

Section 73 application to develop land without complying with condition 3 (approved plans), condition 5 (annual throughput) and condition 6 (operating hours) of planning permission F/02001/13/CW for a wood waste recycling facility (part retrospective)

AT: Unit 1, 35 Benwick Road Industrial Estate, Whittlesey, PE7 2HD

APPLICANT: East Anglian Resources Ltd

LPA NO: F/2008/16/CW

To: **Planning Committee**

Date: **15 December 2016**

From: **Head of Growth & Economy**

Electoral division(s): **Whittlesey South**

Purpose: **To consider the above planning application**

Recommendation: **That planning permission is granted subject to the conditions set out in paragraph 10.1**

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1.0 INTRODUCTION

- 1.1 This report relates to one of two applications submitted at the same time which relate to development at an existing waste wood recycling facility for which planning permission F/02001/13CW was granted in 2013 (see paragraph 6.1).
- 1.2 The second planning application (reference F/2009/16/CW) has been submitted for an extension to recycling site. This is the subject of a separate report to this committee (agenda item 5).
- 1.3 Condition 3 of F/02001/13/CW specifies the approved plans including one which shows the layout of the site including the position of the stockpiles of unprocessed wood waste and the processed wood product. Condition 5 limits the throughput to 15,000 tonnes per annum. Condition 6 limits the receipt, processing and dispatch of waste to between 0700 and 1800 hours Mondays to Fridays and between 0700 and 1300 hours on Saturdays with no working on Sundays or Bank Holidays.

2.0 THE SITE AND SURROUNDINGS

- 2.1 The recycling site is located near the centre of a primarily industrial area, to the south of Whittlesey Station. The industrial area extends from the Ely to Peterborough railway line to the north, to the Whittlesey Dike to the west, and water-filled former mineral workings to the south. The land to the east is in agricultural use. The recycling site is part of Benwick Road Industrial Estate. Its immediate neighbours are a waste transfer station and land used for HGV trailer parking to the west, industrial buildings to the east and south, and an area of woodland and open water (Railway Lakes County Wildlife Site) to the north. Land to the south west has planning permission for a food store and petrol filling station. Tesco has advised that it does not intend to implement the permission.
- 2.2 The access to the recycling site from the B1083 Benwick Road also serves the neighbouring industrial units. The closest residential property is 32 Benwick Road, which is approximately 180 metres to the south of the site, and to the south of Benwick Road. There are a small number of houses within 230 metres of the site to the south west, which are near the junction of Benwick Road with Station Road and Turningtree Road and to the south east on Benwick Road.
- 2.3 Railway Lakes County Wildlife Site (CWS) adjoins part of the site's northern boundary. Lattersey Local Nature Reserve CWS is immediately to the north of the railway line.

3.0 THE PROPOSED DEVELOPMENT

- 3.1 The application which is the subject of this report is to carry out the development (wood waste recycling as described in 6.1 below) without

complying with conditions 3, 5 and 6 of planning permission F/02001/13/CW to:

- i) amend the approved site plan to enable flexibility in the position of the wood stockpiles to avoid conflict with the fire prevention plan which is part of the environmental permit;
- ii) increase the annual throughput from 15,000 to 29,999 tonnes per annum; and
- iii) extend the hours of operation by 1 hour until 1900 hours on Mondays to Fridays.

