

<b>Local Members</b>	
Mrs. K. Perry and Mr. B. Williams	Cheslyn Hay, Essington and Great Wyrley

**Planning Committee      1 October 2020**

**Minerals County Matter**

**Application No (District):**      [SS.20/03/602 MW](#). (South Staffordshire)

**Applicant:**                              NRS Aggregates Limited

**Description**                              Application to vary (not comply with) condition 22 (e) of planning permission SS.18/05/602 MW to a) allow the use of the lorry holding area on the internal access road between 06:30 and 07:00, Mondays to Saturdays, including retention of the Internal Barrier for the duration of permitted quarrying operations; and b) to allow two concrete mixer lorries to enter or leave the site between 06:00 and 19:00 Mondays to Fridays and 06:00 to 13:00 on Saturdays.

**Location:**                                      Saredon Quarry, Saredon Road, Little Saredon

**Background / Introduction**

1. Previously, the planning condition restricting the hours of lorry movements associated with Saredon Quarry was varied (or amended) so that:
  - lorries could park along a section of the quarry’s internal access road, 30 minutes prior to the opening of the quarry at 0700 hours (refer to condition 22 (e) of permission SS.18/05/602 MW); and,
  - two concrete mixer vehicles could leave the site up to 1900 hours i.e. up to one hour after the quarry had closed at 1800 hours (weekdays only); and to return to the quarry at 0600 hours i.e. up to one hour prior to the quarry opening at 0700 hours (refer to condition 22 (e) SS.17/11/602 MW). This enabled the applicant to meet the requirements of a specific contract with Network Rail requiring concrete during evening/ night-time hours.
2. Both of these variations to the hours of lorry movements were permitted for trial periods and the applicant now seeks permission for these variations to be allowed for the duration of remaining operations at the quarry.

**Site and Surroundings**

3. Saredon Quarry is located approximately 2.5 miles southwest of Cannock town centre and adjacent to the M6 motorway, north of junction 11. The quarry is within an agricultural area and the Green Belt.
4. Access to the quarry is via the Great Saredon Road which links to Saredon Road and then onto the A4601/ A460 roads.

5. Residential properties affected by the proposals are within the Saredon Hall Farm complex located off Saredon Road, which is part of the route from the quarry to the A4601/ A460 roads (refer to plan attached to this report).

## Summary of Proposals

### Lorry Holding Area

6. The application seeks to amend the main planning permission for sand and gravel extraction at the quarry to enable the following:

The use of the lorry holding area on the internal access road between 06:30 and 07:00, Mondays to Saturdays, including retention of the internal barrier for the duration of permitted quarrying operations.



Figure 1 showing view of lorry holding area along site access road.

7. The proposed lorry holding area shown on the plan attached to this report is along the quarry's access road and is large enough to accommodate up to five articulated lorries together with five standard sized lorries. The parking arrangements were previously approved on a trial basis to overcome problems with lorries arriving prior to 0700 hours and parking on the public highway. The trial period expired on 7 June 2020 and the applicant now seeks permission for use of the lorry holding area to be extended for the remaining duration of permitted quarry operations i.e. up to 31 December 2030.

### Concrete Mixer Movements

8. The temporary variation of hours for the mixer lorry movements ceased when a contract with Network Rail also ceased in August 2018. The applicant now seeks a longer-term variation of the hours of lorry movements for the benefit of two concrete mixer vehicles so that other out of hours contracts can be served. The drivers (who would be issued with their own keys for the gates) would bring their mixer lorries to the site at 06:00 hours daily (Tuesdays to Saturdays only) and leave them parked on the existing hardstanding area alongside the maintenance building (near the concrete plant). During the permitted hours of operation for the concrete plant, staff members would drive the lorries to the concrete plant's storage bays for loading, after which they would be returned to the parking area and left there until their drivers return in the evening. The mixer vehicles would leave the quarry prior to 1900 hours.



Figure 2 showing mixer lorry that are equipped to mix the concrete and keep it rotated and fresh until required – they will wait at the construction site throughout its nightly period of operation.

