

RECREATION AND TOURISM

INTRODUCTION

- 8.1 In recent years population growth, changing population characteristics and increases in car ownership and leisure time have created a significant potential for leisure activities. Public expectations of the quality and range of facilities available are continuing to increase.
- 8.2 Responsibility for the provision of recreation and leisure facilities lies with a number of organisations. The District Council is responsible for the promotion and management of facilities such as leisure centres and some outdoor open spaces. Town and Parish Councils are generally responsible for recreation grounds and sports pitches. Private sector provision includes sports facilities provided by private firms, and private clubs. The voluntary and community sector provides a wide range of local facilities such as tennis courts and bowling greens as well as multi-sports facilities. The Countryside Agency may provide finance for additional provision in certain circumstances. Applications may also be made to the Lottery Sports Fund administered by Sport England.
- 8.3 With continuing competition for scarce local authority financial resources, the emphasis in the future is likely to be on greater private sector provision, particularly where requirements arise as a direct result of new residential development. There is also likely to be increasing use of existing resources, both natural and man-made, including attractive areas of countryside, footpaths, woodland and waterways.
- 8.4 Improving facilities for recreation and leisure and creating new ones to cater for existing residents may also attract visitors. There is a close relationship between tourism and leisure and the District Council is keen to exploit the potential benefits to both the economy and the environment that tourism can bring.
- 8.5 The Local Plan deals only with those aspects of recreation and tourism which have land use implications. The management and promotion of facilities will be addressed through the preparation of Recreation and Tourism Strategies.

STRATEGIC FRAMEWORK

- 8.6 The recreation and leisure policies contained in the County Structure Plan aim to improve provision for recreation whilst having due regard to environmental factors. The Structure Plan also acknowledges the need to accommodate the demands of visitors from outside the County as well as encouraging the development of facilities for the indigenous population, including the dual use of existing facilities such as schools.

OBJECTIVES

- 8.7 The Recreation and Tourism Policies of the Plan have the following main objectives:
- 1) To protect existing public and private recreation open space.

- 2) To ensure that recreation open space provision keeps pace with new housing development and to seek, in partnership with other organisations and bodies, to rectify any identified shortages.
- 3) To make provision for the sport and recreational needs of the community, including the disabled.
- 4) To improve opportunities for recreation and access in the countryside, where there are no overriding conflicts with environmental objectives and existing land uses.
- 5) To encourage the provision of tourism attractions and related facilities of an appropriate scale, consistent with both environmental and economic development objectives.

POLICIES AND PROPOSALS

Recreation Open Space

- 8.8 Open spaces are essential in any community, not only for active sports and children's play, but also for general outdoor relaxation. The District Council attaches great importance to the retention of open space and recreation facilities close to where people live.
- 8.9 PPG17 (Sport and Recreation, 2002) advises that planning authorities should undertake robust assessments of existing and future needs of communities in relation to recreation open space provision, in line with guidance provided in "Assessing Needs and Opportunities: A Companion Guide to PPG17". Proposals which would result in the loss of open space should be resisted regardless of ownership, where this would conflict with the wider public interest. To underpin this requirement, the District Council undertook an assessment of recreation provision across the Plan area in 2001, in conjunction with a survey of Parish Councils. The results of the survey, which highlighted significant deficiencies in parts of the Plan area, will be used to prepare supplementary guidance on Recreation Open Space and a recreation open space strategy. Both are intended for use when dealing with planning applications for new housing.
- 8.10 Proposals which would result in the loss of recreation sites will be considered against POLICY RT1. Recreation open space protected by this policy includes public open space in the form of allotments, playing fields, courts, greens and children's play space and equipment. Sites of local amenity value are protected by POLICY ENV29.
- 8.11 Protection is also extended to some school playing fields and land owned by private sports clubs where this satisfies a community need in accordance with national planning advice. Whilst the public do not necessarily have access to such sites, PPG17 indicates that, when not required for their original purpose, such facilities may be able to meet the growing need for recreational land in the wider community. In such circumstances, partial redevelopment of a private site or school playing field may be acceptable provided the remainder would be secured for public use, or alternative provision is made elsewhere through planning conditions or a legal agreement.

