

Planning & Mineral Development Statement

Application for Prior Written Approval for the proposed
installation of a Bag Filter

at

**Cauldon Cement Plant, Earlsway,
Waterhouses, Staffordshire, ST10 3EQ**

on behalf of



by



March 2023

This document is the **combined Planning & Mineral Development Statement** submitted to Staffordshire County Council in their role as Minerals Planning Authority (MPA). The document comprises:

Part One:

Planning Statement aimed at explaining the background, planning policy context of the application site and the proposed development, and examination of the planning balance.

and

Part Two:

Mineral Development Statement prepared in accordance with the requirements of the Staffordshire County Council 'A-Z Guide: 'M' for Mineral Development Statement'

Part One:

Planning Statement

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DRAWINGS

Location Plan (Drawing No. AI-076-M-LP-001);

Site Plan (Drawing No. AI-076-M-SP-001) and

Proposed Elevations, Roof Plan, 3D Visual (Drawing No. H404-361-BF01-000-01)

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1 INTRODUCTION

1.1 Background

1.1.1 This document accompanies an application submitted by Heaton on behalf of Lafarge Caudon Ltd (the Applicant). The application seeks prior written approval from Staffordshire County Council (the MPA) for the proposed installation of a bag filter at Caudon Cement Plant, Earlsway, Waterhouses, ST10 3EQ.

1.1.2 In addition to the content of this Planning Statement, the details of the development proposal should be read alongside the accompanying Mineral Development Statement (MDS), Construction Environmental Management Plan (CEMP) and the following plans:

- Location Plan (Drawing No. AI-076-M-LP-001);
- Site Plan (Drawing No. AI-076-M-SP-001) and
- Proposed Elevations, Roof Plan, 3D Visual (Drawing No. H404-361-BF01-000-01)

1.1.3 The development hereby proposed is considered to comprise ‘permitted development’ as per Part 17 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (‘the GPDO’). With regard to Part 17 of Schedule 2, it is considered that proposed development falls within Class B ‘other developments ancillary to mining operations’:

“Permitted development:

B. The carrying out, on land used as a mine or on ancillary mining land of operations for the erection, installation, extension, rearrangement, replacement, repair or other alteration of any-

(a) plant or machinery,

(b) buildings, or

(c) structures or erections.”

1.2 Pre-Application Advice

1.2.1 The Applicant sought Pre-Application Advice from the MPA in January 2023. Written Pre-Application Advice was issued by the MPA in March 2023 (ref. SCC/23/0003/PAS). The Pre-Application Advice included confirmation that the proposed development falls

within Part 17 of Schedule 2 of the GPDO. Whilst it is acknowledged that the Pre-Application Advice issued is 'without prejudice' it stated that the proposed development "is permitted by Class B subject to the prior approval of the mineral planning authority of detailed proposals for the siting, design and external appearance of the building, plant or machinery proposed to be erected, installed, extended or altered."

1.3 The Applicant

- 1.3.1 Details of the Applicant and their operation of Cauldon Cement Plant are contained within the accompanying MDS.

2 SITE APPRAISAL

2.1 Site Location

- 2.1.1 The proposed bag filter would be physically attached to existing structures at Caudon Cement Plant. The location of the proposed bag filter is entirely within the confines of the existing permitted Cement Plant. The exact location is shown on the accompanying Location Plan (Drawing No. AI-076-M-LP-001).
- 2.1.2 Caudon Cement Plant is located within the Staffordshire Moorlands District of Staffordshire, in a rural setting beyond the southern boundaries of the Peak District National Park.
- 2.1.3 The wider Cement Plant is spread over approximately 10 hectares excluding the quarries and ancillary mineral operations that form the wider 'Caudon Mineral Complex'.
- 2.1.4 The Plant is located 10km north-west of Ashbourne and 12km south-east of Leek. The closest settlements to the Cement Plant are Caudon village to the west and Waterhouses to the north, although there are no residential properties that are beyond the control of the Applicant within 500m of the proposed bag filter.
- 2.1.5 The Plant is accessed via the public highway 'Earlsway' which joins the A523 a short distance north of the Plant.
- 2.1.6 The site is located wholly within EA Flood Zone 1, representing land at lowest risk of flooding from fluvial sources.
- 2.1.7 The site is not located within any land use, landscape, or ecological designation. In planning terms, the site is located within 'countryside' but within the confines of an operational permitted Cement Plant. The scale of operations at the Cement Plant are nationally significant.
- 2.1.8 It should be noted that the proposed bag filter would be installed at a height of 20m above ground level.

