

Extension to landfill site and relocated householders waste site

Informative: This is a Section 73 planning application to continue the development without compliance with Conditions 17 Site Layout, 25 Site Restoration and 27 Restoration Scheme of planning permission S/0109/18/CW to create a landform suitable for the potential relocation of the Householders Recycling Centre (the latter is subject to a separate planning permission being obtained).

At: Milton Landfill Site, Butt Lane, Milton, CB24 6DQ

Applicant: Cambridgeshire County Council - Waste Management

Application Number: CCC/21/261/VAR

To: Planning Committee

Date: 16th November 2022

From: Assistant Director, Planning, Growth and Environment

Electoral division(s): Waterbeach

Purpose: To consider the above planning application

Recommendation: That permission is granted subject to the conditions set out in paragraph 12.1

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1. Introduction / Background

- 1.1 This planning application seeks approval for amendments to the approved restoration scheme for the Milton Landfill site that would arise if Planning Application reference CCC/21/259/FUL, for the redevelopment and expansion of Milton Household Recycling Centre (HRC) and its permanent retention beyond the life of the Landfill site, is approved and implemented.
- 1.2 The details full of Planning Application reference CCC/21/259/FUL, including the background to, and details of, the proposed redevelopment and expansion of Milton HRC and its permanent retention are set out in the report pertaining to that application which precedes this agenda item.
- 1.3 The Milton landfill and HRC are currently consented under a single combined temporary planning permission, reference S/0109/18/CW, which is the main extant planning permission for the Milton Landfill Site. Condition 3 of that permission requires that the HRC closes and the landfill is completed and restored by 31st December 2026.
- 1.4 This application is only concerned with submission of an amended restoration scheme for the existing landfill, to accommodate the redevelopment and expansion of Milton HRC and its permanent retention. The application does not propose any increase or extension to the permitted landfill or the period of landfilling, although it would result in a minor change to the proposed restoration contours on the north-eastern side of the site where the HRC is located. The updated restoration plan submitted in respect of this application includes additional tree, hedgerow and grassland planting which will provide enhanced wildlife habitat and corridors.

2. The Site and Surroundings

- 2.1 Milton landfill covers an area of 64.6 hectares (ha), which comprises:
 - The main landfill and ancillary waste management facilities which are operated by FCC Environment;
 - A landfill gas utilisation plant, which uses landfill gas to produce electricity supplied to the National Grid, which is also managed by FCC Environment; and
 - Milton HRC, which is operated by Amey on behalf of CCC.
- 2.2 Milton landfill is located entirely within the Cambridge Green Belt. It is bounded to the north by Butt Lane and to the west by Mere Way, a historic Roman road, with the Cambridge Park and Ride located to the east. There is a public footpath and a designated byway (Ref. 162/3) along Mere Way which runs along the western boundary of the site. There are no other public footpaths either on or in close proximity to the site.
- 2.3 The surrounding area comprises agricultural fields to the north, west and south, beyond which lies the A14 and the A10. Milton Village is located approximately 1km to the east, whilst the village of Impington lies 2km to the west. Cambridge lies 5km to the south. The nearest residential properties to the site are Sun Close Farm and New Close Farm to the north of Butt Lane, approximately 10m north of the site boundary and Mere Way Farm, approximately 20m to the west of the site boundary. There is approximately 50m of mature

landscape planting, including mature trees along the north-western, north-eastern and south-eastern boundaries of the site which screen it from the nearest residential properties and the surrounding area.

- 2.4 As set out above, the landfill and the HRC are currently consented to operate until the end of 2026 under Planning Permission reference S/0109/18/CW. The landfill gas facility is permitted to operate in perpetuity under Planning Permission reference CCC/20/017/FMW until the facility is no longer required in connection with the management of landfill gas from the landfill site.
- 2.5 Landfilling of the site is ongoing. Waste is landfilled in a series of engineered cells before capping and placement of soils. The application states that restoration of the site is currently more than 70% complete.

3. The Proposed Development

- 3.1 This application has been submitted under Section 73 of the Town and Country Planning Act 1990 (as amended) to amend the approved restoration plan referenced in Conditions 25 and 27 of S/0109/18/CW and set out a revised restoration masterplan for the wider site which excludes the footprint of the HRC. As a consequence, the amendment of Condition 17 of S/0109/18/CW which relates to the site layout would also be required.
- 3.2 The application states that the restoration plan has been developed having full cognisance of the need to achieve final contours of the land, which reflect:
- FCC Environment's continued operational needs (as site operator);
 - The need to sympathetically 'dovetail' the completed landfill with the existing HRC area, avoiding steep/sheer faces on the north-western and south-western sides of the HRC;
 - The site's Green Belt location, and the need to develop a restoration scheme which reflects the key objectives of including land within the Green Belt, most notably, the importance of retaining openness; and
 - Biodiversity objectives and the opportunity to agree an amended restoration plan which seeks to improve and enhance the biodiversity aspects of the existing permitted scheme.
- 3.3 In Respect of the Biodiversity objective detailed above, a full Biodiversity Net Gain (BNG) calculation has been carried out using the Defra BNG Metric 3.0 tool. This assessment has concluded that the proposed restoration plan provides a considerable uplift in biodiversity value far exceeding the 10% BNG aim for both area based and linear habitats.
- 3.4 Accordingly, the application seeks to amend Conditions 25 and 27 to state the following:
- Condition 25
"The site shall be restored in accordance with submitted plan 40645-WOD-XX-XX-FG-OP-0001_S2_P01, dated June 2022".
- Condition 27
"The detailed restoration of the site shall be carried out in accordance with the Restoration Plan 40645-WOD-XX-XX-FG-OP-0001_S2_P01, dated June 2022 referred to in condition 25.