- 8.12 There are a significant number of allotments throughout the Plan area. Although some are under-used, the demand for allotments fluctuates considerably through time and once lost to development, allotments cannot easily be replaced. Existing, well-used allotments should be afforded protection as recreation open space. Where allotments are under-used, priority will be given to satisfying other recreational needs in the locality before development proposals are accepted in principle.
- 8.13 Important recreation open space in the form of sports pitches, children's play space, and allotments has been identified on the Proposals Map. The omission of such a designation does not undermine the value of other recreation sites to which the policy will still apply.

RT1 Proposals which would result in the loss of existing recreation open space and allotments will not be permitted unless:

- 1) **The use has been abandoned and the site is not required to remedy an existing deficiency for recreation or allotment use elsewhere in the locality; or**
- 2) **Alternative provision of at least the equivalent size, accessibility and quality is made within the locality to serve the needs of the existing community; or**
- 3) **Sports and recreation facilities can best be retained and enhanced through the redevelopment of a small part of the site.**

Additional Recreation Open Space

- 8.14 The District Council's 2001 survey of recreation open space revealed that the general level of provision of the Plan area falls well below the standard recommended by the National Playing Fields Association (NPFA) of 2.4 hectares (6 acres) per 1,000 population. Facilities in the educational sector are normally not included in any assessment of local requirements. Facilities that occur in the voluntary, private, industrial and commercial sectors are included in the assessment when they serve the leisure time needs for outdoor recreation of their members and/or public.
- 8.15 Considerable variations in the level and distribution of recreation open space have been identified throughout the Plan area. Within the larger settlements, the most significant deficiencies were found at Barlby, Brayton and Camblesforth, as well as the market towns of Selby, Sherburn in Elmet and Tadcaster. Many smaller settlements share facilities, or perhaps have access to one multi-purpose recreation ground, which is not necessarily located within the built-up limits.
- 8.16 The results of the survey have been reinforced through consultations with Parish Councils to identify specific local demand, and existing problems regarding availability, accessibility and suitability of provision.
- 8.17 Whilst only a limited number of opportunities to rectify deficiencies in provision have been identified in the Local Plan, the District Council will continue to promote collaborative action to provide additional open space

with other bodies, including Parish Councils and Groundwork Selby. Additional local open space provision will be secured within new developments commensurate with the needs of their residents and to avoid exacerbating existing deficiencies. Consultation with local schools reveals that there is considerable scope for dual use of educational facilities.

- 8.18 Further measures may emerge as a result of the preparation of a detailed Leisure Strategy which is being undertaken by the District Council. Wherever possible, proposals by Town and Parish Councils and other public bodies to upgrade facilities or provide additional open space will be supported. Where appropriate, the District Council will assist, through direct grant aid and the co-ordination of other funding organisations such as Sport England, the Foundation for Sport and Arts and the Lottery Sports Fund.

Open Space Requirements for New Residential Development

- 8.19 The District Council's 2001 survey of recreation open space indicates that deficiencies in provision could be exacerbated in some of the larger settlements where, in line with strategic policies, additional housing growth is proposed. It is essential that adequate provision for recreation open space related to the scale of development be incorporated in the early planning of new residential development if future deficiencies are to be avoided. Supplementary Planning Guidance (SPG) will be prepared to give detailed information on the provision of recreation open space in connection with new residential developments. This is supported by national planning guidance set out in PPG3 (Housing) and PPG17 (Sport and Recreation).
- 8.20 The following policy is intended to reflect the minimum standard of provision suggested by the NPFA of 2.4 hectares per 1,000 population. On the basis of an average occupancy rate of 2.5 persons per dwelling, this equates to 60m² open space per dwelling. Open space which is not primarily designed for recreation (for example grass verges or surface water balancing facilities) will not be counted as making a contribution to supply.
- 8.21 The precise type and nature of open space to be provided will be subject to agreement between the District Council and the developer on the basis of the Recreation Open Space Strategy and the accompanying Supplementary Planning Guidance. Various types of open space should be provided at functional and maintainable sizes.
- 8.22 For schemes larger than 10 dwellings, provision should generally be made on-site, although there may be circumstances where this is impractical because of site characteristics or other planning requirements, or where off-site provision may be appropriately located elsewhere. In certain circumstances, a financial contribution to enable the District Council to make alternative provision or to upgrade existing facilities may be acceptable in lieu of direct provision.
- 8.23 Since the area of open space required in connection with schemes for 10 or less dwellings is inadequate to provide a practical play area, it is considered more realistic in such circumstances to require developers to make a commuted payment to the provision of open space or to the

