

## **7. RECREATION AND TOURISM**

### **7.1. INTRODUCTION**

- 7.1.1 In recent years there has been a marked increase in leisure activities. More leisure time, improved mobility and increasing incomes have led to a consequent increase in demand for land and facilities. This local plan can play an important role in ensuring that recreational needs are adequately met.
- 7.1.2 Tourism has become a major growth area in the economy of the Ribble Valley. The attractive countryside attracts people for day visits and longer breaks. The North West Tourist Board estimated that there were 503,850 tourist nights spent in the Borough in 1990. This generated £14.9m of income to the district. There are substantial opportunities to increase this sum, since this amounted to only 3% of the county's total tourism expenditure

### **7.2 GENERAL POLICY**

#### **7.2.1 POLICY RT1**

**The Borough Council will approve development proposals which extend the range of tourism and visitor facilities in the Borough.**

**This is subject to the following criteria being met:**

- i) the proposal must not conflict with other policies of this plan;**
- ii) the proposal must be physically well related to an existing main settlement or village or to an existing group of buildings;**
- iii) the development should not undermine the character, quality or visual amenities of the plan area by virtue of its scale, siting, materials or design;**
- iv) the proposal should be well related to the existing highway network. It should not generate additional traffic movements of a scale and type likely to cause undue problems or disturbance. Where possible the proposals should be well related to the public transport network;**
- v) the site should be large enough to accommodate the necessary car parking, service areas and appropriate landscaped areas.**

**In the Forest of Bowland Area of Outstanding Natural Beauty the following provisos will also apply:**

- a) the proposal should display a high standard of design appropriate to the area;**
- b) the site should not introduce built development into an area largely devoid of structures (other than those directly related to agriculture of forestry uses).**

- 7.2.2 Tourism development should sit comfortably within the area in which it is located. It should be of benefit to the local economy and not create traffic or environmental problems for residents or other visitors.

- 7.2.3 In the area of outstanding natural beauty, it is important that the development is not of a large scale. The most attractive features of the AONB are its scale, isolation and grandeur. The absence of man-made features other than those essential to the area, such as barns, stone walls, roads etc adds to this. Proposals should not reduce this. In the AONB and immediately adjacent areas proposals should contribute to the protection, conservation and enhancement of the natural beauty of the landscape of the AONB, meeting the requirements

of Policy ENVY. Within the open countryside, proposals will be required to be in keeping with the character of the landscape area and should reflect local vernacular, scale, style, features and building materials, meeting the requirements of Policy ENVY.

- 7.2.4 The farming industry is going through a period of change. The introduction of alternative or additional enterprises on farms will generally be encouraged. Such uses should make maximum use of existing buildings. They should not cause damage to the appearance or character of the countryside.

### **7.3 SMALL HOTELS AND GUEST HOUSES**

#### **7.3.1 POLICY RT2**

**The conversion of existing residential properties for small hotels, guest houses or self-catering accommodation, together with extensions to existing facilities will be favourably considered providing that the proposal:**

- i) does not conflict with the other policies of this plan;**
- ii) any extension is in keeping with the character of the area, by virtue of size, scale, materials or design;**
- iii) includes satisfactory access arrangements and appropriate numbers of car parking spaces, and**
- iv) proposals should not adversely affect the residential amenity of the area.**

- 7.3.2 It is important that a wide range of accommodation types is available if tourism is to continue to develop and grow in the Borough. Where relatively small scale developments would not cause harm to the amenities of the area, and are acceptable on parking and highway grounds, there should normally be no reason to withhold consent.

### **7.4 THE CONVERSION OF BUILDINGS FOR TOURISM RELATED USES**

#### **7.4.1 POLICY RT3**

**Planning permission will be granted for tourism related uses in rural buildings providing all of the following criteria are met:**

- i) the proposed use will not cause unacceptable disturbance to neighbours in any way;**
- ii) the impact of the proposal or additional elements likely to be required for the proper operation of the building will not harm the appearance or function of the area in which it is situated;**
- iii) the access to the site is of a safe standard or is capable of being improved to a safe standard without harming the appearance of the area;**
- iv) the design of the conversion should be of a high standard and be in keeping with local tradition, particularly in terms of materials, geometric form and window and door openings;**
- v) if the building is isolated from others then it should:**
  - a) have a genuine history of use for agriculture or another rural enterprise;**

- b) be structurally sound and capable of conversion for the proposed use without the need for major alterations which would adversely affect the character of the building.**