9. The vehicles would return empty to the quarry at approximately 06:00 hours and be left at the quarry site for reloading during the next day. Thus, only two vehicles would be involved each day, each vehicle with a single journey in and out during any 24-hour period. There would be no operation of plant within the proposed extended hours.
10. In view of the above proposals, the applicant seeks to vary condition 22 (e) as follows:

No HGVs shall enter or leave the main part of the Site (beyond the holding area barrier) other than between the following hours:

07:00 to 18:00 Monday to Friday; and,

07:00 to 13:00 Saturdays

except for:

- i. HCVs entering the Site to park on the access road as shown on 'Proposed vehicle access' (Dwg No 305/214/VA100) between 06:30 to 07:00 Monday to Saturday. These parking arrangements shall cease no later than 31 December 2030, or at the close of the restoration operations, whichever is the earlier date. The internal barrier across the access road should be removed at the same date.
- ii. two concrete mixer vehicles, which shall only enter or leave the site between the following hours:

06:00 to 19:00 Monday to Friday; and

06:00 to 13:00 Saturdays

These loading arrangements shall cease no later than 31 December

2028, or at the close of the quarry/ ready-mix concrete plant operations, whichever is the earlier date.

11. The application is accompanied by several documents and plans including:
- Minerals Development Statement
  - Details of barrier
  - Location Plan for lorry parking area
  - Elevational drawing of main gates
  - Location plan for parking area of mixer vehicles

### **The Applicant's Case**

12. Regarding the use of the lorry holding area, the applicant's agent states:

During the trial period, no complaints have been received by the applicant or agent about the way the lorry holding area has been operating or any abuses of the privilege thus afforded to the 'early arrivals'; and, significantly, no further complaints have been made about the parking of quarry related HGVs on the road outside the quarry or on the motorway bridge. The scheme has therefore been a complete success in addressing the previous problems caused by lorries arriving before the 7:00 a.m. quarry opening time and parking on the public roads outside.

13. Regarding the extended hours for the entry and exit of two mixer vehicles, the applicant's agent indicates that the vehicles are owned by the applicant's subsidiary company, Midland Mix Concrete, so they would be under the control of the Site Manager at Saredon Quarry. The applicant is involved with infrastructure contracts which frequently operate throughout the night and require a ready supply of freshly mixed concrete for pouring during construction work.

### **Relevant Planning History**

14. Since 1962, sand and gravel has been extracted at Saredon Quarry and currently, the quarry operates under planning permissions SS.18/05/602 MW and SS.18/06/602 MW that allow extraction up to 31 December 2028. Restoration of the quarry involving the backfilling of the quarry with imported waste is required to be completed by 31 December 2030. Details of the permissions and other planning decisions relevant to this application can be found listed in [Appendix 1](#).

### **Environmental Impact Assessment (EIA)**

15. As the proposed development does not fall within the applicable thresholds and criteria for screening for EIA development (ref. Schedules 1 and 2 to the [Town and Country Planning \(Environmental Impact Assessment\) Regulations 2017](#)), the County Council has not issued a Screening Opinion.

## Findings of Consultations

### Internal

16. **Environmental Advice Team (EAT)** – responded with no comments.
17. **Highways Development Control** (on behalf of the Highways Authority) (HA) – no objections.
18. **Planning Regulation Team** – 6 complaints have been received since 2018 relating to HGVs arriving prior to 06:30. In June 2020, one HGV was witnessed entering prior to 06:30, no further instances have been witnessed and further checks have found the site to be operating within their permitted hours. This matter will continue to be monitored.

### External

19. **South Staffordshire District Council** - responded with no comments.
20. **South Staffordshire District Council's Environmental Health Team** - responded with no comments to make on the application. During the 18-month trial period for use of the lorry holding area, no complaints have been recorded by the Team.
21. **Saredon Parish Council** - no objections. The Council notes that presently lorries park on the grass verges on Saredon Road waiting to access the site, this is unacceptable as they cause damage which is not repaired.
22. **Highways England** - no objection.

## Publicity and Representations

23. Site notice: YES      Press notice: YES
24. 11 neighbour notification letters were sent out and 6 representations have been received. The concerns raised in representations are summarised below:
  - Lorry movements are being experienced prior to 0600 hours causing disturbance to occupiers of properties on Saredon Road. The proposed earlier opening of the quarry will cause even earlier lorry movements;
  - Lorries are travelling at speed which is noisy and causing vibration to properties; and,
  - Lorries are depositing dust and sand on the public highway.

## The development plan policies (and proposals) and the other material planning considerations relevant to this decision

25. National Planning Practice Guidance – Determining planning application - [How must decisions on applications for planning permission be made?](#) explains that:

‘To the extent that development plan policies are material to an application for planning permission the decision must be taken in accordance with the development plan unless there are material considerations that indicate

otherwise.

