

CHAPTER 10

Recreation

INTRODUCTION

10.1 This Chapter relates to a variety of ‘cultural’ activities including recreation, sport and the arts and is underpinned by the Council’s Community Strategy. As recognised by this Strategy, there is a growing recognition that culture plays an important role in improving economic regeneration, overcoming social exclusion and improving public health. Culture can also support sustainable development, community safety and lifelong learning. In partnership with Torrington District Council, a Cultural Strategy has also been produced that provides a co-ordinated and holistic approach to a range of activities. More specifically, the Council has produced an Arts Development Plan, a Sport and Recreation Strategy and an Open Space Strategy which incorporates a Pitch Survey Report.

SPORT AND RECREATION

10.2 Participation in sport and recreation is both increasing and evolving as new activities gain popularity. The Plan seeks to ensure that there are adequate resources for sport and recreation to cater for the needs of the whole community including all age groups, those with a specialist interest or mobility impairment. Many of the policies and proposals contained in the Plan build on the recommendations contained in the various strategies referred to in paragraph 10.1. In particular, the Plan:-

- ◆ *Identifies site specific proposals for a variety of sport and leisure activities;*
- ◆ *Protects and, where appropriate, improves the quality of existing sporting and leisure facilities;*
- ◆ *Secures appropriate provision from new residential, employment or commercial developments towards sport and leisure facilities; and*
- ◆ *Promotes the fuller use of existing resources by encouraging the use of facilities in public, military or private ownership for all sections of the community.*

Indoor Sport and Recreation Facilities

10.3 Indoor sport and leisure facilities are important to both the resident population and visitors to the area. Most indoor sport and leisure activities such as cinemas, bowling alleys, ice skating and roller links, museum based activities and sport and fitness centres tend to attract large numbers of visitors and function for many hours of the day including evenings. These facilities should therefore be directed to the main urban settlements of Barnstaple, Braunton, Ilfracombe and South Molton. In particular, they should be located within or on the edge of the defined town and village centres of these four settlements (as shown on the Inset Maps), in order to bolster their vitality and viability, especially in the evenings, and in the interests of sustainability. Within these settlements, less centrally located proposals will only be permitted where they are associated with existing leisure and sport facilities or, in the case of small indoor centres, where they are of a scale and specifically designed to serve the local community only and not attract visitors from further afield. In all these cases, such proposals must not have a negative impact on the town or village centre, existing facilities, the character of the area or the amenity of neighbouring residents in accordance with Policy DVS3. They should also be located where they are, or have the potential to be, accessible by a choice of transport modes including walking, cycling or public transport in accordance with the policies contained in the Travel, Transport and Communications Chapter.

POLICY REC1 (INDOOR SPORT AND LEISURE FACILITIES)

WITHIN BARNSTAPLE, BRAUNTON, ILFRACOMBE AND SOUTH MOLTON A PROPOSAL FOR AN INDOOR SPORT OR RECREATION FACILITY WILL BE PERMITTED:-

- A) WITHIN OR ON THE EDGE OF THE TOWN OR VILLAGE CENTRE; OR**
B) ON A SITE SPECIFICALLY PROPOSED FOR SUCH A USE; OR
C) ELSEWHERE PROVIDED IT IS WITHIN THE DEVELOPMENT BOUNDARY AND IS EITHER ASSOCIATED WITH AN EXISTING SPORT OR RECREATION FACILITY OR THERE ARE NO OTHER SUITABLE SITES AVAILABLE WITHIN OR ON THE EDGE OF THE TOWN OR VILLAGE CENTRE;
AND IN ALL CASES:-
D) IT DOES NOT UNDERMINE THE VITALITY OR VIABILITY OF A TOWN OR VILLAGE CENTRE OR EXISTING FACILITY; AND
E) IT IS ACCESSIBLE BY A CHOICE OF TRANSPORT MODES.

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Sport and Recreation Facilities in Villages

10.4 Outside the four largest settlements, sports and leisure activities are generally concentrated within village halls, schools and other community buildings. Whilst these facilities are inevitably more limited than purpose built centres, they provide important recreational opportunities in the rural areas. In addition to this indoor provision, outdoor multi-use game areas also serve a valuable function, particularly when they are flood lit, as they can cater for a varied and diverse number of sporting and leisure activities. Ideally, new facilities should be located close to existing community facilities such as a village hall, school or playing field. Any ancillary facilities required such as changing rooms should also, where practicable, be provided within or attached to an existing community building.

