

## POLICY LINKAGES

The matrix below cross-refers Recreation, Sport and Tourism Policies to other Structure Plan policies which are, or may be, of particular relevance. The Plan however should be read as a whole.

Structure Plan Policy	Links to other policies
RST.1 Criteria for the Development of Recreation and Sports Facilities	CTC.1, CTC.2, CTC.3, CTC.4, CTC.5, CTC.6, CTC.10-CTC.21, RST.7, RST.8, RST.10
RST.2 Location of Informal Countryside Recreation Developments	RST.3, RST.4, RST.5
RST.3 Public Rights of Way	RST.2
RST.4 Recreational Walking Routes	RST.3, RST.6
RST.5 Recreational Cycling Routes	RST.2
RST.6 Horse Riding Routes	RST.4
RST.7 Recreation in Areas of Outstanding Natural Beauty	CTC.1, RST.1
RST.8 Recreation in Areas Under Visitor Pressure	RST.1
RST.9 Waterways and Open Water Areas	D.8, D.27, D.29, D.30, D.35, D.42, RST.4, RST.5, RST.6
RST.10 Outdoor Sports in the Countryside	RST.1
RST.11 Major Sports Facilities	SD.6, SD.7, SD.8
RST.12 Recreational Provision in Settlements	CTC.6
RST.13 Golf Courses	CTC.1
RST.14 Tourism Development	CTC.1, CTC.2, CTC.3, CTC.4, CTC.5, CTC.6, CTC.10-CTC.21, RST.15, RST.16
RST.15 Development of Tourism Potential	RST.14
RST.16 Tourism Accommodation	RST.14
RST.17 Holiday Chalets	RST.14
RST.18 Holiday Caravan Sites	CTC.1, RST.14
RST.19 Touring Caravan Sites	RST.14

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## 8. RECREATION, SPORT AND TOURISM

### Introduction

**8.1** Recreation, sport and tourism all make an important contribution to the quality of life of both residents and visitors, to economic growth and to the diversification of employment opportunities in both rural and urban areas. An appropriate provision of facilities, particularly for daily recreational and sporting activities, within and close by the urban areas, towns and larger villages in the County can also help provide a better balance of facilities and contribute towards a reduction in the need to travel, hence securing benefits in terms of sustainability.

**8.2** This Chapter is divided into two sections, the first setting out strategic policies for the provision of facilities for informal and formal recreation and sporting facilities and the second setting out strategic policies for the development of tourism within the County.

### Recreation and Sport

**8.3** The degree to which particular activities necessitate “development” varies greatly, with the more formal and sporting activities tending to be urban and site-based, while the informal ones tend to be countryside-based. However, there is considerable overlap. Recreation contributes to quality of life by offering a safety valve for social pressures, assisting the local economy and tourism, promoting better health, and even reducing anti-social behaviour. The policies set out below deal essentially with matters of recreational land use or development, or matters of recreational management which impinge significantly on land use or development.

**8.4** Recreational facilities are provided by both public authorities and private operators. The former are generally managed through Recreation or Leisure Strategies prepared by County or District Councils and apply to all providers, although other public agencies such as Forest Enterprise and Environment Agency are also involved in direct provision, operating within their own strategies.

**8.5** Recreation resources in the County provide for a wide range of activities, with urban parks, rivers and the general countryside being major attractions for informal recreation. For formal recreation, the venues are predominantly urban centres and have often developed in association with sports facilities for schools and colleges.

**8.6** The emphasis of Planning Policy Guidance is on encouraging recreation to meet recognised demand where it is environmentally sustainable, ensuring good accessibility by all modes of transport, and protecting open space in settlements. PPG17 (Sport and Recreation) supports the development of sport and recreation in the widest sense, and stresses the role of the planning system in delivering the physical resources to accommodate the diverse activities.

**8.7** Policies in this section of the Chapter cover:

- the promotion of recreational opportunities and facilities in general
- the sustainable use of physical resources for recreational activities
- criteria for the location, design and development of acceptable recreational facilities
- provision for specific recreational and sporting activities.