- 7.4.2 There are significant pressures on rural buildings for conversion to residential uses. This is partly as a result of changing farming practices and the reduced importance of farming as a local source of employment.
- 7.4.3 The conversion of buildings to uses which would allow the maintenance of employment opportunities is generally to be encouraged and only where clear disturbance will be caused to neighbours, where the form of the building will be wholly inappropriate where development control criteria cannot be met or where the proposed use is contrary to other policies in this plan, will such proposals be resisted.
- 7.4.4 The policy acknowledges the importance of design quality of the rural environment generally. Barns form an important part of local landscape and their value can be damaged if a conversion leads to an appearance of "urbanization" in an otherwise wholly rural view. Design guidance provided in section 5.13.19 of this plan is equally relevant to conversions for tourism use.
- 7.4.5 Development proposals which would have an adverse effect on wildlife species protected by law will not be granted planning permission, unless arrangements can be made through planning conditions or agreements to secure the protection of the species in accordance with Policy ENV7.
- 7.4.6 The presence of a protected species is a material consideration when a local planning authority is appraising a development proposal which if carried out would be likely to result in harm to the species or its habitat. Matters likely to be of concern to the Borough Council in implementing the policy, if development is considered possible, will be to facilitate the survival of individual members of the species, to reduce disturbance to a minimum, and to provide adequate habitats to sustain at least the current levels of populations.

## **7.5 CAMPING BARNs**

### **7.5.1 POLICY RT4**

**Proposals to create camping barns will be considered appropriate subject to the following criteria:**

- i) the building should be of traditional construction and design and make a significant contribution to the landscape;**
  - ii) the building should be large enough to fulfil its primary function. Minor additions to accommodate camping functions may be acceptable providing they complement the existing scale and design of the building;**
  - iii) the curtilage of the building should be kept to an absolute minimum;**
  - iv) suitable measures should be taken to retain where possible any features of ecological interest.**
- 7.5.2 The Forest of Bowland was identified as one of the first areas for development of "stone tents" by the Youth Hostel Association and the Countryside Commission. Interest in camping barns is also prompted by the desire to find suitable uses to support the retention of disused barns which make a significant contribution to the landscape and to conservation objectives.

- 7.5.3 The conversion of buildings to camping barns provides a beneficial use for the property and adds to the range of facilities available for visitors. This use is particularly suitable for isolated barns which are remote from other buildings, highways and settlements.
- 7.5.4 Vehicular access to these facilities is not essential, if it is provided, farm tracks should be used and any car park must be related to either the barn or the adjacent farm complex and appropriately landscaped.
- 7.5.5 Development proposals, which would have an adverse effect on wildlife species, protected by law will not be granted planning permission, unless arrangements can be made through planning conditions or agreements to secure the protection of the species, in accordance with ENV7.
- 7.5.6 The presence of a protected species is a material consideration when a local planning authority is appraising a development proposal which if carried out would be likely to result in harm to the species or its habitat. Matters likely to be of concern to the Borough Council in implementing the policy, if development is considered possible, will be to facilitate the survival of individual members of the species, to reduce disturbance to a minimum, and to provide adequate habitats to sustain at least the current levels of populations.

## 7.6 **CARAVANS**

### 7.6.1 **POLICY RT5**

**The Council will normally approve proposals for the siting of new static holiday caravan sites, and the extension of existing sites providing the development:**

- i) is not intrusive in the landscape;**
- ii) has a safe access or is capable of being improved to a safe standard;**
- iii) is not situated on land which is susceptible to flooding;**

**This is subject to the other policies of the plan and policies ENV1 and ENV. in particular.**

- 7.6.2 Caravan sites are an important part of the self-catering holiday sector, and can contribute as much to the local tourism economy as would conventional holiday accommodation, while using less land for the purpose.
- 7.6.3 This, however, needs to be reconciled with the protection and preservation of those environments which attract holiday makers in the first place; holiday caravan sites can be particularly intrusive in the open landscape and special consideration needs to be given to proposals especially in the AONB. In considering proposals within the AONB the protection, conservation and enhancement of the natural environment will be the most important factors in the assessment of any development proposal. In addition any development will also need to contribute to the conservation of the natural beauty of the area. Similarly in assessing proposals within the green belt and Bowland Fringe the Borough Council will have regard to the proposal's size, siting and design which should not prejudice the primary purposes of the green belt.

