
MAIN CASE

Reference No: EXT/00002/18

Proposal: CAMBRIDGESHIRE COUNTY COUNCIL - Erection of an energy from waste facility, air cooled condensers and associated infrastructure, including the development of an internal access road; office/welfare accommodation; workshop; car, cycle and coach parking; perimeter fencing; electricity sub-stations; weighbridges; weighbridge office; water tank; silos; lighting; heat offtake pipe; surface water management system; hardstandings; earthworks; landscaping and bridge crossings

Site Address: Waterbeach Waste Management Park Ely Road Landbeach CB25 9PG

Applicant: AmeyCespa (East) Limited

Case Officer: Andrew Phillips Senior Planning Officer

Date Received: 16 January 2018 **Requested comments by:** 29 May 2018

[T16]

1.0 **RECOMMENDATION**

1.1 Members are recommended to confirm the wording of the consultation response of East Cambridgeshire District Council to Cambridgeshire County Council in respect of the above proposal as:

Thank you for reconsulting East Cambridgeshire District Council on the 27 April 2018.

No new information has been submitted regarding the A10, please refer to our previous concerns.

The recommended condition by the developer in regards to source of waste material is considered to partially overcome this Authority's concerns but the

condition should be amended in order to include a public register in order to demonstrate that the developer is complying with the condition.

In regards to the impact on Ely Cathedral it is now considered that the developer has fully assessed the impact on this Grade I Listed Building. This Authority believes the public benefit will outweigh the harm and for this reason has no objections, as long as Historic England have raised no fundamental objections in its latest comments in regards to the Cathedral.

While it is believed that there will be some light spillage off the site, this is likely to only affect the immediate surrounding countryside which is located within South Cambridgeshire. This Authority will support the view of South Cambridgeshire District Council but does seek for the recommended condition by the developer in regards to limiting any additional lighting to be added to any consent.

2.0 SUMMARY OF APPLICATION

- 2.1 East Cambridgeshire Local Planning Authority was consulted originally on this proposal on the 16 January 2018 and reconsulted on the 27 April 2018. The application was originally considered by Members at the March 2018 Planning Committee.
- 2.2 The proposal is for a waste recovery facility (27.4 megawatts, 24.4 megawatts to the national grid) that would generate enough energy for 63,000 homes. It is also capable of exporting heat to local users (e.g. Waterbeach Barracks Development). To create this energy it would need to burn up to 250,000 tonnes of waste (non-hazardous) per annum.
- 2.3 The proposed building measures 141m in length, width 55m – 91m, main height of the building would be 41.7m with a max height of 80m (chimney). The height of the main building would be similar to 8-10 storey building.
- 2.4 The relevant documents are on the Cambridgeshire County Council website (reference: S/3372/17/CW):
<http://planning.cambridgeshire.gov.uk/swift/apas/run/wphappcriteria.display?paSearchKey=70008>

4.0 THE SITE AND ITS ENVIRONMENT

- 4.1 The site is located fully within South Cambridgeshire District Council, it is situated just north of Waterbeach along the A10, though the proposed new town at Waterbeach will be almost opposite. The Listed Building of Denny Abbey and the Farmland Museum is directly opposite. To the south of the site is Cambridge Research Park.
- 4.2 The site is already a Waste Management Centre and has several large buildings (three storeys) on it.

5.0 This Authority's Previous Response

5.1 Thank you for your consultation on the 16 January 2018 and follow up email on the 24 January 2018.

The proposal is allocated in policy (SSP W1K) in Minerals and Waste Site Specific Proposals Development Plan Document Adopted February 2012. However, following the National Planning Policy Framework (NPPF) being adopted March 2012, the weight granted to this policy should be based on its compliance with the NPPF. It is noted that the Planning Statement makes due reference to the NPPF.

It is noted and supported that the County Council Local Planning Authority is hiring relevant specialists to assess this application in relation to noise, emissions and visual impact and East Cambridgeshire support this.

It is noted that the electrical and heat connections to offsite infrastructure/development will cause short congestion and delay on the A10. It is advised that discussions are had with the Cambridgeshire and Peterborough Combined Authority as it is understood that improvements/road works to the A10 in the next few years are a key priority. The land to the east is covered by Denny Abbey (including Farmland Museum) and this is an important historical asset to the region and any road expansion/alterations on this side of the A10 could be detrimental to the setting of the historical asset.

With it not appearing that the proposal has taken into account the likelihood of works to the A10 and the potential loss of landscaping/water management proposed as part of this development, it is recommended that the application is refused or additional information sought in order to demonstrate it would not prejudice the bringing forward of a significant piece of infrastructure improvement.

It also needs to be confirmed if waste will be brought from out of the county and the impact that this could have on the wider highway network and the road mileage costs.

The impact on Ely Cathedral (Grade I Listed Building) will need to be assessed.

Any light pollution from the building will need to be kept to an absolute minimum and only for health and safety reasons to ensure minimal impact on the surrounding fen dark skies.

The determining body will need to be certain that there will be no emissions that will be detrimentally harmful to human health.

The Council requests to be reconsulted once additional/amended information is received.