### Policies

#### Criteria for the Development of Recreation and Sport Facilities

#### Policy RST.1

Proposals to provide facilities for recreation and sport to serve the needs

**of local residents and visitors will be encouraged. In particular an assessment will be made of:**

- (i) the impact on landscape character and features;**
- (ii) the impact on AONB or AGLV;**
- (iii) the impact on nature conservation interests;**
- (iv) the impact on the built and archaeological heritage;**
- (v) the ability to access the proposed development by alternative modes of transport to the private car and the impact that additional traffic will have on the area; and**
- (vi) the provision of ancillary facilities (toilets, refreshments, picnic areas, information points etc.) appropriate to the anticipated level of usage of the facility.**

**Proposals for recreational developments should be located close to the main areas of demand. In particular proposals for major recreational development should not be located in AONB or other environmentally-sensitive areas. Major proposals which would cause unacceptable environmental and social impacts on settlements will not normally be permitted.**

### **Explanatory Memorandum**

**8.8** As with all forms of development, recent years have seen an increasing emphasis on the need for facilities for recreational, leisure and sporting activities to be accommodated within the criteria of environmental sustainability.

**8.9** In the case of informal countryside recreation, facilities are generally of such a low key nature that the environmental impacts are usually minimal and often beneficial. However, recreational development can have

environmental repercussions which are unintentional such as encouraging increased road traffic in rural areas. Increased visitor access to attractive landscapes may also generate conflicts with conservation of landscape, built heritage, flora and fauna, water resources, etc. The Countryside Access Strategy (for the former County of Herefordshire and Worcestershire) provides the strategic management framework to achieve these multiple objectives.

**8.10** Development of formal recreational facilities - ranging from urban sports centres to golf courses and theme parks on historic sites - tends to raise greater environmental issues than informal countryside recreation, and needs to be addressed in separate strategic policies. These aspects, including the need for the facility, should be covered in leisure/recreation strategies produced by District Councils at the local level.

**8.11** While development criteria for recreation should be applicable to all parts of the County, an overlay of extra protection is needed for designated areas such as AONBs, and statutorily designated Special Areas of Conservation (SACs) and Sites of Special Scientific Interest (SSSIs). Other areas/sites where specific problems are recognised, such as visitor honeypots (see Policies RST.7 and 8), should also receive extra protection. Specific recreation proposals will also need to be assessed against criteria from the County Landscape Character Assessment embodied in policies in the Conservation of Town and Country Chapter of the Plan and other policies in that chapter dealing with the natural environment and heritage of the County.

### **Location of Informal Countryside Recreation Developments**

#### **Policy RST.2**

**Proposals for development of informal recreation facilities in the countryside should demonstrate positive contributions in respect of the following:**

- (i) providing environmentally-sensitive access to countryside resources, including common land, woodland, watercourses, archaeology and built heritage;
- (ii) providing good connections to the local rights of way network and/or permissive recreational routes, Regional Routes, National Trails, cycle routes etc;
- (iii) the ability to access the proposed development by alternative modes of transport to the private car and the likely impact that additional car traffic will have on the area;
- (iv) close proximity to the main urban concentrations of population and rural settlements; and
- (v) making use of redundant, derelict or otherwise unused or underused property.

New country parks and other sites will normally be supported where they can meet these criteria.

**Explanatory Memorandum**

**8.12** Policy RST.2 sets out the positive contributions it is expected should be demonstrated by any proposals for informal recreation facilities in order to ensure that the widest possible benefits, particularly in relation to sustainability, can be achieved.

**Public Rights of Way**

**Policy RST.3**

The public rights of way network will be managed, maintained and developed to secure the optimum recreational benefits compatible with environmental policies. Development proposals which are judged to reduce the utility, convenience, recreational value, attractiveness or historic significance of a public right of

way to the user will not be permitted unless an alternative route of at least equal value can be provided. Proposals for new rights of way, permissive links and other forms of access agreement, to improve the recreational utility of the network, will be encouraged where appropriate.

Parish rights of way networks will be promoted as a local resource for recreation and sustainable tourism.