### 7.6.4 **POLICY RT6**

**The Borough Council will approve proposals for the development of new touring caravan sites; and appropriate extensions to existing sites subject to the following criteria:**

**A LOCATION**

- i) The site should blend into the landscape and be capable of being screened from both local and more distant viewpoints.**
- ii) The site should occupy poorer quality agricultural land unless it can be demonstrated that any of the best and most versatile agricultural quality affected by the scheme would not be irreversibly lost as a result of the development.**
- iii) The site should be within a reasonable distance of a village shop.**
- iv) The site should not be within a flood risk area. B**

**SITE SIZE**

- i) Sites catering for more than 50 touring caravans are likely to give rise to difficulties in terms of visual effect on the wider landscape and local environmental impact.**

**C ABOUT THE SITE**

- i) The access to the site should be of a safe standard or be capable of being improved to a safe standard without harming the appearance of the area.**
- ii) The site should be satisfactorily serviced with water, electricity and sewage disposal facilities.**
- iii) The site facilities and open space should be provided at suitable locations within the site.**
- iv) Any proposals must include a closed period in the winter months of not less than eight weeks.**

7.6.5 The development of new touring caravan sites should be concentrated in the less environmentally sensitive areas of the Borough.

7.6.6 Caravan sites are extensive developments and can often be seen both in the immediate vicinity of the site and in the wider landscape. It is therefore important that sites should, from the beginning blend into the landscape. Advantage should be taken of minor variations in topography and existing natural features, such as trees and hedgerows, should be used to sub-divide or screen the site. Particular importance will be given to the protection of views from footpaths and high level roads. The internal layout of the site should take advantage of natural features and be supplemented when necessary by further landscaping and new tree planting. This will both help to absorb the site into the landscape and create a pleasant internal appearance. Planning permission should therefore not be granted if a site presents an unacceptable intrusion into the landscape and cannot be satisfactorily screened from local and high viewpoints.

7.6.7 Proposals within the Forest of Bowland Area of Outstanding Natural Beauty may be permitted if it can be demonstrated that such a development contributes to the enhancement of the landscape beauty of the AONB. The protection, conservation and enhancement of the natural environment will be the most important considerations in the assessment of any development proposal. Thus being in accordance with Policy ENVY of the plan. Proposals within areas immediately adjacent to the Forest of Bowland AONB may be permitted provided the development contributes to the protection, conservation and enhancement of the natural environment. Proposals within the green belt may also be acceptable, only where by virtue of the developments scale, siting and design does not prejudice the primary purposes of the green belt. Thus being in accordance with Policy ENV4 of the plan.

- 7.6.8 The development of caravan sites on Grade 3 agricultural land should be avoided unless it is shown to be a poor example of this grade of land. Consultations will in all cases be carried out with the county rural estates manager to verify the quality of land proposed for development and the likely effect of the proposal on the operation and viability of the farming enterprise.
- 7.6.9 Caravan sites should be located, where possible, within a reasonable distance of a village shop in the hope that campers will support and thus help to maintain local shops.
- 7.6.10 The Environment Agency will be consulted on all applications and permission should not be granted where the proposed site is within a defined flood risk area.
- 7.6.11 Within the Forest of Bowland area of outstanding natural beauty, caravan site facilities should be provided by certified sites catering for up to five touring caravans. This will minimise the impact of caravan site development on the sensitive landscape of the area.
- 7.6.12 Elsewhere, it is considered to be feasible for a farmer to develop and manage a site of up to about 30 pitches as a supplement to his main farming activities. Beyond this size threshold the farmer is increasingly likely to need to employ non-farm workers to manage the site. The area of a site catering for 50 caravans and associated facilities could be as much as a hectare (2.5 acres) and its physical size and the volume of traffic movements generated would probably mean that the development of the site would fail to meet other criteria. Such sites would be subject to especially careful scrutiny.
- 7.6.13 Any site will have to meet accepted standards for providing safe access.
- 7.6.14 A touring caravan site generates a considerable volume of traffic, both as a caravan/car combination arriving at and departing from the site and as day trips emanating from the site. Movements will tend to be concentrated at key times of the day/week with arrivals late afternoon/early evening, peaking at long summer weekends. Access to caravan sites through the local road network must therefore be adequate to cope with towed caravans and must also avoid bringing caravan traffic through villages and other residential areas. Also, where the need to meet access layout requirements would create an unacceptable intrusion into the local landscape or destroy key landscape features, development should be restricted.

The road network should:

- be at least six metres wide;
- have no gradient in excess of 1 in 5;
- have no excessive bends.

The junction of the site access with the public highway should:

- be a minimum of 7.3 metres wide;
- permit 9m radius kerbs;
- permit visibility splays in accordance with the requirements of PPG13.
- contain a level approach road within the visibility splays;
- provide an access track, six metres wide into the site, with the first 30 metres level and surfaced.

