting water resources from depletion and pollution

View these policies at www.dartmoor.gov.uk/planning.

COR = Core Strategy policy, DMD = Development Management and Delivery Plan policy

What information or evidence do we need?

- Community services and facilities survey (during 2016)
- [Landscape Character Assessment 2010](#) (to be reviewed)
- Planning application data and analysis
- Sustainability Appraisal (from 2017 onwards)
- [Strategic Flood Risk Assessment 2010](#) (to be reviewed)

Talking points:

- 1.1 What makes your village or town a good place to live, and what do we need to do to protect it, or improve it?**
- 1.2 The current strategy concentrates development in larger villages and towns with just development which is needed locally in some smaller villages. How do we get this balance right in the new local plan?**
- 1.3 Does the approach of Local Centres (larger villages and towns), and Rural Settlements (smaller villages) need to change, if so how?**
- 1.4 Is new development in the National Park well designed, and well built?**
- 1.5 Do you have any other thoughts or comments about this topic? (see also Topic 7 - Towns, Villages and Development Sites)**



(Indicative - this is from the Core Strategy and will be redesigned)

TOPIC 2 - Environment

Dartmoor’s natural environment is one of the main reasons it is a National Park. It is really important that we understand Dartmoor’s landscape, habitats, and wildlife so that we can protect those ‘special qualities’ from harm, and improve them wherever we can. Many of the natural environment policies are therefore around protection, managing change, and opportunities for enhancement. We must also consider how development effects climate change, and how it might need to adapt to a changing Dartmoor climate.

Dartmoor’s landscape, tranquillity and dark night skies are under pressure from new development both inside and outside the National Park. The network of habitats on Dartmoor including rivers, hedgerows, moorland, and woodland is home to important wildlife of national and international importance. 28% of Dartmoor is designated as a Site of Special Scientific Interest (SSSI). Dartmoor also provides 45% of South West Water’s fresh drinking water, and it’s blanket bogs not only store water, but also carbon, meaning Dartmoor plays an important role in reducing climate change.

There are 1,079 Scheduled Monuments on Dartmoor. The rich collection of archaeological features and landscapes can be found not just on the high moor, but in and around Dartmoor’s towns and villages, where it may be more at risk from the impact of new development.

The historic centres of many of those villages and towns tell an important story about Dartmoor’s history, and are popular destinations for visitors. We need to ensure the historic buildings on Dartmoor, which includes 2,565 listed buildings, are conserved for future generations to enjoy. We need to understand where they may need to be adapted, improved or converted so they have a viable future, and balance this against the impact on the building and its surroundings.

What issues does this cover?

Issue	Current local plan policy
Climate change	COR1 - Sustainable development principles COR8 – Flooding – protection and prevention COR9 - Protection from and prevention of flooding COR24 – Protecting water resources from depletion and pollution
Habitats and wildlife	COR3 - National Park landscape COR7 - Biodiversity and geological conservation DMD14 - Biodiversity and geological conservation
Enhancing wildlife	COR8 – Flooding – protection and prevention COR20 - Agricultural diversification COR22 - Minerals development DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities
Tranquillity and dark night skies	COR11 - Dartmoor National Park’s special qualities
Landscape, setting and hedge banks	COR1 - Sustainable development principles COR3 - National Park landscape DMD5 - National Park landscape DMD6 - Dartmoor’s moorland and woodland DMD38 - Access onto the highway

Archaeology	COR6 - Archaeology DMD13 - Archaeology
Historic buildings	COR1 - Sustainable development principles COR3 - National Park landscape COR5 – Protecting the historic built environment DMD1b - Delivering National Park purposes and protecting DMD8 - Changes to historic buildings and other heritage assets DMD9 - The re-use and adaptation of historic buildings in the countryside DMD10 – Enabling development
Conservation areas	DMD12 - Conservation areas

View these policies at www.dartmoor.gov.uk/planning

COR = Core Strategy policy, DMD = Development Management and Delivery Plan policy

What information or evidence do we need?

- [Landscape Character Assessment](#) (to be reviewed)
- [Conservation Area Appraisals](#)
- Planning application data and analysis
- Dartmoor Historic Farmsteads Guidance
- Natural Environment Topic Paper (to be completed in 2016/17)
- Historic Environment Topic Paper (to be completed in 2016/17)

Talking points:

2.1 How should the local plan strike the right balance between protecting habitats and wildlife, and allowing new development?

2.2 How should we protect Dartmoor landscape from inappropriate change?

2.3 How should the local plan conserve and enhance Dartmoor's archaeology, conservation areas and historic buildings?

2.4 How do we ensure our farm buildings and farmsteads are protected from poor development, whilst also giving them a viable new use?

2.5 Do you have any other thoughts or comments about this topic?

TOPIC 3 - Housing

Housing is an important issue, not just for Dartmoor but nationally. The average house price in Dartmoor was £299,694 in 2015. When thinking about the housing policies in the local plan, we need to understand –

- the role Dartmoor plays in the wider ‘housing market area’, such as Exeter and Plymouth
- how much housing is needed to meet the needs of Dartmoor communities, and
- where it should be built (see Topic 7).

In the last ten years 672 new houses were built on Dartmoor; 22% of these were affordable. Funding to deliver affordable housing does not exist in the same way it used to, though, and we will need to use more ‘cross subsidy’ (a mix of open market and affordable housing development) in the future. The type of affordable housing is also changing, with government aiming to increase home ownership through ‘starter homes’, and increased opportunity for the ‘right to buy’, and as a result, we may see less new affordable housing to rent. Self-build has always been a route to new homes on Dartmoor; it could play more of a role in the future, given –

- people stay longer in a home they have designed or built for themselves
- self-build homes are often built to be more energy efficient
- self-build can lead to more varied and better designed houses
- it can be a more affordable way of getting the home you need

The local plan should consider how to meet the needs for different types of housing. This is not just around traditional affordable housing, but also includes how we can -

- keep younger working age people living on Dartmoor
- support the needs of the gypsy and traveller community
- help older people downsize, and live independently for longer
- meet the needs of farmers, farm workers and other rural business

The current local plan prioritises local need. The local plan describes what we mean by ‘local’, and this is used to decide who can live in an affordable home.

Linked with Dartmoor’s historic buildings (Topic 3), and with farming, we also need to ensure we have potential uses for Dartmoor’s barns and other older and disused buildings. There is a balance to strike between giving important buildings a new use, keeping farms viable, protecting the character of the landscape and providing new homes in the most appropriate places.

What issues does this cover?

Issue	Current local plan policy
Towns and villages	COR2 - Settlement strategies DMD21 - Residential development in Local Centres DMD22 -Residential development in Rural Settlements DMD23 - Residential development outside Local Centres and Rural Settlements
Conversions	COR5 – Protecting the historic built environment DMD8 - Changes to historic buildings and other heritage assets DMD9 - The re-use and adaptation of historic

	buildings in the countryside
Extensions and alterations	COR4 - Design and sustainable development principles DMD4 – Protecting local amenity DMD24 - Extensions and alterations to dwellings
Ancillary accommodation	DMD25 - Ancillary residential development
Replacement houses	DMD27 - Replacement dwellings in the countryside
Agricultural and rural business workers	DMD23 -- Residential development outside Local Centres and Rural Settlements DMD26 - Agricultural occupancy conditions
Gypsy and travellers	DMD29 - The accommodation needs of gypsies and travellers

View these policies at www.dartmoor.gov.uk/planning

COR = Core Strategy policy, DMD = Development Management and Delivery Plan policy

What information or evidence do we need?

- [Strategic Housing Market Need Assessment](#)
- [Housing and Employment Land Availability Assessment](#) (to be completed in 2016/17)
- [Plan Viability Appraisal](#) (to be completed in 2017)
- Population and housing data and analysis (to be completed in 2016)
- Landscape Sensitivity Study (to be completed in 2016/17)
- [Gypsy and Traveller Accommodation Assessment](#)
- Parish Housing Needs Assessments

Talking points:

- 3.1 Should we plan to meet Dartmoor's entire housing requirement, or should we continue to prioritise local need and affordable housing?
- 3.2 How might the local plan be more flexible to meet the needs of younger people, gypsies and travellers, older people, farm and rural workers and other employees, or self-builders?
- 3.3 The current local plan restricts affordable housing to local people in housing need, who cannot afford to buy a house. Should we look at different restrictions such as 'local occupancy' (local, but not affordable), or 'principal residence' (not a second home) for new homes on Dartmoor?
- 3.4 What, in your opinion, makes someone a 'local' person?
- 3.5 Should we continue to limit the size of extensions and replacement houses, if so, how?
- 3.6 Do you have any other thoughts or comments about this topic?

TOPIC 4 – Communities, Services and Infrastructure

Dartmoor’s rural villages and towns need have services and infrastructure which make sure they are sustainable, viable, thriving and healthy places to live.

We do not usually see major infrastructure projects coming forward on Dartmoor, though we will need to consider the availability of, and the need to improve, the following services and infrastructure in Dartmoor’s communities:

- Transport – roads, car parks, rail and bus
- Education – schools, school places and transport
- Health – Doctor’s surgeries, hospitals
- Communication – super fast broadband, mobile phone
- Water – fresh water and waste water treatment, flood defence
- Sports and children’s play facilities
- ‘Green Infrastructure’ such as open space and footpaths
- Community facilities, such as village halls

See also TOPIC 6 – Minerals, Waste and Renewable Energy

We must be able to deliver what the local plan says, so it is important we understand how any new services and infrastructure would be paid for. Currently we ask developers for a financial contribution towards necessary infrastructure, such as schools and roads, on a site by site basis ([‘Section 106 obligations’](#)). This gives us the flexibility to look at community priorities, including affordable housing, on a case by case basis. With a new government threshold for affordable housing in place the local plan review should consider again whether it is appropriate to set a standard charge which applies to every new home (a [‘Community Infrastructure Levy’](#)) instead. This would pay a fixed amount of money towards a set list of infrastructure necessary in the area. This approach can provide more certainty around the contributions we expect, but can be less flexible, and may well impact on how much affordable housing could be built on some sites.

Dartmoor is a highly sensitive area, and can be under pressure from development outside the National Park. This might include development which has a visual or landscape impact, or housing which leads to more traffic on Dartmoor roads, or additional visitors to popular Dartmoor ‘honey pot’ sites. This can have an impact upon wildlife, or tranquillity, issues which are important to Dartmoor. The local plan covers only Dartmoor, not the area outside, but it is important to understand this ‘cross boundary’ issue.

What issues does this cover?