upgrade of existing play facilities, elsewhere in the locality, by the District Council. Small infill schemes of less than 5 dwellings are excluded from this requirement because the provision of play space is impractical in smaller villages or hamlets or in association with the conversion of agricultural buildings to residential use in more remote areas. It is envisaged that the establishment of Groundwork Selby will provide the scope for drawing down external funding which would add to the contribution made by developers and more easily facilitate the provision of open space or upgrading of existing facilities.

- 8.24 In considering the need for, and nature of, additional or enhanced recreation open space, account will be taken of the relationship between the new development and existing open space. Other matters that will also be taken into consideration are the types of residential accommodation being provided. For example, sheltered accommodation for the elderly would have different functional requirements to family housing.
- 8.25 Further elaboration on the operation of the policy is provided in Supplementary Planning Guidance and the Recreation Open Space Strategy. The Council's separate requirements in relation to other forms of community needs that are directly related to development proposals are set out in POLICIES DC1 (Developer Contributions to Infrastructure and Community Facilities) and H4 (Affordable Housing).

RT2 Proposals for new residential development comprising 5 or more dwellings will be required to provide recreation open space at the rate of 60 square metres per dwelling on the following basis:

- (a) For schemes of more than 4 dwellings up to and including 10 dwellings, through a commuted payment to enable the district council to provide new or upgrade existing facilities in the locality.**
- (b) For schemes of more than 10 dwellings but less than 50 dwellings, the following options would be available subject to negotiation and the existing level of provision in the locality;**
 - (i) Provide open space within the site;**
 - (ii) Provide the open space within the locality;**
 - (iii) Provide the open space elsewhere;**
 - (iv) Where it is not practical or not deemed desirable for Developers to make provision within the site the District Council may accept a financial contribution to enable provision to be made elsewhere;**
- (c) For schemes of 50 dwellings or more, provision within the site will normally be required unless deficiencies elsewhere in the settlement merit a combination of on-site and off-site provision.**

Depending on the needs of residents and the total amount of space provided, a combination of different types of open space would be appropriate in accordance with NPFA standards.

Formal Sport and Recreational Facilities

- 8.26 Indoor sports are catered for in the Leisure Centres at Barlby, Selby and Tadcaster, which are managed by the District Council, and in a number of other centres operated by private companies such as National Power. An all-weather surface adjacent to the Abbey Leisure Centre, Selby has recently been completed. In addition, a range of indoor sports may be played at community and village halls throughout the Plan area.
- 8.27 In general, a reasonable range of facilities is available to most communities, bearing in mind that additional facilities are also provided by a number of neighbouring authorities. Provision is often supplemented through dual use of school facilities. Consultation with Parish Councils reveals a small number of cases where there are local aspirations to provide additional, small-scale facilities. Provided there is a proven level of demand and subject to the preparation of the District Council's Leisure Strategy, these may be supported by the District Council, in conjunction with the Sports Council, by grant aid and other means.
- 8.28 As part of its sports development programme, the District Council may identify a need for additional types of facility such as an athletics track or indoor bowls. Proposals may also emerge for privately sponsored activities.
- 8.29 Structure Plan Policy R1 indicates that provision will be made for the development of recreational, leisure and cultural facilities in locations accessible to both public and private transport. In this context, and bearing in mind national planning advice which advocates positive discrimination in favour of non-car borne journeys, it is appropriate that future provision should be made within, or on the edge of, towns and larger villages. Careful control will need to be exercised in order to overcome potential problems associated with ancillary facilities such as car parking and floodlighting.
- 8.30 By their very nature, some forms of organised sport and recreation require extensive amounts of land, such as development in association with football clubs, and may need to be accommodated outside towns and villages in the countryside. It is essential that such uses are not intrusive and do not affect sensitive landscapes, conservation interests, or valuable agricultural land.
- 8.31 Some modern recreational pastimes, for example war games, have potential to disturb the environment in ways which threaten its appearance and character, or which may have an unacceptably adverse effect on wildlife and local amenity (for example clay pigeon shooting).
- 8.32 Many disabled people already pursue sport and recreational activities. The District Council has installed facilities such as ramps and chair hoists at the leisure centres in Selby and Barlby in order to encourage participation. It is

appropriate to ensure that additional proposals are specifically designed to enable safe and easy access by disabled people.