**Explanatory Memorandum**

**8.13** Public rights of way are the primary resource for informal countryside access. While they still serve a limited community role for pedestrians and horse-riders, they are now mostly a recreational resource. The County Council’s role in the maintenance and management of maintenance is a statutory obligation, whilst powers to extend and improve the public path network are optional. The Plan policies are therefore directed mainly at promoting and enhancing this role.

**Recreational Walking Routes**

**Policy RST.4**

The development of recreational walking routes will continue to be promoted, based on the three recognised categories of:

- (i) National Trail (long-distance);
- (ii) Regional Routes (medium-distance); and
- (iii) local walks.

Promoted routes will mostly use the statutory public rights of way network and, where necessary, permissive links. Wherever possible, routes will be aligned along safe, attractive, corridors (‘greenways’) which can also be used by cyclists, horse-riders and the less able.

**The proposed upgrading of the Cotswold Way Regional Route to National Trail status is supported and, if approved by the Secretary of State, should be assisted by the improvement of facilities and public transport access on the section through Worcestershire.**

### Explanatory Memorandum

**8.14** Walking is the most popular recreational activity, particularly in the countryside. The main providers of walking opportunities are the local authorities - through management of the public rights of way resource, and through the promotion of access land and selected short and longer-distance routes. Worcestershire County Council has a number of 'Milestones' targets and commitments in relation to public paths. Other public agencies and private sector operators also provide walking opportunities, increasingly in partnership with local authorities. Policy needs to reflect this partnership approach and to work within the guidelines provided by the Government's main advisory agency, the Countryside Agency. Permissive paths, requiring the permission of a third party, will only be used where absolutely necessary and will not be seen as an adequate replacement for a statutory right of way.

### Recreational Cycling Routes

#### Policy RST.5

**The development of cycle routes will be promoted for recreation and tourism in accordance with the County Cycling Strategy. Priority will be given to routes which access popular visitor areas where they contribute to the provision of sustainable access for visitors and routes which allow access from the railway network. Opportunities will be sought to align cycle routes with safe, attractive, off-road greenways such as disused railways, canal towpaths, forestry tracks and linear parks, combined with the use of quiet roads to create continuous links in a County network. Development and extension of the National Cycle Network will be supported.**

### Explanatory Memorandum

**8.15** Cycling is an increasingly popular activity for recreation and tourism. The attractive Worcestershire countryside and its network of quiet roads and off-road access offers great potential for recreational and tourist cycling. While these resources are readily available without being managed or promoted by public agencies, such agencies are best placed to deal with issues such as ensuring continuous links in a County network, safety at major road intersections, development of off-road routes, and coherent marketing for cycle tourism. As with walking, the main providers and promoters of safe, attractive leisure cycle routes are the local authorities and other public agencies.

**8.16** The public bridleway network is available for cycle use and key routes can be improved by appropriate surfacing using existing legal provisions. Certain open access areas are also available to cyclists. However, both these resources need to be managed to minimise impacts on the environment and other visitors. In particular the transport impact of accessing the cycle routes by car should be considered in developing routes, and every opportunity taken to develop those which offer access by rail. Most off-road cycle routes can also be used by walkers and disabled people, but use by horse-riders is not always compatible from both a safety and maintenance viewpoint.

**8.17** A County Cycling Strategy has been prepared to provide a policy framework for the development of cycling facilities and the management of support services. Policy RST.5 needs to reflect the priorities in this document in relation to recreational routes.

### Horse Riding Routes

#### Policy RST.6

**The development of short and longer-distance horse-riding routes will be promoted through the combination of public bridleways, open access areas, quiet roads and, where necessary, permissive links on private land, to create**

continuous alignments of value to both local and touring riders. Selective longer-distance routes will be promoted for tourism, in association with riding groups and livery providers.

developments should also make a positive contribution to easing the problems.