2.2 Site Setting

- 2.2.1 Caudon Cement Plant is located in a predominately rural area, albeit the immediate setting of the plant has been greatly influenced by decades of significant limestone extraction, and to a lesser extent shale extraction. The Peak District National Park boundary is circa 750m north of the proposed bag filter.

2.2.2 The nearest designated heritage asset is the Grade II Listed 'Cowhouse north of Shaw's Farm', located within 100m of the proposed development on the opposite side of Earlsway.

2.2.3 The closest ecological designation to the proposed bag filter is Caldon Dales SSSI, located 350m to the east.

2.3 Planning History

2.3.1 The manufacture of cement at Caudon has been ongoing since 1957, originally permitted by the Minister of Housing and Local Government in 1950 and subsequently extended in 1961. In the years since, a number of permissions have been granted for extensions and alterations, culminating in a 1983 planning permission (ref. SM.11724) for 'the construction of new preheater warehousing, process control and other buildings together with new cement and clinker silos'.

2.3.2 Condition 10 of permission SM.11724 permission originally withdrew permitted development rights for the erection of any fixed plant, fixed machinery, building or structure, other than those indicated on the plans approved with the 1983 consent. This was, however, later varied by permission SM.009/01/111 MW (granted 18 February 2002) which allowed permitted development rights on the plant site.

2.3.3 Condition 6 of permission SM.11724 requires the removal of all buildings, structures, foundations and hardstanding and the restoration of the site in accordance with a scheme to be agreed with the MPA when cement production ceases.

3 DESCRIPTION OF THE PROPOSAL

3.1 Introduction

- 3.1.1 The application seeks prior written approval for the installation of a bag filter at Caudon Cement Plant. The proposed bag filter would be installed with the purpose of efficiently removing the dust contained in the exhaust gases that are unavoidably generated from the cement manufacturing process.
- 3.1.2 The accompanying plans illustrate the location, scale, and appearance of the proposed development:
- Location Plan (Drawing No. AI-076-M-LP-001);
 - Site Plan (Drawing No. AI-076-M-SP-001) and
 - Proposed Elevations, Roof Plan, 3D Visual (Drawing No. H404-361-BF01-000-01)
- 3.1.3 The proposed bag filter physically comprises the main structure (measuring 232m²) which will be insulated and clad in aluminium, along with associated steel framework and ducting. The penthouse structure will be finished in 'light cyan' (RAL 250 80 10) in order to ensure that the structure blends in with the existing built form which provide its visual backdrop. The steel framework in keeping with other similar structures on the site will be have a galvanized finish.
- 3.1.4 At its greatest height (the top of the inlet duct), the proposed development reaches a height of 46 metres. However, even with the addition of the bag filter, the structure will not match the height of the tallest structure present at the Cement Plant (the nearby main preheater tower). The main bag filter structure will be located 20 metres above ground level, albeit with a steel framework connecting the structure to the ground.
- 3.1.5 Furthermore, it is considered the appearance of the Cement Plant would not be materially affected given the congruous nature of the structures proposed to be installed.
- 3.1.6 Once operational, the bag filter would improve the environmental performance of the cement production process by reducing the volume of particulates emitted from the existing stack through a complex internal procedure involving the interception of particulates via permeable fabric. Utilising bag filters for this purpose has proven successful in reducing emissions at many other cement manufacturing facilities.

- 3.1.7 The bag filter enables environmental betterment through enhanced dust control without resulting in any extension to the permitted extent of the Cement Plant. The bag filter would be sited up against the southern and western elevations of existing built form, 20m above ground level.
- 3.1.8 The proposed installation and operation of the bag filter would not require any amendment to the Cement Plant's wider manufacturing operations. No modifications are proposed to the site's access and the operation of the bag filter will not impact on the volumes of material required to be imported to the site (or transferred directly from the adjacent quarries) or the volumes of cement produced by the Plant.
- 3.1.9 The proposed development will not increase employment at the site beyond temporary jobs generated to physically install the bag filter.

5 PLANNING POLICY CONTEXT

5.1 Introduction

5.1.1 Section 3 of the GPDO sets out that planning permission is granted for the classes of development described as permitted development in Schedule 2 of the GPDO. This includes the proposed bag filter. However, below is a summary of national and local planning policies considered to be of potential relevance to the proposed installation and operation of the bag filter.

5.2 The Development Plan

5.2.1 The development plan in this case comprises:

- The Minerals Local Plan for Staffordshire (2015-2030) (adopted February 2017); and
- Staffordshire Moorlands District Council Local Plan 2014-2033 (adopted September 2020).