RT3 Proposals for sport and recreation development will be permitted, provided:

- 1) The proposal would not be so intrusive as to seriously detract from the character of the area by virtue of its appearance or associated noise;**
- 2) The proposal would not create conditions prejudicial to highway safety or which would have a significant adverse effect on local amenity;**
- 3) New buildings or structures would be well designed and appropriately landscaped; and**
- 4) The facilities are designed in such a way as to allow easy access and active participation by disabled people in sport.**

Within areas of green belt, proposals will only be permitted where they relate to uses of land and essential facilities for outdoor sports and recreation which preserve the openness of the green belt and do not conflict with the purposes of including land in it.

Golf Course Development

- 8.33 Since golf courses take up large areas of land and can have a substantial impact on the character of the landscape, they warrant separate consideration from other forms of recreational development.
- 8.34 The District is well catered for in terms of existing golf courses, which satisfies the standard suggested by the Royal and Ancient Golf Club of St Andrews at approximately one course per 25,000 people. Existing private golf courses are operated near Selby, Stutton, Barkston Ash, Wistow and adjacent to Eggborough and Drax Power Stations.
- 8.35 Whilst golf courses are acknowledged in national planning guidance as an acceptable use in the countryside even within areas of Green Belt, this must be balanced with careful controls to safeguard the character of the countryside, particularly wildlife habitats. The formal pattern of fairways, mown greens, trees and bunkers normally contrasts with the agricultural pattern of fields and hedgerows. Established woodlands may also be eroded. Particular care will be taken in assessing proposals which affect Locally Important Landscape Areas, Historic Parks and Gardens, and sites of nature conservation importance.
- 8.36 It is equally important to safeguard local residents from the effects of increased traffic and activity, including associated floodlighting. In this regard particular attention will be given to the issue of light pollution which could arise especially in the case of golf driving range proposals (see POLICY ENV3).

RT4 Applications for golf courses and golf driving range developments will be permitted provided:

- 1) The proposal would not have a significant adverse effect on the character of the countryside or harm acknowledged nature conservation interests, and dominant landscape features would be retained, particularly within locally important landscape areas;**
- 2) Existing buildings within or adjacent to the site are converted to provide ancillary accommodation as far as possible;**
- 3) New building is kept to a minimum and would not be visually intrusive by virtue of scale, design, materials, colour or siting;**
- 4) The proposal would be well situated to serve existing centres of population located along or close to a primary or secondary route and would be served by roads with the capacity to accommodate the additional traffic generated;**
- 5) The proposal would not create conditions prejudicial to highway safety or which would have a significant adverse effect on local amenity;**
- 6) The proposal would not result in the loss of existing public rights of way and would exploit opportunities to provide new public access to the countryside;**
- 7) The proposal would not result in an undue concentration of golf-related activities which would cumulatively be likely to have a significant adverse effect on the landscape character of the area or generate levels of traffic which could not be accommodated on local roads without unacceptable alterations;**
- 8) A management plan for protecting and providing new landscape and wildlife habitats is submitted with the application;**
- 9) The proposal would not harm the character, setting or features of an historic park or garden, and would not result in the loss of important archaeological remains; and**
- 10) The proposal would not result in the irreversible loss of best and most versatile agricultural land.**

The District Council will require the submission of full details of all proposed ancillary facilities at the time the application is made and may require applicants to enter into a legal agreement controlling the operation of the golf

course or driving range or restricting further built development.