4.0 CONSULTATIONS

- 4.1 Fenland District Council (Planning) – Raises no objections. Given the predominantly industrial character of the area and scale of buildings directly south of the site, the revised layout is unlikely to have a significant effect on the visual amenity of the area, particularly when viewed from the street scene. In essence the character and appearance of the area will not significantly alter.
- 4.2 The site lies in an area predominantly used for commercial/industrial operations and is operational for a majority of the working day. The revised site layout and increased annual throughput would likely lead to greater activity. Whilst the higher throughput appears significant, the increase in daily vehicle movements does not seem excessive for such an area. Station Road is a Class B road and therefore likely to be able to accommodate the increased traffic. This should be assessed by the highway authority.
- 4.3 Given the site's location is relatively distant from residential units and with existing buildings acting as a buffer, it is not anticipated that residents would be directly affected by the proposal. The environmental protection team's advice should be sought.
- 4.4 Fenland District Council (Environmental Protection) - Has received complaints about noise and dust from activities at the site and about operations taking place outside the existing permitted hours, despite the site having an environmental permit from the Environment Agency. Increasing the throughput and hours of use without greater compliance with the permit may result in an increase in complaints, in particular about dust.
- 4.5 Whittlesey Town Council – No comments received.
- 4.6 Environment Agency – Following the application being amended reducing the maximum annual throughput to 29,999 tonnes and no longer seeking to increase the maximum height of stockpiles from 4 metres to 5 metres there is no objection. The site layout plan will need to be revised to be consistent with the Fire Prevention Plan. In

particular this will involve providing a quarantine area for burning waste to be removed to during a fire.

4.7 Highways Development Management – The [originally] proposed maximum annual throughput of 50,000 tonnes equates to a little over 10 HGVs per day or 1 vehicle within a peak hour. This is not a significant increase and does not warrant mitigation or justify a reason for refusal.

4.8 Fire and Rescue Service – See paragraph 8.20.

5.0 REPRESENTATIONS

5.1 The occupiers of one nearby residential property object to the application for the following reasons:

- Benwick Road Industrial Site has always worked from 7am until 6pm with respect for local residents. Most of the firms actually work Monday to Friday from 7.30am until 5pm with no weekends and no bank holidays so are likely to have no reason to object to EARL's request of extra working hours. EARL, despite the existing planning conditions, already start working before 7am.
- Lorries enter and leave the site at night (between midnight and 6am). The headlights and use of the horn causes disturbance.
- Increased capacity will result in higher stockpiles that will generate more dust and pollution to local water courses.
- There have been 5 buildings / businesses burnt to the ground in recent years, in and around the Benwick Road Industrial Site. If EARL have a fire it will burn for months, be uncontrollable and create a huge hazard to the local houses as well as disrupt many other businesses. EARL do not have suitable or effective dust barriers. The proposed hedge planting will be ineffective to provide a dust screen.
- The restriction on operational hours should cover loading and unloading, moving heaps around as well as processing, because dust is generated by all these practices.

6.0 PLANNING HISTORY

6.1 Planning permission F/02001/13/CW was granted on 13 June 2013 for a wood waste recycling facility for a temporary period expiring on 30 June 2018. The development comprises:

- the reception and open storage of waste wood;
- the use of a mechanical digger/handler to sort wood;
- the use of mobile plant to shred wood to create a products suitable for use in panel board manufacture or as biomass fuel;
- Portakabin-type buildings for use as an office, canteen and toilets;
- a weighbridge;
- car parking spaces; and
- a pond for collecting surface water which is used for dust suppression

7.0 PLANNING POLICY AND RELEVANT GUIDANCE

7.1 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 7.3 and 7.4 below.

7.2 The National Planning Policy Framework (March 2012), the Waste Management Plan for England (December 2013) and National Planning Policy for Waste (October 2014) are also material planning considerations.

7.3 Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document (adopted July 2011) (the M&W CS)

CS2 – Strategic Vision and Objectives for Sustainable Waste Management Development

CS32 – Traffic and Highways

CS34 – Protecting Surrounding Uses

7.4 Fenland Local Plan (adopted May 2014) (the FLP)

LP1 – A Presumption in Favour of Sustainable Development

LP2 – Facilitating Health and Wellbeing of Fenland Residents

LP14 – Responding to Climate Change and Managing the Risk of Flooding in Fenland

LP15 – Facilitating the Creation of a More Sustainable Transport Network in Fenland

LP16 – Delivering and Protecting High Quality Environments across the District

8.0 PLANNING CONSIDERATIONS

8.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies and how these are expected to be applied. It is a material consideration in planning decisions and at its heart is a presumption in favour of sustainable development. It states that:

- Proposed development that accords with the development plan should be approved without delay;
- Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or specific policies in the NPPF indicate development should be restricted; and
- Proposed development that conflicts with an up-to-date development plan should be refused unless other material considerations indicate otherwise.