Issue	Current local plan policy
Infrastructure	COR12- Infrastructure, community facilities and public services COR14- Infrastructure for new development COR17 – Promoting increased health and well-being
Community services and facilities	COR15- Location and type of housing provision DMD9- The re-use and adaptation of historic buildings in the countryside DMD19- Local services and facilities DMD21- Residential development in Local Centres

Open space and sports facilities	COR2- Settlement strategies DMD31- Provision of new recreational and leisure facilities DMD32 - Protection of recreational and amenity open space
Telecoms	DMD20 - Telecommunications development
Parking standards	DMD39- Provision of car parks DMD40- Parking provision for new development (residential) DMD41 - Parking provision for new development (non-residential)
Highways	COR21 – Dealing with development and transport issues in a sustainable way DMD38 - Access onto the highway
Public rights of way	DMD42 - Public rights of way

View these policies at www.dartmoor.gov.uk/planning

COR = Core Strategy policy, DMD = Development Management and Delivery Plan policy

What information or evidence do we need?

- [Infrastructure Delivery Plan](#) (to be reviewed)
- District and County Council Green Infrastructure Plans
- [Open Space, Sport and Recreation Study](#) (to be reviewed)
- [Plan Viability Appraisal](#) (to be reviewed)

Talking points:

4.1 Who do you think should pay to support existing and new services and infrastructure needed in the National Park, and how?

4.2 Please help us to update our [Infrastructure Delivery Plan](#). What services and infrastructure do you believe need improving in your community? (see also TOPIC 1)

4.3 Where development, such as housing, outside the National Park has an impact on Dartmoor, should it be expected to pay for projects or works which reduce that impact?

4.4 Do you have any other thoughts or comments about this topic?

TOPIC 5 – Business, Economy and Leisure

Dartmoor has a relatively strong economy for a rural area. It isn't reliant on one specific business or sector, but has a fairly broad range of employment and activity. That said, on Dartmoor there is a higher proportion of people working in agriculture (4.7%) and tourism (8.1%) related business, and in the public sector (such as schools).

It is important to understand not just the businesses on Dartmoor, but also the workforce; with Exeter, Plymouth and a number of towns close to Dartmoor it is not a 'self-contained' economy, and many people live in the National Park, but work elsewhere. This is something we have to accept now, that with easier access to transport and broadband, many people no longer work in the community they live in. However this links closely with housing, as it is important that Dartmoor has a workforce for a range of jobs, and that Dartmoor's population have opportunities for work which is accessible to them. It is worth noting that a higher than average number of people on Dartmoor (19%) are self-employed.

Agriculture is a critical sector for Dartmoor, and worth 9.2% (Valuing England's National Park 2013) of turnover a year to the Dartmoor economy, compared to less than 1% for the UK as a whole. Farming has created much of the Dartmoor landscape, and good land management conserves and enhances habitats, wildlife and archaeology. Dartmoor's farmsteads are also a key part of its landscape character. We therefore need to provide opportunities for farming to be thriving and viable on Dartmoor, whilst recognising the threats to its viability.

Tourism is a major part of Dartmoor's economy, and relies heavily on Dartmoor's special qualities, beautiful landscape and picturesque towns and villages. Around 2.31m people visit Dartmoor each year, spending around £139.5m (DNPA STEAM). Planning policy needs to carefully balance the protection of Dartmoor, with the need to respond to changing visitor trends and demands.

Businesses on Dartmoor should be able to thrive, however they must do so in a way which protects Dartmoor's special qualities; many of which are the reason businesses are located or choose to base themselves on Dartmoor in the first place.

What issues does this cover?

Issue	Current local plan policy
New business	COR2 - Settlement strategies COR18 - Sustainable economic growth including tourism DMD9 - The re-use and adaptation of historic buildings in the countryside
Expansion of existing premises and sites	COR2 - Settlement strategies COR18 - Sustainable economic growth including tourism DMD9 - The re-use and adaptation of historic buildings in the countryside
Signs and advertisements	DMD36 - Signs and advertisements DMD37 - Advance signs
Tourist accommodation	COR2 - Settlement strategies COR19 – Tourism

	<p>DMD9- The re-use and adaptation of historic buildings in the countryside</p> <p>DMD44 - Tourist accommodation</p>
Visitor attractions	DMD43 - New visitor attractions and development of existing enterprises
Visitor facilities and recreational development	<p>DMD31 - Provision of new recreational and leisure facilities</p> <p>DMD43 - New visitor attractions and development of existing enterprises</p>
Horse related development	<p>DMD5 - National Park landscape</p> <p>DMD33 - Horse related development</p>
Farm diversification	<p>COR20 - Agricultural diversification</p> <p>DMD5 - National Park landscape</p> <p>DMD9 - The re-use and adaptation of historic buildings in the countryside</p> <p>DMD34 – Agricultural and forestry</p> <p>DMD35 - Farm diversification</p>

View these policies at www.dartmoor.gov.uk/planning

COR = Core Strategy policy, DMD = Development Management and Delivery Plan policy

What information or evidence do we need?

- Economic Needs Assessment (to be completed in 2016/17)
- Economic and employment profile (to be completed in 2016/17)
- Tourism/Visitor data

Talking points:

5.1 How do we keep farming viable on Dartmoor?

5.2 The current local plan focusses on expanding existing business sites and premises. Should the new local plan give more opportunities for new business to locate in to the National Park?

5.3 The current local plan restricts the use of holiday homes, to ensure they are available for this use and do not become open market housing. Should the new local plan be more flexible around other short term use of holiday homes?

5.4 An increasing number people who live on Dartmoor work from home. How could the local plan help to meet the needs of these home workers?

5.5 Do you have any other thoughts or comments about this topic?

TOPIC 6 – Minerals, Waste and Energy

We have seen an increasing amount of our energy coming from renewable sources; around 3,331GWh ([RegenSW](#) 2015) of energy in the South West now comes from renewable sources. Some of these, such as large wind and solar farms, would have a significant impact on Dartmoor’s landscape. Renewable energy is increasing on Dartmoor, but at a household, business and community level. In particular Dartmoor’s rivers have been identified as being a significant potential resource, provided this does not have an unacceptable impact upon wildlife. It is important that Dartmoor National Park plays its part in reducing our reliance on fossil fuels.

Dartmoor has historically been a source of mineral resources; quarrying of china clay, peat, building and aggregate stone (crushed rock), and metals such as tin, have shaped Dartmoor as we see it today. There are currently 3 active stone quarries on Dartmoor, and a china clay quarry. Whilst much of this mineral resource still exists, mining and quarrying can have a significant impact upon Dartmoor’s landscape, habitats, wildlife and historic environment, and government policy says that large scale quarrying should happen outside National Parks. Dartmoor has a number of existing quarries though, including for building stone, and there is a balance to be struck between extracting good quality stone for construction and building repairs, the economic benefits of quarrying, and the impact small quarries might have at a more local level.

The local plan will need to identify ‘safeguarding areas’ which identify where certain mineral deposits exist. These do not in any way mean that quarries would be granted permission, but allow us to consider carefully any new uses in that area which might mean we cannot get to the deposit, should we need to in the future.

Similar to quarrying, government expects large scale waste processing and disposal to happen outside national parks. Dartmoor no longer has any commercial recycling plant or rubbish tips, however most communities have local collection facilities, and some have community run co-operatives which reuse and recycle waste.

What issues does this cover?

Issue	Current local plan policy
Renewable Energy	COR8 - Energy efficiency and sustainable buildings COR10 - Renewable energy DMD5 - National Park landscape DMD15 - Renewable energy
New minerals workings, including extensions	M4 - Applications at new and existing mineral workings M5 – Recycling and reuse of minerals waste COR22 - Minerals development
Operating conditions and ROMPs	M2 – Operation of approved or unimplemented permissions M4 - Applications at new and existing mineral workings
Minerals safeguarding	M6 – Minerals consultation areas Proposals Map
Waste disposal and recycling facilities	COR8 - Energy efficiency and sustainable buildings COR23 - Waste

View these policies at www.dartmoor.gov.uk/planning

COR = Core Strategy policy, DMD = Development Management and Delivery Plan policy

What information or evidence do we need?

- Minerals and Waste topic paper (to be completed in 2017)
- [Local Aggregate Assessment](#)

Talking points:

6.1 The current local plan resists large renewable energy development on Dartmoor, but allows for smaller projects. Is this the right approach to take?

6.2 What changes are needed to current minerals policies so they effectively control the operation and impact of existing and new quarries?

6.3 The current local plan resists large scale quarrying, but supports small scale building stone quarries. Is this the right approach to take, and should we be more encouraging of local building stone quarries?

6.4 Do you have any other thoughts or comments about this topic?

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TOPIC 7 – Towns, Villages and Development Sites

The current local plan identifies or ‘allocates’ sites for housing or redevelopment in most of Dartmoor’s largest villages and towns (the ‘local centres’). The allocated sites in the current local plan provided enough land for around 435 houses. We allocated sites for a number of reasons:

- These are larger sites in the larger towns and villages, where most of the development is expected to happen
- It gives the community the earliest possible opportunity to influence where building happens
- It shows landowners and developers where we and the community think housing should be built, giving local people some certainty
- It gives us confidence that housing can be built where it is needed, and therefore
- It makes it easier for us to say no to development in the wrong places

Where land is allocated it means its development would be acceptable. Applications for planning permission would be needed, but the application is to consider how it should be developed, not whether it should be developed.

Whether we allocate sites or not, we need to assess whether there is enough land available to meet the identified housing need. We will carry out a ‘Land Availability Assessment’ to identify land which is available for development. We then assess whether it could be developed, but it is for the local plan or a planning application, to decide whether it should.

The current local plan looks differently at sites which are either within, adjoining, or outside a town or village. To help understand this more clearly, Local Centres currently have settlement boundaries drawn around them. In the smaller villages we rely on ‘rural exception sites’, which delivered around 79 houses over the last 10 years. An exception site is a small site for housing on the edge of a village, which is only permitted because we know affordable housing is needed. Exception sites are aimed at just delivering affordable housing, but in order to pay for the affordable housing, we may need to allow for some market housing.

In 2016 Government has brought in a ‘threshold’ for affordable housing. It could make a big difference to housing delivery on Dartmoor, as around 109 affordable houses were built on sites of 10 or less over the last ten years. The threshold means –

- On sites of 5 houses or less we cannot ask for affordable housing
- On sites of 6-10 houses, we can only take money towards affordable housing, to be built on another site
- On sites of 11 houses or more, we can require affordable housing on site

This does not apply to exception sites. It does mean that if we allocate sites in the new local plan, we might still choose to allocate only larger sites (for more than 11 houses or more), and allow smaller housing schemes in the smaller villages to come forward as ‘exception sites’.

Since the current local plan was written, we have also seen an increase in [Neighbourhood Plans](#). A Neighbourhood Plan is written by the community; normally by a group specially set up by the Parish or Town Council. It contains planning policies especially for that area. Importantly a Neighbourhood Plan –

- Must be consistent with the strategic policies in the local plan

- Cannot provide for less development, only the same or more
- Could allocate sites

Some communities have also written other types of plan, such as Parish Plans or Village Design Statements. These do not have the same formal planning status as a Neighbourhood Plan (and can cover non-planning issues), but they are useful in setting out what a community might expect us to include in the local plan.

