

Chapter Eight	Recreation
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Recreation

Introduction

- 8.1. Recreational activities are becoming increasingly varied, and rising expectations are placing greater demands on the quantity and quality of recreational facilities.
- 8.2. The Castle Point Leisure Strategy for the period 1995-2001 has identified that recreational activity is beneficial to the health and fitness of the community and whilst at the present time Castle Point offers a wide range of recreational facilities, the improvement of existing and provision of additional facilities to meet demand is an aim of the Council. The Local Plan can facilitate this aim through the exercise of its planning policies.

Objectives

1. To encourage and enable equity and quality in the provision of recreational facilities and the promotion of health and fitness within the Borough.
2. To facilitate the reduction of existing recreational deficiencies in the Borough.
3. To facilitate the promotion of informal recreation in the countryside, so far as this is compatible with conservation interests.
4. To facilitate the promotion of tourism and the improvement of facilities for the benefit of both residents and visitors to the Borough.
5. To ensure that recreational facilities are accessible to all people with disabilities

Recreational Provision

- 8.3. Canvey Island benefits from one of the largest leisure centres in Essex providing 7 badminton courts, 4 squash courts, a gymnasium, trajectory hall, combat training and fitness rooms, a health suite equipped with sauna and two sunbeds and two swimming pools. In addition, an athletics track and full size floodlit synthetic pitch is provided.
- 8.4. The mainland, although less well provided with indoor sports facilities, possesses a number of facilities, halls and pavilions, including the Runnymede swimming pools. It also benefits from a significant provision of outdoor facilities in the form of pitches at Woodside Recreation Ground, the South Benfleet Playing Fields and at the John Burroughs Recreation Ground.
- 8.5. Despite this provision, a number of deficiencies in indoor and outdoor recreational facilities have been identified by the Eastern Council for Sport and Recreation and by the Planning Authority through the application of the National Playing Fields Association's 6 Acre Standard for Playing Fields and Playspace. (See **Appendix 17**). The Castle Point Leisure Strategy expands upon a number of these deficiencies and sets out the future priorities for recreational provision in the Borough.
- 8.6. Potential exists for the provision of further sport and recreation facilities and, where appropriate, the provision of additional facilities, and the dual use of school facilities will be encouraged.
- 8.7. In accordance with **Policy GB1**, essential facilities for outdoor participatory sport and recreation will be acceptable in principle within the Green Belt. Substantial built development that would be contrary to the provisions of that policy however will not be allowed. Where new small scale facilities are permitted, these should be sited adjacent to

existing built structures wherever possible in order to prevent the sprawl of development in the Green Belt.

- 8.8. In order to ensure that the provision of additional facilities does not adversely affect the amenities of adjacent residents or other landusers, areas of nature and historic conservation interest or public rights of way, all proposals for recreational development will be considered in the light of the following policy:

POLICY RE1 - DEVELOPMENT FOR RECREATIONAL PURPOSES

THE COUNCIL WILL ENCOURAGE PROPOSALS FOR RECREATIONAL DEVELOPMENT BUT WILL HAVE PARTICULAR REGARD TO:

- (i) THE IMPACT UPON THE AMENITY OF THE AREA BY MEANS OF TRAFFIC, NOISE AND OTHER DISTURBANCE.
- (ii) THE MEANS OF ACCESS TO THE SITE, ADEQUACY OF OFF-STREET PARKING FACILITIES, AND ACCESSIBILITY FOR THOSE USING PUBLIC TRANSPORT.
- (iii) THE IMPACT UPON THE APPEARANCE OF THE AREA.
- (iv) THE IMPACT UPON WILDLIFE AND THEIR HABITATS, SITES OF ARCHAEOLOGICAL IMPORTANCE AND ANCIENT MONUMENTS.
- (v) THE PROTECTION, ENHANCEMENT AND EXTENSION OF THE PUBLIC RIGHTS OF WAY NETWORK.