- 7.6.15 Adequate services must be available to the site.
- 7.6.16 Effluent flow from a caravan site is highly variable and where practicable, connection should be made to the main sewer. In exceptional circumstances, a small site may be permitted to drain to a septic tank/ soakway system. North West Water will be consulted on all major applications regarding drainage and sewage disposal.

- 7.6.17 A minimum level of provision of facilities and open space will be determined by Site Licence conditions in accordance with the Model Standards. Their detailed siting will be controlled by the planning permission. Toilets and wash blocks will be particularly prominent in the winter landscape and should be appropriately located and suitably designed and landscaped to blend into their surroundings.
- 7.6.18 Finally, the use of these sites is intended for short stay, touring visitor usage. The closed period in winter is intended to ensure that the pitches are not used on a year round basis or as a residence.
- 7.6.19 The Council's existing tourism policy guidance note No.2 on caravan site development is no longer operative.

## 7.7 **DIRECTIONAL/PROMOTIONAL SIGNS**

### 7.7.1 **POLICY RT7**

**Planning approval for directional/promotional signs relating to tourist facilities (but sited away from the facility) will be granted unless:**

- i) **the signs create a hazard for highway users; or**
  - ii) **the signs, either due to design or location, create a harmful effect to the landscape quality of the area.**
- 7.7.2 Directional and promotional signs can have a beneficial effect. They inform visitors of the presence of facilities and provide a useful guide of how to get there. There are occasions however, where problems occur, either due to the design of signs or their location, or due to a proliferation of signs. This can be detrimental to both the landscape of the area, creating an 'urbanised' effect, and to highway safety.
- 7.7.3 Tourist signs off trunk roads must conform with the Traffic Signs Regulations and General Directions 199. (incorporating any subsequent amendments). The Department of Transport should be contacted for any advice on the regulations.

## 7.8 **OPEN SPACE PROVISION**

### 7.8.1 **POLICY RT8**

**On all residential sites of over 1 hectare, the layout will be expected to provide adequate and usable public open space. The Council will also negotiate for provision on smaller sites, or seek to secure a contribution towards provision for sport and recreational facilities or public open space within the area where the overall level of supply is inadequate. Levels of provision will be based on figures provided in relation to Policy RT9**

- 7.8.2 Amenity open space, within new residential areas, provides a useful informal recreational facility for the residents of the neighbourhood. Accordingly, the Borough Council will require developers to provide sufficient public open space suitably sited, within developments.
- 7.8.3 A particular requirement will be the provision of children's play areas.
- 7.8.4 A detailed open space study has been undertaken by the Borough Council under Topic Paper No 8 Recreation.

## **7.8.5 RECREATION AND PUBLIC OPEN SPACE**

### **A STANDARD FOR PROVISION THROUGHOUT THE BOROUGH**

#### **POLICY RT9**

**The Borough Council will seek to achieve a minimum standard for outdoor playing space of 2.43 hectares per 1,000 population within or adjacent to the main settlements. This will be achieved through the operation of Policy RT8 and by direct provision where resources permit.**

- 7.8.6** Depending on the population profile of the locality concerned, the total standard should be met by an aggregation of space within the ranges set out below.

#### **Youth and adult use**

Facilities such as pitches, green, courts and miscellaneous items such as athletics tracks, putting greens and training areas in the ownership of local government, whether at county, district or parish level; facilities as described above within the educational sector which are a matter of practice and policy available for public use facilities as described above within the voluntary, private and commercial sectors which serve the leisure time needs for outdoor recreation of their members of the public.

1.6 - 1.8 ha (4 - 4.5 acres)

#### **Children's use**

Outdoor equipped playgrounds for children of whatever age; other play facilities for children which offer specific opportunity for outdoor play, such as adventure playgrounds.

0.2 - 0.3 ha (0.5 - 0.75 acres)

Casual or informal play space within housing areas. 0.4

- 0.5 ha (1 - 1.25 ha)

The above standard sets a useful guideline for the format and provision of public open space. It conforms to the National Playing Fields Association minimum standard.

It is those standards relating to children's play facilities (B1 and B2) which should be applied most rigorously, since the young and the elderly or disabled people need convenient, safe access to facilities close to where they live.

- 7.8.7** This standard is only applied to the main settlements of the Borough, and larger development sites.
- 7.8.8** In the relatively sparsely populated large rural part of the district it is unlikely that the full standard could ever be realistically met. Therefore, the local plan will seek to safeguard important existing facilities, and the borough council can work as an enabling authority to try to encourage the dual use of county council (school) facilities in areas where need is most pressing.
- 7.8.9** Areas where provision needs to be identified include:
- Waddington Road area, Clitheroe;
  - Chatburn Road area, Clitheroe;
  - Woone Lane/Primrose area, Clitheroe;
  - Wilpshire;



- Simonstone;
- Southern Longridge.