What information or evidence do we need?

- [Housing and Economic Land Availability Assessment \(HELAA\)](#) (to be reviewed)
- [Landscape Character Assessment](#) (to be reviewed)
- [Strategic Housing Market Need Assessment](#)
- Community services and facilities survey (during 2016)
- Housing Needs Assessment (parish level)

Talking points:

7.1 We must show we can deliver housing over the life of the local plan, or we will not be able to defend planning decisions in the future. What is the best way to make sure Dartmoor's towns and villages have enough land for housing?

7.2 Should we allocate sites for housing development in the main settlements?

7.3 Should we allocate sites for employment uses, and other mixed uses or redevelopment?

7.4 Do you have land in or adjoining a town or village which could be available for housing or employment development in the future? If so you may complete a separate form [\[hyperlink\]](#) to submit land for assessment.

7.5 Do you have any other thoughts or comments about this topic?

APPENDIX 1 – ADOPTED POLICIES

Settlement	Site	Policy Ref	Use	Size (Ha)	Status (at July 2016)
Ashburton	Longstone Cross	ASH1	Affordable housing	1.1	Development Brief approved
Ashburton	Chuley Road	ASH2	Mixed use	3.54	Masterplan rescinded.
Buckfastleigh	Barn Park	BCK1	Affordable housing	0.76	Development brief started
Buckfastleigh	Holne Road	BCK2	Affordable housing	1.73	Development brief started
Buckfastleigh	Devonia Mill	BCK3	Mixed use	2.67	Allocated site
Chagford	Bretteville	CHG1	Mixed use	3.65	Masterplan approved. Permission granted. Started on site
Chagford	Lamb Park	CHG2	Affordable housing	1.29	Allocated site
Horrabridge	Walkham Meadows	HOR1	Affordable housing	0.27	Allocated site
Horrabridge	New Park	HOR2	Affordable housing	1.46	Allocated site
Mary Tavy	Warren Road	MTV2	Primary school	1.35	Allocated site
Mary Tavy	Garage sites	MTV1	Housing	1.04	Planning permission granted
M'hampstead	Thompson's Depot	MTN1	Affordable housing	0.94	Allocated site
M'hampstead	Forder Farm	MTN2	Affordable housing	0.78	Allocated site
South Brent	Fairfield	SBR1	Affordable housing	2.42	Development Brief approved. Permission granted. Started on site
Yelverton	Briar Tor	YEL1	Affordable housing	0.95	Development Brief approved. Planning permission approved

Brief	Policy Text
SUSTAINABLE COMMUNITIES	
COR1 - Sustainable Development Principles	<p>In order to ensure that development within the Dartmoor National Park is undertaken in a sustainable manner, the following considerations should be taken into account:</p> <ul style="list-style-type: none"> a) the need to make efficient use of land and infrastructure; b) the conservation of scarce resources and the reduction of waste; c) the promotion of the health, safety, economic and social well-being and access to services opportunities of the local population; d) support for the socio-economic vitality of the National Park; e) the conservation of the quality and quantity of natural resources including water, air, soils, geodiversity and biodiversity; f) allowance for the natural drainage of surface water; g) the provision of high quality design and construction; h) respect for and enhancement of the character, quality and tranquillity of local landscapes and the wider countryside; i) the need to sustain the local distinctiveness, character, townscape, and the setting of settlements; j) the need to conserve or enhance important historic and cultural features; k) the provision of essential services to the public; l) the accessibility by the public via public transport, cycle or foot to destinations in daily life; m) the avoidance of new development and a reduction in vulnerability of redevelopment carried out within medium to high risk flood zones.
COR2 - Settlement Strategies	<p>Spatial development within the Dartmoor National Park is based on the following principles:</p> <p>(i) A range of larger settlements defined as Local Centres where appropriate development intended to serve the needs of the settlement and its rural hinterland will be acceptable in principle: Ashburton, Buckfastleigh, Chagford, Horrabridge, Moretonhampstead, Princetown, South Brent and Yelverton.</p> <p>In these settlements the priorities for spatial development will be to:</p> <ul style="list-style-type: none"> • provide scope for meeting local housing needs, with at least 60% of the projected new housing guideline provision, shown in the Regional Spatial Strategy of 50 dwellings per year being located in these settlements; • provide scope for maintaining and improving employment opportunities and commercial activity consistent with local business needs and environmental capacity; • ensure that a range of local services are maintained and where possible enhanced; <p>(ii) A range of smaller settlements defined as Rural Settlements where small scale development essentially serving identified needs arising from within a settlement and its parish will be acceptable in principle: Belstone, Bittaford, Bridford, Buckfast, Cheriton Bishop (Cheriton Cross), Christow, Cornwood, Dean/Dean Prior, Dousland,</p>

	<p>Drewsteignton, Dunsford, Hennock, Holne, Ilsington, Liverton, Lustleigh, Lydford, Manaton, Mary Tavy, Meavy, North Bovey, North Brentor, Peter Tavy, Postbridge, Scorrison, Shaugh Prior, Sourton, South Tawton, South Zeal, Sticklepath, Throwleigh, Walkhampton, Whiddon Down, Widecombe-in-the-Moor.</p> <p>In these settlements the priorities for spatial development will be to:</p> <ul style="list-style-type: none"> • provide for small scale housing development to meet identified local needs for affordable housing; • provide for small scale development to sustain local enterprises and facilitate business growth; • provide for small scale development to provide new local services or safeguard existing local services. <p>Outside the Local Centres and Rural Settlements of the National Park, development will be acceptable in principle if it:</p> <p>a) is necessary to meet the proven needs of farming, including farm diversification and forestry, and other enterprises with an essential requirement to locate in the open countryside; or</p> <p>b) is for the provision of utility or service infrastructure; or</p> <p>c) would sustain buildings or structures that contribute to the distinctive landscape or special qualities of the Dartmoor National Park, where those assets would otherwise be at risk and where development can be accomplished without adversely affecting the qualities of those buildings or structures; or</p> <p>d) is small scale development for the growth of existing businesses; or</p> <p>e) is householder and domestic related development; or</p> <p>f) is development needed to promote National Park purposes.</p> <p>With all development within the National Park, the re-use of previously developed land will be a priority where this is compatible with other planning considerations. Where settlements are located near the boundary of the Dartmoor National Park, the Authority will work closely with adjoining planning and housing authorities to ensure an integrated approach to development needs.</p>
<p>COR4 - Design and sustainable development principles</p>	<p>Development proposals will be expected to conform to the following design principles:</p> <p>a) demonstrating a scale and layout appropriate to the site and its surroundings, conserving or enhancing the quality and distinctiveness of the built environment and local landscape character;</p> <p>b) using external materials appropriate to the local environment;</p> <p>c) making the best sustainable use of the site, including the re-use and refurbishment of existing buildings;</p> <p>d) providing an attractive, functional, accessible, and energy and water efficient development;</p> <p>e) creating places that deter crime.</p>
<p>COR12 - Meeting the need for local infrastructure, community facilities and public services</p>	<p>The Authority will seek to sustain and improve the range and quality of community services and facilities that are essential to the vitality of Dartmoor's local communities.</p>

COR13 - Providing for high standards of accessibility and design	Development proposals should, by virtue of their location and physical features, meet the highest standards of accessibility and design.
COR14 - Meeting the infrastructure requirements of new development	Development proposals will only be approved where adequate infrastructure, public transport, services and facilities are in place or available or where acceptable arrangements are in place to provide for any shortfall.
COR16 - Meeting the needs of vulnerable groups and those with special needs	In drafting spatial development and transport policies for the Dartmoor National Park, the Authority will seek to ensure that those policies take into account the needs of and effect on minority or vulnerable groups and those with special needs. The Authority will work with other partners and stakeholders to ensure that social inclusion is addressed effectively within the Dartmoor National Park including support for and promotion of appropriate development schemes and community and neighbourhood initiatives.
COR17 - Promoting increased health and well-being	The Authority will work in partnership with local communities, local authorities, public agencies and private, voluntary and community bodies to sustain and enhance those local services, facilities and resources needed for safe, satisfying and healthy life styles.
COR21 - Dealing with development and transport issues in a sustainable way	Development should be located so as to facilitate access to local services and reduce the need to travel, especially by car, providing for and promoting choice in transport modes. Development proposals should: (i) not conflict with the standard, capacity and function of local roads as defined in the Dartmoor Route Network; (ii) not have a detrimental impact on road safety or the existing capacity of the highway network such that congestion is created or increased, thereby placing responsibility on the highway authority to make improvements; (iii) provide sufficient parking and turning space; (iv) provide dedicated footways for pedestrians and, wherever possible, links to existing and proposed networks of footpaths and cycleways; (v) assist in the provision of infrastructure, facilities and resources needed to support public transport services and other community transport initiatives. All major development proposals should be accompanied by a Transport Assessment.
DMD1a - Presumption in favour of sustainable development	When considering development proposals the Authority will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area. Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material Considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Authority will grant permission unless material considerations indicate otherwise – taking into account whether:

	<ul style="list-style-type: none"> - Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or - Specific policies in that Framework indicate that development should be restricted.
DMD3 - Sustaining the quality of places in Dartmoor National Park	Planning permission will not be granted for major development unless after the most rigorous examination it can be demonstrated that there is an overriding public interest in permitting the development which outweighs National Park purposes and the development cannot reasonably be accommodated in any other way.
DMD4 - Protecting local amenity	<p>Development proposals should not:</p> <ul style="list-style-type: none"> - significantly reduce the levels of daylight and privacy enjoyed by the occupiers of nearby properties; - have an overbearing and dominant impact; - introduce levels of noise, vibration, lighting, odours, fumes or dust that would adversely affect human health and well-being; - have an adverse effect on highway safety; - detract from the special qualities of the area.
DMD7 - Dartmoor's built environment	<p>Within the built environment of Dartmoor National Park, high standards of design and construction will be promoted to conserve or enhance urban settings, settlement layouts and distinctive historic, cultural and architectural features.</p> <p>Development proposals should:</p> <ul style="list-style-type: none"> (i) conserve and enhance the character of the local built environment including buildings, open spaces, trees and other important features that contribute to visual, historical or architectural character; (ii) reinforce the distinctive qualities of places through the consideration of uses, scale, height, solid form, alignment, design detailing, materials and finishes; (iii) respect the integrity of historic town or village plans including boundary and street elements; (iv) have particular regard to the quality, integrity, character and settings of heritage assets; (v) conserve the special characteristics of the defined Areas of Historic Setting adjoining conservation areas; (vi) reflect the principles set out in the Dartmoor National Park Design Guide supplementary planning document.
DMD20 - Telecommunications development	<p>Telecommunications development will only be permitted where:</p> <ul style="list-style-type: none"> (i) the siting and external appearance of the apparatus would not damage the landscape character of the immediate vicinity or of the locality when viewed from publicly accessible land; or (ii) in cases where installation is proposed on a building, the apparatus has, so far as is practicable, been sited so as to minimise the adverse effect on the external appearance of the building; and (iii) applicants have shown evidence that they have explored the options of erecting apparatus at alternative sites or on existing structures that are operationally suitable and less obtrusive, or have investigated the options of camouflage techniques or alternative methods that would minimise adverse visual impact; and (iv) applicants have considered the need to include additional structural capacity to take account of further demand for network development.