### Explanatory Memorandum

**8.18** The County's disjointed public bridleway network is not conducive to the assembly of continuous, safe off-road riding routes. Only by using minor roads, byways, open access land and permissive rides on private land can routes of substantial length be created and promoted. Local authorities have co-operated with the British Horse Society's "Arrow" Project to devise long-distance County-based horse-routes. Implementation has been hindered by a lack of resources to tackle the clearance backlog on bridleways and the need for expensive improvement works to bridges and drainage. However the policy should nevertheless continue to identify opportunities for promotion of routes for local recreational or wider tourism use. Dual use with cyclists should be an objective wherever the two uses are compatible and acceptable in order that maximum recreational benefit is achieved.

### Recreation in Areas of Outstanding Natural Beauty

#### Policy RST.7

**Within the Cotswolds and Malvern Hills Areas of Outstanding Natural Beauty, conservation of the unique character and qualities of the landscape and of nature conservation interests will have precedence over the development of recreation facilities. Development for recreation should be in keeping with the inherent distinctiveness of the local landscape, small-scale, constructed from appropriate materials and make a positive contribution to the understanding and enjoyment of the AONB.**

**Where there are localised visitor management problems due to the popularity of the area, recreation**

### Explanatory Memorandum

**8.19** The recreation policies in the Plan are all sensitive to the need to protect landscape and ecological heritage throughout the County, and to conserve local distinctiveness. With the development of the landscape character approach, additional criteria, set out in Policy CTC.1, should be applied over and above those in PPG17. However special consideration is still required for broader landscapes designated at the national level. Principal amongst these are the two AONBs which are national designations aimed primarily at landscape conservation, with recreation a secondary concern. However, given the intensity of recreation pressures on many parts of the AONBs, co-ordinated visitor management is an essential pre-requisite of effective conservation. Recreation policies in AONBs therefore need an extra dimension of environmental protection beyond that afforded the rest of the County.

**8.20** Given the key aim of the Plan to secure sustainable development, the difference in policy strength on recreation matters between AONBs and the rest of the County is much less marked than previously. The main differences relate to protection of the quintessential character which has led to AONB designation, together with issues of the location, scale, layout and design of development which is considered appropriate in an AONB.

**8.21** The main AONB areas where localised visitor management problems are experienced are on the Malvern Hills and around Broadway. Problems to be addressed may include erosion, congestion and parking.

**8.22** In considering recreational proposals or activities in the two AONBs the relevant sections of adopted Management Plans should be used as supplementary planning guidance, as should the new statutory management plans once developed.

## Recreation in Areas Under Visitor Pressure

### Policy RST.8

**In areas where recreational pressures are concentrated, recreational provision should be co-ordinated through local countryside management strategies. Where appropriate, the countryside management approach may be used to provide a more integrated approach to address land use, management, nature conservation, recreation, cultural heritage and tourism issues in the countryside.**

#### Explanatory Memorandum

**8.23** This policy seeks to promote countryside management strategies and countryside management to guide land use change. Such co-ordinated working is considered essential to deliver recreation, conservation and landscape policy.

**8.24** Certain areas of the County experience concentrated visitor management problems as a consequence of either their inherent attractiveness or their proximity to major urban populations. Parts of the AONBs fall into both these categories as do some areas which have no major protective designation. Especially vulnerable are the fringes of the principal towns which, with some exceptions, are not surrounded by high quality landscape. These areas are usually subject to environmental pressures on farmland, woodland, water resources etc., as well as the impacts of unmanaged recreation. Such problems need to be dealt with at both planning and countryside management levels, and must involve working closely with landowners. In such cases it is best practice to develop a local countryside management strategy to ensure all partners are working towards the same ends. Once these strategies are in place they should be used to aid decisions on applications for recreation development in their areas.

**8.25** The North Worcestershire "Countryside Action" Project (NWCAP) was a countryside management partnership between

the County Council and its District Council partners, which was in operation for some fifteen years. It worked with local communities to encourage small scale environmental improvements, and with its partners and other agencies, to implement strategically based environmental initiatives that benefit local people and visitors to the north of the County. Its focus was on addressing some of the pressing landscape, nature conservation and recreational issues typically found in this important, highly attractive and well used area of the County on the fringes of the West Midlands Conurbation.