#### **7.8.10 POLICY RT10**

**The Borough Council will refuse development proposals which involve the loss of existing public open space which is in recreational use as shown on the proposal map. In exceptional circumstances where the loss of a site is justifiable because of the social and economic benefits a proposed development would bring to the community consent may be granted where replacement facilities are provided, or where existing facilities elsewhere in the vicinity are substantially up-graded. These must be readily accessible and convenient to users of the former open space areas.**

- 7.8.11 It is important to protect existing recreational areas from development. Within the settlements as defined on the proposals map, public recreational land will normally have been protected by the essential open space designation.
- 7.8.12 In designating public recreational land, regard has been taken to the size; accessibility for public use; the level of facilities provided on the site; the location and the topography.
- 7.8.13 Any proposal will also be considered having regard to Policy G6. 7.9

#### **EXISTING FACILITIES**

#### **7.9.1 POLICY RT11**

**Development proposals to provide additional and improved sports facilities will be permitted. This is subject to the following criteria being met:**

- i) the proposal must not conflict with other policies of this plan;
- ii) the proposal site must be physically well related to an existing main settlement or village;
- iii) the development site should not undermine the character, quality or visual amenities of the plan area by virtue of its scale, siting, materials or design;
- iv) the proposal should be well related to the public transport system. It should not generate additional traffic movements of a scale and type likely to cause undue problems or disturbance;
- v) the site should be large enough to accommodate the necessary car parking, service areas and appropriate landscaped areas.

**In the Forest of Bowland area of outstanding natural beauty the following provisos will also apply:**

- a) the proposal should display a high standard of design appropriate to the area;
- b) the site should not introduce built development into an area largely devoid of structure (other than those directly related to agriculture or forestry uses).

- 7.9.2 Existing public and private sports facilities in the local plan area will be retained and, where resources permit, initiatives to provide additional and improved sports facilities will be supported. Subject to the other policies of this plan.

7.9.3 It is important that adequate sporting facilities are provided and that proposals to develop new facilities in the Borough are supported, providing no demonstrable harm is caused.

7.9.4 One example where this policy would be applied would be in relation to proposals for a swimming pool in Longridge should they come to fruition.

7.9.5 Proposals for golf courses will be determined on the basis of policy RT12.

## 7.10 **GOLF COURSE DEVELOPMENT**

### 7.10.1 **POLICY RT12**

**Proposals for the development of new golf courses will be approved subject to the following criteria:**

- (i) The proposed development must not cause unacceptable harm to the landscape quality of the area. Proposals in the Area of Outstanding Natural Beauty will be subject to Policy ENVI.**
- (ii) The safety of the users of public rights of way should not be endangered.**
- (iii) Course layout should not cause any physical danger to neighbouring properties or to the normal enjoyment of any residential curtilage.**
- (iv) Proposals should conform to other policies of this local plan and Policy G1 in particular.**

7.10.2 The following design standards will be adopted in considering the acceptability of any proposal.

- i) The course should be designed to fit the existing rights of way network without the need for any diversions.
- ii) Safety of the users of these rights of way should neither be threatened nor should they be in any way intimidated by the design of the course. Nor should the users feel their safety to be threatened.
- iii) The nearest edge of the teeing area should not be less than 15m from any part of the highway.
- iv) The fairway should run at an angle away from the highway so that at a distance of 200m from the front edge of the teeing area, the edge of the fairway should be not less than 50m from any part of the highway. No part of any fairway more than 200m from the front edge of the teeing area should be less than 50m from any part of the highway.
- v) Greens should be situated so that no part of any highway is closer than 50m from the edge of the green. An exception may be possible where the highway is beyond the green. In this instance, the distance may be reduced to 25m provided the highway is in view from the approaching fairway or teeing area.
- vi) It will not normally be acceptable for a fairway to cross a highway.
- vii) Course layout will be expected to create no physical danger to neighbouring property or the normal enjoyment of any residential curtilage.

7.10.3 The Council will consider outline proposals for golf course development or an application for the change of use of land with all details provided, but will impose conditions to secure the aims of this policy are met.