	A condition will be applied requiring the removal of all structures and the reinstatement of the site if the development becomes redundant.
DMD31 - Provision of new recreational and leisure facilities	<p>Planning permission for recreational development will be granted where development:</p> <ul style="list-style-type: none"> (i) is to provide or improve information or interpretation services based on promotion of education or enjoyment of the special qualities of the National Park; or (ii) is for the small scale enterprises based on the intrinsic qualities of the National Park or the improvement or extension of existing permitted visitor facilities; or (iii) is for the provision or improvement of indoor and outdoor recreation, leisure and sports facilities serving the needs of local communities within the National Park where those facilities are well related to the settlement they are intended to serve and are accessible; or (iv) is to establish footpaths, community paths or other recreational routes across the countryside. <p>Proposals should conserve or enhance landscape character including views from publicly accessible locations and the biodiversity, geodiversity and cultural heritage qualities of the locality. Planning agreements will be needed for the on-going management of recreation, leisure or sports facilities provided as part of new development.</p>
DMD32 - Protection of recreational and amenity open space	<p>Community open space, sport and recreation areas will be protected. Any development on such areas will only be permitted where:</p> <ul style="list-style-type: none"> (i) alternative provision of public open space of equivalent benefit or better recreational standard in terms of quantity and quality is made available at another appropriate and equally accessible location; or (ii) it is an area or part of an area of poor quality which is unsuitable for recreation, and compensatory enhancements to existing public open space in the locality are implemented; and (iii) there will be no adverse effects on the character and app
DMD38 - Access onto the highway	<p>Planning permission for development which includes a new or improved access onto a public highway will only be granted where, having regard to the standard, function, nature and use of the road, a safe access can be provided in a way which does not detract from the character and appearance of the locality. Particular attention should be given to the need to retain hedge banks, hedges, walls and roadside trees. Where a proposal is for a new access to improve a substandard access, a condition will be applied requiring the substandard access to be closed up in an appropriate manner.</p>
DMD39 - Provision of car parks	<p>Planning permission will be granted for community car parks within or adjacent to the Local Centres and Rural Settlements where the proposed development:</p> <ul style="list-style-type: none"> - is necessary to alleviate traffic or environmental problems; or - is necessary to provide for tourist demand. <p>Development should conserve the character and appearance of the locality. Outside designated settlements, new car parks will be permitted where:</p> <ul style="list-style-type: none"> - there is evidence that overriding traffic management or recreation management benefits can be achieved; and - there is good accessibility from an appropriate standard of road on the Dartmoor Route Network; and

	<ul style="list-style-type: none"> - a sustainable drainage scheme is incorporated into the design; and - there would be no material harm to the character and appearance of the locality or views from publicly accessible locations.
DMD40 - Parking provision - Residential	<p>Off-street car parking for residential development should be provided, either within the curtilage of the property or allocated elsewhere at the following levels:</p> <ul style="list-style-type: none"> - for detached and semi-detached dwellings: a minimum of two spaces per dwelling; - for bedsits, flats, and terraced dwellings: a minimum of one and half spaces per dwelling or unit. <p>Car free development will be considered favourably where reasonable alternative parking provision exists. Off-street car parking space provided as part of development will be protected where there is evidence that loss of such space would exacerbate local traffic circulation problems.</p>
DMD41 - Parking provision - Non Residential	The level of vehicle parking and servicing facilities to be provided with non residential development shall not exceed the maximum specified in the parking provision guidelines as out below, or/as specified in the submitted and approved Transport Assessment.
DMD42 - Public Rights of Way	Development that would increase vehicular traffic on footpaths, bridlepaths or byways open to all traffic to the detriment of their enjoyment by walkers and riders will not be permitted unless there are overriding social, economic or environmental conservation benefits arising from the proposal.
DMD45 - Settlement boundaries	Settlement boundaries shown on the Local Centre inset maps define the built up area of settlements within which new community related development should be located. Within the settlement boundaries householder and minor development will be permitted where it is compliant with the policies of the development plan including sites allocated for specific uses. Proposals on specific sites allocated in the Development Plan should be supported by a development brief or Masterplan for the entire allocated site, prepared in association with the local community, relevant stakeholders and the Authority, this may also apply to other unallocated sites which may come forward. The development brief or Masterplan should demonstrate how the proposal will help sustain the vibrancy of the community and contribute towards meeting the settlement vision over the plan period.
DMD46 - Parish plans and development management	Where a parish plan, appraisal, or village design statement has been prepared and has been endorsed by the town or parish council, the relevant recommendations and/or action plans of such documents will be regarded as material considerations in the determination of local development proposals.
ENVIRONMENT	
COR3 - Protection of Dartmoor's special environmental qualities	<p>Development will conserve and enhance the characteristic landscapes and features that contribute to Dartmoor's special environmental qualities and in making an assessment of development particular regard will be had to:</p> <ul style="list-style-type: none"> • underlying geology and watercourses, river corridors and wetlands; • moor and heath; • woodlands, trees and orchards; • wildlife habitats; • field boundaries; • settlements, roads and lanes;

	<ul style="list-style-type: none"> • historic and archaeological landscapes, features and artefacts; and • vernacular and other historic buildings and traditional man-made features.
COR5 - Protecting the historic built environment	The character, appearance, historic plan forms, settlement patterns, integrity, local distinctiveness and cultural associations that contribute to the special qualities and settings of the historic built environment and historic parks and gardens should be conserved and enhanced.
COR6 - Protecting Dartmoor's Archaeology	Development will not have an adverse impact on the integrity or setting of a Scheduled Ancient Monument or other sites or remains considered to be of national archaeological importance. Locally important archaeological sites will also be protected.
COR7 - Providing for the conservation of Dartmoor's varied plant and animal life and geology	Development proposals will protect, maintain or enhance the biodiversity and geodiversity interests of the Dartmoor National Park. Opportunities will be sought to restore or re-create habitats or enhance the linkages between them.
COR11 - Retaining tranquillity	The Authority will seek to sustain Dartmoor as a place that continues to offer a sense of tranquillity to residents, those who work in the National Park and those who visit it.
DMD1b - Delivering National Park purposes and protecting Dartmoor National Park's special qualities	<p>Within Dartmoor National Park, the conservation and enhancement of the natural beauty, wildlife and cultural heritage will be given priority over other considerations in the determination of development proposals. Development will only be provided for where it would:</p> <ol style="list-style-type: none"> conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park; or promote the understanding and enjoyment of the special qualities of the National Park; or foster the social or economic wellbeing of the communities in the National Park provided that such development is compatible with the pursuit of National Park purposes. In all cases, development should not detract from, and where appropriate enhance, the special qualities of the National Park.
DMD2 - Major Development	Planning permission will not be granted for major development unless after the most rigorous examination it can be demonstrated that there is an overriding public interest in permitting the development which outweighs National Park purposes and the development cannot reasonably be accommodated in any other way.
DMD5 - National Park Landscape	<p>Development proposals should conserve and/or enhance the character and special qualities of the Dartmoor landscape by:</p> <ul style="list-style-type: none"> - respecting the valued attributes of landscape character types identified in the Dartmoor National Park Landscape Character Assessment; - ensuring that location, site layout, scale and design conserves and/or enhances what is special or locally distinctive about landscape character; - retaining, integrating or enhancing distinctive local natural, semi-natural or cultural features; - avoiding unsympathetic development that will harm the wider landscape or introduce or increase light pollution; - respecting the tranquillity and sense of remoteness of Dartmoor.
DMD6 - Dartmoor's	Within the areas of moor, heath and woodland of conservation importance, as shown on the Policies Map,

moorland and woodland	<p>development will only be permitted where it:</p> <ul style="list-style-type: none"> - would lead to the reinstatement or enhancement of damaged moorland; or - conserves or enhances features of landscape, archaeological, historic or nature conservation significance; or - maintains or improves public access; or - is necessary for the proper husbandry of moor and heath or the management of the areas of woodland; or - would enhance small scale recreation opportunities and is in keeping with the special qualities of the area. <p>Development affecting other areas of woodland will be considered on its merits.</p>
DMD8 - Changes to Historic Buildings	<p>Consent will be granted for the change of use, extension or alteration of listed buildings and other designated heritage assets where, having assessed -</p> <p>(a) the significance of the building or the asset; and</p> <p>(b) whether the proposed development will result in harm to the building or the asset and the scale of such harm, the Authority concludes that any harm identified is outweighed by the public benefits the proposed development will bring. Where substantial harm is identified, consent will not be granted unless the proposed development will secure substantial public benefits which outweigh that harm. With regard to applications directly or indirectly affecting non-designated buildings or other assets the Authority will come to a balanced judgement having regard to the scale of any harm or loss and the significance of the building or asset. Applications should be accompanied by a statement of significance to enable a sufficient understanding to be gained of the significance of the heritage asset and the potential impact of the proposal on the character, appearance and setting of the listed building or heritage asset.</p> <p>Where evidence exists to suggest that proposed development may reveal significant hidden historic or architectural features, a condition will be attached requiring exploratory work and recording to be conducted prior to development commencing. A condition will also be attached requiring recording to be made of any significant historic or architectural features that are revealed during the course of construction work.</p>
DMD9 - The re-use and adoption of historic buildings in the countryside	<p>The conversion or re-use of buildings outside classified settlements as defined by policy COR2 will only be permitted where the proposal:</p> <ul style="list-style-type: none"> - Relates to a historic building within the definition set out in paragraph 2.10.15; and _ comprises business uses and short stay tourist accommodation; or - will provide local community services or facilities; or - in cases where a business or community use has been shown to be not viable or feasible, will provide affordable housing for local persons or accommodation for agricultural, forestry or rural enterprise workers. <p>In all cases:</p> <p>(i) the building should be sited where there is reasonable access to local services and facilities preferably by a variety of means of transport;</p> <p>(ii) the building should demonstrate a form, structure or history that is traditional within the context of Dartmoor's built heritage;</p> <p>(iii) the building should be: structurally sound; appropriately sized for the proposed new use; capable of conversion without the need for substantial extension, alteration or reconstruction of the existing structure;</p> <p>capable of conversion without requiring significant changes in the relationship with existing ground levels;</p>