Informal Recreation and Access to the Countryside

- 8.37 Countryside recreation is the term used to describe informal use of the countryside including activities such as walking, country drives, non-competitive cycling, horse riding, visits to country parks and to historic parks and gardens, and picnicking. Countryside Agency surveys show that more than 80% of people visit the countryside at some time during the year. Countryside recreation is therefore a major tourism activity throughout England and Wales.
- 8.38 The District Council has been directly involved in the provision of visitor facilities at Barlow Common, Brayton Barff and Hambleton Hough, and with the development of new footpath routes such as the Cawood Walk, the Selby Horseshoe Walk and the Trans-Pennine Trail. Continued support will be given to proposals which increase access to the countryside and provide opportunities for informal countryside recreation, including the utilisation of disused railway lines. The District Council will also cooperate on projects with bodies such as the County Council and the voluntary sector, and with landowners, for example in connection with Woodland Access Agreements.
- 8.39 POLICY RT5 outlines the circumstances in which small-scale proposals to assist informal enjoyment of the countryside will be encouraged. The policy is equally applicable to small-scale proposals aimed at increasing the use and enjoyment of waterways.
- 8.40 Disabled people can often find it particularly difficult to obtain access to the countryside. Proposals for alternative access arrangements can improve this situation and will be supported by the District Council. Such arrangements might include tactile waymarkers in Braille for persons with impaired sight, or adapted stiles and gates to improve access for those with walking difficulties.

RT5 Proposals for small-scale developments associated with informal public use and enjoyment of the countryside will be permitted provided:

- 1) The proposal would not be intrusive by virtue of associated noise or appearance and any new buildings or structures would be well screened by existing vegetation or new planting;**
- 2) The nature and scale of the proposal would be appropriate to the locality;**
- 3) The proposal would not create conditions prejudicial to highway safety or which would have a significant adverse effect on local amenity; and**
- 4) The proposal would not harm acknowledged nature conservation interests or have an adverse effect on adjacent agricultural interests or other land uses.**

Recreational Use of Waterways

- 8.41 The District Council recognises the considerable potential for recreational use provided by the numerous rivers and canals within the Plan area, including the rivers Aire, Derwent, Ouse and Wharfe, the Selby Canal, and the Aire and Calder Navigation. These represent a resource of regional significance, being accessible not only to local residents but also the large population centres in West and South Yorkshire. At the same time this must be weighed with the need to safeguard the conservation and amenity value of waterways in accordance with other Local Plan objectives (see POLICIES ENV7, ENV8, ENV9 and ENV12).
- 8.42 In line with strategic advice, a balanced approach to the use of waterways has been adopted, which seeks to differentiate between those areas capable of accepting additional recreational development and more sensitive water corridors where it is important to restrain development pressures. The Plan area has been divided into zones based on differing potential to accept additional recreational facilities, accessibility, and ability to minimise disturbance to other interests. These are the Lower Derwent Valley Area of Restraint, the Urban Area of Selby/Barlby Bridge, and Remote Areas.

Lower Derwent Valley Area of Restraint

- 8.43 The Lower Derwent Valley is internationally recognised for its nature conservation importance, due to the exceptional purity of the river water and the traditional water meadow management of the seasonally flooded land on either bank. In winter the flooded meadowlands are particularly important for migrating wetland birds. There has been pressure for use of this part of the river for recreational pursuits which can interfere with the ecology of the area and increase the likelihood of river pollution.
- 8.44 Furthermore, in view of the restrictions concerning navigation rights on the Derwent, it is appropriate to restrict any new additional bankside moorings or other boating facilities.
- 8.45 Under the Land Drainage Byelaws 1991, consent for moorings is also required from the Environment Agency and appropriate Internal Drainage Board.
- 8.46 The Lower Derwent Valley Area of Restraint is defined on the Proposals Map and the following policy will apply:

RT6 Proposals for additional recreational facilities including caravan and camping development, bankside moorings or other boating facilities will not be permitted within the Lower Derwent Valley area of restraint as defined on the proposals map.