- 7.10.4 The Council, however, reserve the right to require additional details from the applicant to enable them to assess any proposal properly. The Highways Agency will be consulted on schemes which are close to trunk road. Trunk roads need stringent checks due to the high speed and volume of traffic.
- 7.10.5 Any proposal for a golf course must be assessed in relation to the impact it may have on the intrinsic quality of any tract of land. The alteration of a natural landscape composed of, for example, copses, hedgerows and water features in a very visible location to a manufactured landscape of greens, fairways, bunkers etc. may be considered to cause unacceptable damage to landscape quality. Proposals must include a full survey of the site at 1:500 scale showing the position, spread, girth and species of existing trees and the location of all hedgerows, water bodies and other landscape features. The detailed plans should give a clear indication of the treatment proposed to existing features, together with accurate details of:
- all new planting, including numbers types and distribution;
  - any proposed changes to landform and levels;
  - any fences, safety netting and other screening; and
  - the provision of any hard landscaping areas.
- 7.10.6 It is unlikely that any further golf courses could be successfully integrated into the landscape of the AONB, because of the introduction of manufactured partly urban appearance that would cause unacceptable damage to an almost wholly natural landscape.
- 7.10.7 The receipt of planning permission for the change of use of land to a golf course does not imply that permission will be granted for the construction of additional facilities. The successful development of the golf course must involve the provision of a club house and other incidental structures. Several factors are of importance here and in some cases they are in conflict with one another.
- 7.10.8 New development which may benefit from the immediate proximity of a golf course but which is not necessarily related to it such as hotels, chalets, fitness/health centres etc is unlikely to be appropriate in the rural area. Proposals for such development will be treated on their merits in the light of the land use policies relating to the particular site. Proposals should not cause disturbance to neighbouring residents but neither should they introduce newly built development into a wholly open area to the detriment of the local landscape.
- 7.10.9 In many instances proposals for golf courses will be on farmland which includes buildings no longer required for agricultural purposes. Wherever possible every effort should be made to maximize the re-use of such buildings subject, of course, to the provisions of the other sections of this plan.
- 7.10.10 Detailed proposals for golf course development must be accompanied by detailed landscaping plans. All new landscaping will be expected to constitute indigenous species of trees and shrubs. Proposals for golf course development should aim to utilize existing groups of trees and individual trees within the design of the course. The introduction of new trees would generally be encouraged. Water features and hedgerows also play a part in defining general landscape quality and these, too, will be protected.
- 7.10.11 Proposals must not cause damage to any site of archaeological importance or recognised nature conservation interest or scientific interest. Any area of defined conservation value must be protected and if available for general public enjoyment, that should not be denied or made hazardous by the detailed course layout.
- 7.10.12 Many golf courses are crossed by public rights of way. Whilst the County Council are the statutory authority for the maintenance and protection of these routes, the Borough Council are concerned that these responsibilities are not hindered by any proposal and are carried out in full.

7.10.13 Clearly, the maintenance of the routes is of primary importance but the safety of users and the principle that users should not be discouraged in any way from exercising their rights are also key matters.

7.10.14 In interpreting the guide-lines the term "highway" should be interpreted as meaning all roads, lanes, footpaths and bridle-ways.

7.10.15 Proposals must be capable of being safely accessed without unacceptable damage to any local landscape feature and must not introduce unacceptable levels of traffic to minor roads/lanes in the countryside to a point where damage is caused to the normal enjoyment of these facilities by other visitors to the countryside and local residents. The proposals will be expected to conform to the county council's car parking standards.

7.10.16 In assessing proposals the Council will bear in mind that once agricultural land is developed, even for "soft" uses such as golf courses, return to best quality agricultural use is seldom practicable; once any land is built on, the restoration of semi-natural and natural habitats and landscape features is rarely possible and usually expensive.

#### **7.10.17 GOLF DRIVING RANGES**

##### **POLICY RT13**

**1.49 hectares of land is allocated at Salthill for the development of a golf driving range. This site must be accessed from the industrial access road leading off Lincoln Way adjacent to James Alpe Ltd and must conform to the provisions of Policy RT14 below.**

7.10.18 The golf driving range as proposed will provide a recreational asset for Clitheroe and the surrounding area. This will also help to facilitate the release of adjacent industrial land. This location close to the Salthill Industrial Estate would not lead to any unacceptable intrusion into open countryside, however care must be taken regarding the design of the development. This is particularly important with respect to floodlighting.

7.10.19 It is important that access to this golf driving range is taken directly from the adjacent industrial estate, through the land allocated in Policy EMP1. The use of Upbrooks will not be considered acceptable due to the proximity of residential properties, and the standard of the lane.