	<p>(iv) the proposed conversion work should be in keeping with local building styles and materials, not adversely affecting the rural character and appearance of the locality or significant public views;</p> <p>(v) existing significant historic or architectural elements or other special features should be incorporated into the design;</p> <p>(vi) the overall setting of the building and site should be sustained.</p> <p>Permitted development rights will be removed in order to control the character and appearance of any subsequent extension or alteration of the converted building. Power and telephone cables supplying the development should be placed underground.</p>
DMD10 - Enabling development	<p>Permission will only be granted for enabling development to secure the future conservation of a heritage asset where the public benefits of the proposed development decisively outweigh the disadvantages of departing from the development plan or from national policies, taking into account whether:</p> <ul style="list-style-type: none"> - it will materially harm the significance of the heritage asset or its setting; - it will avoid detrimental fragmentation of management of the heritage asset; - it will secure the long term future of the heritage asset and, where applicable, its continued use for a purpose sympathetic to its conservation; - it is necessary to resolve problems arising from the inherent needs of the heritage asset, rather than the circumstances of the present owner, or the purchase price paid; - there is a source of funding that might support the heritage asset without the need for enabling development; - the level of development is the minimum necessary to secure the future conservation of the heritage asset and of a design and type that minimises harm to other public interests.
DMD11 - Demolition of a listed building or local heritage asset	<p>Consent will only be granted for the whole or partial demolition of listed buildings and other heritage assets where:</p> <p>(i) it is necessary for safety reasons; or</p> <p>(ii) the total loss of the listed building or other heritage asset is necessary to achieve substantial public benefits that outweigh the loss of the building or asset having regard to its significance; or</p> <p>(iii) the total loss of a non-designated heritage asset has been balanced against the significance of the asset and found to be convincing and justified;</p> <p>(iv) the scale of partial demolition has been assessed against the significance of the building or other asset and is shown to be necessary either to sustain the building or asset in its original use or to conserve the building or asset through a use that is sustainable; and</p> <p>(v) conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible.</p> <p>Structural deterioration will be disregarded as a factor in decision-making where there is evidence of deliberate neglect or damage. Where permission for whole or partial demolition is granted, conditions will be imposed requiring a record of the building or asset to be made, the form that the record must take and where the record is to be deposited.</p>
DMD12 - Conservation Areas	<p>Development in or affecting a conservation area will only be permitted where the character or appearance of the conservation area is preserved or enhanced. In particular:</p> <p>(i) the demolition of a building within a conservation area will only be permitted where it can be shown that either the building is in a dangerous condition and wholly beyond repair or where demolition would lead to preservation or</p>

	<p>enhancement of the character or appearance of the conservation area;</p> <p>(ii) where whole or substantial demolition of a building within a conservation area is to be followed by redevelopment of the site, permission for the demolition will only be granted where appropriate detailed plans for the redevelopment have been approved and where a planning condition is accepted prohibiting the start of any demolition until a contract for the carrying out of redevelopment of the site has been signed;</p> <p>(iii) the change of use, extension or alteration of a building within a conservation area will be permitted only where the character or appearance of the area is preserved or enhanced;</p> <p>(iv) good quality contemporary design which enhances the character or appearance of the conservation area will be considered.</p> <p>Development outside a conservation area including within the defined Areas of Historic Setting that would harm the conservation area's character or appearance will not be permitted. Applications should be accompanied by a statement of significance to enable a full understanding to be gained of the potential impact of the proposal on the character or appearance of the conservation area. Any proposal for development in or affecting a conservation area Should be submitted as a detailed application.</p>
DMD13 - Archaeology	<p>Where an application includes, or is considered to have the potential to affect designated or non-designated heritage assets with archaeological interests, an appropriate method statement (a written scheme of investigation) should accompany an application. This is a written proposal for archaeological investigation of whatever form is deemed necessary: assessment, evaluation, excavation or watching brief, as a statement of intent by an archaeological organisation employed by the applicant.</p>
DMD14 -Biodiversity and geological conservation	<p>Development proposals will conserve, enhance and/or restore biodiversity and geodiversity within Dartmoor National Park by:</p> <ul style="list-style-type: none"> - providing Special Areas of Conservation with the highest level of protection and enhancement; - furthering the conservation and enhancement of nationally protected sites, habitats and species; - conserving, enhancing or restoring priority habitats, species and geodiversity assets identified in the Dartmoor Biodiversity Action Plan; - protecting and where appropriate enhancing other defined sites, features, habitats, species or networks or natural processes of Ecological or geological importance; - ensuring that effective avoidance or on-site mitigation measures are put in place where there may be an adverse effect on biodiversity or geodiversity interests. In rare cases, off-site compensation may be feasible and acceptable. There should be no net loss of biodiversity or geodiversity as a result of development.
HOUSING	
COR15 - Providing for limited new housing to meet local needs	<p>The Authority will work with the local housing authorities to provide for the housing needs of communities within the Dartmoor National Park, with a strong priority for the provision of affordable housing to meet identified local needs. The rate, number, type and location of houses provided during the period of this Strategy will be dictated by the extent and nature of local need identified by the local housing authority, housing market assessments and parish housing needs surveys, and by the ability of each community to absorb development satisfactorily without harm to the local</p>

	<p>environment. It will have regard to the levels of development anticipated in the emerging Regional Spatial Strategy (50 per year between 2006 and 2026), which is an estimate of provision against local needs only.</p> <p>Housing development will be targeted at providing affordable housing for local needs within and adjoining the Local Centres and Rural Settlements. At least 70% of this development should be social rented housing provided by registered social landlords with the balance being intermediate housing, though the precise split will be determined on a site by site basis. A rural exception site policy will be used where that is the best option. The provision of open market housing will be restricted to sites within Local Centres in circumstances where its provision will facilitate affordable housing on previously developed land or where it will be provided through building conversion/sub-division or where such development will facilitate significant environmental or community benefits. The proportion of affordable housing in such developments will be not less than 50%. However, in exceptional circumstances, the proportion of affordable housing required may be varied where this is necessary to enable development of significant environmental or community benefit to proceed.</p> <p>Outside Local Centres and Rural Settlements, housing development will be restricted to that serving the proven needs of agriculture and forestry or other essential rural businesses, or through the appropriate conversion of rural buildings to meet identified local needs for affordable housing.</p>
<p>DMD21 - Residential development in Local Centres</p>	<p>In the Local Centres, new dwellings will be permitted within the designated settlement boundaries:</p> <ul style="list-style-type: none"> (i) on previously developed land; or (ii) on small infill plots within an existing built frontage; or (iii) where they will be provided through the conversion or subdivision of existing residential or non-residential building; or (iv) on other sites where the development would facilitate significant environmental improvement or the delivery of essential social, cultural or economic infrastructure; or (v) on sites allocated in this document. <p>In all cases, except as where indicated in a specific settlement policy, the proportion of affordable housing to meet local need should not be less than 50% of the units provided although this may be varied where a higher proportion of open market housing can be shown to be essential to secure the overall viability of development or the delivery of significant local infrastructure provision of clear benefit to the local community. Exceptionally, where the need for affordable housing cannot be met within the settlement boundary and there is a specific local need identified for such housing then permission will be granted for a development on suitable sites adjoining the settlement boundary. In such cases all the housing will be required to be affordable.</p>
<p>DMD22 - Residential development in Rural Settlements</p>	<p>Unless identified in the settlement proposals, no new open market housing will be permitted in the Rural Settlements. All new housing will need to be affordable and located on small infill plots within an existing built frontage and within the settlement or provided through the acceptable conversion of an existing building. Exceptionally, where a specific parish need for affordable housing has been identified, then development tailored to meet those needs will be permitted on</p>

	suitable land within or adjoining the settlement and well related to its existing built form.
DMD23 - Residential development outside Local Centres and Rural Settlements	<p>Outside the Local Centres and Rural Settlements, planning permission for a dwelling will only be granted where:</p> <ul style="list-style-type: none"> (a) it is required for an agricultural holding, a forestry enterprise or a rural based business; or (b) the proposal comprises the conversion of an existing building to an affordable dwelling and the conversion is compliant with policy DMD13; or (c) the proposal comprises a low impact residential development dwelling and is compliant with policy DMD30. <p>Where a new building is proposed, the following criteria should be satisfied:</p> <ul style="list-style-type: none"> (i) there is no satisfactory existing building that could be converted to provide the accommodation; (ii) there is a clearly established existing functional need for a worker to be readily available at most times; (iii) the accommodation need relates to a full-time worker or one solely or mainly employed on the holding or enterprise; (iv) the holding or rural-based business enterprise has been established for at least three years, profitable for at least one, is currently financially sound and has a clear prospect of remaining so; (v) the need for permanent accommodation cannot be met by another suitable and available dwelling on the holding or unit or in the locality; (vi) the building should be on a scale appropriate to the functional requirement of the holding or rural-based business and sited such that it does not cause harm to the character and appearance of the site or the landscape character of the area. A site adjacent to existing buildings will generally be regarded as the most appropriate.
DMD24 - Extensions and alterations to dwellings	<p>Extensions and alterations to dwellings will be permitted, provided that both individually and cumulatively with any previous enlargements of the dwelling, they:</p> <ul style="list-style-type: none"> (i) represent a design approach that reflects the principles of the guidance on extensions and alterations to dwellings set out in the Dartmoor Design Guide supplementary planning document; and (ii) are compliant with policy DMD 5; and (iii) will not adversely affect the appearance of the dwelling, its curtilage or immediate surroundings, even if not generally visible from public viewpoints. <p>Extensions will not be permitted where:</p> <ul style="list-style-type: none"> (a) the dwelling does not have planning permission, is unauthorised or immune from enforcement action (including buildings used as dwellings which have the benefit of a Certificate of Lawful Use or Development); or (b) the dwelling only has the benefit of a temporary planning permission; or (c) for dwellings other than those specified in (a) (b) and (d), their total habitable floorspace will be increased by more than 30% (and for the purposes of this policy, 'total habitable floorspace' shall include conservatories, mezzanine floors, loft and attic conversions and garage conversions, but exclude unconverted garages, cellars and roof voids, and outbuildings); or (d) dwellings have been limited in size to maintain their affordability; or (e) dwellings are limited by condition for workers in agriculture, forestry and other essential rural enterprises and the existing building together with the proposed extension exceeds 120 sq metres of habitable floorspace.