All trees, shrubs and hedge plants supplied shall comply with the requirements of British Standard 3936, Specification for Nursery Stock. All pre-planting site preparation, planting and post-planting maintenance works shall be carried out in accordance with the requirements of British Standard 4428 (1989) Code of Practice for General Landscape Operations (excluding hard surfaces). All new trees shall be positioned in accordance with the requirements of Table 3 of British Standard BS 5837: 2005, Trees in relation to construction – Recommendations.”

- 3.5 Other consequential amendments that are required to ensure consistency with the new plans include an amendment to the wording of Condition 17, which currently states:

“The development hereby approved shall be carried out in accordance with the detailed layout plan no 653A351 dated 07.10.19 (received 10 October 2019) showing screen bunds, storage facilities, skip locations, surface lighting and floodlighting, means of enclosure, vehicle circulation areas and surface water drainage of the householders waste facility”.

- 3.6 To reflect the need to remove the land presently occupied by Milton HRC from the approved site layout plan, a new plan has been developed, Reference 40645-WOD-XX-XX-FG-OP-0001_S2_P01 and therefore the application also seeks to amend the wording of Condition 17 to state:

“The development hereby approved shall be carried out in accordance with the detailed layout plan no 40645-WOD-XX-XX-FG-OP-0001_S2_P01, dated June 2022”.

- 3.7 Although not expressly applied for in the full description of the application, other consequential amendments to the conditions of the existing permission are also required, to insert the reference to the updated restoration plan in Condition 9 and delete the reference to the HRC in Condition 16.

4. Planning History

- 4.1 The landfill and HRC have an extensive planning history dating back to the 1990s with an original consent, Planning Permission S/0289/91, for controlled landfilling, including a site extension to include the HRC to replace a then existing facility, approved on 14th October 1991.
- 4.2 A number of additional Section 73 planning applications were subsequently approved, to vary the conditions attached to the permission for the landfill and the HRC, including Planning Permissions S/01570/00/CW and S/00511/08/CW to extend the life of the landfill and HRC. The current extant planning permission, S/0109/18/CW, was approved on 19 March 2020 and it allows the continuation of operations without complying with Condition 1 of S/00511/08/CW in order to extend the operational life of the site and reinstatement of the site to a condition suitable for the resumption of agricultural use by 31 December 2026.

5. Publicity

- 5.1 The applications have been advertised in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) and the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) by notices in the Cambridge News on 7th October 2022 and erection of site notices adjacent

to the site entrance on Butt Lane and at appropriate adjacent locations in on the A10. Discretionary notification letters have also been sent to properties near the application site.

6. Consultation responses

- 6.1 A summary of the most recent comments is provided below. Where previous comments are still relevant, they are included:
- 6.2 Cambridgeshire County Council - Highway Authority: Has not commented on the application.
- 6.3 Cambridgeshire County Council - Local Lead Flood Authority (LLFA): The LLFA has advised that the variation of conditions sought do not appear to have any flood risk or drainage implications, and that it therefore has no objection.
- 6.4 Cambridgeshire County Council - Ecology: Advise that they support the proposed update of the restoration scheme and that it will result in a net gain in biodiversity value, subject to the submission for approval and implementation of a Landscape and Environmental management Plan (LEMP) that sets out details of the management of the restored landfill site. Accordingly, they recommend the grant of consent subject to conditions relating to the submission for approval of a LEMP, including a detailed landscaping scheme, which should include a programme of Biodiversity Net Gain (BNG) assessments to demonstrate that the BNG targets have been met.
- 6.5 Cambridgeshire Fire and Rescue Service: Has not commented on the application.
- 6.6 South Cambridgeshire District Council - Planning: Has no objection to the application.
- 6.7 South Cambridgeshire District Council - Climate, Environment & Waste - Air Quality: Have not commented on the application.
- 6.8 South Cambridgeshire District Council - Climate, Environment & Waste - Contaminated Land: Have not commented on the application.
- 6.9 South Cambridgeshire District Council - Climate, Environment & Waste - Environment Planning: Have not commented on the application.
- 6.10 Cambridge City Council - Planning: Have not commented on the application.
- 6.11 Anglian Water: Has not commented on the application.
- 6.12 Environment Agency: Has no objection to the application.
- 6.13 Natural England: Has advised that it has no comment to make on the variation of Conditions 17, 25 and 27.
- 6.14 National Highways: Advises that it has no objection to the application, as the proposed variations of condition are considered unlikely to have a material impact on the Strategic Road Network (SRN), which includes the A14 to the south of the site.

- 6.15 Milton Parish Council: Objects to any increase in size of the landfill site and to any use of Green Belt land.
- 6.16 Impington Parish Council: Has not commented on the application.

7. Representations

- 7.1 There has been one third-party representation which raises a concern that the redevelopment of the HRC and the amended restoration proposals for the Milton Landfill would result in an increased risk of flooding, and that there is information missing from the submitted drawings with the amended restoration plan for the landfill, initially not showing the retained and expanded HRC.
- 7.2 The same representation also requests additional tree and hedgerow planting, to better integrate the restored landfill into the landscape and raises a concern that the surface water drainage may need to take into account the drainage from the new police station located on the adjacent land to the east of the site and needs to be part of an overall drainage strategy.
- 7.3 A copy of the full representations will be shared with members of Planning Committee one week before the meeting.

8. Planning Policy

- 8.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 require that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The relevant development plan policies are set out in paragraphs 8.17 to 8.20 below.

