

ABSTRACT FROM PPG17: SPORT & RECREATION PLANNING POLICY GUIDANCE NOTES – SPORT AND NOISE

PPG17: SPORT & RECREATION
 (Dated September 1991 and issued jointly by the Department of the Environment and the Welsh Office)
 PART VI - Planning Policy Guidance Notes. Sport and Noise. Para 51-54

PPG17: SPORT AND RECREATION

54. The Government has announced that in Sites of Special Scientific Interest in England and Wales it intends to withdraw all permitted development rights for the temporary use of land for warblers, motorbikes and clay pigeon shooting. Advice on planning applications for these uses in SSSIs will be included in the forthcoming Planning Policy Guidance note on Nature Conservation.

6-053

Air sports

55. Participation in air sports has grown substantially, particularly as hang-gliding, gliding and microlight aircraft have developed in the last twenty years as alternatives to flying light aircraft for sport. At the same time there has been pressure on flying from existing airports. Some have closed down for economic reasons; others have extended their availability to larger aircraft. Small airfields are being established on new sites, particularly where landowners wish to take advantage of the set-aside scheme. In any application to use a field as an airfield, local planning authorities should consider carefully the proposed runway and circuit alignments, as well as other sports uses to which it can be put, in order that environmental problems for those on the ground, in particular noise, are kept to an acceptable level.

6-054

Water sports

56. In considering development plan policies and proposals for new development affecting inland waters, local planning authorities should bear in mind the need to obtain advice from the National Rivers Authority, which has statutory duties in respect of water recreation and the responsibility to safeguard water quality, for example by licensing discharges to such waters. There is a widespread shortage of mooring facilities for boats both on inland waters and on the coast. Development plans may encourage the imaginative use of redundant mineral workings, disused commercial docks and redundant agricultural land in proximity to inland tidal water. Such use can provide extensive new moorings without undue detriment to local interest or the natural environment.

6-055

Golf

57. Golf courses can open up the countryside for recreation, but they can also have a significant impact. They should be located and designed to ensure harmony with the surrounding countryside and to conserve the natural environment. Each proposal should contain full details of the site and of the impact of the development proposed, including the effect on public rights of way. Any significant associated developments, such as hotels, should be considered on their own merits. Special care should be taken in considering application in areas such as National Parks, Areas of Outstanding Natural Beauty, Sites of Special Scientific Interest, Green Belts, historic landscapes and the Heritage Coast.

58. English Heritage has prepared guidance on golf course proposals in historic landscapes including archaeological remains, conservation areas, and parks and gardens. This suggests how to assess the historic value of a landscape, gauge the impact of a golf course proposal, the historical considerations which may need to be borne in mind in deciding the application, and safeguards which can be built in when permission is granted. English Heritage also publish a Register of Parks and Gardens of special historic interest in England.

Cancellation of advice

59. Ministry of Housing and Local Government circular 33/70 (Welsh Office 36/70) is hereby cancelled.

PPG18: ENFORCING PLANNING CONTROL

(Dated December 1991 and issued by the Department of the Environment)

6-056

1. New and substantially improved powers to enforce planning control are given to local planning authorities (LPAs) by the Planning and Compensation Act 1991. The enforcement provisions of the Act are based on the main recommendations of the report by Robert Curwath QC, entitled *Enforcing Planning Control* (HMSO, February 1989). The report also recommended (Recommendation No. 14) that current Ministerial policy guidance about enforcement, in DOE/WO Circulars, should be revised, taking account of the concern expressed about certain aspects of the current guidance. This Note gives revised guidance.

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[Release 100: 14 - ii - 92.]

48. The possible relocation of a Football League club to a new site may be of sufficient importance to merit a locational policy in the structure plan. Given the urgency of the moves towards improved football stadia, and the impact that a new football stadium may have across and beyond district boundaries, the county councils may find it helpful to convene a forum of local planning authorities and the relevant local football clubs to consider the question of a strategic site.

6-052

49. The adequacy of existing football stadia and the need for improvement should be taken into account in preparing and reviewing the local plan. Account will need to be taken of normal planning considerations, such as traffic, parking, access to public transport, and possible conflicts with neighbouring uses. The improvement of safety and public order are also important factors which will need to be given due weight both in formulating local plan policies and in dealing with specific applications. Local planning authorities should also have regard to the extent to which proposals incorporating multiple-use and non-football leisure facilities will be of benefit to the community as a whole. Considerations of particular relevance to the relocation of football clubs will include the possible use of reclaimed or derelict land, especially in the urban fringe, including former mineral sites, and the proximity of any new site to the traditional catchment area of the club.

50. Because of the size of the structures involved, major football stadia cannot be regarded as appropriate development within an approved Green Belt. As PPG2 makes clear, very special circumstances would be needed to justify setting aside the general presumption against inappropriate development in the Green Belts. It would be most unusual for a stadium proposal to meet those very special circumstances unless all other practicable options for location had been exhausted and other considerations had been fully addressed. A site for development as large as a major football stadium should normally be identified in a local plan. It could be considered alongside any proposal for the adjustment of Green Belt boundaries. Such boundaries should be altered only in exceptional circumstances, after consideration of development opportunities within urban areas. The procedures for making and reviewing local plans provide opportunities for full public consultation on proposals to alter boundaries.

Sport and noise

6-053

51. Noise from motorised sports and some gun sports can cause concern in some locations. General guidance on planning and noise is given in Department of the Environment Circular 10/73 (Welsh Office 16/73). This is under review, and updated advice will be issued in due course. The Control of Pollution Act 1974 enables the Secretaries of State to approve codes of practice giving guidance on appropriate methods of minimising noise. A code on noise from motor aircraft was issued in 1982, and the Clay Pigeon Shooting Association is preparing a draft code in consultation with the Department of the Environment.

52. Where there is a clear demand for noisy sports activities, it is important that planning authorities seek to identify sites which will minimise conflicts with other uses. Criteria for the selection of sites for regular use must include the potential impact of the activity on the site and on adjacent land use and nearby residents. Suitable sites can often be found: they could include degraded land, former mineral sites or set-aside farming land which meet all of the criteria. They may be adjacent to an existing noise generator such as a main road, or in locations screened by banks and trees. The provision of suitable sites can divert unauthorised and damaging use of playing fields, footpaths, open land and woodlands. If the governing body of the relevant sport has produced a code of conduct for use when organising events, this should be consulted when seeking to resolve problems with existing sites or considering new ones.

53. Newer leisure activities, such as war games, can cause disturbance and danger as well as noise problems. Sensitive areas, including ancient woodlands, should be protected from such activities that would have an adverse impact. The Town and Country Planning General Development Order 1988 (the GDO) gives a general grant of planning permission for the use of land for certain activities for up to 28 days in any calendar year. Longer use requires specific planning permission. The permitted development rights available in the GDO have been granted by Parliament and should be withdrawn only where there is a real threat to the amenity of the area. However, the damage resulting from these activities may be particularly acute in some fragile areas such as Sites of Special Scientific Interest (SSSIs) and a local planning authority may make a direction under Article 4 of the GDO withdrawing permitted development rights and requiring a specific planning application to be made for a temporary use. For a direction to remain in force for longer than six months, the Secretary of State's approval is necessary.

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[Release 100: 1 - i - 91.]