DMD25 - Ancillary residential development	Proposals for ancillary accommodation, including those providing self contained facilities, will be permitted where it can be demonstrated that the existing dwelling or an extension is functionally capable of hosting the proposed use. The development will be subject to a condition ensuring that it remains ancillary and tied to residential use of the main dwelling. Where the ancillary accommodation is located within the curtilage in a nearby separate structure, a legal agreement may be required to ensure that the use of the accommodation remains ancillary to the principal dwelling.
DMD26 - Agricultural occupancy conditions	An application for the removal of an occupancy condition on a dwelling will only be approved where: (i) evidence has been submitted with the application that the demand by applicable persons for that type of accommodation no longer applies and that the dwelling has been offered for sale, rent or lease for a period of at least twelve months at a price that realistically reflects the existence of the condition; and (ii) the applicant is willing to enter into a legal agreement that the property is reserved for occupation by local people as an affordable dwelling.
DMD27 - Replacement dwellings in the countryside	In order to protect the distinctiveness of places and to conserve energy embodied in existing structures, dwelling houses should be retained. Where it can be demonstrated that replacement and rebuilding would lead to: - enhancement of the local environment and the removal of a structure in serious disrepair or which is a threat to public safety; or - a major additional improvement in energy efficiency which could not be achieved by modification or adaptation of the existing building. In all cases: - the building is not on or would not be a candidate for inclusion on the Dartmoor National Park Historic Environment Record; and - the proposed replacement is on a scale that is sympathetic to its location replacement of the existing structure will be permitted. The volume of the replacement dwelling will not exceed the volume of the existing structure, excluding detached ancillary structures such as sheds and garages, plus an additional 15%. The expectation will be that permitted development rights will normally be removed.
DMD28 - Residential caravans	Except as provided for in policy DMD30, the permanent siting of residential caravans will not be permitted. Where special circumstances apply that make the provision of residential caravans desirable, such as where on-site accommodation is essential to support a new farming or rural-based business or where a new dwelling is to be constructed, permission for a residential caravan will be granted for a temporary period of up to three years. Evidence should be provided of a functional need for the residential caravan and a firm intention to proceed with the new business or proposed development.
DMD29 - The accommodation needs of gypsies and travellers	Proposals for permanent or transit sites for gypsies and travellers will only be permitted where there is a demonstrable need for such development in the identified area of the National Park. For permanent sites, the site should conform to the policy framework on sustainable development and residential development set out in the Core Strategy; For transit sites, the site should conform to sustainability criteria set out in the National Park's Gypsy & Traveller Transit Site Assessment Matrix. In both cases, the site must be of a scale that will not dominate communities nor harm the amenity of neighbouring residents.
DMD30 - Low impact	Low impact residential development in the open countryside will only be permitted where:

<p> dwellings in the countryside</p>	<p>(i) the proposal will make a positive environmental, and/or social and economic contribution. ; and (ii) all activities and structures on site have low impact in terms of the environment and use of resources; and (iii) opportunities to reuse buildings which are available in the proposal’s area of operation have been investigated and shown to be impracticable; and (iv) the development is well integrated into the landscape and does not have adverse visual effects; and (v) the proposal requires a countryside location and is tied directly to the land on which it is located, and involves, agriculture, forestry or horticulture; and (vi) the proposal will provide sufficient livelihood for and substantially meet the needs of residents on the site; and (vii) the number of adult residents should be directly related to the functional requirements of the enterprise; and (viii) in the event of the development involving members of more than one family, the proposal will be managed and controlled by a trust.</p> <p>In the first instance, permission will be granted on a temporary basis for a three year period. A permanent permission will only be granted where it can be demonstrated that all relevant criteria have been complied with in full.</p>
<p>ECONOMY</p>	
<p>COR18 - Providing for sustainable economic growth</p>	<p>Local employment and business opportunities will be sustained by the provision of new employment sites within and adjoining the Local Centres where there is evidence that demand that cannot be met by existing or permitted sites. In Local Centres and the Rural Settlements, the following types of local employment and business development are appropriate:</p> <p>(i) provision for the controlled expansion and development of existing businesses; (ii) support for small scale development needed to facilitate the establishment of office, light industrial, service and creative industries and home-based enterprises, including live-work units.</p> <p>Outside the classified settlements, local employment and business opportunities will be sustained by:</p> <p>(a) support for small scale development needed to facilitate the growth of small office and home-based enterprises; (b) provision for the small scale expansion and development of existing businesses and sites; (c) support for development to assist the agricultural and forestry sectors and other rural enterprises with strong links to the cultural heritage of Dartmoor; (d) support for farm diversification initiatives; (e) support for appropriate sustainable tourism and small scale recreation enterprises that are based on the intrinsic qualities of the Dartmoor National Park.</p> <p>In all cases, full consideration should be given to the use of existing buildings, particularly traditional buildings. The presumption will be that existing employment sites and premises will be retained for economic uses and proposals for the redevelopment of existing employment sites and premises for non-employment uses will be carefully assessed to ensure that the needs of business and industry in the National Park would not be harmed by such change of use.</p>

COR19 - Dealing with proposals for tourism development	Proposals for tourism development should be based on and respect the special qualities of the National Park – its distinctive landscape and natural beauty, its cultural heritage and history, its biodiversity – making use of the opportunities that the National Park offers for quiet, informal, open air recreation.
COR20 - Providing for agricultural diversification	The principal aim of farm diversification proposals should maintain the core agricultural business whilst conserving or enhancing the wildlife, natural beauty or cultural heritage of the National Park or contributing to the public's enjoyment and understanding of its special qualities. Existing buildings should be re-used where possible.
DMD19 - Sustainable Communities	<p>Development intended to improve the range of community facilities within the National Park will be permitted where the facility is aimed at contributing to improving the well being of the resident population of the local community and it is well related to the built form of the settlement it serves. Development involving or comprising the loss of an existing community facility will only be permitted if compensatory provision is made as part of the proposals or the Authority is satisfied that the facility is not capable of being sustained. Proposals for the development of shops, professional and financial services, cafés/restaurants and drinking establishments will be permitted:</p> <p>(i) within the defined settlement boundary of the Local Centres or the built up area of Rural Settlements and where they are well related to the centre of the community they are intended to serve; or</p> <p>(ii) where they are part of a permitted agricultural diversification scheme; or</p> <p>(iii) where they are part of an existing or permitted recreational or tourism enterprise.</p> <p>Permission will not be granted:</p> <ul style="list-style-type: none"> - for development proposals to convert shops, post offices and other commercial premises falling within Use Classes A1 (shops), A2 (professional and financial services) and A4 (drinking establishments) to other uses within the main shopping areas of the Local Centres; or - for a proposal that involves the loss of the last general store, public house or post office in any settlement; unless evidence has been submitted with the application that the property has been offered for sale or rent or lease on the open market and at a realistic price for a continuous period of not less than twelve months; and immediately prior to the application being submitted the local community has been given an opportunity to bid for the ownership and management of the asset. In the case of the last general store, post office or public house in any settlement, the offer price must reflect the value of the premises for that specific purpose. To enable business viability and valuation to be properly considered, an independent report may be requested.
DMD33 - Horse related development	<p>Development related to recreational or commercial horse keeping will be permitted subject to the following criteria:</p> <p>(i) adequate land, buildings and facilities should be available for the number of horses to be kept on the land;</p> <p>(ii) existing buildings are used wherever possible. Where new buildings are needed they are well-related to existing buildings and other local features, are commensurate in scale with the number of horses to be kept on the land and the amount of land available for use by those horses;</p> <p>(iii) it can be demonstrated that the proposal, on its own or cumulatively with other nearby horse related development, will not harm local landscape character;</p> <p>(iv) for commercial equine enterprises, a wider environmental assessment will be required;</p> <p>(v) the proposal should reflect the principles set out in the Authority's Design Guide SPD</p>
DMD34 - Agricultural	Agricultural, forestry and other rural enterprise related non-residential development will be permitted where the

and forestry	<p>proposal complies with the following criteria:</p> <ul style="list-style-type: none"> (i) there is a demonstrable need that is proportionate to the use of the land; (ii) it relates well to local landscape features and other building groups; (iii) it is located and oriented with respect to local topography so as to reduce intrusive effects; (iv) it demonstrates a scale and form that is well related to its function; (v) it will not cause unacceptable harm to biodiversity, geodiversity and archaeological and cultural heritage assets, natural drainage or soil stability; (vi) efficient use is made of existing buildings; (vii) existing non-traditional structures made redundant by the proposed development are removed. <p>A condition will be attached to any permission for a new building requiring it to be removed if it becomes redundant for its original purpose and there is no other acceptable use. Power and telephone cables supplying the development should be placed underground.</p>
DMD35 - Farm diversification	<p>Planning permission will be granted for development to support farm diversification enterprises where the proposal complies with the following criteria:</p> <ul style="list-style-type: none"> (i) it is located on the farm holding or on land directly associated with the operation of the farm and is intended to support the farm enterprise; (ii) it is consistent in its scale and environmental impact with the character and appearance of the area; (iii) it is based on the scope to add value to the agricultural output of the holding and/or the commercial opportunities offered by the farm's buildings, or environmental qualities or cultural heritage assets. Traditional buildings should be used in preference to other types of structures. To ensure that any development remains ancillary and tied to the farm enterprise, planning agreements will be used or conditions will be imposed.
DMD36 - Signs and advertisements	<p>On-site signs and advertisements will be permitted where:</p> <ul style="list-style-type: none"> (i) the sign or advertisement is an appropriate size and shape and of a high standard of design; (ii) there will be no adverse effects on public or highway safety; (iii) the proposed sign or advertisement, in association with existing signs and advertisements, does not result in adverse cumulative impact; (iv) no harm will be caused to the character and distinctiveness of the locality or the wider landscape of the National Park. Joint signing schemes will be promoted where benefits to local character, amenity and highway safety can be achieved by adopting a comprehensive approach to local signing and advertisement.
DMD37 - Advance signs	<p>Advance signing of individual businesses will be permitted where this:</p> <ul style="list-style-type: none"> (i) improves road safety; or (ii) draws attention to a business that has direct access onto a county road, but which is not easily seen from it; or (iii) draws attention to a tourist business that is not located on the Dartmoor Route Network. <p>Only the minimum number of advance signs necessary to meet the objectives set out above will be permitted. In all cases, signing must comply with policy DMD36. In exceptional circumstances, advertisement signs will be permitted where they relate to non-commercial uses or the operations of charitable organisations.</p>

<p>DMD43 - New visitor attractions and development of existing enterprises</p>	<p>New tourism development and the expansion of existing tourism businesses will be permitted where:</p> <ul style="list-style-type: none"> (i) the proposal will provide opportunities for visitors to increase their awareness, understanding and enjoyment of the special qualities of the National Park in a way that conserves or enhances those special qualities; (ii) the proposal will not generate an increased level of activity, including noise, that would significantly detract from the experience of visitors and the quality of life of local residents; (iii) the development can be satisfactorily accessed from the road network or by other sustainable modes of transport including public transport, walking, cycling or horse riding; (iv) it will make use of an existing building. Proposals for new buildings will be expected to demonstrate that the facility cannot be satisfactorily accommodated within an existing building at the location.
<p>DMD44 - Tourist accommodation</p>	<p>Planning permission for tourism development will be permitted where it comprises:</p> <ul style="list-style-type: none"> (i) new small scale hotels and guest houses or the conversion of existing buildings for short stay accommodation within Local Centres and the conversion of existing buildings for short stay accommodation within Rural Settlements; (ii) small scale sympathetic extensions and alterations to hotels and guest houses; (iii) accommodation in large houses in the countryside, including the conversion to ancillary serviced accommodation and self catering units of buildings in close proximity to the main dwelling and where management of the tourism enterprise is undertaken from that dwelling; (iv) accommodation provided as part of an acceptable farm diversification exercise; (v) replacement of substandard holiday units where that would lead to an improvement in the character and appearance of the locality; (vi) small scale tented camping sites including camping pods or other similar structures provided as part of a farm diversification exercise where there is no harm to the landscape; (vii) works to existing caravan, chalet or lodge sites to reduce adverse environmental effects or improve visual amenity. <p>New holiday accommodation will be subject to conditions to ensure that:</p> <ul style="list-style-type: none"> - the accommodation is occupied for holiday purposes only; and - the accommodation is not occupied as a person's sole or main place of residence; and - the owners/operators of the accommodation maintain an up-to-date register of the names and main home addresses of all occupiers and that they make this information available to the Authority on request.
<p>RESOURCES</p>	
<p>COR8 - Meeting the challenge of climate change</p>	<p>Development should ensure that natural resources are used in efficient and sustainable ways. This will include the following aims:</p> <ul style="list-style-type: none"> (i) achieving the highest practicable energy efficiency by addressing such factors as location, orientation, layout, design and high standards of insulation; (ii) realising the potential for the generation of on-site renewable energy, unless impracticable because of technical or environmental reasons. Major development will be expected to provide on-site renewable energy generation equipment to off-set at least 20% of the predicted carbon emissions of the development;