10.5 Sporting facilities in villages have also been provided by private organisations. For example, both the villages of Bratton Fleming and North Molton have their own multi sport complexes. The advantage of combining a range of sporting activities in one location is that facilities such as changing rooms and car parking can be shared which avoids a proliferation of uses in the countryside and makes facilities more viable. In order to encourage the provision of multi purpose facilities, these may be allowed within or on the edge of the main built up area of a village as identified at paragraphs 3.22 and 3.27 where a demand is identified to meet the needs of the local community. A proposal will not be permitted where it harms the rural character of the settlement, the surrounding countryside, neighbouring properties or uses in accordance with the policies contained in both the Development Standards and Environment Chapters. Restricting their location so they are well related to the settlement should mean they are accessible by a choice of transport modes to the intended users, particularly walking and cycling.

POLICY REC2 (SPORT AND RECREATION FACILITIES IN VILLAGES)

A PROPOSAL FOR A SPORT OR RECREATION FACILITY WILL BE PERMITTED WITHIN OR ON THE EDGE OF THE MAIN BUILT UP AREA OF A VILLAGE WHERE:-

- A) THE SCALE OF THE FACILITY IS RELATED TO AND MEETS THE NEEDS OF THE LOCAL COMMUNITY; AND**
- B) IT DOES NOT HARM THE CHARACTER OF THE SETTLEMENT OR THE SURROUNDING COUNTRYSIDE; AND**
- C) IT IS ACCESSIBLE BY A CHOICE OF TRANSPORT MODES.**

Sport and Recreation in the Countryside

10.6 The number of people taking part in recreational activities in the countryside has increased significantly over recent years and continues to rise. Simultaneously the range of countryside activities has also grown. Pressures on rural areas for increased recreational activities have partly been exacerbated by changes in the European Common Agricultural Policy and as a result of the Countryside and Rights of Way Act 2000. Recreational activities in the countryside can include walking, cycling, fishing, horse riding, clay pigeon shooting, golf and motor sport activities.

10.7 Generally, support will be given to the greater use of the countryside for sport and recreational activities that benefit both local residents and visitors, provided they do not harm the environmental quality of North Devon. New facilities should be located as close as possible to where most of the users live and ideally should be accessible by a variety of transport modes. Suitable sites can often be found on the urban fringes of towns, in connection with existing tourism enterprises or on disused mineral sites depending on the type of activities proposed and their impact on agricultural, ecological or landscape interests.

10.8 Many activities in the countryside have a low impact on the environment such as walking, cycling and horse riding. However, some activities in the countryside can be potentially intrusive both to the amenity of residents and to the character of the countryside as a result of noise and other disturbances. Such activities include clay pigeon shooting, survival games, motorcycle scrambling, mounting biking and four wheel drive rough riding. Some of these activities can operate on a temporary basis under the provision of the General Permitted Development Order 1995 unless an Article 4 Direction has been imposed. Where these activities do require planning permission, they should be directed to secluded locations and avoid environmentally sensitive areas to ensure there is no harmful impact to wildlife habitats, landscape or the amenities of local residents in accordance with the policies contained in both the Development Standards and Environment Chapters.

10.9 Some types of activity, such as golf courses, require relatively large areas of land and have a potentially significant impact on the character of the countryside and wildlife. The sculpting of the land surface, the removal of hedges and trees and the formation of bunkers, manicured greens and fairways can all have a lasting effect on the environment. Depending on its environmental impact, a golfing proposal that allows greater community participation through the provision of pay as you play facilities will be considered more favourably to a scheme that does not.

10.10 Recreational activities in the countryside may generate a demand for ancillary facilities such as clubhouses, changing facilities and flood lighting. Any additional facilities required should be directly related to the scale and activities of the recreational facility and should wherever possible utilise existing buildings. Any floodlighting required should be designed and installed so that the spillage of light is kept to an absolute minimum. In order to minimise the impact of recreational activities in the countryside, conditions may be imposed as part of any planning permission to limit the hours of operation both during the day and at different times of the year. Where possible, recreation activities in the countryside should utilise derelict or previously developed sites or be located on the urban fringes of a major settlement, in order to reduce any environmental impacts.