PROPOSALS FOR SUBSTANTIAL BUILT DEVELOPMENT IN THE GREEN BELT WILL BE REFUSED.

Golf

- 8.9. The Sports Council recommends a minimum requirement in Essex of one 18 hole course per 20,000 people, and a ratio of 70:30, private: pay and play. On this basis, "The Future of Golf Review" (Eastern Council for Sport and Recreation - 1992) highlights a requirement for 31 courses countywide, with a particular demand for new facilities in the Castle Point Area.

- 8.10. Golf courses are large users of land and their impact on the landscape can be dramatic. Proposals for such development therefore need to be carefully controlled. In order to facilitate such control, the layout of the course, including the siting and size of its building, and location of car parks, together with appropriate landscaping schemes, should be submitted as part of the planning application and not treated as a reserved matter for later approval. Similarly, appropriate ecological and archaeological statements which demonstrate that existing archaeological features and habitats are fully safeguarded by the proposals will be required.

- 8.11. Due to the special drainage and water requirements for golf courses, the Environment Agency and Anglian Water Services will be consulted on all planning applications for new golfing facilities.

POLICY RE2 - GOLF COURSES

APPLICATIONS FOR GOLF COURSES WILL BE DETERMINED IN ACCORDANCE WITH THE FOLLOWING CRITERIA:

- (i) PROPOSALS FOR THE DEVELOPMENT OF GOLF COURSES WILL BE REFUSED IN AREAS OF HIGH LANDSCAPE VALUE.

- (ii) IN AREAS WHERE THE APPEARANCE OF THE LANDSCAPE WOULD BE MATERIALLY IMPROVED GOLF COURSES WILL BE ENCOURAGED
- (iii) THE FACILITIES TO BE PROVIDED WITH GOLF COURSES SHALL BE ANCILLARY TO THE USE OF THE LAND FOR THAT PURPOSE AND SHALL BE OF A SCALE, SITING AND DESIGN SUCH THAT THE APPEARANCE OF THE COUNTRYSIDE IS NOT IMPAIRED.
- (iv) THE PROVISION OF ADEQUATE VEHICULAR ACCESS, AND THE PROTECTION, ENHANCEMENT AND EXTENSION OF THE PUBLIC RIGHTS OF WAY NETWORK WITHIN THE LAYOUT.
- (v) THE IMPACT UPON ADJOINING LAND USES AND THE APPEARANCE OF THE LANDSCAPE.
- (vi) THE IMPACT UPON SITES OF ARCHAEOLOGICAL IMPORTANCE AND ANCIENT MONUMENTS, WILDLIFE AND THE PROTECTION AND PROVISION OF HABITATS.
- (vii) LANDSCAPE SCHEMES SHALL BE DESIGNED IN CHARACTER WITH THEIR CONTEXT, USING PRIMARILY INDIGENOUS PLANT SPECIES. WHERE POSSIBLE, EXISTING LANDSCAPE FEATURES SHOULD BE INCORPORATED INTO THE DESIGN OF THE COURSE.
- (viii) THE PROVISION OF ADEQUATE CAR PARKING IN AREAS WELL SCREENED FROM THE ADJACENT COUNTRYSIDE BY EXISTING OR PROPOSED LANDSCAPING OR EARTHWORKS.
- (ix) FEATURES ALIEN TO THE LANDSCAPING SUCH AS NON-NATIVE PLANTING, BUNKERS, ARTIFICIAL MOUNDING AND EXAGGERATED WATER FEATURES SHALL BE DESIGNED SO AS TO MINIMISE VISUAL IMPACT FROM BEYOND THE LIMITS OF THE COURSE.

PROPOSALS WHICH WOULD RESULT IN THE LOSS OF EXISTING GOLFING FACILITIES WILL BE REFUSED.

8.12. Within the context of this Policy, "Areas of high landscape value" are identified as the Ancient Landscapes, the Special Landscape Area, the Hadleigh Castle Country Park and the Coastal Protection Belt.