**8.26** This successful partnership approach has now been expanded by the County Council to cover the whole of the County, working where appropriate with District Councils, agencies and other organisations to provide for a more integrated approach to addressing the complex range of issues facing the Worcestershire countryside.

**8.27** Policies in the previous Structure Plan were aimed at redistributing visitor pressure away from "honeypots" in AONBs and elsewhere have been recognised as having only a marginal effect on the problems, and have therefore been deleted in favour of co-ordinated overall management in such areas.

## Waterways and Open Water Areas

### Policy RST.9

**Priority will be given to securing improved access to waterways and open water areas, where there is no conflict with other Structure Plan policies. Specific exceptions to this policy will occur where:**

- (i) recreational over-use or conflicting uses cannot be resolved;**
- (ii) there is an unacceptable conflict with water supply or commercial uses;**
- (iii) any unacceptable pollution would arise;**

- (iv) there are overriding problems with public safety; and
- (v) where adverse environmental impact would result.

The alignments of the Droitwich and Droitwich Junction Canals will be protected against development likely to obstruct restoration or adversely affect associated operational and historic structures and where obstructive development has already occurred or is unavoidable, an alternative alignment will be identified and protected. Where appropriate, the towpaths will be progressively incorporated in the County network of recreational facilities as the canal restoration proceeds, and made available for walkers, cyclists, horse-riders and disabled people.

Support will be given for enhanced access to existing canals and canal sides for low-key informal recreation.

On navigable rivers and operational canals, development involving permanent moorings in a linear form, other than overnight stays, will not normally be permitted. The majority of permanent moorings will be located in basins or marinas, generally in urban locations or sites used historically for this function.

Opportunities for the recreational use of new water areas which become available as a result of mineral extraction, or the creation of reservoirs or amenity lakes, will be supported in so far as they accord with the Structure Plan's policies, serve a recognised demand and have regard to the needs of all potential users. Priority will be given to the identification of one new water area of sufficient size to support water sports facilities.

#### Explanatory Memorandum

**8.28** The County is blessed with attractive rivers and canals, but lacks substantial areas of open water. Informal public access to all these

resources is surprisingly scarce, with waterside recreation routes being notably absent. Policy RST.9 is therefore aimed at increasing opportunities for waterside access and, where environmentally acceptable, supporting the restoration of former waterways and the creation of new water areas for leisure and amenity uses. In considering development priority should be given to improving new or existing access in assessing potential conflicts with other elements of the proposal.

**8.29** In applying this policy a balance needs to be struck between protecting countryside resources and encouraging development which can bring benefits to rural areas. Policy RST.9 should be cross-referenced with rural policies in the Development Chapter (D.8, D.27, D.29, D.30, D.35 and D.42).

### Outdoor Sports in the Countryside

#### Policy RST.10

**Proposals for the provision of facilities for outdoor sports which have a legitimate need to use countryside resources will be supported, where they conform with other policies in the Structure Plan.**

#### Explanatory Memorandum

**8.30** Many types of informal and formal outdoor sports make use of countryside resources with varying degrees of impact on the environment and land use. This policy seeks to ensure that only those uses appropriate to the countryside and their location should be encouraged. Some occur as a result of private agreements between user groups and landholders, others as the result of specific provision by public agencies. Some are regulated by the 14-days a year rule, others necessitate full planning permission for permanent or more frequent use, particularly if development of buildings, courses or tracks is required. Policy RST.10 is a general policy to facilitate and control provision and its aims can be achieved by a variety of means, and not

solely secured by legal agreement. The detail of provision is likely to be a matter for Local Plan policies and Recreation/Leisure Strategies.

### Major Sports Facilities

#### Policy RST.11

The development of purpose-built facilities for sports and formal recreation catering for regional and sub-regional needs will only be allowed in accordance with Policies SD.6, SD.7 and SD.8 and where access by public transport can be maximised. Major sports field developments will also need to be assessed against strict environmental criteria covering noise, lighting and hours of operation.