#### **7.10.20 POLICY RT14**

**Proposals for the development of golf driving ranges will be approved subject to the following criteria:**

- i) The proposal conforms to the other policies of this plan, particularly Policy G1.**
- ii) Proposals in the Area of Outstanding Natural Beauty will be subject to Policy ENVY of the plan**
- iii) Elsewhere the proposal must not cause unacceptable harm to the landscape quality of the area.**
- iv) The impact of floodlighting must not be detrimental to the amenities of nearby residential areas.**
- v) Proposals must not result in the loss of the best and most versatile agricultural land nor cause unacceptable operational problems for neighbouring farms.**

- 7.10.21 The development of driving ranges will be dependant on the other policies of this plan, particularly those relating to landscape protection and design. In particular the impact of areas of associated parking, floodlighting and ancillary buildings require particular attention.
- 7.10.22 Proposals within the Area of Outstanding Natural Beauty may be considered appropriate so long as it can be demonstrated that such developments contribute to the conservation, enhancement of the natural beauty of the of the area. The protection, conservation and enhancement of the natural environment will be the most important considerations in the assessment of any development proposal. This is to be in accordance with Policy ENVY of this plan.

## **7.11 ORGANISED OUTDOOR RECREATION**

### **7.11.1 POLICY RITE**

**Proposals involving the use of large areas of land for organised recreational activities will be determined on the basis of the following criteria:**

- i) Proposals must not cause unacceptable harm to the landscape quality of the area, nor to the overall quality of the surrounding countryside.**
- ii) Proposals must not cause damage to any site of archaeological importance, recognised nature conservation interest or scientific interest.**
- iii) Proposals should not result in the loss of best and most versatile agricultural land in the district (Grade 3A or higher), nor cause unacceptable operational problems for neighbouring farms.**
- iv) Proposals must be capable of being safely accessed without unacceptable damage to any local landscape feature and must not introduce an unacceptable level of traffic to minor roads in the countryside to a point where normal enjoyment of these facilities by other visitors and local residents.**
- v) Proposals should make adequate arrangements for car parking as stated in Policy T7.**
- vi) The proposal should not lead to an unacceptable increase in noise levels, especially close to dwellings, important animal habitats or the public footpath network.**
- vii) New buildings associated with proposed developments will not be permitted unless they respect the landscape quality of the area in terms of location, size, scale, materials and design.**
- viii) Proposals should maximise the use of existing disused buildings on site for appropriate purposes.**
- ix) Any scheme that involves the introduction of new residential development in situations where it would not otherwise be acceptable will not be permitted unless warranted by other overriding material considerations.**
- x) The operation should be designed to fit the existing rights of way network without the need for any diversions. The safety of users of rights of way should neither be threatened or endangered, (either actually or perceived).**

- xi) A landscaping plan (incorporating indigenous species of trees and shrubs) together with landscape/wildlife management arrangements must accompany all applications.**

- 7.11.2 There are a number of recreational activities which require large areas of land and place particular pressures in areas of open countryside. These include activities such as motor cycle scrambling, gliding, clay pigeon shooting, "paintball" games and more traditional country sports such as shooting.
- 7.11.3 The noise generated by such sports and their impact on the landscape and natural features can be intrusive and out of keeping with the character of the area. This is particularly relevant to the AONB.
- 7.11.4 In addition, these activities may be sensitive on highway grounds, since heavy traffic flows, often using trailers are not suited to country roads.

## **7.12 HORSES**

### **7.12.1 POLICY RT16**

**Planning permission will be granted for development involving the keeping or riding of horses unless it would materially worsen the impact on nearby housing or the landscape in terms of noise, smell or appearance, or traffic generation.**

- 7.12.2 The grazing of horses does not require planning permission. The rearing of horses (i.e. a stud farm) is akin to agriculture. However, "horsiculture" as it has become known, is more often associated with recreational horse riding, the most intensive form of which is the indoor riding school. Whilst such buildings can rarely be located in more urban areas, they can be prominent features in the rural landscape, requiring careful design and siting to minimise their impact.