The National Planning Policy Framework represents up-to-date government planning policy and is a material consideration that must be taken into account where it is relevant to a planning application or appeal. This includes the presumption in favour of development found at [paragraph 11 \[not 14 as stated\] of the \[National Planning Policy\] Framework](#). If decision takers choose not to follow the National Planning Policy Framework, where it is a material consideration, clear and convincing reasons for doing so are needed.'

26. [Appendix 1](#) lists the development plan policies (and proposals) and the other material planning considerations, relevant to this decision.

## **Observations**

27. Having given careful consideration to the application and supporting information, including the information subsequently received, the consultee comments and the representations received the relevant development plan policies and the other material considerations, referred to above, the key issues are considered to be:

- Findings of trial period for lorry holding area
- The potential effects on local amenity resulting from the proposed two lorry mixers operating out of hours for the concrete plant
- The opportunity to review, regularise and update the planning permission, and to review the Section 106 Legal Agreement

## **Findings of trial period for lorry holding area**

28. The hours of operations including the movements of vehicles at the quarry are subject to limitations as imposed by condition 22 which is justified to protect the amenity of local residents in accordance with: the Minerals Local Plan for Staffordshire (policy 4); the Staffordshire and Stoke-on-Trent Waste Local Plan (policy 4.2); the National Planning Policy Framework (sections 9, 15 and 17); the National Planning Policy for Waste (paragraph 7 and Appendix B); and, Planning Practice Guidance (Minerals – assessing environmental impacts from minerals extraction).
29. The decision notice for permission SS.18/05/602 MW also includes a note relevant to condition 22 (e) stating that:

The variation to the planning permission is to provide an 18-month trial period to allow HCVs to enter the Site and park on the access road rather than on the public highway and to monitor the effects on local amenity and highway safety. An application to extend these temporary parking arrangements would be favourably considered if it can be demonstrated following the trial period that there have been no unacceptable adverse impacts on local amenity or the highway network, or that the material planning benefits outweigh the material planning objections (ref. Minerals Local Plan for Staffordshire – Policy 4.3).

30. Commentary: The proposal for the lorry holding area was intended to address a

problem of HGVs parking on the road outside the quarry including the bridge over the motorway, prior to the quarry opening at 0700 hours. When the proposal for the lorry holding area was approved by the Mineral Planning Authority under its scheme of delegation, a concern as raised by the Parish Council was that the proposal might encourage early morning movements of HGVs that could result in disturbance to residents living in properties off Saredon Road. Consequently, the variation of hours was permitted to allow vehicles to enter the lorry holding area at 0630 hours subject to a trial period.

31. Objections have been received to the application from residents living at the properties within Saredon Hall Farm about lorries passing Saredon Road before 0600 hours and these concerns have been previously reported in the minutes of the quarry's liaison committee meetings (refer to note for meeting on 28 February 2018). The Local Member, in response to the current planning application, has also reported concerns about the breach of the quarry's permitted opening times.
32. No objections are raised by the Parish Council, the District Council or the Highways Authority to the proposed continuation of use of the lorry holding area although the Parish Council report that lorries park on the grass verges on Saredon Road waiting to access the site.
33. The complaints about early lorry movements are being investigated by the Council's Planning Regulation Team and the applicant in the supporting statement to the application indicates that drivers arriving outside of the permitted times would be reprimanded, warned and banned if the incidents were repeated. The applicant's response is consistent with the operator's obligations as set out in the Section 106 legal agreement dated 15 December 2015 (refer to Schedule 3 -Driver behaviour) that requires the operator to instruct all drivers of HGVs 'to act in a considerate manner towards other road users in respect of speed restriction, to avoid running over the roadside verges on local roads and to sheet or otherwise cover or contain all loads'.
34. The proposed lorry holding area opening at 0630 hours is considered reasonable in the context of overcoming the problem of HGVs waiting on the public highway prior to the quarry opening at 0700 hours. The demand for early deliveries is balanced with the protection of local amenity by the start time of 0700 hours and in this case, to address the problems of HGVs arriving at the quarry slightly earlier than the opening of the quarry, the lorry holding area is a means of overcoming a problem on the highway and safeguarding local amenity. No complaints have been received about the specific use of the access road for the short-term parking.
35. Conclusion: Having regard to policy 4 of the Minerals Local Plan, Policy 4 of the Waste Local Plan and Policy EQ9 of the South Staffordshire Core Strategy (ensuring that there are no unacceptable adverse impacts on amenity), it is considered that no unacceptable adverse effects have resulted from opening part of the quarry access road at 0630 hours and therefore, it is recommended that use of the lorry holding area from 0630 hours to 0700 hours is continued until backfilling operations at the quarry have ceased on or before 31 December 2030..