National Planning Policy Framework (NPPF) (July 2021)

- 8.2 The National Planning Policy Framework (NPPF) sets out the Government's planning policies and how these are expected to be applied. At its heart is a presumption in favour of sustainable development (paragraph 11). It states that for decision-taking this means:
- approving development proposals that accord with an up-to-date development plan without delay; or
 - where there are no relevant development plan policies, or the policies which are most relevant for determining the application are out of date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of this Framework taken as a whole.

Other relevant paragraphs include the following:

- 8.3 Paragraph 2 - Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.
- 8.4 Paragraph 7 - The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- 8.5 Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
 - a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 8.6 Paragraph 38 - local planning authorities should approach decisions on proposed development in a positive and creative way.
- 8.7 Paragraph 43 - The right information is crucial to good decision-making, particularly where formal assessments are required (such as Environmental Impact Assessment, Habitats Regulations assessment and flood risk assessment).
- 8.8 Paragraph 47 - Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.
- 8.9 Paragraph 56 - Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Agreeing conditions early is beneficial to all parties involved in the process and can speed up decision-making. Conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification.

- 8.10 Paragraph 130 - Planning policies and decisions should ensure that developments: a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- 8.11 Paragraph 174 - planning decisions should contribute to and enhance the natural and local environment by:
- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
 - b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
 - c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
 - d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
 - e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
 - f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.
- 8.12 Paragraph 185 - Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should: a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.
- 8.13 Paragraph 188 – The focus of planning policies and decisions should be on whether proposed development is an acceptable use of land, rather than the control of processes or

emissions (where these are subject to separate pollution control regimes). Planning decisions should assume that these regimes will operate effectively. Equally, where a planning decision has been made on a particular development, the planning issues should not be revisited through the permitting regimes operated by pollution control authorities.

The National Planning Policy for Waste (NPPW) (October 2014)

- 8.14 The National Planning Policy for Waste (NPPW) sets out the national planning policies for waste development and is to be read in conjunction with the NPPF, including the Government's continuing ambition to work towards a more sustainable and efficient approach to resource use and management, by driving waste up the hierarchy and minimising waste. This includes helping to secure the re-use, recovery or disposal of waste without endangering human health and without harming the environment and recognising the need for a mix of types and scale of facilities, and that adequate provision must be made for waste disposal.
- 8.15 Paragraph 7 of the NPPW sets out specific considerations to be taken into account in determining waste planning applications, which include:
- Only expecting applicants to demonstrate the quantitative or market need for new or enhanced waste management facilities where proposals are not consistent with an up to date Local Plan;
 - Considering the likely impact on the local environment and on amenity against the locational criteria set out in Appendix B; and
 - Ensuring that waste management facilities in themselves are well-designed, so that they contribute positively to the character and quality of the area in which they are located.

Our Waste, Our Resources: A Strategy for England (December 2018) & the Waste Management Plan for England (January 2021)

- 8.16 Our Waste, Our Resources: A Strategy for England sets out the Government's strategy in England for preserving resources by minimising waste, promoting resource efficiency and moving towards a circular economy, in line with the UK Government's 25 Year Environment Plan, whilst the Waste Management Plan for England provides an overview of waste management in order to fulfil the requirements of the Waste (England and Wales) Regulations 2011.

Cambridgeshire and Peterborough Minerals and Waste Local Plan (MWLP) (July 2021)

- 8.17 On 28 July 2021 Cambridgeshire County Council and Peterborough City Council adopted a Minerals and Waste Local Plan which sets the framework for all mineral and waste developments until 2036. The following policies are considered relevant in relation to this proposal:
- Policy 1: Sustainable Development and Climate Change
 - Policy 17: Design
 - Policy 18: Amenity Considerations
 - Policy 19: Restoration and Aftercare
 - Policy 20: Biodiversity and Geodiversity

The application sites are shown on the MWLP Adopted Amendments to the Policies Map July 2021 as a WMA (Policy 10).

South Cambridgeshire Local Plan (SCLP) (September 2018)

- 8.18 The South Cambridgeshire Local Plan was adopted on 27th September 2018 South Cambridgeshire Local Plan (SCLP) (September 2018). It sets out the vision and policies to guide future development in which new infrastructure plays an important role in delivering sustainable development. The objectives of the plan include ensuring that all new development provides or has access to a range of services and facilities that support healthy lifestyles and well-being for everyone. The following local plan policies are of relevance in the determination of this planning application.

- S/2: Objectives of the Local Plan
- S/3: Presumption in Favour of Sustainable Development
- HQ/1: Design Principles
- NH/2: Protecting and Enhancing Landscape Character
- NH/4: Biodiversity

Other Planning Documents

- 8.19 As identified on South Cambridgeshire District Council's website, the following documents are material considerations when making planning decisions with the weight in decision making to be determined on a case-by-case basis having regard to consistency with national planning guidance and the adopted South Cambridgeshire Local Plan.

- Greater Cambridge Sustainable Design and Construction SPD (January 2020)
- Greater Cambridge Biodiversity SPD (February 2022)
- SCDC Trees and Development Sites SPD (January 2009)

Emerging Greater Cambridge Local Plan

- 8.20 Cambridge City Council and South Cambridgeshire District Council are currently in the process of bring forward a new joint Local Plan for the two areas, the Greater Cambridge Local Plan, which will run for the period up to 2041. The Councils have agreed an updated timetable for the Local Plan in a revised Local Development Scheme, adopted in August 2022. A First Proposals consultation took place from November and December 2021, and it is anticipated that the Proposed Submission Greater Cambridge Local Plan will be published for consultation in Autumn 2024.