5.2.2 Material considerations include:

- National Planning Policy Framework (2021);
- Planning Practice Guidance; and
- Staffordshire 'Planning for Landscape Change' Supplementary Planning Guidance (2000).

5.2.3 The following policies of the above documents have been identified as being of potentially particular relevance to the proposed development, notwithstanding the content of the above potentially material considerations:

Minerals Local Plan for Staffordshire (2017)

5.2.4 **Policy 4** seeks to minimise the impact of mineral development and lists the environmental considerations that will be taken into account when assessing proposals.

Staffordshire Moorlands Local Plan 2014-2033 (2020)

Policy SS1 supports the delivery of development that contributes positively to the social, economic, and environmental improvement of the District. Support is offered for development that protects and enhances the natural and historic environment of the

District. Support is offered for development which includes efficient and effective use of resources and effectively tackles climate change and carbon emissions.

Policy SD4 supports development where potential adverse pollution impacts are considered acceptable.

Policy DC2 aims to promote development which sustains, respects, or enhances buildings and features which contribute to the character or heritage of an area. Designated and non-designated heritage assets and their setting are to be proportionately protected from potentially harmful development.

Policy DC3 states that, inter alia, development should not adversely affect the wider setting of the Peak District National Park.

6 ENVIRONMENTAL AND TECHNICAL CONSIDERATIONS

6.1 Landscape and Visual

- 6.1.1 The site is located within the White Peak Character Area as per the Staffordshire 'Planning for Landscape Change' SPG. The MPA's Landscape Officer noted during the pre-application advice process that the landscape policy objective for the area is to maintain the landscape, indicating a 'high to medium' quality landscape. However, their comments also noted that "the setting where the proposed bag filter is to be located is adjacent the cement plant which is industrial. The scale of the structure is relatively small in comparison to the existing built structures, and in this location it will be seen as part of the existing built mass."
- 6.1.2 The wider Cement Plant is locally dominant in the landscape, set amongst the network of limestone and shale quarries and land in agricultural use.
- 6.1.3 The proposed bag filter represents additional built development physically attached to the significant built form of the existing Cement Plant, effectively 'up against' the southern and western elevations of existing built form. Therefore, there will be very limited, if any, possible visibility of the bag filter from the north (including potential visibility from the Peak District National Park) and east. Views of the bag filter from the east would be very restricted by the existing compressor house, against which the proposed filter will be located.
- 6.1.4 It is considered the appearance of the Cement Plant would not be materially affected given the congruous nature of the structure proposed to be installed, which is appropriate for its location.
- 6.1.5 To further 'blend' the bag filter into its industrial backdrop, the structure will be finished in light cyan colour to match the existing built form of the existing compressor house, which is also finished in light cyan.

6.2 Air Quality and Dust

- 6.2.1 The purpose of the proposed bag filter is to reduce dust emissions emanating from the cement manufacturing process at Caudon. Bag filters are effective in restricting particulate emissions and therefore limit emissions from the cement manufacturing process.

- 6.2.2 Details of the dust management measures to be implemented during the installation of the bag filter are contained within the accompanying CEMP.

6.3 Ecology and Biodiversity

- 6.3.1 The application site is within the confines of the existing built development of Caudon Cement Plant. However, the timing of the bag filter's installation will be scheduled to avoid the nesting season for peregrine falcons, given that it is possible that peregrines may use adjacent buildings for nesting. Further details are contained within the accompanying CEMP.
- 6.3.2 As the closest ecological designation to the proposed bag filter is Caldun Dales SSSI, located 350m to the east, it is considered that the proposal has no potential for adverse impact upon any ecological designation.

6.4 Noise

- 6.4.1 With due regard to the NPPF (in particular chapter 15 'conserving and enhancing the natural environment') and PPG relating to noise, it is not considered that the proposed bag filter will create unacceptable levels of noise either as a standalone operation or in combination with the wider Cement Plant operations. The noise generated by the operational bag filter at a distance of one metre is 80-82 dB(A).
- 6.4.2 The Applicant is conversant with use of bag filters at other cement manufacturing facilities and is aware of the need to avoid unacceptable noise levels attributable to site operations at sensitive off-site locations. In this instance, as the closest residential property is located greater than 500m from the proposed bag filter there is not considered to be potential for significant impact on any sensitive receptor. It is therefore not considered that the operation of the bag filter will result in any material noise impact.