8.13. Golf driving ranges are generally more urban in character and tend to be more intensively used than golf courses. They often require high fencing, covered booths and floodlighting which can have a significant impact upon the appearance of the open area. Applications for driving ranges will be considered in the light of the above policy, but particular regard will be paid to their appearance, intensity of use and effect upon the surrounding area.

Open Space And Playing Fields

Retention Of Informal Open Space, Playing Fields And Children's Playspace

8.14. To assess the adequacy of outdoor recreational facilities, a detailed survey of the availability of existing playing fields including pitches, courts, greens, and children's playspace was undertaken in 1994. The results of this survey were compared to the National Playing Field Associations (NPFA) 6 Acre standard, and revealed a shortfall in the provision of recreational facilities, with particular deficiencies revealed in St. George's,

Cedar Hall, St. James, Boyce, and Appleton Wards on the mainland, and Winter Gardens, Central and North Wards on Canvey Island (see **Appendix 17**).

- 8.15. In view of this, it is important to protect playing fields, which includes courts, greens, and other formal outdoor sports facilities and children's playspace, for recreational purposes.
- 8.16. Informal open space is also a valuable asset which it is important to retain for recreational purposes.

POLICY RE3 - RETENTION OF INFORMAL OPEN SPACE, PLAYING FIELDS AND CHILDREN'S PLAYSPACE FOR RECREATIONAL PURPOSES

WHERE A NEED FOR INFORMAL OPEN SPACE, PLAYING FIELDS AND CHILDREN'S PLAYSPACE EXISTS, THE DEVELOPMENT OF SUCH LAND FOR ANY PURPOSE OTHER THAN FOR OPEN RECREATIONAL USE WILL BE REFUSED.

Provision of Children's Playspace

- 8.17. An assessment of children's playspace in the Borough revealed deficiencies in provision in St. George's, Victoria, St. James, Central and North Wards.
- 8.18. The existence of safe play areas within easy reach of people's homes is important for the healthy development of children and the following policy seeks to encourage the provision of such facilities.

POLICY RE4 - PROVISION OF CHILDREN'S PLAYSPACE AND PARKS

THE COUNCIL WILL SEEK TO PROVIDE AND FACILITATE THE PROVISION OF ADDITIONAL CHILDREN'S PLAYSPACE AND PARKS IN AREAS OF IDENTIFIED NEED. WHERE POSSIBLE AND APPROPRIATE, SUCH PROVISION SHALL BE MADE IN ASSOCIATION WITH NEW DEVELOPMENT.

- 8.19. Where appropriate, play areas should be landscaped and adequately served with seating, lighting and toilet facilities.

Public Open Space

- 8.20. The analysis of open space within the Borough has revealed certain deficiencies in provision (see **Appendix 17**).
- 8.21. The satisfaction of all deficiencies in open space, whilst being an ideal objective, would be almost impossible to achieve because of the problems of land assembly and cost. Priorities of provision have therefore been made on the basis of need and a pragmatic view of the likelihood of schemes for Public Open Space coming to fruition through acquisition or through the use of planning agreements as set out in **Policy RE14**.
- 8.22. The Public Open Space allocations proposed under **policy RE5** will achieve some 123 acres of land for open recreational purposes. Of this provision, potentially 32 acres of land will contribute towards meeting the NPFA Standards. The remaining 91 acres of land will provide general amenity space, primarily at Newlands Tip, Two Tree Island and Belfairs Wood.

POLICY RE5 - PUBLIC OPEN SPACE

LAND IS ALLOCATED FOR PUBLIC OPEN SPACE PURPOSES AS SHOWN ON THE PROPOSALS MAP AT:

- (i) LAND TO THE EAST OF CANVEY WAY;

- (ii) LAND EAST OF ORRMO ROAD;
- (iii) LAND AT NEWLANDS TIP
- (iv) LAND AT BELFAIRS WOOD;
- (v) LAND AT WOODSIDE RECREATION GROUND.
- (vi) LAND AT THE WESTERN END OF TWO TREE ISLAND
- (vii) LAND AT ST MARY'S CLOSE
- (viii) LAND AT VILLA ROAD.