POLICY REC3 (SPORT AND RECREATION IN THE COUNTRYSIDE)

A SPORT OR RECREATION FACILITY WILL BE PERMITTED IN THE COUNTRYSIDE WHERE:-

- B) IT DOES NOT HARM THE CHARACTER OF THE COUNTRYSIDE, NATURE CONSERVATION INTERESTS AND THE AMENITIES OF SURROUNDING LAND USES;**
C) IT CAN BE SATISFACTORILY ACCESSED WITHOUT CREATING TRAFFIC CONGESTION ON THE LOCAL ROAD NETWORK AND/OR REDUCING HIGHWAY SAFETY; AND
D) THE PROPOSAL CANNOT BE SATISFACTORILY ACCOMMODATED ELSEWHERE UTILISING DERELICT OR PREVIOUSLY DEVELOPED LAND OR LOCATED ON THE EDGE OF A TOWN OR VILLAGE.

Community Woodlands

10.10A Community Woodlands are areas of new tree planting incorporating informal open spaces that are close to settlements with good public access. They can provide an important recreation resource for local communities, in addition to potential benefits for biodiversity and landscapes around the urban fringes of settlements. Community Woodlands will contribute to the Woodland Opportunities Strategy being prepared by South West Forest and will fall within the Forestry Commission's Woodland Grant Scheme. The Council has produced design guidelines and a strategy for community woodlands that has been adopted as Supplementary Planning Guidance. Sites identified for potential community woodlands are set out in settlement chapters and are shown on the relevant Inset Maps. However, detailed proposals for new woodlands should be identified and led by local communities to engender their support, ownership and future maintenance arrangements.

Access into the Countryside

10.11 Informal recreation, including walking, cycling and horse riding, represents the most popular activity in the countryside. The importance of informal recreation is likely to increase as a consequence of the Countryside and Rights of Way Act 2000, which gives a new statutory right of access on foot to larger parts of the countryside including moor, heath, down and registered common.

10.12 North Devon contains an extensive network of footpaths and bridleways that are supplemented by national and regional routes such as the South West Coast Path National Trail, the Tarka Trail, the Two Moors Way and the National Cycle Network which incorporates some of these other routes. To meet the growing popularity in informal recreation, it is important to protect, and where possible, improve the network of public rights of way and long distance footpaths. Although Devon County Council are mainly responsible for managing and improving the public rights of way network, the District Council is able to assist by protecting them from the harmful effects of development. Where a development proposal results in the loss or disruption of an existing right of way, it will only be permitted if an alternative route or a diversion is provided that is of at least an equivalent standard and convenience to the original.

10.13 In appropriate cases, improvements to existing rights of way will be sought in development proposals. Such improvements could include ancillary facilities such as car parks, toilets, interpretation boards and picnic sites. These proposals will be considered against Policies REC2 or REC3. Particular encouragement will be given to linking local footpaths to the longer national and regional footpaths. Specifically, the creation of new routes around the stations and halts along the Tarka Railway Line and improvements to the Two Moors Way, particularly at Witheridge, will be promoted.

10.14 North Devon contains a number of disused railway tracks that have the potential to be brought back into either their original use or as recreational trails. Consequently, they will be safeguarded from developments that would prevent their reinstatement or reuse for recreation. These former railway lines are shown on the Proposal Map for:-

- ◆ *Barnstaple-Taunton Line (South Molton to East Anstey section)*
- ◆ *Barnstaple-Lynton Line (Barnstaple to Blackmoor Gate section)*
- ◆ *Braunton-Ilfracombe Station Line*

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10.14A A higher degree of protection is needed to provide adequate width and alignment for future reinstatement of railways. Some former railway lines are already used as recreational trails forming part of the Tarka Trail and are shown on the Proposals Map for:-

- ◆ *Barnstaple – Bideford Line*
- ◆ *Barnstaple – Braunton Line*

Development adjoining these recreational trails should not prevent future reinstatement of these railway lines.