9. Planning Considerations

The Main Issues

- 9.1 There are no substantive issues of principle that are relevant to the determination of this application, as the Milton Landfill Site is an existing consented landfill and this application is only concerned with the submission of an amended restoration scheme for the existing landfill. As set at the beginning of this report, the amended restoration scheme does not propose any increase or extension to the size of the permitted landfill or the period of

landfilling, although it would result in a minor change to the proposed restoration contours on the north-eastern side of the site where the HRC is located. There are no proposed changes that give rise to considerations in terms Green Belt policy, although this is relevant to the proposed, redevelopment and expansion of Milton Household Recycling Centre (HRC) and its permanent retention, which are considered in the accompanying report on Planning Application reference CCC/21/259/FUL. Accordingly, there are only two substantive issues to be considered relating to the impacts on landscape, trees and restoration and the impacts on ecology.

Landscape, Trees and Restoration

- 9.2 The main considerations relating to landscape, trees and restoration is whether the proposed amendments to the approved restoration scheme would have any significant impact on the surrounding landscape or trees or the effective restoration of the Milton Landfill Site. Relevant policies include the MWLP Policy 17: Design and Policy and Policy 19: Restoration and Aftercare, which seek to ensure an appropriate level of landscape design in new development, including the retention and enhancement of important landscape features and assets and to safeguard landscape character. SCLP Policies HQ/1: Design Principles and NH/2: Protecting and Enhancing Landscape Character have similar objectives. The NPPF Chapter 15: Conserving and enhancing the natural environment (paragraph 174), and the NPPW, paragraph 7 and Appendix B, are also material considerations which similarly seek to ensure the protection and enhancement of valued landscapes.
- 9.3 As set out in the report on Planning Application reference CCC/21/259/FUL, a Landscape and Visual Assessment (LVA) has been submitted with that application to assess the impacts of the proposed, redevelopment and expansion of Milton Household Recycling Centre (HRC) and its permanent retention.
- 9.4 The LVA identifies that existing tree belts around the landfill site are important in screening both the landfill and the HRC, and that these would be retained. This screening will be reinforced by the final landform within the restored landfill site and by additional planting.
- 9.5 There have been no objections from statutory consultees in relation to the impact on the landscape, trees or the acceptability of the proposed changes to the restoration scheme, which are included in an amended restoration plan submitted with the application. On this basis the proposals set out in the application can be considered to be acceptable in terms of the relevant development plan and national planning policies.
- 9.6 It should be noted that an updated restoration plan has been submitted in the course of the determination period which includes retained HRC which, as had been noted in the third-party representations, was initially missing.

Ecology

- 9.7 In relation to ecology, the updated restoration plan includes additional tree, hedgerow and grassland planting to provide enhanced wildlife habitat and corridors. Whilst the application does not raise any significant issues in terms of Ecology and Biodiversity, the information submitted assesses whether the proposed changes to the restoration of the landfill and the redevelopment and expansion of the HRC have any impacts on habitats and protected species.

- 9.8 The application is supported by a Biodiversity Net Gain (BNG) calculation, which indicates that the proposed restoration plan provides a considerable uplift in biodiversity value far exceeding the 10% BNG aim for both habitats and hedgerows. The County Council's Ecologist has advised that the proposed update of the restoration scheme will result in a net gain in biodiversity value, although they recommend conditions requiring the submission for approval of a LEMP, including a detailed landscaping scheme, which should include a programme of Biodiversity Net Gain (BNG) assessment to demonstrate that the BNG targets have been met. Natural England have also confirmed that they have no objection.

10. Public Sector Equality Duties (PSED)

- 10.1 Section 149 of the Equalities Act 2010 places a statutory duty on all public bodies to consider the needs of all individuals in their day-to-day work, including those with protected characteristics. The protected characteristics under PSED are: disability, gender reassignment, pregnancy, maternity/ paternity, race, religion or belief (including non-belief), sex and sexual orientation. The Council, in the exercise of the planning functions, must have due regard to the need to the following aims in their decision-making: eliminate discrimination, harassment and victimisation and any other conduct that is prohibited by or under the Act; foster good relations between people who share a relevant protected characteristic and those who do not share it; and advance equality of opportunity between people who share a relevant protected characteristic and people who do not share it. Furthermore, consideration must be given to removing or minimising disadvantages suffered by people due to their protected characteristics; meeting the needs of people with protected characteristics; and encouraging people with protected characteristics to participate in public life or in other activities where their participation is low.
- 10.2 In relation to the nine protected characteristics of age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex, and sexual orientation under the Equality Act 2010, it is considered unlikely that this development would have any negative impact on those with protected characteristics and there would be no known implications of the proposal in relation to the Council's PSED duties under the 2010 Act.

11. Conclusion

- 11.1 There are no substantive issues of principle that are relevant in the determination of this application as the Milton Landfill Site is an existing consented landfill site and the application is only concerned with the submission of an amended restoration scheme for the existing landfill. As set at the beginning of the report, the amended restoration scheme does not propose any increase or extension to the size of the permitted landfill or the period of landfilling, although it would result in a minor change to the proposed restoration contours on the north-eastern side of the site where the HRC is located, in order to accommodate its permanent retention. There are no proposed changes that give rise to considerations in relation Green Belt policy, although this is relevant in relation to the proposed, redevelopment and expansion of Milton Household Recycling Centre (HRC) and its permanent retention, which are considered in the report on Planning Application reference CCC/21/259/FUL. The application does not raise any substantial issues in terms of the impacts on landscape, trees and restoration and the impacts on ecology.

- 11.2 The proposed amendments to the restoration scheme will result in a net gain in biodiversity value.