8.2 The Government identifies three dimensions to sustainable development which give rise to need for the planning system to perform a number of roles which it states should not be undertaken in isolation:

- an economic role: contributing to building a strong, responsive and competitive economy, including the provision of infrastructure;
- a social role: supporting strong, vibrant and healthy communities, by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- an environmental role: contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

8.3 The National Planning Policy for Waste (NPPW) refers to the Waste Management Plan for England (WMPE) and promotes driving waste management up the waste hierarchy.

8.4 The NPPW provides guidance on the determination of waste planning applications. Local Authorities should:

- consider the likely impact on the local environment and on amenity and the locational implications of any advice on health from the relevant health bodies.
- ensure 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.
- concern themselves with implementing the planning strategy in the Local Plan and not with the control of processes which are a matter for the pollution control authorities. Waste planning authorities should work on the assumption that the relevant pollution control regime will be properly applied and enforced.

8.5 The permitted use, shredding waste wood to create a useable product, drives waste up the waste hierarchy so in this respect is in accordance with national policy and M&W CS policy CS2 and FLP policy LP1. This application seeks permission to carry out the development without complying with 3 of the conditions of the existing planning permission so that the volume of waste that can be processed can be increased.

Condition 3 – approved plans

8.6 The site plan referred to in condition 3 of F/02001/13/CW shows the wood being stored in a continuous stockpile along the western and northern boundaries of the site. The processing area is shown close to the centre of the site. The Fire Prevention Plan which forms part of the environmental permit requires stockpiles to be kept to a manageable

size with a 6 metre fire break between them. The approved site plan conflicts with this requirement. The site plan originally submitted with the current application is also inconsistent with the Fire Prevention Plan (see Environment Agency comment in paragraph 4.6 above).

- 8.7 It is considered that the layout of the stockpiles is best determined by the requirements of the environmental permit, in particular the Fire Prevention Plan and the Dust and Particulate Emission Management Plan. These documents are periodically revised in line with Environment Agency best practice and in response to operational problems. For this reason it is likely that a site plan approved as part of the planning permission will become out of date in the course of the development. Given the role of the environmental permit in controlling day to day operations on the site and Government guidance (see paragraph 8.4) it is considered that a site plan showing the location of processed and unprocessed wood stockpiles is unnecessary. The applicant has submitted a revised site plan which shows the position of the offices, weighbridge and water storage area but omits the wood stockpiles and it is considered that this is appropriate to control the development from a planning point of view in conjunction with the limit on the height of the stockpiles which is already in place (condition 7 of F/02001/13/CW).

Condition 5 – annual throughput

- 8.8 The applicant originally proposed that the annual throughput of the site be increased to a maximum of 50,000 tonnes but in response to the Environment Agency's initial objection has amended this to 29,999 tonnes so as to be consistent with the environmental permit. The highway authority assessed the proposal as originally submitted (50,000 tonnes per year) and concluded that the increase in vehicle movements would be insignificant (see paragraph 4.7). It follows that there is no highway reason why the proposed increase to 29,999 tonnes per annum should not be permitted and it is considered that the development complies with M&W CS policy CS32 and FLP policy LP15.

- 8.9 Representations have been made about disturbance from vehicle headlights and the use of horns at night. Increasing the annual throughput and therefore the number of vehicles will potentially increase the chances of this happening. However, this can be controlled by means of a condition restricting the hours during which vehicles may enter and leave the site. This is discussed further in the following paragraphs.

Condition 6 - hours of operation

- 8.10 Condition 6 of planning permission F/02001/13/CW limits the receipt, processing and dispatch of waste or finished product to between 0700 and 1800 hours Mondays to Fridays and between 0700 and 1300 hours on Saturdays. Whilst it is acknowledged that complaints have been received alleging non-compliance with condition 6, the current operator's past performance cannot be taken into account in determining this planning application; planning permission if granted

would go with the land not the operator. The complaints have mostly referred to vehicle movements and site operations taking place before 0700 hours.