	<p>(iii) incorporating sustainable drainage and water conservation systems;</p> <p>(iv) having no adverse effects on drainage patterns or flood storage capacity;</p> <p>(v) minimising waste and facilitating recycling;</p> <p>(vi) providing opportunities for the beneficial management of strategic nature areas and other habitats and species to promote adaptation to climate change and to sustain their contribution to the mitigation of climate change.</p>
COR9 - Protection from and prevention of flooding	<p>Through application of the sequential test, development will not be located where it would be at risk of flooding or where it would lead to increased flood risk in other places.</p> <p>In exceptional circumstances, development which does not satisfy the sequential test will be permitted in flood risk areas when:</p> <p>(i) there is sufficient benefit, and there are no suitable locations of lower flood risk; and</p> <p>(ii) it can be shown that appropriate flood protection and resistance measures can be incorporated; and</p> <p>(iii) a sustainable drainage system, designed to a high standard, can be secured through conditions.</p>
COR10 - Providing for renewable energy	<p>Small-scale renewable energy schemes will be considered favourably, subject to there being no over-riding environmental and amenity considerations. Large scale renewable energy schemes which would compromise the objectives of National Park designation will not be supported. Where there are other renewable energy schemes in operation in the area, the cumulative effect of additional development will be an important factor to be taken into consideration.</p>
COR22 - Provision for minerals development	<p>Major mineral development will not be allowed unless, after rigorous examination, it can be demonstrated that there is a national need which cannot reasonably be met in any other way, and which is sufficient to override the potential damage to the natural beauty, wildlife, cultural heritage or quiet enjoyment of the National Park. Other mineral development will be carefully assessed, with great weight being given in decisions to the conservation of the landscape and countryside, the conservation of wildlife and cultural heritage and the need to avoid adverse impacts on recreational opportunities. Small scale quarrying of traditional building stone will be granted in locations where this would not be damaging to the landscape, archaeological, ecological or geological interests, or to the amenity of local residents and where the local road network is adequate to cope with the traffic generated by or associated with the proposed development.</p>
COR23 - Dealing with waste issues	<p>Proposals for the management of waste arising from within the Dartmoor National Park, including that generated by new development, will be considered in accordance with the waste hierarchy. Wherever possible, waste should be managed on the site where it arises. No waste disposal sites will be permitted unless there are significant environmental benefits for the Dartmoor National Park to be derived from their provision.</p>
COR24 - Protecting water resources from depletion and pollution	<p>Development will not be permitted if it would risk harm to the quality and yield of water resources, including abstraction sites, groundwater, rivers, streams and still waters.</p>

DMD15 - Renewable energy	Proposals for the development of small scale renewable energy schemes within Dartmoor National Park will be permitted where they comply with the following criteria: (i) the landscape character of the area is not harmed by the development itself or the cumulative impact with other similar development nearby; (ii) no significant material harm results from, in particular, size, scale, shape, colour, glare and reflectivity; (iii) biodiversity and geodiversity interests, archaeological and cultural heritage assets, natural drainage qualities and soil stability are not harmed; (iv) the tranquil character of the National Park is not harmed by: - operational noise levels, including mechanical and aerodynamic noise; - shadow flicker or reflected light effects; - odour; - vibration effects; (v) emissions to air, ground or watercourses are minimised.
DMD16 -Hazardous installations and potentially polluting activity	Development will not be permitted: (i) within a Health and Safety Executive Notification Zone where the proposed development would prejudice the safe operation of the notified installation or where the proposed development would be adversely affected by the operation of the notified installation; (ii) if the proposal involves the use, production, storage or management of hazardous substances that would result in unacceptable risk to public health or safety, the general amenity of the area or environmental interests.
DMD17 - Development on contaminated land	Where development is proposed on a site that is known or suspected to be affected by contamination, planning permission will not be granted until: - appropriate investigation and assessment has been undertaken to identify the nature, extent and risks associated with the contamination; and - evidence has been provided that remediation can be undertaken to reduce any risk to an acceptable level to deliver a site that is suitable for its proposed use. Conditions will be imposed to ensure that remediation measures are completed and the site is rendered suitable for use before development commences.
DMD18 - Development on unstable land	Development involving the erection of buildings or structures on unstable land must be accompanied by a stability report. Where instability is present, planning permission will only be granted where acceptable remedial measures are agreed in writing with the Authority and where there are arrangements in place to ensure that such measures will be carried out prior to, or if appropriate concurrently with, development. A condition may be attached to the permission to ensure that regular monitoring of ground stability is undertaken.
M2 - Environmental impact of mineral workings	Planning permission will be granted for proposals which, after rigorous examination, would effectively reduce the adverse environmental effects of existing workings, mineral waste tipping operations, or approved but unimplemented minerals development.
M4 - New mineral workings	Applications for new minerals workings; extension of existing workings; mineral waste tipping, recycling or re-use; and ancillary development, will be rigorously examined and determined having regard in particular to the following factors:

	<p>(i) evidence of the presence of the mineral;</p> <p>(ii) the loss of agricultural land;</p> <p>(iii) the effects on the local environment, including the generation and routing of heavy lorry traffic, potential nuisance by noise, dust or vibration, and interference with, or pollution of, water supplies;</p> <p>(iv) the effect on landscape and on land with recognised conservation interest, including sites of nature conservation importance, and on Ancient Monuments and other archaeological remains and their settings;</p> <p>(v) the local, regional or national economic benefits of extracting the mineral;</p> <p>(vi) the local, regional or national need for the particular mineral, and alternative ways of meeting that need;</p> <p>(vii) the proposals by the applicant for the method of working, and for restoration to agriculture, forestry or other appropriate use (to include details for the aftercare necessary to ensure proper establishment to a condition suitable for that use);</p> <p>(viii) the effects of the proposal on flood risk;</p> <p>(ix) the effects of the proposal on the amenities of local residents;</p> <p>(x) the effects of the proposal on recreational use in the locality;</p> <p>(xi) the potential for mitigating adverse effects through the use of planning obligations.</p> <p>If, in the light of these factors, a planning permission is granted under the terms of Policy M1, M2, M3 or M5 then conditions will be imposed, and legal obligations may be sought, to remove or reduce to an acceptable level any potential adverse effects which the examination of the proposal has identified in relation to the factors listed. A condition removing permitted development rights will be imposed where there are compelling reasons to do so because of potential environmental damage in terms of the factors listed.</p>
M5 - Recycling of mineral waste	Proposals to recycle and re-use mineral waste will be permitted if, after rigorous examination, it is concluded that they are not damaging to the natural beauty, cultural heritage or quiet enjoyment of the National Park or to the interests of its resident community.
M6 - Mineral Consultation Areas	Within Mineral Consultation Areas, planning permission will not be granted for development which, by virtue of its siting or nature, would be incompatible with mineral working or associated operations.
M7 - Exploratory drilling	Exploratory drilling will be permitted unless the operation itself or associated operations necessary to undertake the drilling would have direct and unacceptable effects upon landscape, ecological, archaeological or other conservation interests, or upon local residents.

DARTMOOR NATIONAL PARK AUTHORITY

2 September 2016

DARTMOOR PUBLIC ARTS PROJECT STEERING GROUPReport of The Head of Communications, Economy and FundraisingRecommendation : **That Members**

- (i) approve the recommendation to set up a Steering Group for the public arts project**
- (ii) approve the terms of reference for the Steering Group**
- (iii) nominate three members to sit on the Steering Group**

1 Background

- 1.1 At the Authority meeting of 3 June 2016, agreed to further develop a Public Arts Trail initiative (Minute ref no. 3177).
- 1.2 The Dartmoor Public Arts Initiative is a project to develop an arts trail, linking businesses and sites across the National Park that are free on entry. This project has a number of potential benefits: engaging new audiences (the arts community, young people and families), supporting the local economy; promoting the Dartmoor story and increasing footfall to our Visitor Centres. It also has the potential for the Authority to generate income. There is a clear synergy with Defra's 8 Point Plan for National Parks.

2 Development of the public arts project and trail

- 2.1 The public arts project is now taking shape and an experienced project management company has been engaged to undertake the development of the project, secure artists and sponsorship, and develop the trail. This is to an agreed schedule of work and timeline.
- 2.2 In addition to all the positive benefits this project will bring to Dartmoor, there are also issues and risks to consider, as outlined in the original report to Authority.
- 2.3 It is therefore proposed that a Steering Group, comprising representatives with an interest in the arts and links to local businesses and communities, is formed to provide support, guidance and advice on the Project delivery.
- 2.4 The role of the Steering Group and proposed membership are set out in the draft terms of reference [Appendix 1].
- 2.5 Members will note that it is suggested that three Members are nominated to sit on the Steering Group.

3 Recommendation

- 3.1 That Members approve the recommendation as set out above to form a Steering Group for the public arts project.

SAMANTHA HILL

Dartmoor National Park Authority

Terms of Reference for The Public Arts Project steering group

The project – Moor Otters

Dartmoor National Park Authority intends to develop a public art trail on Dartmoor, using high quality art (decorated sculpture). The main aims of the project are:

- Engage with new audiences
- Provide an art-based visitor attraction
- Support the local economy by encouraging increased footfall at local businesses
- Promoting key messages about the national park and our work
- Bring in sponsorship income and other revenue

The project will involve artists with a proven pedigree/ reputation to create the art works and to secure sponsorship of the art works so as to cover all project costs. It is intended to hold an auction of the art works at the end of the project to generate further income.

An experienced project management company has been engaged to manage the day to day delivery of the project.

