

**Town and Country Planning Act 1990  
Town and Country Planning (Development Management Procedure)  
(England) Order 2015**

Notification of the refusal of planning permission

**To** Mr David Adams  
AXIS PED Limited  
Unit 11, Well House Barns  
Bretton  
Chester  
CH4 0DH

Cambridgeshire County Council, in pursuance of powers under the above Act and Order; hereby **REFUSE** planning permission for the following development:

**For** Application for full planning permission for the construction and development of a Waste Recovery Facility (Waterbeach Waste Recovery Facility – WWRF) at Levitt’s Field, Waterbeach Waste Management Park (WWMP), Ely Road, Cambridge comprising the erection and operation of an Energy from Waste Facility to treat up to 250,000 tonnes of residual waste per annum, 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 off-take pipe; surface water management system; hardstanding; earthworks; landscaping; and bridge crossings.

**At** Levitt’s Field, Waterbeach Waste Management Park, Ely Road,, Waterbeach, Cambridge, CB25 9PQ

as shown in your application dated 19 December 2017 the plans, drawings and documents which form part of the application and the accompanying Environmental Statement submitted under the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 and additional environmental information submitted on 24 April 2018 for the following two reasons:

Date: 21-Sep-2018

Signed



Sass Pledger, Assistant Director -  
Environment and Commercial

Cambridgeshire County Council, Shire Hall, Castle Hill, Cambridge, CB3 0AP

Ref. No. S/3372/17/CW Application for full planning permission for the construction and development of a Waste Recovery Facility (Waterbeach Waste Recovery Facility – WWRF) at Levitt’s Field, Waterbeach Waste Management Park (WWMP), Ely Road, Cambridge comprising the erection and operation of an Energy from Waste Facility to treat up to 250,000 tonnes of residual waste per annum, 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 off-take pipe; surface water management system; hardstanding; earthworks; landscaping; and bridge crossings. Levitt’s Field, Waterbeach Waste Management Park, Ely Road,, Waterbeach, Cambridge, CB25 9PQ

1. Landscape:

The scale and massing of the proposed development, in relation to the landscape (being local character and visual impact) and harm to the visual amenity of local residents (particularly those living nearest the development), are considered to have significant adverse effects which cannot be resolved through the proposed mitigation and consequently the development is contrary to Policies CS33 (Protection of Landscape Character) and CS34 (Protecting Surrounding Uses) of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document (2011); and Policies DP/2 (Design of New Development), DP/3 (Development Criteria) and NE/4 (Landscape Character Areas) of the South Cambridgeshire Development Control Policies DPD (2007).

2. Heritage:

Given the scale and massing of the proposed development, and the significant adverse impact on the local landscape, the harm to the setting of the Denny Abbey Complex heritage asset (comprising the Scheduled Monument; the Grade I Listed Denny Abbey including the remains of the 12<sup>th</sup> century Benedictine abbey church; the Grade I Listed 14<sup>th</sup> century Franciscan nunnery; the Grade II Listed 17<sup>th</sup> century barn to the north of Denny Abbey (The Farmland Museum stone building); and the Grade II listed gate piers at the entrance of the A10) is not outweighed by the benefits of the proposal. Therefore the proposal is contrary to Policy CS36 (Archaeology and the Historic Environment) of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document (2011), Policy CH/4 (Development Within the Curtilage or Setting of a Listed Building) of the South Cambridgeshire Development Control Policies DPD (2007) and Paragraph 196 of the National Planning Policy Framework (2018).

Compliance with paragraph 38 of the National Planning Policy Framework (July 2018)

The Waste Planning Authority (WPA) worked proactively with the applicant to secure a development that was acceptable in planning terms and that took account of the wider economic, social and environmental factors, whilst also

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seeking solutions to problems arising in relation to dealing with the planning application; albeit it is acknowledged that the final outcome was that members did not find it acceptable. The applicant responded positively to the advice and recommendations made by the WPA and additional environmental information and clarifications were provided as requested. Additional public drop-in information sessions were also undertaken by the applicant and the Statement of Community Involvement document updated to take account of concerns raised by local communities. The application has been the subject of two rounds of consultation with local councils, statutory consultees, statutory bodies and local residents and all land use planning matters have been given full consideration ahead of determining this planning application.

Informative for the Applicant

- A. For the avoidance of doubt, this refusal relates to the followings drawings/plans & documents:
- Drawing Number 17013\_PL03, Proposed Site Plan, dated 25.10.17;
  - Drawing Number 17013\_PL04, Floor Plans, dated 25.10.17;
  - Drawing Number 17013\_PL05, Floor Plans, dated 25.10.17;
  - Drawing Number 17013\_PL06, Roof Plan, dated 25.10.17;
  - Drawing Number 17013\_PL07, Longitudinal Section, dated 25.10.17;
  - Drawing Number 17013\_PL08, Cross Section, dated 25.10.17;
  - Drawing Number 17013\_PL09, Cross Section, dated 25.10.17;
  - Drawing Number 17013\_PL10, Cross Section, dated 25.10.17;
  - Drawing Number 17013\_PL11, Proposed South West Elevation, dated 25.10.17;
  - Drawing Number 17013\_PL12, Proposed North West Elevation, dated 25.10.17;
  - Drawing Number 17013\_PL13, Proposed North East Elevation, dated 25.10.17;
  - Drawing Number 17013\_PL14, Proposed South East Elevation, dated 25.10.17;
  - Drawing Number 17013\_PL15, Gatehouse, dated 25.10.2017;
  - Drawing Number 17013\_PL16, Ancillary Buildings, dated 25.10.2017;
  - Drawing Number 17013\_PL17, Ancillary Buildings, dated 25.10.2017;
  - Drawing Number 17013\_PL18, Rev. A, Fencing and Gating Plan, dated 25.10.17 (received 24 April 2018);

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- Drawing Number 17013\_PL19, Beach Ditch Crossing\_Typical Design, dated 25.10.17;
- Drawing Number 17013\_PL20, Heat Pipe Trench, dated 25.10.17;
- Drawing Number 17013\_PL21, Cycle Shelters: GA Layout & Details, dated 25.10.17;
- Drawing Number 17013\_PL22, Replacement Culverted Bridge\_Typical Bridge Design, dated 25.10.17; and
- Drawing Number 1970-01-SK001, Landscape Scheme, dated November 2017.

### Notes

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for Communities and Local Government in accordance with Section 78 of the Town and Country Planning Act 1990 within six months of this notice. Appeals must be made on a form which is available from The Planning Inspectorate, Room 3/13, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Appeals can also be submitted on line by visiting [www.gov.uk](http://www.gov.uk) and searching for “Appeal a Planning Decision”. The Secretary of State has power to allow a longer period for a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the development order.
2. If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for Communities and Local Government and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the County/District Council in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
3. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

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