6.5 Heritage

- 6.5.1 The installation of the bag filter will not directly impact upon any heritage asset. Indirect impacts on off-site heritage assets are considered to be slightly beneficial in terms of the expected reduction in dust deposition, which could be experienced at nearby heritage assets including Listed Buildings at Shaw's Farm.
- 6.5.2 The Listed Buildings at Shaw's Farm comprise the Grade II Listed Shaw's Farmhouse and a cowhouse approximately 27 metres north-east of the Farmhouse, also Grade II Listed. The cowhouse is the closest of the two to the proposed location of the bag filter at a

distance of 70 metres. Both Listed Buildings are owned and sensitively managed by the Applicant.

- 6.5.3 There will be intervisibility between the proposed bag filter and the two Listed Buildings at Shaw's Farm, albeit against a backdrop of existing structures at the Cement Plant.
- 6.5.4 A Scheduled Monument 'Bowl Barrow on Milk Hill' is located approximately 780m east of the proposed bag filter. The Monument will have very limited visibility of the proposed bag filter.
- 6.5.5 Given that the bag filter will be designed to 'blend' into the backdrop, it isn't considered that the bag filter will impact on the setting of any designated or non-designated heritage asset. The addition of the bag filter will not alter the character of this part of the Cement Plant or the Plant's immediate surroundings, which include the Listed Buildings at Shaw's Farm.
- 6.5.6 Finally, with regard to archaeology, during the pre-application advice process the MPA's Archaeologist commented that "given the location, nature, and scale of the proposals, we are of the opinion that no further archaeological evaluation (as per Par 194 of the NPPF) would be required to support an application."

7 CONCLUSIONS

- 7.1.1 The proposed development represents proactive investment on the part of Lafarge Caudon to provide increased filtration of the Plant's emissions in order to better control emissions. Other cement manufacturing facilities within the Applicant's wider ownership group operate with the benefit of bag filtration systems. The use of a bag filter is demonstrably effective in reducing particulate emissions from the cement manufacturing process.
- 7.1.2 The proposed development meets the criteria Class B of Part 17 of Schedule 2 The Town and Country Planning (General Permitted Development) (England) Order 2015 as updated.
- 7.1.3 We hereby request that prior written approval for the installation of the bag filter be issued accordingly.

Part Two:

Mineral Development Statement

Staffordshire County Council A-Z Guide: 'M' for Mineral Development Statement

This Mineral Development Statement (MDS) is submitted accompanying an application for prior written approval as described in the accompanying Planning Statement. This MDS is prepared in accordance with the MPA's 'A to Z Guide to Planning Applications submitted to Staffordshire County Council' (dated July 2017).

a) The applicant's business:

Lafarge Caudon operate Caudon Cement Plant.

b) Background to the development proposals:

The purpose of the bag filter's installation is to enhance dust control associated with the cement manufacturing process.

c) The alternatives that were considered:

The obvious alternative to the proposed development is to 'do nothing' and maintain the status quo. This would not result in the enhanced dust control that would be brought about by the bag filter. A 'do nothing' approach is therefore not preferable to the Applicant or the local and wider environment.

d) The significance of the timing of the application (if any):

N/A

e) The intended commencement date and phasing of the development if applicable:

It is intended to install the bag filter as soon as practicably possible, respecting the requirement to avoid the peregrine falcon nesting season (March – May).

g) The contribution that the development would make to the business:

N/A

i) The applicant's interest in the land and mineral, including any adjoining or nearby land and minerals:

Lafarge Caudon operate Caudon Cement Plant. The Applicant is part of a wider group of companies that also operate the quarries associated with the greater Caudon Mineral Complex.

j) The pre-application discussions and changes to the proposal that resulted from those discussions:

The Applicant sought Pre-Application Advice from the MPA in January 2023. Written Pre-Application Advice was issued by the MPA in March 2023 (ref. SCC/23/0003/PAS). The Pre-Application Advice included confirmation that the proposed development falls within Part 17 of Schedule 2 of the GPDO. Whilst it is acknowledged that the Pre-Application Advice issued is 'without prejudice' it stated that the proposed development "is permitted by Class B subject to the prior approval of the mineral planning authority of detailed proposals for the siting, design and external appearance of the building, plant or machinery proposed to be erected, installed, extended or altered."

No changes to the proposal resulted from the Pre-Application discussions.

k) The design / operational considerations to achieve and maintain high environmental standards:

None directly applicable to the proposed bag filter. Construction practices and standards are outlined within the accompanying CEMP.

n) The effects of climate change:

Climate change is not anticipated to impact on the proposed development.