6.0 The Planning Policy Context

6.1 East Cambridgeshire Local Plan 2015

GROWTH 1	Levels of housing, employment and retail growth
GROWTH 3	Infrastructure requirements

GROWTH 5	Presumption in favour of sustainable development
ENV 1	Landscape and settlement character
ENV 2	Design
ENV 6	Renewable energy development
ENV 7	Biodiversity and geology
ENV 8	Flood risk
ENV 9	Pollution
ENV 11	Conservation Areas
ENV 12	Listed Buildings
ENV 14	Sites of archaeological interest
COM 7	Transport impact
COM 8	Parking provision

6.2 Supplementary Planning Documents
Contamination
Cambridgeshire Flood and Water
Design Guide

6.3 National Planning Policy Framework 2012 (NPPF)

- 7 Requiring good design
- 10 Meeting the challenge of climate change, flooding and coastal change
- 11 Conserving and enhancing the natural environment
- 12 Conserving and enhancing the historic environment

6.4 Submitted Local Plan 2017

- LP1A presumption in Favour of Sustainable Development
- LP16 Infrastructure to Support Growth
- LP17 Creating a Sustainable, Efficient and Resilient Transport Network
- LP18 Improving Cycle Provision
- LP20 Delivering Green Infrastructure, Trees and Woodland
- LP21 Open Space, Sport and Recreational Facilities
- LP22 Achieving Design Excellence
- LP23 Water Efficiency
- LP24 Renewable and Low Carbon Energy Development
- LP25 Managing Water Resources and Flood Risk
- LP26 Pollution and Land Contamination
- LP27 Conserving and Enhancing Heritage Assets
- LP28 Landscape, Treescape and Built Environment Character, including Cathedral Views
- LP30 Conserving and Enhancing Biodiversity and Geodiversity

6.5 Minerals and Waste Site Specific Proposals Development Plan Document Adopted February 2012 (Cambridgeshire County Council)
SSP W1K - Pages 163 - 164

7.0 PLANNING COMMENTS

- 7.1 With the application being a County Council Application and in a neighbouring authority (South Cambridgeshire) the key impacts that this Authority was concerned about was impact on highways, where was the waste being sourced from, impact on Ely Cathedral and light pollution.
- 7.2 Impact on Highways
- 7.3 There has been no additional information received regarding the potential disturbance on the A10 or that Cambridgeshire and Peterborough Combined Authority have commented upon the proposal. The concerns raised previously are, therefore, still considered to be relevant.
- 7.4 Source of Waste
- 7.5 The developer is recommending a condition to ensure that at least 70% of waste is secured from the region (Cambridgeshire and Peterborough, Milton Keynes, Hertford, Suffolk, Essex, Norfolk, Luton, Bedford, Central Bedfordshire, Northamptonshire, Rutland and Lincolnshire). While this is a relatively positive step to ensure substantial waste is not being imported from large distance or offshore it is not considered to be enforceable in its current wording. It is recommended that the suggested condition is amended in order to include a public register from where (and how much) waste has come from to ensure the condition is enforceable.
- 7.6 Impact on Ely Cathedral
- 7.7 The developer has now stated:
“Clearer views may be available from the West Tower, and in such views it is likely that the Proposed Development would be clearly visible in clear weather. However, in such views the Proposed Development would be a very distant (over 12km) minor component seen in the context of a 360-degree view containing many contemporary influences. As such the significant effects on visual amenity would not result.”
- 7.8 While County Council is not seeking a response on this detail, it is the Case Officers view that Ely Cathedral has now clearly been considered. In addition with the relative minor harm the public benefits of using waste to create energy would outweigh this harm and therefore comply with the requirements of chapter 12 of the NPPF.
- 7.9 It is presumed that County Council have sought views from Historic England in regards to this point.
- 7.10 Light Pollution
- 7.11 The developer has recommended a condition to ensure that the proposal cannot increase the lighting without prior agreement and would still need to comply with the mitigation set out within the Environmental Statement.

- 7.12 The submitted plans show that the vast majority of light spill will be on site but that the amount of flood lights will be noticeable from the surrounding countryside. With the area appearing to be affected fully within South Cambridgeshire District Council's domain it is considered reasonable for them to comment upon the immediate light spillage. If it does not raise any objection from South Cambridgeshire District Council the harm to East Cambridgeshire will be negligible.
- 7.13 Planning Balance
- 7.14 It is for the determining body to balance the benefits and harm that the proposal will cause. However, while it is considered that the proposal could have a significant benefit to the sustainable creation of energy through turning waste into a resource the determining Authority still needs to carefully consider conditions and ensure appropriate consultation has taken place.
- 7.15 Members are requested to support the wording of the response as defined within paragraph 1.1.

Appendix 1 – Clarification Letter 24 April 2018

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
EXT/00002/18	Andrew Phillips Room No. 011	Andrew Phillips Senior Planning Officer
S/3372/17/CW (County Ref)	The Grange Ely	01353 665555 andrew.phillips@ea stcambs.gov.uk

National Planning Policy Framework -

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

East Cambridgeshire Local Plan 2015 -

<http://www.eastcambs.gov.uk/sites/default/files/Local%20Plan%20April%202015%20-%20front%20cover%20and%20inside%20front%20cover.pdf>