**The potential effects on local amenity resulting from the proposed two lorry mixers operating out of hours for the concrete plant**

36. Paragraph 28 above sets out the policy justification for controls on the hours of

operations at the quarry under condition 22.

37. Commentary: Condition 22 of permission SS.18/05/602 MW sets out limitations on the hours of operation including:
- c) No operations of the Ready Mixed Concrete Plant shall be carried out other than between the following hours:
    - 07:00 to 18:00 Mondays to Fridays; and,
    - 07:00 to 13:00 on Saturdays
- And:
- e) No HCVs shall enter or leave the Site other than between the following hours:
    - 07:00 to 18:00 Monday to Friday; and,
    - 07:00 to 13:00 Saturdays.
- except for HCVs entering the Site to park on the access road as shown on 'Proposed vehicle access' (Dwg No 305/214/VA100) between 06:30 to 07:00 Monday to Saturday. These trial parking arrangements shall cease no later than 18 months from the date of this planning permission.
38. No changes are proposed to the hours of operation of the concrete plant but to enable vehicles to serve evening/ night-time contracts (which are often required to achieve benefits at the construction site e.g. [to enable business to continue in line with the government's latest social distancing guidance](#)), extended hours are required for two vehicles to exit and enter the quarry. Such arrangements have been previously allowed at the quarry for a specific contract with Network Rail in Manchester over a period of 9 months and it is now proposed that the same arrangements are allowed for the remaining duration of the concrete plant or no later than 31 December 2028 (i.e. the date for cessation of mineral extraction), whichever is the earlier date.
39. The proposal which would allow for business growth, should be weighed against the impact on amenity particularly for residents on Saredon Road. Having regard to the representations received, one of the main issues is the potential disturbance of early morning lorry movements by way of noise and vibration.
40. The disturbance caused by the speed of passing vehicles is being addressed by the imposition of a 40mph speed limit which is to be imposed by the Highways Authority by the end of the year with the support of a financial contribution from the applicant. Problems with the deposit of dust and sand from vehicles should be prevented by sheeting vehicles and vehicle cleaning as required by current conditions and it is considered that this a matter relating to HGVs other than the mixer vehicles. In terms of the frequency of movements, there would be a maximum of two vehicle movements between 0600 to 0700 hours returning to the quarry which could coincide with other quarry vehicles arriving early for the opening of the quarry at 0700 hours. Overall, the number of movements associated with the mixer lorries is not significant but it would be important for the applicant to demonstrate that the mixer lorries are able to abide within the proposed extended hours and without any

increase in the number of movements.

41. Conclusion: Having regard to the number of mixer vehicle movements within the proposed extended hours, the risk of an unacceptable adverse impact on amenity should be low. It is considered reasonable, therefore, to allow the proposed extended hours for the two mixer vehicles only.

### **The opportunity to review, regularise and update the planning permission, and to review the Section 106 Legal Agreement**

42. Under [section 73](#) of the Town and Country Planning Act 1990, the local planning authority should consider the question of the planning conditions subject to which planning permission should be granted. In this case, conditions are relatively up to date as the current planning permission SS.18/05/602 MW was granted on 7 December 2018. Most of the conditions remain relevant but it is reasonable and necessary to update any conditions that are affected by the proposals or need to be updated. In this case, it is considered reasonable and necessary to update the following conditions in addition to condition 22:
- Condition 1 so that the new permission refers to the approved plans and documents submitted with the current application;
  - Condition 44 to refer to details approved for the ground water monitoring scheme (ref: SS.18/05/602 MW D2);
  - Condition 46 to refer to details approved for trees and hedgerows (in part, insofar as it relates to Tree Group G1) (ref: SS.18/05/602 MW D3); and
  - Conditions 13 and 48 to refer to revised timescales for submission of details for a progress report and a report on a protected species survey (ref: SS.18/05/602 MW NMA2).
43. No changes are considered necessary to the obligations included in the section 106 legal agreement dated 15 December 2015.
44. Conclusion: Having regard to the requirements of the legislation and the requirement of existing conditions, it is reasonable and necessary to vary, regularise and update the conditions as indicated above.