12. Recommendation

- 12.1 It is recommended that planning permission is granted subject to the following conditions:

Conditions

1. Site area and type of wastes

This permission only relates to the deposit of household, commercial and industrial wastes, with the exception of liquid waste, within the area edged red as shown on 60580019.03, Site Layout, dated June 2018.

Reason: To clarify the site area and to ensure that the waste types accepted at Milton Landfill Site are adequately controlled for the protection of the groundwater and residential amenity, in accordance with Policies 17, 18 and 22 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2036 (2021).

- 1a. [Condition no longer required to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended)].

1b. Approved Plans and Documents

The development hereby permitted shall be carried out in accordance with the application form dated 13 December 2021 and the following documents and drawings, unless otherwise stated, except as otherwise required by any of the following conditions set out in this planning permission:

- 90/11045/13 Afteruse Proposals Plan, dated 6th December 1990;
- Proposed Extension to Milton Landfill, Comments on the Environmental Statement (Detailed Planting and After-Care Scheme), Ref. 5/JK/CG/505, Letter from Assistant Director - Rural Management, Cambridgeshire County Council, dated 31st January 1991;
- 40645-WOD-XX-XX-FG-T-0004_S0_P01.1, Figure 1 Site Location Plan, dated October 2021;
- 40645-WOD-XX-XX-FG-T-0005_S0_P01.1, Figure 3 Detailed Site Layout Plan, dated December 2021;
- 40645-WOD-XX-XX-FG-OP-0001_S2_P02, Revised Restoration Plan including the proposed Milton HRC, dated October 2022;
- Letter from Wood Group UK Limited, dated 13th December 2021;
- The Biodiversity Metric – Calculation Tool, (Biodiversity Metric Calculation), undated, received on 13 December 2021;
- Technical Note: Milton Landfill HRC and Landfill Restoration – Biodiversity Net Gain, Ref. 806972-WOOD-XX-XX-TN-OE-0002_S3_P02, Wood Group UK Limited, dated December 2021;

- Supplementary Information: Application under Section 73 of the Town and Country Planning Act 1990 to Amend Planning Permission S/0109/18/CW: Milton Landfill, Ref. 40645-WOD-XX-XX-RP-T-0003_S2_P01.1, Wood Group UK Limited, dated February 2022;
- 40645-WOD-XX-XX-FG-OP-0001_S2_P02, Revised Restoration Plan including the proposed Milton HRC, dated October 2022.

Reason: To define the permission and protect the character and appearance of the locality in the interests of residential amenity; in the interests of highway safety; to ensure that the satisfactory restoration of the land to a beneficial after-use. in accordance with Policies 18, 19, 20 and 23 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021.

1c. Implementation

This permission shall be taken, and only be taken, as having been implemented on the date of commencement of the construction of the HRC under Planning Permission Ref. CCC/21/259/FUL.

Reason: For the avoidance of doubt and to define the circumstances in which the Planning Permissions is to be taken as having been implemented

2. Protection of residential amenity: odour

No putrescible waste shall be deposited within 250 metres of adjacent residential development known as Mereway Farm, Sun Close Farm and New Close Farm.

Reason: In the interests of residential amenity in accordance with Policies 17 and 18 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021 and Policy SC/14 of the South Cambridgeshire Local Plan 2018.

3. Timescale of permission

The site shall be reinstated to a condition suitable for the resumption of agricultural use within 12 months of the cessation of landfill operations or by 31st December 2026 whichever is the sooner.

Reason: To set the timescale of the permission and to ensure that the site is restored to a suitable after use in accordance with Policy 19 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021.

3a. Catchment Area

Not less than 80% of waste imported for disposal in the landfill cells shall originate from a catchment area which shall comprise the whole of Cambridgeshire and Peterborough and all additional areas within a radius of 50km of the site boundary. For the purposes of this condition waste being processed through any waste transfer station within the defined catchment area shall be regarded as arising from within the catchment area. In May and November of each year the operator shall submit a report to the Waste Planning Authority providing summary waste input information for the previous six months demonstrating compliance with this condition.

Reason: To ensure that Milton Landfill Site is managing a large percentage of local waste arisings, in accordance with Policies 3 and 4 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021 and that the situation is kept under review to help meet the monitoring requirements of the Plan.

4. Retention of stripped soil

No stored soil material shall leave the site and the material shall be stored in continued separation until the soil is re-spread over the site in accordance with the restoration conditions to the satisfaction of the Waste Planning Authority. The storage mounds shall be kept free of weeds and maintained to a good amenity standard to the satisfaction of the Waste Planning Authority.

Reason: In the interests of residential and visual amenity and to ensure that the site is restored appropriately in accordance with Policies 17, 18, 19 and 20 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021 and Policies NH/2 and NH/4 of the South Cambridgeshire Local Plan 2018.

5. Location and height of soil storage mounds

The location and height of soil storage mounds shall be in accordance with the details agreed in the Milton Landfill - Proposed Extension III Details submitted to the Waste Planning Authority on 24 April 1991. The mounds shall be kept free of weeds and maintained to a good amenity standard to the satisfaction of the Waste Planning Authority.

Reason: In the interests of residential and visual amenity and to ensure that the site is restored appropriately in accordance with Policies 17, 18, 19 and 20 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2036 (2021) and Policies NH/2 and NH/4 of the South Cambridgeshire Local Plan (2018).

6. Archaeological Written Scheme of Investigation

Within 6 months of the date of this consent, the applicant shall submit to the Waste Planning Authority for written approval a timetable for the completion of a scheme of archaeological works, comprising the preparation and submission of an archive report, the deposit of the archive materials in a publicly accessible facility and publication of the results in an appropriate academic journal", which shall thereafter be implemented in accordance with the approved timetable.