8.23. All playing fields, whether school playing fields or those owned by other public, private or voluntary organisations are of special significance for both their recreational and amenity value and in towns and cities, for their contribution to the greenspace of an urban environment. When not required for their original purpose, they may be able to meet the growing need for recreational land in the wider community. An opportunity exists on Scrub Lane to provide for children's playspace in the form of an extension to the Hadleigh Junior School playing fields, and a new area of public open space. This provision shall be achieved, in part, through the development of part of the frontage to Scrub Lane with residential development, to meet identified needs in the post plan period. In the interim the land shall be retained in its current land use and shall be identified as an Area of Special Restraint on the proposals map. **Policy H6** shall be applied to this site.

Allotments

8.24. Allotments provide a valuable recreational asset, particularly on Canvey Island, where garden areas tend to be smaller and the facility for productive gardening limited. As such, it is considered that existing allotments should be protected from development. Where possible, the Council will seek to improve the provision of allotments within the Borough, but particularly on Canvey Island.

POLICY RE6 - ALLOTMENTS

THE DEVELOPMENT OF SITES ALLOCATED FOR ALLOTMENT PURPOSES WILL NOT BE PERMITTED. WHERE APPROPRIATE THE COUNCIL WILL SEEK TO IMPROVE THE PROVISION OF ALLOTMENTS WITHIN THE BOROUGH.

Romsey Road Allotments

8.25. An area currently exists at the southern end of Romsey Road which is utilised as allotment gardens, but carries no designation for such a use. The land is now allocated for allotment purposes.

POLICY RE7 - ROMSEY ROAD ALLOTMENTS

THE AREA OF LAND AT THE SOUTHERN END OF ROMSEY ROAD, AS SHOWN ON THE PROPOSALS MAP, IS ALLOCATED FOR ALLOTMENT GARDEN PURPOSES.

Informal Recreation

- 8.26. Informal recreation is that which does not rely on the existence of a prescribed set of rules, has no formal structure and lacks the element of competition. Activities generally involve access to the countryside, the public rights of way network and water.

Hadleigh Castle Country Park

- 8.27. On the mainland, the Hadleigh Castle Country Park has been identified as an area where informal recreation will be encouraged. The Council will continue to seek the expansion of the country park and appropriate associated facilities.
- 8.28. The current extent of the Country Park and a proposed extension to the park as defined by the Hadleigh Castle Country Park Joint Committee is shown on the Proposals Map.

POLICY RE8 - HADLEIGH CASTLE COUNTRY PARK

THE COUNCIL WILL CONTINUE TO SEEK THE EXPANSION OF THE HADLEIGH CASTLE COUNTRY PARK, AS SHOWN ON THE PROPOSALS MAP. WITHIN THE PARK THE COUNCIL WILL, IN PRINCIPLE, ENCOURAGE INFORMAL RECREATION. ANY PLANNING APPLICATIONS FOR DEVELOPMENT WITHIN THE COUNTRY PARK WHICH COULD FRUSTRATE IT'S PRESENT OR FUTURE USE FOR INFORMAL COUNTRYSIDE RECREATION WILL BE REFUSED.