Selby/Barlby Bridge Urban Area

- 8.47 The general intention is to direct proposals for larger-scale water-based recreation facilities to within or adjacent to the built-up area of Selby and the adjoining built-up area of Barlby Bridge. This represents the largest concentration of population in the Plan area and the location most capable of accommodating further recreational developments, particularly those of a formal nature, consistent with other policies aimed at promoting tourism and revitalising the waterfront. By concentrating facilities alongside sections of the river Ouse and Selby Canal which pass through the town, it is intended to relieve pressure on other more sensitive locations.
- 8.48 There is considerable scope for increasing the recreational use of the riverside areas in Selby in conjunction with the Selby Waterfront Project. This is a major economic initiative which is aimed at regenerating the economy of the waterfront, including the commercial use of the river. Funding is available from a number of partners and the Department of Trade and Industry Single Regeneration Budget.
- 8.49 Projects under consideration include a comprehensive landscape improvement strategy to promote increased public access and enjoyment of the riverside areas, provision for riverside walkways, sitting-out areas, viewpoints and information and interpretation points. The type of recreational activity to be encouraged within these zones would be geared to accommodating increased numbers of visitors.

RT7 Proposals for riverside recreational facilities will be permitted within or adjacent to the defined development limits of Barlby Bridge and Selby, provided the proposal:

- 1) Would not jeopardise the commercial use of the waterway or the operation of existing businesses;**
- 2) Would not create conditions prejudicial to highway safety or which would have a significant adverse effect on local amenity;**
- 3) Is of a nature and scale appropriate to the locality and its ability to absorb visitors without suffering environmental damage;**
- 4) Contains adequate safeguards to prevent the pollution of the waterway; and**
- 5) Would not harm acknowledged nature conservation interests and wherever possible would strengthen existing wildlife corridors.**

Remote Areas (Outside Areas of Restraint)

- 8.50 Remaining waterways in the Plan area are relatively inaccessible and free from recreational development. With the exception of the Knottingley to Goole Canal and the Selby Canal, most are tidal or, in the case of the river Wharfe, non-navigable, and therefore not subject to pressures for moorings

or boating. These waterways are more suited to quiet informal activities such as angling or walking.

- 8.51 Priority will be given to safeguarding existing uses and improving access. Proposals for small-scale recreational facilities associated with the quiet enjoyment of water corridors will be acceptable. At waterside locations accessible by road, it may be possible to provide small car parks linked to the riverside path with picnic facilities to meet the needs of anglers and walkers. A scheme has recently been completed at Brayton Bridge on the Selby Canal.
- 8.52 Proposals will be considered in relation to POLICY RT5 (Informal Recreation and Access in the Countryside).

Selby Canal

- 8.53 Selby Canal forms part of a strategic waterway route through North Yorkshire linking the Aire and Calder Navigation with the river Ouse, and enabling boats to travel beyond York as far as Ripon. The 5 mile long section of canal links the river Ouse at Selby and the river Aire at Haddlesey. It passes through relatively remote areas of countryside as well as residential suburbs and older industrial development in Selby.
- 8.54 Although classed as a commercial waterway, the canal is used primarily for leisure and recreational purposes. Boating numbers have doubled since 1988, with over 2,000 boats now passing through Selby Lock each year and at least another thousand boat movements take place on the canal during the summer cruising season. A small narrow boat hire base and long-term moorings are located in Selby Basin. A small number of additional overnight moorings are provided at other locations. The canal also supports a dynamic fishery with four angling clubs. In addition, the canal towpath is used by walkers and ramblers and now forms part of the Selby Horseshoe Walk and the planned Trans-Pennine Trail (see POLICY RT8).
- 8.55 British Waterways has undertaken a comprehensive study of the canal corridor on behalf of the District Council, which was funded jointly by British Waterways, Selby District Council, North Yorkshire County Council, the Countryside Agency and the Yorkshire Tourist Board. The study examined the special contribution which the canal makes to the environment, and investigated opportunities for increasing its recreational and amenity value for both local people and visitors.
- 8.56 In particular, the Study illustrated the scope for providing additional visitor moorings, and low-key facilities such as car parking and picnic sites, provided these respect the rural nature of the waterway. Proposals affecting the rural parts of the canal (outside the defined Development Limits of Selby) will be considered in relation to POLICY RT5. Proposals to increase the enjoyment of the waterway at the Selby end of the canal will be considered in relation to POLICY RT7. Specific measures to enhance the waterside environment in combination with other development proposals are incorporated in Part Two of the Local Plan.