### **Overall Conclusion**

45. Overall, as an exercise of judgement, taking the relevant up-to-date development plan policies as a whole and having given consideration to application, the supporting information, including the consultee comments, the representations and the other material considerations, all referred to above, it is reasonable to conclude that the proposed development accords with the development plan and as such represents sustainable development, and there are no clear and convincing reasons to indicate that the application for planning permission should not be permitted.

### **Recommendation**

**Permit** the application to vary (not comply with) condition 22 (e) of planning permission SS.18/05/602 MW to a) allow the use of the lorry holding area on the

internal access road between 06:30 and 07:00, Mondays to Saturdays, including retention of the Internal Barrier for the duration of permitted quarrying operations; and b) to allow two concrete mixer lorries to enter or leave the site between 06:00 and 19:00 Mondays to Fridays and 06:00 to 13:00 on Saturdays. subject to the conditions of the current planning permission (SS.18/05/602 MW) **varied and updated as highlighted in bold**, recommended below.

The conditions of the current planning permission with **variations and updates highlighted in bold**:

1. To define the permission with the approved documents and plans accompanying the current application including details of the barrier.

22 (e) No HCVs shall enter or leave the Site other than between the following hours:

- 07:00 to 18:00 Monday to Friday; and,
- 07:00 to 13:00 Saturdays.

**except for:**

- HCVs entering the Site to park on the access road as shown on 'Proposed vehicle access' (Dwg No 305/214/VA100) between 06:30 to 07:00 Monday to Saturday. These parking arrangements shall cease no later than 31 December 2030, or at the close of the restoration operations, whichever is the earlier date. The internal barrier across the access road shall be removed at the same date.**
- two concrete mixer vehicles, which shall only enter or leave the Site between the following hours:**

**06:00 to 19:00 Monday to Friday; and**

**06:00 to 13:00 Saturdays**

**These loading arrangements shall cease no later than 31 December 2028, or at the close of the quarry/ ready-mix concrete plant operations, whichever is the earlier date.**

13. **Prior to 30 November 2020**, and every 3 years thereafter until the cessation of working operations and restoration operations, a Progress Report, including an update to the approved Site Layout Plan(s) shall be submitted for the written approval of the Mineral Planning Authority.

44. **Monitoring of groundwater levels and quality shall be undertaken in accordance with the approved Groundwater Monitoring Scheme (ref: SS.18/05/602 MW D2)** and monitoring data shall be submitted to the Mineral Planning Authority every 6 months for the duration of the permitted development.

46. **The planting for Tree Group G1 shall be implemented in accordance with approved details (ref: SS.18/05/602 MW D3).**

48. **Prior to 30 November 2020**, a protected species survey shall be undertaken and repeated every 12 months thereafter for the duration of this permission unless otherwise agreed in writing by the Mineral Planning Authority. A report of each survey shall be submitted within 7 days of each survey and protection measures to avoid harm to protected species during the working and restoration operations shall be submitted for the written approval of the Mineral Planning Authority. The protection measures shall be undertaken in accordance with the approved details.

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*Due to current Coronavirus restriction, the list of background papers for this report is only available on request by email sent to [planning@staffordshire.gov.uk](mailto:planning@staffordshire.gov.uk) and can only be provided by email.*

## Appendix 1: Relevant Planning History

Details of relevant planning permissions and other planning decisions are listed as follows:

- [SS.12/15/602 MW](#) dated 16 December 2015 – planning permission to continue the existing mining permission at Saredon Quarry; to extend the quarry and extract sand and gravel; and, restore the quarry by infilling with inert waste or inert material.  
  
A [Section 106 Legal Agreement](#) dated 15 December 2015 accompanied this permission and includes obligations on the operator which apply to the land to control lorry routes on the local highway; to improve the public highway near to the site access; to contribute to local highway maintenance; to provide extended aftercare; to support a quarry liaison committee; and to contribute to an established mutual restoration guarantee fund.
- [SS.16/10/602 MW](#) dated 11 November 2016 – planning permission to vary condition 3 of planning permission SS.12/15/602 MW to allow the importation of limestone to produce higher strength concrete.
- [SS.16/08/602 MW](#) dated 23 November 2016 – planning permission for the development of an aggregates recycling facility including associated plant and storage areas.
- [SS.17/10/602 MW](#) dated 3 July 2018 – planning permission to vary conditions 1, 12, 13, 14, 24, 46 and 47 of planning permission SS.16/10/602 MW to deepen parts of the permitted extraction area and to confirm the working scheme details.
- [SS.17/11/602 MW](#) dated 3 July 2018 - temporary planning permission for variation of condition 23(e) of planning permission SS.16/10/602 MW to allow two concrete mixer lorries to enter and leave the site outside of normal operation hours, with departures (loaded) daily at 19:00 (Monday to Friday) and single inward journeys (returning unloaded) at 06:00 daily (Tuesday to Saturday) between 15/11/17 and 31/8/18.
- [SS.18/05/602 MW](#) dated 7 December 2019 – planning permission for variation of