Informal Recreation In The Countryside

- 8.29. Elsewhere within the Borough, the Council will seek the provision of informal open space in association or partnership with developers subject to the following policy:

POLICY RE9 - INFORMAL RECREATION IN THE COUNTRYSIDE

IN CONSIDERING APPLICATIONS FOR INFORMAL RECREATION IN THE COUNTRYSIDE, THE COUNCIL WILL HAVE PARTICULAR REGARD TO:-

- (i) THE IMPACT UPON WILDLIFE OR THEIR HABITATS, AGRICULTURE, SITES OF ARCHAEOLOGICAL IMPORTANCE OR ANCIENT MONUMENTS;
- (ii) THE IMPACT UPON THE ENJOYMENT OF OTHER USERS OF THE COUNTRYSIDE;
- (iii) THE IMPACT UPON RESIDENTIAL AMENITY; (Contd)
- (iv) THE IMPACT UPON THE APPEARANCE OF THE LANDSCAPE;
- (v) THE ADEQUACY OF CAR PARKING PROVISION AND ACCESSIBILITY FOR THOSE USING PUBLIC TRANSPORT.

- 8.30. Such uses should not prejudice the informal recreational value of existing public Rights of Way in the countryside.

Water Recreation

- 8.31. There is continued pressure for the provision of water sports facilities within the coastal areas of the mainland and Canvey Island, and the Council has sought to improve and provide facilities as appropriate. On Canvey, in recent years, approval has been given for the use of sailboards and jet skis at Western Esplanade and Thorney Bay respectively. Both

of these ventures have been welcomed by enthusiasts and can provide additional interest for visitors to the seafront area.

- 8.32. Canvey Island also benefits from a number of private sailing and boating clubs which fully exploit the recreational opportunities available to them.
- 8.33. The Eastern Council for Sport and Recreation have identified Holehaven Creek and the western end of Canvey Island as a focal point for water sport recreation and it is the intention of the Council to encourage such use of water, so far as that use does not conflict with any other objective of the Local Plan.
- 8.34. There is a particular need to ensure against conflicts between different activities such as motor water sports, fishing and sailing and commercial navigation. Use of water by one group should not unduly prejudice its use by another.

POLICY RE10 - WATER RECREATION

THE COUNCIL WILL ENCOURAGE THE PROVISION OF RECREATIONAL FACILITIES WITHIN THE ESTUARY AND CREEK AREAS PROVIDED THAT:-

- (i) SUCH USES WOULD NOT ADVERSELY AFFECT WILDLIFE OR THEIR HABITATS;
- (ii) USE OF WATER BY ONE GROUP DOES NOT UNDULY PREJUDICE ITS USE BY ANOTHER;
- (iii) THAT ADEQUATE CAR PARKING PROVISION IS MADE TO CATER FOR THE NEEDS OF USERS;
- (iv) THE PROPOSAL COMPLIES WITH ANY OTHER POLICY CONTAINED WITHIN THE LOCAL PLAN.

- 8.35. The Council will consult the Port of London Authority and the London Port Health Authority on proposals for the development of activities in the estuary and creek areas as appropriate.

Horse Riding Facilities

- 8.36. Horse riding is a popular recreational pastime within the Borough, however the lack of facilities within the urban areas, together with the obvious conflict that keeping horses in close proximity to residential dwellings creates, has meant that stables have become concentrated in the Green Belt and other open areas. The poor condition of some stable buildings and grazing areas, as well as the impact of horses on environmentally sensitive areas, coupled with the current limited availability of bridleways, and the risks that this imposes on the horses, their riders, and other road users, suggests that the control of intensive equestrian activity would be beneficial.

- 8.37. In all proposals for equestrian development, the Council will apply the following policy:

POLICY RE11 - STABLES

STABLES WILL BE PERMITTED WHERE IT CAN BE DEMONSTRATED THAT THEY WOULD NOT:

- (i) BE DETRIMENTAL TO THE VISUAL AMENITIES OF THE SURROUNDING AREA;

- (ii) AFFECT SITES OF NATURE CONSERVATION INTEREST OR;
- (iii) BE DETRIMENTAL TO THE RESIDENTIAL AMENITIES OF NEARBY PROPERTIES BY VIRTUE OF NOISE, SMELL OR GENERAL DISTURBANCE.