Reason: To secure satisfactory mitigation measures in respect of archaeology and the historic environment, to ensure that the underlying archaeology is protected, in accordance with Policy 21 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021.

7. [Condition no longer required as soil stripping measures have been agreed and carried out]

8. [Condition no longer required as soil stripping measures have been agreed and carried out]

9. Landscaping

Following the completion of landfilling, the site shall be landscaped in accordance with:

- the landscaping scheme details shown on 40645-WOD-XX-XX-FG-OP-0001_S2_P02;
- Revised Restoration Plan Including the Proposed Milton HRC, dated October 2022;
- Proposed Extension to Milton Landfill, Comments on the Environmental Statement (Detailed Planting and After-Care Scheme), Ref. 5/JK/CG/505, Letter from Assistant Director - Rural Management, Cambridgeshire County Council, dated 31st January 1991, received on 18 February 1992 and approved in writing by the Waste Planning Authority on 5 March 1992, subject to the amended details shown on 40645-WOD-XX-XX-FG-OP-0001_S2_P02.

Reason: In the interests of residential and visual amenity and to ensure that the site is restored appropriately in accordance with Policies 17, 18, 19 and 20 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021 and Policies NH/2 and NH/4 of the South Cambridgeshire Local Plan 2018.

10. [Condition no longer required as highway works completed prior to landfill use]

11. [Condition no longer required as access arrangements completed]

12. Means of Enclosure

The means of enclosure to the site shown on ASC/93/125 – Milton Landsite Site Sheet 1 Environmental Monitoring submitted to and approved in writing by the Waste Planning Authority on 7 January 1994 shall be retained on site for the duration of the development.

Reason: In the interests of residential amenity and highway safety in accordance with Policies 17, 18 and 23 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021 and Policy T1/2 of the South Cambridgeshire Local Plan 2018.

13. [Condition no longer required as engineering details and leachate already approved and controlled by the Environment Agency]

14. [Condition no longer required as landfill gas requirements already approved and controlled by the Environment Agency]

15. Hours of operation and receipt of waste

The receipt of waste at the site is only permitted between the hours of 06.00 and 18.00 Mondays to Fridays, 06.00 to 13.00 on Saturdays, 08.00 to 13.00 Sundays and 07.30 to 17.00 on bank holidays.

Reason: In the interests of residential amenity in accordance with Policy 18 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021.

15a. Hours for deposit of waste

Except in cases of emergency, deposit of waste shall only take place between the hours of 07.00 and 18.00 Mondays to Fridays, 07.00 to 13.00 on Saturdays, 08.00 to 13.00 Sundays and 07.30 to 17.00 on bank holidays.

Reason: In the interests of residential amenity in accordance with Policy 18 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2036 (2021).

15b. Hours for infilling and restoration

Except in cases of emergency, infilling and restoration of the landfill site shall only be permitted between the hours of 07.00 and 18.00 Mondays to Fridays, 07.00 to 13.00 on Saturdays, 08.00 to 13.00 Sundays and 07.30 to 17.00 on bank holidays.

Reason: In the interests of residential amenity in accordance with Policy 18 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021.

16. Household Recycling Centre (HRC)

[Condition no longer required as the HRC is no longer part of the development]

17. Site Layout

The development hereby approved shall be carried out in accordance with 40645-WOD-XX-XX-FG-T-0005_S0_P01.1, Figure 3, Detailed Layout Plan, dated December 2021, showing the site entrance, access road, site offices and lighting, weighbridge with canteen and lighting, and wheelwash.

Reason: In the interests of residential amenity in accordance with Policies 17 and 18 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021.

18. Wheel Washing Facilities

The development hereby approved shall be carried out in accordance with the details of the installed vehicle wheel cleaning facility submitted to the Waste Planning Authority on 653M282 Plan 04A, Environmental Monitoring Plan, dated 2nd April 2019. The facility shall be maintained in operational condition at all times and internal arrangements for traffic routeing shall ensure that vehicles leaving the landfill site pass through the facility.

Reason: In the interests of residential amenity and highway safety in accordance with Policies 17, 18 and 23 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021 and Policy T1/2 of the South Cambridgeshire Local Plan 2018.

19. Phasing

The Development hereby approved shall be carried out in accordance with the details shown on 653B336 Plan 12, As-built Cell Base & Outline Phasing Plan, dated 23rd November 2018.

Reason: In the interests of residential amenity and visual amenity in accordance with Policies 17 and 18 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021 and Policy NH/2 of the South Cambridgeshire Local Plan 2018.

20. Condition of Access Road

The surface of the site access road from Butt Lane shall be kept clean by regular mechanical sweeping to the satisfaction of the Waste Planning Authority.

Reason: In the interests of residential amenity and highway safety in accordance with Policies 18 and 23 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2036 (2021) and Policy T1/2 of the South Cambridgeshire Local Plan (2018).

21. Control of Dust Emissions

Dust emissions shall be controlled in accordance with the submitted Dust Management Plan Ref. EMS-3-13-09, Version 2-2019, to the satisfaction of the Waste Planning Authority with facilities being made available and brought into use to ensure that the surface of internal haul roads can be kept damp during periods of dry weather.

Reason: In the interests of residential amenity and visual amenity in accordance with Policies 17 and 18 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021 and Policy NH/2 of the South Cambridgeshire Local Plan 2018.