## **7.13 WATER BASED RECREATION**

### **7.13.1 POLICY RT17**

**The provision of water based recreational facilities will be encouraged at Stocks Reservoir, the Longridge reservoirs and on other appropriate water bodies. Development proposals will be assessed using following criteria:**

- i) the proposal must not conflict with the other policies of this plan;**
  - ii) the proposed use and any associated facilities must not harm the quality of the landscape or its visual amenity;**
  - iii) the proposal should have good lines to the public transport system. It should not generate additional traffic movements of a scale and type likely to cause undue problems or disturbance;**
  - iv) the proposal must not involve the creation of new tracks or roads;**
  - v) proposals for new buildings will be assessed on the basis of their impact from the landscape quality of the area in terms of size, scale, materials and design.**
  - vi) the proposed development must not cause damage to wildlife features;**
- iii) the proposal must not involve increased noise, inappropriate to the area;**

viii) **in the case of reservoirs, proposals must not cause operational problems which conflict with the primary function of the water body;**

ix) **proposals must not allow public access into dangerous areas.**

7.13.2 There is a lack of water based recreational facilities in the Borough. The main facilities being Barrow Lodge which is used by the Clitheroe Canoe Club and the numerous fishing rights in the borough.

7.13.3 Proposals should not involve development which would harm the landscape quality of the area. This is particularly relevant to the AONB. In addition, the proposed uses should not have any adverse impact on sites of nature conservation importance.

7.13.4 The use of sites for noisy sports will be strictly controlled. Stocks Reservoir in particular would not be considered suitable. This is because of the conflict with existing informal recreational facilities already existing.

7.13.5 Operational requirements of reservoirs must take precedence over recreational uses. The rapid fluctuation of water levels associated to these facilities will also restrict the type of uses allowed and means that certain areas will not be safe for public access.

7.13.6 The majority of proposals would have to take place in conjunction with North West Water.

#### 7.1 **FOOTPATHS AND BRIDLEWAYS**

7.14.1 The local planning authority will seek the retention and improvement of footpaths and bridleways in the plan area.

##### 7.14.2 **POLICY RT 18**

**Improvement of public rights of way, bridleways and byways/unsurfaced, unclassified roads in the plan area will be permitted. The Borough Council will also seek to ensure the retention and maintenance of by-ways and unsurfaced, unclassified roads as part of the public rights of way network.**

7.14.3 Some footpaths in the plan area are in need of improvement, particularly to their surface which can cause problems in bad weather. The improvement of sign posting and way marking will assist both footpath users and farmers by reducing accidental damage and trespass. The resources that can be directed towards footpath improvement are likely to be limited throughout the plan period. It is those footpaths which cross open fields which cause most problems for farmers, in appropriate cases it may be suitable to divert the route to follow a field boundary, but in most cases satisfactory way marking may solve the problem.

##### 7.14.4 **POLICY RT 19**

**Development that prejudices footpaths which:**

i) **provide a link between the towns/villages and attractive open land;**

ii) **link with the Ribble Way footpath;**

iii) **are associated to the Local Nature Reserves; and iv)**  
**are heavily used;**

**will not be permitted.**

7.14.5 The existing footpath network is an important leisure facility for residents of the Borough and visitors alike. The retention of the network will help to promote the area and encourage its

recreational use. Public footpaths can often provide traffic free access to other facilities and open countryside.

7.14.6 The local planning authority will seek to improve the standard of footpaths by extending and improving their way marking and signposting.

7.14.7 A number of agencies will be involved in footpath improvements throughout the plan period. Whilst the county council have primary responsibility for maintenance and improvement the Borough Council and other organisations are likely to become involved.

## 7.15 **RECREATION FACILITIES**

### 7.15.1 **POLICY RT20**

**Provision of facilities for countryside recreation will be approved at the Nick of Pendle. Proposals should be consistent with the conservation of the natural beauty of the area and should conform to the other relevant policies of this plan and policies G1, ENVI and RT1 in particular.**

7.15.2 The creation of facilities of a similar nature to those at Spring Wood, Whalley, Marles Wood and at Ribchester Road, Clayton-le-Dale, will help to meet a strategic requirement to provide opportunities for recreation in the borough.

7.15.3 The sites chosen are either close to urban areas or are areas where recreational pressures are quite severe. The concentration of facilities in these areas will help to reduce pressure on the wider countryside.

7.15.4 Implementation of this project will be undertaken in co-operation with other organisations, such as the Forest of Bowland Countryside Management Service. Indeed, the proposal has been put forward as part of the Forest of Bowland Area of Outstanding Natural Beauty Management Plan.

### 7.15.5 **POLICY RT 21**

**Land is identified for the development of a visitor centre at the Langden Intake, close to the Trough of Bowland. The scale, design and use of materials in any development must be to a very high standard and reflect the character of the area, with appropriate landscaping to soften the impact of the facility.**

7.15.6 The Trough of Bowland is one of the most heavily visited parts of the borough, however no formal facilities for visitors exist. The council will work to implement the provision of a visitor/information centre in conjunction with North West Water who own the site. Any development permitted must reflect the character of the area.