#### Explanatory Memorandum

**8.31** Purpose-built sport facilities likely to attract substantial numbers of people will be required to be developed in accordance with the overall development strategy of the Plan (i.e. within the urban areas). This will ensure that they are developed in the most sustainable locations within the County and will contribute to the objective of reducing the need to travel and will help towards achieving a balance of facilities within urban areas.

**8.32** It will be necessary to ensure that proposals for major sports field development are assessed at the local level to ensure that issues of visual and aural pollution, particularly from floodlit activities during evening hours, do not arise.

### Recreational Provision in Settlements

#### Policy RST.12

The creation and conservation of informal and formal open spaces (or networks of open spaces) in settlements, will be encouraged to meet regional and local

recreation needs. Priority for active promotion will be given to:

- (i) proposals to link open spaces in settlements to the wider countryside;
- (ii) areas with inadequate current provision;
- (iii) facilities catering for a wider range of user types including joint uses; and
- (iv) facilities that are accessible by other modes of transport, particularly public transport.

District Planning Authorities will determine the appropriate open space standards in the review of Local Plans.

#### Explanatory Memorandum

**8.33** In accordance with the Plan's objectives of protecting and expanding open spaces, Policy RST.12 is aimed at trying to secure adequate provision of informal and formal open spaces in settlements. It is also intended to ensure that where open spaces and playing fields already exist that they are not lost to other forms of development such that an adequate level of provision in the settlement cannot be maintained.

**8.34** National standards for open space as set out by the National Playing Fields Association (NPFA) do not adequately reflect variations in local circumstances and needs or in fact, changes in social needs for recreational open space as the standards were set in 1925. Therefore, while NPFA standards can be used as a base, Local Planning Authorities will determine their own standards.

### Golf Courses

#### Policy RST.13

Proposals for the development of golf courses should preferably be adjacent to

**the urban areas and main settlements in the County. Proposals should be sympathetic to and compatible with the landscape character of the area in which they are proposed and accord with other relevant policies in the Structure Plan.**

### Explanatory Memorandum

**8.35** Golf courses can have a significant impact on the countryside. They should be located and designed to ensure harmony with the surrounding countryside and the natural environment. Locations closer to the main areas of population in the County are to be preferred as they will help to minimise the need to travel and distances to be travelled. Specific consideration should be given to the requirements of Policy CTC.1, which is intended to ensure development is compatible with the landscape character of an area.

### Tourism

**8.36** The value of the tourism industry to Worcestershire has long been acknowledged and the previous Structure Plan for Hereford and Worcester County encouraged tourism development for both the wealth and employment generation associated with it and for the contribution it can make to the economic and social well-being of the County. There is no reason why this approach should not continue in the future. Tourism development should however not be at any price, and within the County any development should be in line with the concept of “sustainable tourism”. To achieve this, the promotion of tourism in the County should fully embrace the Plan’s objectives, particularly those in relation to conservation of resources, impact on the County environment, impact on communities, and pollution of the environment, such as by trip generation by private car.

**8.37** The most important tourism resource which the County possesses is its high quality natural and built landscape. At the same time the County is generally easily accessible, in particular to the Metropolitan Area, and equally accessible therefore to a wider tourist market via air links through Birmingham Airport. A main

tourism issue is, however, how to access the various attractive locations and facilities around the County without detrimental effects to the overall County environment and in ways which accord with sustainable transport.

**8.38** As with all policies in the Plan, the tourism policies must be read in conjunction with all other policies. However, it is particularly important that they are considered in the light of the policies set out in respect of Sustainable Development, Transport and Conservation of Town and Country, as well as the Recreation and Sport policies elsewhere in this Chapter. This is in accordance with PPG21 “Tourism” which states that “the planning process can assist tourism development, but only in ways that take full account of other related policies” (para. 2.7).