STABLES WILL NOT BE PERMITTED WHERE THE EXTENT OF ACTIVITY WOULD GIVE RISE TO AN UNACCEPTABLE LEVEL OF TRAFFIC GENERATION OR WOULD BE LIKELY TO CAUSE DANGER TO OTHER ROAD USERS.

STABLES AND ALL OTHER ASSOCIATED FACILITIES SHALL BE SMALL SCALE, OF GOOD QUALITY DESIGN AND OF BRICK OR TIMBER CONSTRUCTION AND SHALL BE SENSITIVELY SITED IN ORDER TO MAINTAIN THE CHARACTER AND APPEARANCE OF THE OPEN LAND IN WHICH IT IS LOCATED.

WHERE APPROPRIATE ENCOURAGEMENT WILL BE GIVEN TO THE RE-USE OF EXISTING BUILDINGS FOR EQUESTRIAN USE.

Public Rights Of Way

- 8.38. It is estimated that at least 20% of the residents of the Borough participate in some form of informal recreation at least once a week, with walking being one of the most popular activities. Boroughwide, Castle Point offers substantial opportunities for such activities in the form of the Hadleigh Castle Country Park, and woods of the mainland, and the circular path on Canvey, in addition to other shorter paths.
- 8.39. It is the intention of the Council to maintain its existing network of public rights of way in accordance with its statutory obligations, and with the County Council, to support the extension and enhancement of the public rights of way network, where appropriate. The effect of development on public rights of way will be considered at the earliest possible stage in the planning process by reference to the definitive map of public rights of way and all public rights of way affected by a development shall be appropriately advertised.
- 8.40. The Borough suffers a marked deficiency in the provision of public bridleways having only some 3½ miles Boroughwide. This shortage, coupled with the lack of any comprehensive network of permissive rides and the high density of urban development tends to intensify the number of riders using roads to the mutual danger and inconvenience of both riders and drivers.
- 8.41. The development of a programme of provision of public rights of way is the responsibility of the County Surveyor. However, as opportunities arise, consideration will be given to the possibility of incorporating new public rights of way and associated facilities within development schemes, with a view to producing a variety of circular routes and a comprehensive coastal path, with appropriate ancillary facility provision, including crossing points and parking/turning facilities.
- 8.42. In addition to such definitive routes, the Council will seek to continue to support and extend the equestrian rides scheme in the Borough.

POLICY RE12 - PUBLIC RIGHTS OF WAY

THE COUNCIL WILL ENCOURAGE THE PROVISION OF A HIGH QUALITY NETWORK OF PUBLIC RIGHTS OF WAY WHICH ARE ACCESSIBLE TO PEOPLE WITH DISABILITIES AND WILL SEEK THE INCLUSION OF SUCH FACILITIES WITHIN APPROPRIATE DEVELOPMENT SCHEMES. PARTICULAR ENCOURAGEMENT SHALL BE GIVEN TO THE PROVISION OF PUBLIC BRIDLEWAYS, EXCEPT WHERE THIS

WOULD PREJUDICE THE INTERESTS OF WALKERS AND OTHER USERS OF EXISTING PUBLIC FOOTPATHS.

ALL PUBLIC RIGHTS OF WAY IDENTIFIED ON THE DEFINITIVE MAP WILL BE SAFEGUARDED, IMPROVED AND EXTENDED WHERE POSSIBLE.

Cycleways

8.43. Provision of cycleways is contained in the Transport Chapter (see **Policy T10** and **T11**).

Tourism And Leisure

8.44. Despite the popularity of the Borough, and particularly Canvey Island, as a holiday destination during the 1950's and 1960's, the advent of package holidays and a rise in expectations has led to a decline in the attractiveness of the Borough as a holiday destination and a decline in the importance of holiday-makers as a significant economic factor in the Borough. However, in the future it is considered that daytrips and shortbreaks will become a growth area with visitors being attracted to South East Essex, not only because of its coastal location but because of the opportunities for recreation, such as that provided by local sports facilities and events such as the Annual Beer Festival, Castle Point Show and Firework Fiesta organised by this Authority and the Airshow organised by Southend Borough Council. Development of these popular events is currently restricted by the limited availability of short term accommodation in the surrounding area. In the future it is considered that tourism within the south-east will benefit from the provision of a better range and quality of short term accommodation.