POLICY REC4 (SAFEGUARDING FORMER TRANSPORT ROUTES)

DEVELOPMENT THAT WOULD PREVENT THE POTENTIAL TO REINSTATE A FORMER TRANSPORT ROUTE FOR USE AS EITHER A RECREATIONAL TRAIL OR RAILWAY LINE, AS SHOWN ON THE PROPOSALS MAP, WILL NOT BE PERMITTED.

OPEN SPACE

10.15 Open space is fundamental to the recreational needs of communities and is also important to the character of settlements. Open space can provide visual interest and opportunities for both passive and active recreational pursuits. It is held in a variety of ownerships including public, private and educational.

10.16 Open space for both active recreation and passive enjoyment should be available to all sections of the community including young children, the elderly and those with mobility or sensory impairments. To ensure there is adequate provision to meet the needs of all sections of the community, a document entitled '*Creation and Enhancement: The Development of an Open Space Strategy for North Devon*' has been produced as Supplementary Planning Guidance. This strategy identifies existing deficiencies and future requirements for open space in terms of the range, quality and accessibility of provision required. Based on this assessment, the Open Space Strategy has developed local standards of provision and has led to the identification of site specific proposals in the Plan.

10.17 Public open space will be secured in all residential and employment developments either directly as part of a proposal or through contributions so that it can be provided elsewhere. The extent of what is required will be based on the recommendations and local standards contained in the Open Space Strategy. These are expressed as a minimum standard of provision and are summarised in Table 10.

Table 10 : Open Space Standards for North Devon – Total Open Space Standards

	Hectares per Thousand Population			
	Playing Pitches	Multi Use Games Area	Equipped Facilities for Children and Young People	Informal Open Space
District Total	1.2	0.2	0.2	2.5

Hierarchy of Provision for Open Space

Hamlet/Small Village (Below 500)

- ◆ *Community Open Space : area of accessible informal open space with basic equipped play area where need identified (mini park).*

Village (500-1000)

- ◆ *Community Open Space : informal open space and mini parks;*
- ◆ *Playing field of sufficient size to accommodate a football pitch (together with necessary ancillary facilities such as changing rooms and car parking);*
- ◆ *Equipped play area;*
- ◆ *A floodlit MUGA, capable of accommodating tennis, netball, five-a-side football, basketball etc.*

Local Centres (Fremington, Combe Martin, Morteohoe/Woolacombe, Chulmleigh and Witheridge) and Other Settlements Between 1,000 and 4,000 Population Where Appropriate

- ◆ *Community Open Space : informal open space, range of mini parks plus community parks where appropriate;*
- ◆ *Floodlit MUGA;*
- ◆ *Skateboarding/BMX/facilities for young people;*
- ◆ *Range of playing pitches for football, rugby and cricket;*
- ◆ *Outdoor bowling (if demand proven).*

Area Centres (Ilfracombe, Braunton and South Molton)

- ◆ *Community Open Space : district park and/or community woodland and range of community and/or mini parks;*
- ◆ *Floodlit MUGA;*
- ◆ *Skateboarding/BMX/facilities for young people;*
- ◆ *Range of pitches;*
- ◆ *Outdoor bowling (if demand proven).*

Area Centre : Barnstaple

- ◆ *Full range of open space and outdoor sports facilities.*

10.18 In addition to open space standards, the Open Space Strategy has also recommended a minimum standard of provision for the villages and rural settlements of North Devon based on an hierarchical approach. These standards are also included in Table 10.

10.19 The application of the open space standards is based on the number of new occupants in a proposed residential scheme, which reflects better the level of demand from different sized dwellings. Where the size of new dwellings is not known, it will be determined by multiplying the proposed number of dwellings by the average household size, which, according to the Government, is predicted to be 2.28 occupants per household in Devon for 2001.

10.19A Employment and tourism uses also generate demand for public open space, sport and recreation facilities. Significant new employment developments, including shops, offices and industrial development, of at least 1000 m² floorspace or employing at least 20 people on site will be expected to provide additional open space in accordance with Policy REC5.