### Policies

#### Tourism Development

##### Policy RST.14

**The development of the tourism industry throughout the County will be encouraged with the twofold aim of generating wealth and employment and of contributing to the economic and social well-being of the residents of the County thereby enhancing quality of life.**

**Proposals for tourism-related development will be assessed against other policies in the Structure Plan. In particular an assessment will be made of:**

- (i) the impact on landscape character and features;**
- (ii) the impact on AONB or AGLV;**
- (iii) the impact on nature conservation interests;**
- (iv) the impact on the built and archaeological heritage;**

- (v) **the existing or potential accessibility by modes other than the car; and**
- (vi) **the scale of the development and ancillary facilities in relation to its location.**

### Explanatory Memorandum

**8.39** Policy RST.14 makes it clear that, in view of the benefits it can bring, tourism is to be encouraged in the County, but that care needs to be taken to ensure that in so doing, unacceptable damage is not caused to the County's natural and built assets. Particular attention also needs to be paid to trying to ensure that facilities can be accessed, as far as possible, by means other than by car, so contributing to the sustainable transport objectives of the Plan.

### Development of Tourism Potential

#### Policy RST.15

**Proposals which seek to develop the tourist potential of the County's rural areas, urban areas, towns, villages and industrial, archaeological and historical heritage will be promoted where they are acceptable in relation to Policy RST.14. Proposals which help to conserve historic buildings, or features of importance, are to be particularly encouraged, as are the development of facilities for holidays on inland waterways or facilities which contribute to the local distinctiveness of an area.**

### Explanatory Memorandum

**8.40** It is important to encourage tourism development throughout the whole County so long as it is acceptable in terms of Policy RST.14. The development of facilities in non-traditional destinations will help spread the benefits to be gained from tourism throughout the County, whilst at the same time helping to reduce pressures on the most popular parts of the

County. Facilities can play an important role in conserving features and in contributing to the local distinctiveness of different areas of the County.

### Tourist Accommodation

#### Policy RST.16

**The development of tourist accommodation (in particular serviced and self-catering) in or attached to existing buildings and the development of new accommodation where it is in accordance with Policy RST.14 will be encouraged. Development could include:**

- (i) **new or additional accommodation at country inns;**
- (ii) **the renovation of suitable buildings for self-catering holidays;**
- (iii) **the use of larger houses as hotels, guest houses or self-catering flats; and**
- (iv) **new hotels and conference facilities.**

### Explanatory Memorandum

**8.41** The intention of Policy RST.16 is to encourage the provision of adequate levels of tourist accommodation throughout the County, to cater for differing needs. The development types listed are examples of accommodation and the list is not intended to preclude other forms of accommodation.

### Holiday Chalets

#### Policy RST.17

**Proposals for the development of new holiday chalets will be assessed against Policy RST.14. Where District Planning Authorities are mindful to grant planning permission for holiday chalets they will**

**make arrangements to ensure that the chalets remain solely for holiday use. The development of new chalets for residential purposes will not be allowed.**

#### **Explanatory Memorandum**

**8.42** Chalet development can be an acceptable form of accommodation to meet specific tourist demands, although care must be taken to ensure that any development does not have adverse impacts on the surrounding countryside or special features within it. It is also important to note that arrangements must be made when granting permission to ensure that they are for holiday use only and cannot acquire residential use rights.

#### **Holiday Caravan Sites**

##### **Policy RST.18**

**Proposals for new static holiday caravans will be assessed against Policy RST.14. Development of new sites will not normally be allowed in AONB and AGLV or in other locations where they will be harmful to the landscape character of the area.**

#### **Explanatory Memorandum**

**8.43** Proposals for static holiday caravan sites will have to be assessed against Policy RST.14. The policy is intended to make it clear that in particular it is considered unlikely that sites will be allowed in the more sensitive and protected landscape areas of the County or where they are unlikely to be able to fit within the particular landscape character of an area in accordance with Policy CTC.1.

#### **Touring Caravan Sites**

##### **Policy RST.19**

**The provision of sites for touring caravans and camping will be acceptable in locations which conform with Policy RST.14.**

#### **Explanatory Memorandum**

**8.44** Touring caravan and camping sites accommodate a legitimate tourist need and will be acceptable in locations which accord with Policy RST.14. In this respect locations which allow onward tourism activity to take place by modes of transport other than the private car (e.g. walking, cycling holidays or public transport services) are to be encouraged.