- 8.11 The current application proposes that condition 6 be changed to allow an additional hour's activity until 1900 hours on Mondays to Fridays. The Planning Practice Guidance for mineral development divides the day into three periods for imposing noise limits and 0700 to 1900 is regarded as "normal working hours". It is considered reasonable to apply this principle to the current site. Condition 12 of F/02001/13/CW states that noise from the permitted activities shall not exceed 55dB (A) Leq 1 hour or be more than 10dB (A) above the background level at any noise sensitive property whichever is the lower. Condition 12 would apply to the extended working hours. The environmental permit is subject to a condition that states:

Emissions from the activities shall be free from noise and vibration at levels likely to cause pollution outside the site, as perceived by an officer of the Environment Agency, unless the operator has used appropriate measures, including, but not limited to, those specified in any approved noise and vibration management plan to prevent or where that is not practicable to minimise the noise and vibration.

- 8.12 It is considered that there are sufficient controls in place to ensure that activities at the site between 1800 and 1900 hours on weekdays will not have a significant adverse impact on local residents. The proposal would therefore comply with M&W CS policy CS34 and FLP policy LP16 in this respect. However, condition 6 as currently worded refers to the receipt of waste and dispatch of product. HGVs which are neither delivering waste wood nor removing processed wood are not limited by the condition. It is considered that all HGV movements to the site are subject to the same restriction and it is recommended that the condition be reworded accordingly (see paragraph 10.1).
- 8.13 Condition 8 of F/02001/13/CW specifies the hours during which external lighting may be used (0630 to 1830 Mondays to Fridays and 0630 to 1330 on Saturdays). This allows half an hour before and after the permitted operational hours to enable the staff to prepare and close the site. The impact of the external lighting on the nearest residential property is significantly reduced by the intervening large industrial buildings. If condition 6 is amended to allow waste processing operations and HCV movements to take place until 1900 on weekdays it is considered reasonable to allow the external lighting to be used until 1930 which is a time that is unlikely to disturb sleep and would be in accordance with M&W CS policy CS34 and FLP policy LP16. It is recommended that condition 8 be amended accordingly.

Dust

- 8.14 The County Council and the environmental protection officer have received complaints about the dust generated from the site. The Environment Agency has also recorded non-compliance with the environmental permit Dust and Particulate Management Plan. A local

resident has objected to the application on the grounds that the development for which permission is being sought will worsen the situation (see paragraph 5.1).

8.15 When F/02001/13/CW was granted the site was being operated under an exemption from the environmental permitting regime. Condition 9 of F/02001/13/CW requires that the site be operated in accordance with a dust minimisation and control scheme. The principal dust control techniques in the approved scheme require the operator to:

- monitor weather conditions;
- cease wood shredding until fugitive dust has been controlled;
- use a water bowser to dampen surfaces;
- protect activities from wind; and
- cover loaded vehicles.

8.16 An environmental permit was issued on 2 March 2016 and has a Dust and Particulate Management Plan. In addition to the measures set out in paragraph 8.15 water cannons are used to spray the processing area with a mist of water and modifications have been made to the processing plant to reduce the drop height from the conveyors.

8.17 The stockpile heights are limited by the environmental permit and by condition 7 of F/02001/13/CW to 4 metres. The local objector considers that the recycling site does not have effective dust barriers and that proposed hedge planting would be ineffective. Barriers would be one means of containing dust and may be necessary if the other dust management techniques are insufficient to comply with the environmental permit. Hedge planting is not proposed and would not be appropriate on a site where the planning permission is for a temporary period.

8.18 In accordance with Government advice (see paragraph 8.3 third bullet) it is considered that now the site is subject to an environmental permit, the Environment Agency should take the lead in monitoring and enforcing dust control measures. With the controls described in paragraphs 8.15 and 8.16 in place the development would comply with M&W CS policy CS34 and FLP policy LP16.