22. Control of Noise Emissions

The level of noise from the Site between the hours of 06:00 to 18:00 Mondays to Fridays and 06:00 to 13:00 on Saturdays shall not exceed 42dB _{L_{aeq}, 1h} during “night time” hour (i.e. 06:00 to 07:00) or 55dB _{L_{aeq}, 1h} during “day time” hours (i.e. 07:00 to 18:00) free field as measured at the following points shown on the accompanying plan CCC1:

- Location 1 – Sun Close Farm
- Location 2 – Mere Way Farm

All measurements and assessments shall be made in accordance with the methodology submitted and agreed in writing by the Waste Planning Authority in the Waste Recycling Group Noise Monitoring Scheme dated 25 May 2004.

Reason: In the interests of residential amenity and to ensure that the site is appropriately controlled in accordance with Policies 17 and 18 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021 and Policy SC/10 of the South Cambridgeshire Local Plan 2018.

22a. Noise Levels

Noise levels shall be periodically monitored by the operating company in accordance with the Waste Recycling Group Noise Monitoring scheme dated 25 May 2004. Monitoring survey results shall be kept by the operating company during the life of the permitted operations and a monitoring report supplied to the Waste Planning Authority within 14 days of the receipt of a written request. The frequency of the monitoring may be modified by written agreement with the Waste Planning Authority.

Reason: In the interests of residential amenity and to ensure that the site is appropriately controlled in accordance with Policies 17 and 18 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021 and Policy SC/10 of the South Cambridgeshire Local Plan 2018.

23. Reversing Bleepers

No reversing bleeper or reverse warning devices shall be fixed to, or used on, any mobile plant except in accordance with the Waste Recycling Group Noise Monitoring Scheme dated 25 May 2004.

Reason: In the interests of residential amenity and to ensure that the site is appropriately controlled in accordance with Policies 17 and 18 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021 (2021) and Policy SC/10 of the South Cambridgeshire Local Plan 2018.

23a. Noise Monitoring

The development hereby permitted shall only be carried out in accordance with the Waste Recycling Group Noise Monitoring Scheme dated 25 May 2004 detailing the steps designed to minimise potential disturbance from reversing movements caused by visiting vehicles importing waste between the hours of 06.00 to 07.30 Mondays to Friday and 06.00 to 08.00 on Saturdays. The mitigation measures approved in the Waste Recycling group Noise Monitoring Scheme dated 25 May 2004 shall be implemented prior to the commencement of the importation of waste fill material prior to 07.30 hours and maintained for the duration of waste disposal operations to ensure that the development does not proceed except with the approved mitigation steps in place.

Reason: In the interests of residential amenity and to ensure that the site is appropriately controlled in accordance with Policies 17 and 18 of the

Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021 and Policy SC/10 of the South Cambridgeshire Local Plan 2018.

24. Control of Litter

Litter shall be controlled to the satisfaction of the Waste Planning Authority by keeping the tip face to a minimum and by all reasonable precautions to prevent the spread of litter from the working area including the provision of catch fencing. Any litter from the site which is deposited on nearby land shall be removed and returned to the infill site to the satisfaction of the Waste Planning Authority.

Reason: In the interests of residential amenity and visual amenity in accordance with Policies 17 and 18 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021 and Policy NH/2 of the South Cambridgeshire Local Plan 2018.

25. Site Restoration

The site shall be restored in accordance with 40645-WOD-XX-XX-FG-OP-0001_S2_P01, Revised restoration plan including the proposed Milton HRC, dated June 2022.

Reason: In the interests of visual amenity and to ensure that the site is appropriately restored in accordance with Policies 17 and 19 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021 Policy NH/2 of the South Cambridgeshire Local Plan 2018.

25a Landscape and Ecological Management Plan

Within six months of the date of this consent a Landscape and Ecological Management Plan, which shall include:

- Planting specifications and planting lists (including density and size of species) which demonstrates how it delivers biodiversity net gain;
- Sets out how the management will deliver the proposed biodiversity net gain set out in the Technical note: Milton Landfill HRC and Landfill Restoration – Biodiversity Net Gain, Document Ref: 806972-WOOD-XX-XX-TN-OE-00002_S3_P02, Wood Group UK Limited, dated December 2021;
- A programme of BNG assessment to demonstrate that these targets have been met, which should be submitted to the Waste Planning Authority at regular intervals (e.g. years 1, 2, 5, 10 and every 5 years afterwards, for a period of 30 years, for approval); and
- Details of the mechanism to implement remedial actions.

shall be submitted to the Waste Planning Authority for approval, and thereafter implemented.

Reason: To ensure delivery of a measurable net gain in biodiversity, in accordance with Policy 20 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021 and Policy NH/4 of the South Cambridgeshire Local Plan 2018.

26. Pre-Settlement Contour Levels

The development hereby approved shall be carried out in accordance with the pre-settlement contour levels for tipping shown on 653P038 Plan 10, Pre-Settlement waste Contours Plan, dated 17th August 2005, approved by the Waste Planning Authority on 15 March 2012.

Reason: In the interests of visual amenity and to ensure that the site is appropriately restored in accordance with Policies 17 and 19 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021 and Policy NH/2 of the South Cambridgeshire Local Plan 2018.

27. Restoration scheme

The detailed restoration of the site shall be carried out in accordance with 40645-WOD-XX-XX-FG-OP-0001_S2_P01, Revised Restoration Plan including the proposed Milton HRC, dated June 2022, referred to in Condition 25.

All trees, shrubs and hedge plants supplied shall comply with the requirements of British Standard 3936, Specification for Nursery Stock. All pre-planting site preparation, planting and post-planting maintenance works shall be carried out in accordance with the requirements of British Standard 4428 (1989) Code of Practice for General Landscape Operations (excluding hard surfaces). All new trees shall be positioned in accordance with the requirements of Table 3 of British Standard BS 5837: 2005, Trees in relation to construction – Recommendations.