Caravan And Holiday Camps

8.45. The decline in the number of holiday - makers visiting the Borough has already manifested itself in the gradual transformation of one holiday camp from a site of temporary accommodation to a site of permanent residential accommodation and may result in another following a similar path. Such development results in low standards of privacy and amenity and will be resisted by the Council.

POLICY RE13 - RESIDENTIAL USE OF CARAVAN SITES

EXCEPT WHERE PROVIDED IN PURSUANCE OF THE PROVISIONS OF S65 OF THE HOUSING ACT, 1985, THE COUNCIL WILL REFUSE PERMISSION FOR THE EXPANSION OR INTENSIFICATION OF PERMANENT RESIDENTIAL ACCOMMODATION ON CARAVAN SITES.

8.46. On a national scale the Borough has limited attractiveness for the holiday-maker, and it is not considered that in the future, caravan holidays will achieve their earlier popularity. It is not considered necessary to identify any new sites for holiday camp purposes.

Development And The Provision Of Recreational Facilities

8.47. In view of the identified deficiencies in recreational facilities, it is important that the demands generated by new development do not exacerbate existing deficiencies.

8.48. Where the development proposed would either cumulatively, or in isolation, place undue pressure on existing recreational facilities developers will be expected to enter into planning agreements to meet the recreational needs related to the development.

POLICY RE14 - PLANNING AGREEMENTS AND RECREATIONAL DEVELOPMENT

IN APPROPRIATE CASES, THE COUNCIL WILL EXPECT DEVELOPERS TO ENTER INTO PLANNING AGREEMENTS TO SECURE THE PROVISION OF OPEN SPACE OR OTHER RECREATIONAL FACILITIES SUCH PROVISION TO BE FAIRLY AND REASONABLY RELATED TO THE DEVELOPMENT, IN SCALE AND KIND.

Noisy Sports

- 8.49. There are a number of recreational activities which may have a detrimental effect upon either the site itself or its surroundings (or both of these). Activities which can have such an effect include moto-cross, clay- pigeon shooting, jet ski-ing, model aircraft flying and war games. Activities of this nature should therefore be directed to sites where their impact is acceptable on both the site itself and the surrounding area. Whilst residential amenity is protected elsewhere in the Plan (**Policy EC3 Residential Amenity**) applications for Potentially Intrusive Recreational Activities will also be subject to the following policy:

POLICY RE15 - POTENTIALLY INTRUSIVE RECREATIONAL ACTIVITIES
WHEN CONSIDERING APPLICATIONS FOR POTENTIALLY INTRUSIVE RECREATIONAL ACTIVITIES, THE COUNCIL WILL PAY PARTICULAR REGARD TO:

- (i) THE CHARACTER AND APPEARANCE OF THE AREA AFFECTED BY THE PROPOSED ACTIVITY;
- (ii) THE SAFETY AND AMENITY OF OTHER USERS OF THE LAND, WATER OR AIR;
- (iii) THE NEED TO PROTECT PUBLIC RIGHTS OF WAY;
- (iv) THE EFFECT UPON WILDLIFE AND HABITAT
- (v) THE EFFECT ON LOCAL RESIDENTS.

(Contd).