10.20 Where open space is to be provided as part of a new development scheme, it should normally form an integral part of the comprehensive design and layout of the development. In smaller schemes or on sites utilising previously developed land, including the conversion of large buildings, it may not always be practical or possible to meet the open space standards within a scheme. In these situations, contributions will be sought towards securing provision elsewhere. Likewise, where there is a specific proposal for a major public facility identified elsewhere within the community, it may be preferable to secure contributions to facilitate its implementation rather than provide smaller areas of open space within the development itself. The requirements for different types of public open space and options for where and how they should be provided are set out in the Code of Practice for Provision of Public Open Space, Sport and Recreation, which will supplement Policy REC5 and will be adopted as Supplementary Planning Guidance.

10.21 The amount and type of open space provided or contributed towards will be guided by the Open Space Strategy. The open space should also reflect the intended occupants of a scheme in terms of its quality, usefulness and suitability. Whatever the type of open space provided, it should be safe and accessible for all its potential users. The element(s) of open space secured could, depending on the intended users, include:-

- ◆ *Open space for sport including playing pitches on well drained and level ground, floodlit all weather courts including multi-use games areas (MUGAs). MUGAs can vary in size from 20m x 40m to multiple sized courts that can cater for large netball or football competitions (80m x 105m);*
- ◆ *Open space for children and young people including play areas equipped and surfaced to provide a high quality, stimulating and safe environment, kickabout areas, BMX tracks, skateboard and rollerblade parks, street basketball and games walls; and*
- ◆ *Informal open space for a range of activities including walking, sitting and informal games and incorporating illumination, seating, planting and surfacing to meet the particular needs of all the community including the elderly and mobility impaired.*

10.22 Children's play areas should be provided in new residential schemes incorporating properties capable of accommodating families (i.e in more than one bedroomed dwellings or those not subject to a condition restricting occupancy to a particular section of the community such as the elderly). In accordance with Government guidelines, play facilities for young children should be located in areas away from roads and overlooked by houses to provide natural surveillance. They should incorporate a purpose built safety surface, be fenced and normally located away from facilities for older children. The range of actual facilities to be provided should be designed to meet the needs of different age groups based upon an assessment of local requirements that may include advice from local children's play organisers. The National Playing Fields Association (NPFSA) have defined three categories of formal outdoor children's play space:-

- ◆ *Local Areas for Play (LAP) which are small areas (400 square metres including a 100 square metres of Activity Zone and a Buffer Zone) specifically designed for young children and located within 1 minute walking time from home (between 60 and 100 metres);*

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- ◆ *Local Equipped Areas for Play (LEAP) equipped for children of school age (3600 square metres including 400 square metres of Activity Zone and a Buffer Zone) located within 5 minutes walking time from home (between 240 and 400 metres);*
- ◆ *Neighbourhood Equipped Areas for Play (NEAP) which serve a substantial residential area (8400 square metres including 1000 square metres of Activity Zone and a Buffer Zone) and located within 15 minutes walking time of home (between 600 and 1000 metres).*

10.23 In assessing the amount and type of open space required, account will be taken of the availability and type of existing open space provision in the immediate locality and the type of demand generated by different forms of development. For instance, proposals for employment uses, sheltered accommodation and nursing homes will not be required to provide children's play areas. Similarly, sheltered accommodation and nursing homes will not be required to provide open space for sport. The types of open space required for different forms of development are set out in the Code of Practice, which will be adopted as Supplementary Planning Guidance. Where there is sufficient existing open space in a locality to serve the proposed development, commuted payments may be sought to improve its quality and accessibility to all sections of the community as an alternative to providing additional provision.

10.24 Where open space is required as part of a residential scheme involving 50 or more units, no more than a third of the total number of houses should be occupied before the provision is completed. This requirement will be secured by the use of a planning condition or obligation and will ensure that the open space is both implemented and available to the majority of residents when they occupy their new homes. It is also important that open spaces should be cared for over time and does not become neglected. To ensure that the open space is properly maintained and managed so that it benefits the residents of a scheme in the long term, agreements will be secured with developers. Where the Council adopts the open space and any associated facilities, a commuted sum will be sought towards the cost of its long-term management. This sum should be equivalent to the cost of maintenance for at least a twenty year period.