Fire risk

8.19 Concerns have also been raised by local residents about the increased risk of fire. The Environment Agency suspended the environmental permit from 20 October to 11 November 2016 because they were concerned that the site did not comply with the Fire Action Plan and posed an unacceptable risk of fire. The stockpiles of waste wood were much higher than the permitted maximum of 4 metres and did not have the minimum 6 metre fire break between them.

8.20 An officer from the Fire and Rescue Service has recently inspected the site and made the following principal recommendations to the operators:

- Keep all wood stacks in accordance with the sizes specified by other agencies [in the environmental permit and planning permission];
- Remove or reduce in size the wood stack close to the fence and neighbouring buildings

The local Watch Commander will visit the site to test the capability of the hardstanding to support an 18 tonne fire appliance and the emergency water supply.

- 8.21 Condition 14 of F/02001/13/CW required that a supply of water for fire-fighting be provided. A 40,000 litre tank has been installed which meets the Fire Service's standards.
- 8.22 For the reason given in paragraph 8.18 it is considered that the Environment Agency is the appropriate body to regulate the site in respect of minimising the risk of fire and that there is no reason to refuse the current application on these grounds. With the Fire Action Plan in place the development would comply with M&W CS policy CS34 and FLP policy LP16.

9.0 CONCLUSION

- 9.1 Section 8 of this report sets out why the proposed development would comply with the relevant planning policy. Subject to good operational practices which are a requirement of the environmental permit and secured where necessary by planning conditions, it is considered that there are not likely to be significant impacts on nearby properties and businesses and their occupiers if permission is granted.

10.0 RECOMMENDATION

- 10.1 It is recommended that planning permission be granted subject to the following conditions. It is proposed that the relevant conditions of F/02001/13/CW be imposed on the new permission, reworded where necessary.

1. This permission shall be implemented within one month of the date of this decision notice. The operator shall notify the waste planning authority in writing, not more than 14 days after the event, of the date upon which this planning permission has been implemented.

Reason: In accordance with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004

2. This permission shall be limited to a period expiring on 30 June 2018 at which time all unprocessed wood waste, processed wood product, the site office/mess room and weighbridge office shall be removed and the site restored to its pre-development condition.

Reason: Permission was sought and granted for a temporary period in the interests of visual and residential amenity in accordance with policies CS34 of the Cambridgeshire and Peterborough Minerals & Waste Core Strategy (July 2011) and policy LP16 of the Fenland Local Plan (May 2014)

3. This planning permission shall only relate to the area edged red on Location Plan - Plan Ref: EARL1 hereafter referred to as "the site". The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans:

Location Plan - Plan Ref: EARL1

Site Plan – Plan Ref: EARL 16/2 Rev B

Plan Ref: EARL3 (office/mess room and weighbridge office)

Reason: To define the site and enable the development to be monitored and enforced in the interests of visual and residential amenity in accordance with policies CS34 of the Cambridgeshire and Peterborough Minerals & Waste Core Strategy (July 2011) and policy LP16 of the Fenland Local Plan (May 2014)

4. Nothing other than non-hazardous wood shall be stored or treated at the site.

Reason: To minimise the risk of pollution in accordance with policies CS34 & CS39 of the Cambridgeshire and Peterborough Minerals & Waste Core Strategy (July 2011) and policy LP16 of the Fenland Local Plan (May 2014)

5. The throughput of the site shall not exceed 29,999 tonnes per calendar year.

Reason: In the interests of highway safety in accordance with policy CS32 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and policy LP15 of the Fenland Local Plan (May 2014) and the management of the risk of fire and fugitive dust in accordance with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and policy LP16 of the Fenland Local Plan (May 2014)

6. No operations associated with the development on the site shall take place outside the hours of 0700 to 1900 Mondays to Fridays and 0700 to 1300 on Saturdays. There shall be no such activities on Sundays or Bank or Public Holidays.