The Trans-Pennine Trail

- 8.57 The Trans-Pennine Trail is an ambitious project which aims to create a multi-user route between Southport and Hornsea for walkers, cyclists and, wherever possible, horse riders and the disabled. The route will link the major centres of Liverpool, Manchester, Sheffield and Hull. It involves the cooperation of a number of local authorities. Generally the trail follows disused railways, canal towpaths, riverside paths and existing rights of way. The fact that the Trail ends at Hull's Europort Terminal opens up the possibility of designating it as a Euroroute with possible linking into the network of Long Distance European Routes on the European mainland.
- 8.58 Parts of the Trail within the Plan area are already open and enjoy good use. This includes the Selby-York spur, part of which has been constructed on the course of the former York-Selby railway. The District Council will continue to support the development of the Trail. Existing sections of the Trail and the preferred routes of additional sections, which are currently being negotiated by the County Council, are defined on the Proposals Map.

RT8 Proposals to extend the route of the trans-Pennine trail, to enhance access along the trail and to establish links with other rights of way will be encouraged.

Horse-Related Development

- 8.59 Horse riding is an increasingly popular activity in the Plan area leading to pressure for the erection of stables and associated buildings and other facilities. This can have a significant impact on the countryside, particularly when linked to large-scale commercial enterprises or equestrian centres.
- 8.60 In considering proposals for horse-related development, care will be taken to protect residential amenity as well as to safeguard the character and appearance of the countryside.
- 8.61 There is potential to extend the existing bridleway network which may help to reduce conflicts between walkers and riders, and improve highway safety in those areas where horse riders use public roads. Whilst responsibility for maintaining and creating bridleways rests with North Yorkshire County Council as the Local Highway Authority, the District Council will cooperate with the County Council and other bodies to help develop the bridleway network (see POLICY T8).

RT9 Development proposals involving the erection of stables and other facilities for keeping horses in the countryside will be permitted provided:

- 1) Buildings would not detract from the character and appearance of the rural environment and, in the interests of residential amenity, would be sited at a reasonable distance from the nearest dwelling;**
- 2) The provision of foul drainage would meet the requirements of the district council and the water authorities;**

- 3) **Adequate provision is made for the storage and disposal of soiled bedding material and applicants can demonstrate that suitable arrangements are to be made for this purpose;**
- 4) **The proposal would not create conditions prejudicial to highway safety or which would have a significant adverse effect on local amenity; and**
- 5) **The proposal would not harm acknowledged nature conservation interests.**

Tourism-Related Attractions

- 8.62 In addition to attractive settlements and areas of countryside, the Plan area boasts a number of visitor attractions including Selby Abbey and other ecclesiastical buildings, Carlton Towers, and a number of historic parks and gardens. The natural resources of the area have led to the development of significant industries such as brewing, mining and power generation which by their presence create considerable potential interest. In addition, facilities are available for outdoor water sports at Womersley Water and for flying at Burn Airfield (gliding) and Sherburn Airfield (light aircraft), which draw members from other parts of the Region and beyond. On the whole, however, existing attractions tend to be small-scale and related to the historic, cultural and natural resources of the area.
- 8.63 Whilst accepting the dominance of York with regard to tourism potential, the District Council nevertheless believes there is further scope for the development and enhancement of small-scale attractions within the District provided these reflect the rurality of the area and the environmental objectives of the Local Plan.
- 8.64 Development of tourist facilities in the countryside can allow for a greater diversity in the rural economy. The following policy is intended to facilitate tourist development in accordance with PPG21 (Tourism) so as to maximise the economic and employment benefits of tourism whilst minimising environmental and other conflicts which tourism can cause. Wherever possible, the re-use of existing rural buildings will be preferred to the construction of new buildings. Given the likely impact on rural roads and communities, it will not normally be appropriate to encourage tourism in rural areas on a large scale.

RT10 Proposals for tourist attractions will be permitted provided:

- 1) **The nature and scale of the proposal would be appropriate to the locality;**
- 2) **The proposal would not have a significant adverse effect on the character and appearance of the area;**
- 3) **The proposal would not create conditions prejudicial to highway safety or which would have a significant adverse effect on local amenity; and**

- 4) **The proposal would not be likely to have a significant adverse effect on the environment or disrupt local community life.**

Within areas of green belt, proposals will only be permitted where they satisfy the requirements of Policy GB2 as an acceptable form of development in green belt.