condition 22 of planning permission SS.17/10/602 MW to allow restricted entry into quarry from 06:30 hours Monday to Saturday and to allow parking of HCVs along part of internal access road prior to commencement of working and restoration operations, as well as operation of the ready mixed concrete plant commencing at 0700 hours.

Relevant approved details associated with this permission include:

- [SS.18/05/602 MW D1](#) dated 7 December 2018 – approved submission of details of barrier in compliance with condition 17 of planning permission SS.18/05/602 MW.
- [SS.18/05/602 MW D2](#) dated 10 June 2019 – approved submission of details in compliance with condition 44 (ground water monitoring) of planning permission SS.18/05/602 MW.
- [SS.18/05/602 MW D3](#) dated 9 July 2019 – approved submission of details in compliance with Condition 46 (trees and hedgerows (in part, insofar as it relates to Tree Group G1)) of planning permission SS.18/05/602 MW.
- [SS.18/05/602 MW NMA2](#) dated 17 September 2020 - Non-material amendments to Conditions 13 (submission of progress report) and 48 (submission of protected species survey report) relating to planning permission SS.18/05/602 MW to extend the timescales for the submission of details.
- [SS.18/06/602 MW](#) dated 4 June 2019 – planning permission for extraction of mineral within the woodland area at Saredon Quarry and an additional area outside the woodland that was omitted from the original application and subsequent restoration by infilling with inert waste or inert material.

[Return to the Relevant Planning History section of the report](#)

## **Appendix 2: The development plan policies (and proposals) and the other material planning considerations, relevant to this decision**

### **The development plan policies and proposals**

[Staffordshire and Stoke on Trent Minerals Local Plan \(2015 - 2030\)](#)

(adopted 16 February 2017)

- Policy 4: Minimising the impact of mineral development

A [partial review of the Minerals Local Plan for Staffordshire](#) to check conformity with the revised National Planning Policy Framework took place in February 2019. The review concluded that the policies in the Minerals Local Plan conform with the revised NPPF and therefore they continue to carry weight in the determination of planning applications for mineral development.

[Staffordshire and Stoke on Trent Joint Waste Local Plan \(2010 – 2026\)](#)

(adopted 22 March 2013):

- Policy 4: Sustainable design and protection and improvement of environmental quality
  - Policy 4.2 Protection of environmental quality

A [5-year review of the Waste Local Plan](#), completed in December 2018, concluded that there is no need to update the plan policies and therefore they continue to carry weight in the determination of planning applications for waste development.

The [South Staffordshire Core Strategy](#) (adopted 11 December 2012):

- Policy GB1: Development in the Green Belt
- Policy EQ9 – Protecting Residential Amenity
- Core Policy 11: Sustainable Transport

The [South Staffordshire Site Allocations document](#) (SAD) (adopted 11 September 2018) confirms that the quarry remains within the Green Belt.

### The other material planning considerations

- [National Planning Policy Framework](#) (updated February 2019):
  - [Section 1](#): Introduction
  - [Section 2](#): Achieving sustainable development
  - [Section 4](#): Decision-making
  - [Section 6](#): Building a strong, competitive economy
  - [Section 9](#): Promoting sustainable transport
  - [Section 13](#): Protecting Green Belt land
  - [Section 15](#): Conserving and enhancing the natural environment;
  - [Section 17](#): Facilitating the sustainable use of minerals
- [Planning Practice Guidance](#)
  - [Health and wellbeing](#)
  - [Minerals](#)
  - [Natural environment](#)
  - [Noise](#)
  - [Use of planning conditions](#)
  - [Waste](#)
- [National Planning Policy for Waste](#) (published on 16 October 2014)
  - Determining planning applications (paragraph 7)
  - Appendix B – locational criteria:
    - a) protection of water quality and resources and flood risk management
    - b) land instability
    - c) landscape and visual impacts
    - d) nature conservation
    - e) conserving the historic environment
    - f) traffic and access
    - g) air emissions

- h) odours
- i) vermin and birds
- j) noise, light and vibration
- k) litter
- l) potential land use conflict

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