No HGVs shall enter or leave the site outside the hours of 0700 to 1900 Mondays to Fridays and 0700 to 1300 on Saturdays. No HGVs shall enter or leave the site on Sundays or Bank or Public Holidays.

Reason: To protect the amenities of the occupiers of nearby properties in accordance with policy CS34 of the Cambridgeshire and

Peterborough Minerals and Waste Core Strategy (July 2011) and policy LP16 of the Fenland Local Plan (May 2014)

7. Stockpiles shall not exceed 4 metres in height when measured from the adjacent ground.

Reason: In the interests of visual amenity in accordance with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and policy LP16 Fenland Local Plan (May 2014)

8. No external lighting shall be installed at the site except in accordance with details that have been submitted to and approved in writing by the WPA. No external lights other than security lights shall be illuminated before 0630 hours and after 1930 hours Monday to Friday and before 0630 hours and after 1330 hours on Saturdays.

Reason: To protect the amenities of the occupiers of nearby properties in accordance with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and policy LP16 of the Fenland Local Plan (May 2014)

9. The dust mitigation scheme comprising pages 3 and 4 of the document *Woodacre Developments Ltd Scheme to discharge planning conditions 8, 9, 11, 13 and 14 of Consent No F/02001/13/CW* dated July 2013 shall be implemented in full.

Reason: To protect the amenities of the occupiers of nearby properties in accordance with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and policy LP16 of the Fenland Local Plan (May 2014)

10. All vehicles, plant and machinery operated within the site shall be maintained in accordance with the manufacturer's specification at all times and shall be fitted with and use effective silencers. Mobile plant shall use broadband reversing alarms.

Reason: To minimise disturbance to the occupiers of nearby properties in accordance with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and policy LP16 of Fenland Local Plan (May 2014)

11. The noise monitoring scheme comprising pages 5 and 6 of the document *Woodacre Developments Ltd Scheme to discharge planning conditions 8, 9, 11, 13 and 14 of Consent No F/02001/13/CW* dated July 2013 shall be implemented in full.

Reason: To enable the developer to comply with the noise limit set in condition 12 to minimise disturbance to the occupiers of nearby properties in accordance with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and policy LP16 of Fenland Local Plan (May 2014)

12. Noise from the activities hereby permitted shall not exceed 55dB(A) Leq, 1h (free field) or be more than 10dB(A) above the background level at any noise sensitive property.

Reason: To minimise disturbance to the occupiers of nearby properties in accordance with policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and policy LP16 of Fenland Local Plan (May 2014)

13. The surface water disposal scheme comprising page 7 of the document *Woodacre Developments Ltd Scheme to discharge planning conditions 8, 9, 11, 13 and 14 of Consent No F/02001/13/CW* dated July 2013 as amended and amplified by Gough Planning & Development Ltd letter dated 7 October 2014 (*sic*) (received 8 January 2014) shall be implemented in full.

Reason: To minimise the risk of pollution of the water environment in accordance with policy CS39 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and policies LP14 and LP16 of Fenland Local Plan (May 2014)

14. The water supply for fire fighting described in the developer's email to the Fire Service (Bobby Tribe to Kevin Laska dated 2 September 2013) shall be maintained on site for the duration of the development.

Reason: To ensure that there is a sufficient and accessible water supply for fire fighting in accordance with policy CS39 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and policies LP14 and LP16 of Fenland Local Plan (May 2014)

Source Documents	Location
<p>Link to the National Planning Policy Framework: http://planningguidance.communities.gov.uk/blog/policy/</p> <p>Link to the Waste Management Plan for England: https://www.gov.uk/government/publications/waste-management-plan-for-england</p> <p>Link to the National Planning Policy for Waste: https://www.gov.uk/government/publications/national-planning-policy-for-waste</p> <p>Link to Cambridgeshire and Peterborough Minerals and Waste Core Strategy: http://www.cambridgeshire.gov.uk/info/20099/planning_and_development/49/water_minerals_and_waste/7</p> <p>Link to Fenland Local Plan: http://www.fenland.gov.uk/CHttpHandler.ashx?id=10010&p=0</p>	