Tourist Accommodation

- 8.65 A key factor in establishing a successful tourist industry is clearly the availability of a range of accommodation. It is also significant that the greatest number of jobs related to tourism within Selby District are directly concerned with the provision of accommodation. Research carried out by the Yorkshire Tourist Board indicates a particular lack of large hotels. The scope for additional hotel development has been confirmed through a detailed study commissioned by the District Council, which identified a specific need for a 30-bedroomed hotel serving Selby and the surrounding area in particular.
- 8.66 The District Council will encourage the private sector to provide further accommodation of the standard required by the different sectors of the tourist market. This may include extensions and refurbishment of existing accommodation, proposals for changes of use and conversion of existing buildings, or the development of entirely new accommodation. Any such proposal will need to satisfy normal planning considerations and policies set out in the Local Plan.
- 8.67 New accommodation will normally be associated with existing development rather than the open countryside. Where an entirely new development is proposed in the open countryside, the need for this location must be proven. This may take the form of close association with a particular facility, either proposed or existing.

RT11 Proposals for serviced or non-serviced tourist accommodation, including extensions to existing premises, will be permitted provided:

- 1) **The proposal would be located within defined development limits or, if located outside these limits, the proposal would represent the use of either;**
 - i) **A building of either architectural or historic interest, or;**
 - ii) **An existing structurally sound building which is suitable for its proposed function without major rebuilding or adaptation, or;**
 - iii) **An extension to an existing hotel or other form of accommodation; and**
- 2) **The proposal would not create conditions prejudicial to highway safety or which would have a significant adverse effect on local amenity;**

- 3) **In meeting car parking and access requirements, there would not be a significant adverse effect on the setting of the building or the character of the area; and**
- 4) **The size and scale of the proposal would be appropriate to the locality.**

In granting permission for self-catering accommodation, the local planning authority will ensure that a condition restricting the maximum period of occupation of the premises is applied.

Within areas of green belt, proposals will only be permitted where they satisfy the requirements of policy gb2 as an acceptable form of development in the green belt.

Caravan and Camping Sites

- 8.68 There are a small number of sites for touring caravans and camping in the Plan area. These are complemented by a number of certified caravan sites for five caravans or less, scattered throughout the area.
- 8.69 Suitable sites for the location of caravans are likely to be located beyond the built-up limits of towns and villages. Larger-scale proposals accommodating more than five caravans, which would require planning permission, would need to ensure that they were well integrated within the rural landscape. This can be assisted by ensuring that the scale of the proposal is appropriate to the location and through the use of sites which are well screened by existing vegetation and by extensive planting within the site. These measures are given added importance when ancillary developments such as toilets/shower blocks are proposed.

RT12 Proposals for touring caravan and camping facilities will be permitted provided:

- 1) **The proposal would not have a significant adverse effect on the character and open appearance of the countryside, or harm acknowledged nature conservation interests;**
- 2) **Any proposal for development within the locally important landscape areas, as defined on the proposals map, would conserve and enhance the landscape quality of the area in terms of scale, siting, layout, design, materials and landscaping;**
- 3) **The proposal would not be visually intrusive and would be well screened by existing vegetation, or would incorporate a substantial amount of landscaping within and around the site;**
- 4) **The site would have good access to the primary road network;**

- 5) **The proposal would not create conditions prejudicial to highway safety or which would have a significant adverse effect on local amenity.**
- 6) **Any new ancillary buildings or structures are essential to providing basic services on the site; and**
- 7) **The number of pitches in any one are would be in proportion to the size of the locally resident population so as not to disrupt community life**

Signposting

8.70 The District Council appreciates the need for visitors to be aware of the District's tourist facilities. This enables tourism to make a full contribution to the local economy. Clear and concise provision of information and signposting can reduce vehicle and pedestrian congestion, and this can provide benefits to local people as well as visitors. New signage should not be sited in sensitive locations and should be of good design and in accordance with the appropriate guidance issued by the Government and North Yorkshire County Council.

RT13 The District Council will, in conjunction with the county council, provide signposting to improve visitor awareness of tourist facilities. Signposting will consist of traffic and pedestrian directional signs, car park signs and tourist information points.