10.24A The unmaintained elements of open space can make an important contribution to nature conservation interests including biodiversity networks. As part of the provision of public open space, management practices should be considered in order to enhance biodiversity value. In addition, proposals for Local Nature Reserves and areas of native broadleaved woodland will provide important recreational facilities. All proposals for open space provision should protect or enhance existing nature conservation interests and be considered alongside Policy ENV8.

POLICY REC5 (PUBLIC OPEN SPACE)

- 1. RESIDENTIAL, TOURISM OR EMPLOYMENT DEVELOPMENT WILL ONLY BE PERMITTED WHERE AN ELEMENT OF PUBLIC OPEN SPACE IS SECURED TO THE AMOUNT OF, PRO RATA, 0.4 HECTARES PER 100 OCCUPANTS OR 1000 SQUARE METRES GROSS FLOORSPACE MEASURED EXTERNALLY.**
- 2. THE ACTUAL TYPE AND TOTAL AMOUNT OF OPEN SPACE SOUGHT WILL DEPEND ON THE INTENDED OCCUPANTS OF A PROPOSED SCHEME, THE SCALE OF DEVELOPMENT AND THE AMOUNT AND QUALITY OF EXISTING AND PROPOSED PROVISION IN THE SURROUNDING AREA.**
- 3. WHERE IT IS NOT POSSIBLE TO MAKE THE APPROPRIATE PROVISION ON SITE CONTRIBUTIONS WILL BE SOUGHT TOWARDS THE PROVISION OF NEW OPEN SPACE ELSEWHERE OR IMPROVEMENTS TO THE ACCESSIBILITY AND QUALITY OF EXISTING OPEN SPACE.**
- 4. WHEN NEW PROVISION IS REQUIRED:-**
 - A) APPROPRIATE MEASURES WILL BE SECURED TO ENSURE THE OPEN SPACE IS COMPLETED BEFORE ALL THE HOUSES OR AN EMPLOYMENT PREMISES IS OCCUPIED AND IT IS SATISFACTORILY MANAGED AND MAINTAINED; AND**
 - B) IDENTIFIED NATURE CONSERVATION INTERESTS MUST BE PROTECTED OR ENHANCED.**

Protecting Open Space

10.25 Both the Recreational Open Space and Playing Pitch Strategies have demonstrated a general deficiency in the provision of open space throughout North Devon. In view of this deficiency, its value to the local community and the environment in general, all open space will be protected from other forms of development. This level of protection extends to both informal and formal open spaces including all playing fields in both public and private ownership, allotments, parks, playgrounds and cemeteries. The loss of public open space will only be acceptable where the proposed development provides alternative provision that is of at least equal size, quality, accessibility, usefulness and attractiveness to that being lost.

10.26 The partial loss of an area of open space may be acceptable but only where it improves the quality and viability of an existing facility. Such improvements could include additional facilities such as, for example, changing rooms, floodlighting, a clubhouse, grandstand or car parking.

POLICY REC6 (PREVENTING THE LOSS OF OPEN SPACE)

DEVELOPMENT INVOLVING THE LOSS OF OPEN SPACE WILL NOT BE PERMITTED UNLESS:-

- A) ALTERNATIVE OPEN SPACE OF AT LEAST EQUIVALENT SIZE, QUALITY, ACCESSIBILITY, USEFULNESS AND ATTRACTIVENESS TO THAT BEING LOST IS MADE AVAILABLE; OR**
- B) IT IS ESTABLISHED THAT SPORT OR RECREATION FACILITIES IN THE AREA CAN BE BEST RETAINED OR ENHANCED THROUGH THE REDEVELOPMENT OF A SMALL PART OF THE SITE.**

The Dual Use of School Pitches

10.27 The use of Education Authority land may also offer opportunities for meeting any shortfalls in the provision of sports pitches. However, there has been a general reluctance to make school grass pitches available to the wider community due to the damage that over use may cause. The dual use of school facilities will be encouraged particularly where these can be enhanced by improved drainage and changing facilities as a result of grant assistance through, for example, the Lottery Boards New Opportunities Fund and the Football Foundation. These funds are only available to those schools willing to share their sports facilities with the local community. Further guidance on the shared use of school facilities is contained at paragraph 9.24.