Reason: In the interests of visual amenity and to ensure that the site is appropriately restored in accordance with Policies 17 and 19 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021 and Policy NH/2 of the South Cambridgeshire Local Plan 2018.

28. Capping of Worked Areas

On completion of the deposit of waste materials on any phase the surface shall be suitably graded to receive a cap of low permeability material to a minimum depth of 1 metre. The capping material shall be spread to the satisfaction of the Waste Planning Authority.

Reason: To protect the existing soil resource and protecting the surrounding uses in the interests of visual amenity in accordance with Policies 17, 19 and 24 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021 and Policies NH/2 and NH/3 of the South Cambridgeshire Local Plan 2018.

29. Sub-Soils

Following the completion of the capping in accordance with Condition 28 subsoil shall be respread over the surface to replicate the pre-existing soil horizons to a minimum depth of 800mm.

Reason: To protect the existing soil resource and protecting the surrounding uses in the interests of visual amenity in accordance with Policies 17, 19 and 24 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021 and Policies NH/2 and NH/3 of the South Cambridgeshire Local Plan 2018.

30. Spreading of Sub Soils

Following the spreading of subsoils in accordance with Condition 29, topsoils shall be respread over the subsoil to a minimum depth of 300mm. The land shall then be subsoiled using a winged tine subsoiler at spacings and depths as detailed in the Aftercare Management Plan dated February 2012 and submitted to the Waste Planning Authority on 15 March 2012. Any stones or other deleterious materials in excess of 75mm in size which arise during subsoiling and initial cultivation operations shall be removed.

Reason: To protect the existing soil resource and protecting the surrounding uses in the interests of visual amenity in accordance with Policies 17, 19 and 24 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021 and Policies NH/2 and NH/3 of the South Cambridgeshire Local Plan 2018.

31. Soil Condition

All operations involving soil replacement and cultivation treatments shall only be carried out when the full volume of soil involved is in a suitably dry moisture condition to minimise soil damage and to maximise the effect of the subsoiling operations.

Reason: To protect the existing soil resource and protecting the surrounding uses in the interests of visual amenity in accordance with Policies 17, 18, 19 and 24 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021 and Policies NH/2 and NH/3 of the South Cambridgeshire Local Plan 2018.

32. Gas extraction Pipework Placement

The pipework for the gas extraction system shall be placed so that it does not interfere with agricultural cultivation and drainage works to the land.

Reason: To protect the surrounding uses in the interests of visual amenity in accordance with Policies 17 and 18 of the Cambridgeshire and Peterborough

Minerals and Waste Local Plan 2021 and Policies NH/2 and NH/3 of the South Cambridgeshire Local Plan 2021.

33. Aftercare Scheme

The Development hereby approved shall be carried out in accordance with the 5 year aftercare scheme as referred to in the Waste Recycling Group Ltd, Aftercare Monitoring report dated February 2012 and submitted to the Waste Planning Authority on 15 March 2012.

Reason: To ensure that the site is appropriately restored in accordance with Policies 17 and 19 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021 and Policy NH/2 of the South Cambridgeshire Local Plan 2018.

34. [Condition no longer required as landfill gas emissions are agreed and controlled by the Environment Agency]

35. [Condition no longer required as leachate boreholes are agreed and controlled]

Informatives

This decision relates to a Section 73 planning application to develop land without complying with Conditions 17, 25 and 28 of Planning Permission Ref. (previously Planning Permission Ref. S/00511/08/CW and originally Planning Permission Ref. S/0289/91) to allow for the consequential amendments to the restoration scheme for the Milton Landfill Site, that would result from the, the redevelopment and expansion of the HRC approved under Planning Permission Ref. CCC/21/2059/FUL.

Compliance with paragraph 38 of the National Planning Policy Framework

The applicant did seek pre-application advice. The Waste Planning Authority has worked proactively with the applicant to ensure that the proposed development is acceptable in planning terms. The applicant has responded positively to the advice and recommendations provided and amendments have been made (where required) to satisfy concerns raised. All land use planning matters have been given full consideration, which resulted in overall support for the development proposal from statutory consultees.

Officers have worked with the applicant to update and frame the planning conditions to ensure that the land is restored in accordance with previously approved schemes within a reasonable period of time. It is considered that the proposed development would ensure that the landfill is capable of receiving the waste required to be able to restore the landfill profile to the levels previously agreed.

Source Documents

[Link to the National Planning Policy Framework \(NPPF\) \(July 2021\)](#)

[Link to the National Planning Policy for Waste \(NPPW\) \(October 2014\)](#)

[Link to Our Waste, Our Resources: A Strategy for England \(December 2018\)](#)

[Link to the Waste Management Plan for England \(January 2021\)](#)

[Link to the Cambridgeshire and Peterborough Minerals and Waste Local Plan \(MWLP\) \(July 2021\)](#)

[Link to the South Cambridgeshire Local Plan \(SCLP\) \(September 2018\)](#)

[Link to the Cambridgeshire Flood and Water Supplementary Planning Document \(SPD\) \(November 2016\)](#)

[Link to the Greater Cambridge Sustainable Design and Construction SPD \(January 2020\)](#)

[Link to the Greater Cambridge Biodiversity SPD \(February 2022\)](#)

[Link to the South Cambridgeshire District Council Trees and Development Sites SPD \(January 2009\)](#)

[Link to the Cambridgeshire and Peterborough Local Transport Plan \(February 2020\)](#)