Role of steering group

- To support and advise the DNPA project manager, acting as a sounding board and providing advice when key decisions on the project are required
- To be ambassadors for the public arts project, supporting its key messages
- To work with the DNPA project manager to develop contacts for sponsorship, artists and businesses to host the otter sculptures
- To provide a mechanism to review and evaluate the project

Steering Group Membership

Chairman Dartmoor National Park Authority [ex Officio]

3 Members

1 external advisor from the business community

The Role of the DNPA Project Manager

This will include:

- Managing the delivery of the project to an agreed timeline
- Developing the project plan with the contracted project management company and monitoring progress against the plan
- Managing the budget allocated to the project
- Ensuring all goods and services procured as part of the project are done so in accordance with DNPA financial regulations
- Developing and managing the key messages associated with the project, ensuring that it is understood by all
- Developing and delivering a communications plan for the project

- Ensuring that communities are fully engaged with as the project develops and that local schools have the opportunity to be involved
- Ensure the risk, both financial and reputational, is managed
- Reporting to the steering group through meetings or email updates, as appropriate

Timeline

The project timeline and key deliverables for the project management company are set out as below, with contractual breakpoints indicated:

Stage 1: 29 July – 14 Nov 2016

- Dartmoor Public Arts Initiative contracts signed
- Agreement reached on form of sculpture
- Project name / official title
- Schools project to be considered and agreed upon
- Suggested visual depictions / examples to be tabled for agreement
- Typography, logo and project artwork to be set out for agreement
- Design Guidelines & General Information Pack to be compiled and circulated to Artists
- Specification written for tender for supply of sculptures and plinths
- Select supplier for sculptures and plinths
- Agree sculpture design with factory and receive 3D clay model for comment
- Official website to go live with Facebook, Twitter and Instagram to follow
- Sponsorship Opportunities booklet to be designed and printed for distribution
- Overall sponsoring entities to be approached
- Selection Panel for the consideration of artists applications to be assembled
- Potential main naming rights sponsors to be identified and approached
- Valued partners to be identified and approached and secured
- Individual corporate sponsors and valuable Adoption Option companies to be identified
- Identify storage facility
- Invite potential locations to apply to host a sculpture
- Artists submissions considered and rated by Selection Panel
- Successful artists announced and informed

BREAKPOINT 1

Stage 2: 15 Nov 2016 – 31 Jan 2017

- Storage facility agreed and booked
- Sculptures and plinths delivered to storage facility from supplier
- Official launch of Moor Otters
- Main naming sponsor to be unveiled at an appropriate venue
- Sculptures distributed to successful artists to decorate
- Key local artists to be publicised and profiled in the media
- Venues to be invited to apply to locate one or more sculpture(s)
- Potential main naming rights sponsors to be identified and approached
- Valued partners to be identified, approached and secured
- Individual corporate sponsors and valuable Adoption Option companies to be identified

- Invite potential locations to apply to host a sculpture
- Sculpture hosting locations to be contacted / visited to get them on-board (sponsoring)

BREAKPOINT 2

Stage 3: 01 Feb 2017 – 30 April 2017

- Completed sculptures collected / delivered back into storage
- Official photo session in studio for all 100 sculptures (ready for Art Trail Booklet and Live Auction Catalogue)
- Confirm all agreed locations for sculptures in and around Dartmoor
- Print 'Art Trail Booklets/map' for the public to pick up and follow the trail
- Valued partners to be identified and approached
- Individual corporate sponsors and valuable Adoption Option companies to be identified

BREAKPOINT 3

Stage 4: 01 May 2017 – 31 July 2017

- Circulate 'Art Trail Booklets' to participating venues as well as tourist information centres
- All sculptures positioned in their final locations
- Official 'Public Launch' of the event
- Online Auction website goes 'LIVE'
- Sculpture Art Trail officially opened
- Individual corporate sponsors and valuable Adoption Option companies to be identified
- Valued partners to be identified and approached

Stage 5: 1 Aug 2017 – 31 Oct 2017

- Print high production value 'Live Auction Catalogue' distribute to art collectors and buyers
- Move all sculptures into suitable agreed location for public viewing
- Meet and Greet function arranged for Artists, Sponsors, Adoptors and Helpers to attend
- Individual corporate sponsors and valuable Adoption Option companies to be identified
- Live Auction for 20 Golden sculptures (online auction bids are the reserves for Live auction)
- Online Auction closes a week after the live event
- Electronic payments processed and other related payment methods received
- Sculptures are delivered to their new owners

DARTMOOR NATIONAL PARK PLANNING AUTHORITY

2 September 2016

**TREE PRESERVATION ORDERS, SECTION 211 NOTIFICATIONS
(WORKS TO TREES IN CONSERVATION AREAS)
AND HEDGEROW REMOVAL NOTICES
DETERMINED UNDER DELEGATED POWERS**

Report of the Trees and Landscape Officer

Recommendation : **That the decisions be noted.**

TREE PRESERVATION ORDERS

West Devon

Ref: 16/0004 4 Beechings Folly, Horrabridge SX 5113 6904

Application to reduce an ash tree. The tree is in poor condition and has long lateral branches extending over the neighbouring garden. Consent was granted subject to the following condition:

1. Five working days' notice to be given to the Authority prior to the commencement of approved works.

Ref: 16/0005 Fancydale, Hoo Meavy SX 6185 9355

Application to fell three ash trees. The trees are poorly formed and the felling will have minimal impact on the amenity of the area. Consent was granted subject to the following condition:

1. Five working days' notice to be given to the Authority prior to the commencement of approved works.

Ref: 16/0008 3 Willowby Gardens, Yelverton SX 5239 6763

Application to reduce a beech tree. The works will have minimal impact on the health or appearance of the tree. Consent was granted subject to the following conditions:

1. Five working days, notice to be given to the Authority prior to the commencement of approved works.
2. All works are carried out in accordance with British Standard 3998:2012 Tree Work – Recommendations.

Ref: 16/0009

Yelverton Recreation Ground

SX 5238 6740

Application to reduce lateral branches of several oak trees extending towards the tennis courts. The works will have minimal impact on the health or appearance of the trees. Consent was granted subject to the following conditions:

1. Five working days, notice to be given to the Authority prior to the commencement of approved works.
2. All works are carried out in accordance with British Standard 3998:2012 Tree Work – Recommendations.

SECTION 211 NOTICES

Teignbridge

Ref: 16/0002

Northgate House, Ashburton

SX 7550 7001

Notification to crown lift three birch trees. The works will have minimal impact on the health or appearance of the trees.

A Tree Preservation Order has not been made.

Ref: 16/0007

12A St Lawrence Lane, Ashburton

SX 7562 6982

Notification to fell a willow tree. The felling will have minimal impact on the character of the Conservation Area.

A Tree Preservation Order has not been made.

Ref: 16/0010

69A North Street, Ashburton

SX 7538 7009

Notification to fell a pear tree. The tree is in very poor condition.

A Tree Preservation Order has not been made.

West Devon

Ref: 16/0001

Box Cottage, Mary Tavy

SX 7071 7900

Notification to fell a beech, birch and maple. The beech tree is in poor condition and the felling of the other trees will have minimal impact on the character of the Conservation Area.

A Tree Preservation Order has not been made.

Ref: 16/0003

Drakes Acre, Sticklepath

SX 6400 9428

Notification to reduce oak and beech trees and to fell an oak tree. The works will have minimal impact on the character of the Conservation Area.

A Tree Preservation Order has not been made.

Ref: 16/0006

Pomeroy's, Lydford

SX 5128 8503

Notification to fell a Douglas fir, cypress, poplar and beech. The felling will have minimal impact on the character of the Conservation Area.

A Tree Preservation Order has not been made.

BRIAN BEASLEY

NOTE OF NATIONAL PARK FORUM MEETING 13 July 2016

The Forum received two presentations. The first was from Dr Tom Greeves and focused on the history of tin working on Dartmoor. This was well received with those present suggesting that it would be useful if such a talk could be provided to school groups. The second presentation was given by Jackie Ridley and Sam Hill (Dartmoor National Park Authority) and outlined the [‘Donate for Dartmoor’](#) scheme, which the Authority has just launched on its website. The scheme seeks donations of cash and/or time for a range of practical projects. The presentation explained that 100 per cent of any donation goes to practical conservation projects and that donors can allocate their money to one of four areas:

[Recreational Dartmoor](#) – Projects to help maintain and improve miles of footpaths and bridleways for everyone to enjoy;

[Natural Dartmoor](#) – Projects to help us conserve previous wildlife and unique habitats;

[Historic Dartmoor](#) – Projects to protect Dartmoor’s important archaeological sites and historic buildings; or

[General fund](#) – Smaller, one-off projects throughout the National Park.

During the question and answer session there was a discussion concerning membership of the Authority. Concerns were raised by one participant about the age and sex profile of Members and the length of service – why was there not a cap on length of service for Members appointed by constituent authorities and via the Parish Council route; if the Government will not legislate on this, should the Authority issue guidance to constituent authorities on a maximum length of service? Should there be a rule on the maximum age for the Chairman and other senior post holders? There were also questions about direct elections and what was referred to as the ‘democratic deficit’ within the Authority – the fact that no one is directly elected to serve on the National Park Authority.

In responding to these questions the Chief Executive (National Park Officer) explained the process of appointment for the three categories of National Park Authority Members (Parish Council appointees; those appointed by constituent local authorities, and those appointed by the Secretary of State in the ‘national’ interest). He stated that the Authority actively worked to be an equal opportunity employer and sought to extend that approach to Member appointments but that Member appointments were not determined by the Authority. He gave an undertaking that the concerns would be brought to the attention of the Authority Membership (it was highlighted by the person asking the questions that only 4 Authority Members were present at the meeting). The Chief Executive also asked the person raising the questions whether he wanted a show of hands to indicate whether the concerns

raised were shared more widely by members of the Forum present at the meeting. This was declined as the person asking the question felt it inappropriate for a show of hands on an item that was not on the agenda, and on which members of the Forum had not been briefed in advance.

Other questions included a request that the Ten Commandments at Buckland Beacon be re-cut. It was explained that this was subject to a Parishscapes bid (this is a grant scheme that forms part of the Heritage Lottery funded 'Moor than Meets the Eye Landscape Partnership').

There were also questions about the process for preparing a new Local Plan for Dartmoor. It was explained that the Authority would work closely with constituent authorities (Teignbridge, South Hams, West Devon, Mid Devon and Devon County) and with neighbouring authorities such as Plymouth and Exeter, but would be preparing its own Local Plan, rather than a joint one. There are a number of reasons for this, including: the fact that Dartmoor fits within more than one housing market area and to fully recognise that Dartmoor has been designated as a National Park 'by the nation, for the nation'.

The Forum representative for Christow Parish Council up-dated members on the Christow affordable housing scheme, and referenced the fact that it would be featuring on BBC's Countryfile (to be broadcast on 17 July 2016). Members of the Forum suggested that the next meeting should include a formal presentation on the Christow affordable housing scheme so that other communities could learn from the project.