Floodlighting

- 8.50. The provision of floodlighting can have a number of benefits for facilities, particularly those associated with sport and their users, by extending periods of use. However, proposals for floodlighting are often controversial, not only because of the level of light required, but also because such facilities are often within or adjacent to residential areas, or close to public highways, where the effect of intensive illumination may be incompatible with residential amenity or highway safety. Proposals for floodlighting in urban areas will be judged on the degree to which they affect residential amenity, particularly where they facilitate a significant intensification of use or an increase in the number of spectators to an area.
- 8.51. Outside urban areas, proposals which introduce a new light source where there is not background lighting, or which are within designated areas of high landscape value, will not be acceptable.
- 8.52. However carefully a floodlighting system is designed, those living in surrounding areas will be aware that it is in use. Inconvenience to neighbours can be mitigated by controlling the type, hours and frequency of illumination and in appropriate cases, the Council will impose conditions to this effect. As a general principle it will not be generally acceptable for

floodlighting to remain in use after 2200 hours. An earlier time limit may be imposed on Sundays and other occasions.

- 8.53. In addition to consideration of the impact of floodlighting in itself, in all cases, the visual impact of the lighting columns, the size of floodlit area, and the type and intensity of illumination will be material considerations. Light spillage can be a particular problem. In considerations of all these matters the Council will have special regard to the standards of the Institute of Lighting Engineers.

POLICY RE16 - FLOODLIGHTING

THE COUNCIL WILL ENCOURAGE THE PROVISION OF FLOODLIGHTING FOR EXISTING AND PROPOSED SPORTING FACILITIES IN URBAN AREAS. ANY SUCH PROPOSALS SHALL NOT HAVE A SERIOUSLY ADVERSE IMPACT ON RESIDENTIAL AMENITIES NOR UNDERMINE SAFETY CONDITIONS ON ADJOINING HIGHWAYS. THE COUNCIL SHALL HAVE REGARD TO THE LATEST STANDARDS OF THE INSTITUTE OF LIGHTING ENGINEERS IN DETERMINING WHETHER FLOODLIGHTING PROPOSALS ARE ACCEPTABLE IN THE BUILT-UP AREAS OF THE BOROUGH. EVEN WHERE ACCEPTABLE IN GENERAL TERMS, PLANNING PERMISSION FOR FLOODLIGHTING SHALL BE SUBJECT TO CONDITIONS PRECLUDING ITS USE AT UNREASONABLE TIMES.

PLANNING PERMISSION SHALL BE REFUSED FOR FLOODLIGHTING OUTSIDE URBAN AREAS WHERE THIS INTRODUCES A MAJOR NEW LIGHT SOURCE, AND WITHIN AREAS OF HIGH LANDSCAPE VALUE FOR THE PURPOSES OF THIS POLICY, AREAS OF HIGH LANDSCAPE VALUE INCLUDE THE ANCIENT LANDSCAPES, THE SPECIAL LANDSCAPE AREA, THE DESIGNATED BOUNDARY OF HADLEIGH CASTLE COUNTRY PARK, AND THE COASTAL PROTECTION BELT.

- 8.54. All applications for floodlights should be accompanied by a technical lighting report, prepared by a qualified lighting engineer, demonstrating how the provisions of **Policy RE 16** are satisfied.

Football Ground

- 8.55. The present site of the Canvey Island Football Club is located within a densely developed urban area and with the increasing success of the Club, a commensurate increase in difficulties for local residents in terms of congestion, noise and general disturbance has been identified. It is therefore considered desirable to seek to relocate the existing club from its present site to a new site allocated for this purpose, to the south of Northwick Road.

POLICY RE17 - FOOTBALL GROUND AND ANCILLARY LEISURE FACILITIES

LAND IS ALLOCATED, TO THE SOUTH OF NORTHWICK ROAD, AS SHOWN ON THE PROPOSALS MAP, FOR A FOOTBALL GROUND WITH ANCILLARY SPORTING AND LEISURE FACILITIES. IN DEVELOPING THE SITE SPECIAL ATTENTION SHOULD BE PAID TO PRESERVING AND ENHANCING THE EXISTING PUBLIC RIGHT-OF-WAY.

- 8.56. For the purposes of **policy RE17** 'ancillary' uses are defined as those uses which are subservient to the primary use of the site as a football ground and which are only proposed on the site because of the strong relationship with the use of the site as a football ground.