WATER BASED ACTIVITIES

10.28 The coast, estuary and rivers of North Devon are not only one of the areas most important environmental assets, but also offer a range of recreational opportunities including swimming, fishing, surfing and all manner of boating and sailing activities. In recognition of their importance, water based recreational facilities will either be protected or, where appropriate, improved whilst ensuring the natural environment, including nature conservation interests, are not harmed. The availability of navigable waters should not be compromised and community safety and public amenities should be safeguarded.

10.29 Generally, the best locations for water based recreational activities will be where they are integrated with existing development and adjoin an already developed section of the waterfront or coast, particularly where they make use of derelict sites. They should be located where there is adequate on shore parking and landward access for visiting cars. Proposals for recreational activities should not involve reclamation of inter-tidal areas or other wetland habitats. Engineering and other works associated with the development should not disrupt wildlife habitats or threaten to accelerate the process of coastal erosion elsewhere through interference with the natural movement of sediment in accordance with Policy DVS4. In addition, proposals should not increase the risk of flooding or harm the quality of water in accordance with Policy DVS6. Any associated development, such as club or boat houses, will be assessed separately on their own merit, taking into account whether they require a water side location.

10.30 Due to the general lack of recreational facilities within North Devon, the loss of water based facilities should be discouraged. Additionally, the provision of public slipways and measures to improve pedestrian access either to the waterfront or shoreline should be encouraged as part of any development or redevelopment scheme.

10.31 In assessing proposals for water based activities, the Coast and Estuary Management Plans will also be taken into account.

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- 1. A PROPOSAL FOR A WATER BASED ACTIVITY WILL BE PERMITTED WHERE:-**
- A) IT IS WELL INTEGRATED WITH EXISTING DEVELOPMENT OR WITHIN THE DEVELOPED SECTIONS OF THE COAST, ESTUARY OR RIVERS;**
 - B) IT DOES NOT HARM NAVIGATION OR CONFLICT WITH THE OPERATION OF COMMERCIAL HARBOURS AND OTHER EXISTING MARITIME USES;**
 - C) IT DOES NOT HARM THE CHARACTER OR APPEARANCE OF THE AREA, PUBLIC SAFETY OR NATURE CONSERVATION INTERESTS; AND**
 - D) ANY ENGINEERING OR OTHER WORKS ASSOCIATED WITH DEVELOPMENT DOES NOT INTERFERE WITH THE NATURAL MOVEMENT OF SEDIMENT TO SUCH AN EXTENT AS TO ACCELERATE THE PROCESS OF COASTAL EROSION OR DEPOSITION ELSEWHERE.**
- 2. THE LOSS OF A WATER BASED FACILITY TO OTHER USES THAT DO NOT REQUIRE A WATER SIDE LOCATION WILL NOT BE PERMITTED WHERE IT WOULD HARM THE OPPORTUNITY FOR WATER BASED RECREATION OR OTHER MARITIME RELATED USES.**

PUBLIC ART

10.32 The importance of public art in connection with development is gaining increasing recognition. Public art can enhance the quality of the built environment and create local distinctiveness and a sense of place (See Policy DVS1). Public art also has wider economic benefits.

10.33 The Arts Council has promoted the 'Percent for Art' concept, whereby a proportion of the capital budget of a development project is set aside to commission public art. Public art can include a range of initiatives including sculpture, murals, graffiti art, tapestries, craft, street furniture, performance art, installations and other media related work. Works of art can also be used to influence the design and landscaping of a new development and can be permanent or temporary. Whatever the type of art, it should be integrated into the design of a scheme in consultation with the local community.

10.34 The Council will negotiate for at least one percent of the total project cost towards the provision of public art in major retail, employment and leisure schemes involving a minimum gross floorspace of 500 square metres or in residential schemes of 100 or more dwellings. In negotiating for a contribution, account will be taken of the economic viability of developing a particular site and any other costs associated with a scheme.

POLICY REC8 (PUBLIC ART)

WHERE AN ELEMENT OF PUBLIC ART IS INCLUDED IN A PROPOSAL, ITS PUBLIC BENEFITS WILL BE TAKEN INTO ACCOUNT IN DECISIONS.