

Meredith Baker  
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BA14 8JN



By email only to: [meredith.baker@wiltshire.gov.uk](mailto:meredith.baker@wiltshire.gov.uk);

12 July 2023

Dear Meredith,

**APPLICATION NO:** PL/2023/04341

**DESCRIPTION:** Application seeks to vary conditions 2 and 3 of planning permission reference N/08/07026 in order to amend the approved phasing and restoration of the consented eastern extension at Knockdown Quarry together with agreeing new timescales for the eastern extension. The changes are necessary as the eastern extension has not been operated in accordance with the approved phasing and restoration schemes or the approved timescales

**LOCATION:** Halfway Bush Farm, Knockdown, Tetbury, GL8 8QY

Thank you for consulting the Cotswolds National Landscape Board<sup>1</sup> (the Board) on this proposed development, which would be located within the Cotswolds National Landscape<sup>2</sup>.

In reaching its planning decision, the local planning authority (LPA) has a statutory duty to have regard to the purpose of conserving and enhancing the natural beauty of the National Landscape.<sup>3</sup> The Board recommends that, in fulfilling this 'duty of regard', the LPA should: (i) ensure that planning decisions are consistent with relevant national and local planning policy and guidance; and (ii) take into account the following Board publications<sup>4</sup>:

- Cotswolds National Landscape (CNL) Management Plan 2023-2025 ([link](#));
- Cotswolds AONB Landscape Character Assessment ([link](#)) particularly, in this instance, with regards to Landscape Character Types (LCT) 11 (Dip Slope Lowland);
- Cotswolds AONB Landscape Strategy and Guidelines ([link](#)) particularly, in this instance, regards to LCT 11 ([link](#)) including Section 11.6;
- Cotswolds AONB Local Distinctiveness and Landscape Change ([link](#)); and
- Cotswolds National Landscape Board Position Statements ([link](#)).

Having reviewed the application, the Board has **no objection, subject to any variation of conditions taking our recommendations below into account.**

Policy CE1 of the Cotswolds National Landscape Management Plan states that proposals that are likely to impact on, or create change in, the landscape of the Cotswolds National Landscape, should have regard to, be compatible with and reinforce the landscape character of the location, as described by the Cotswolds Conservation Board's Landscape Character Assessment and Landscape Strategy and Guidelines.

The Cotswolds AONB Landscape Strategies and Guidelines for Landscape Character Type 11, Dip-Slope Lowland, within which the site is located, seek to ensure that quarry restoration plans respect the landscape character and tranquillity of the Dip-slope Lowland, support restoration plans that

**Cotswolds Conservation Board**

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The Cotswolds National Landscape is a designated Area of Outstanding Natural Beauty (AONB), managed and looked after by the Cotswolds Conservation Board.

[cotswoldsaonb.org.uk](http://cotswoldsaonb.org.uk)

Chairman:  
**Brendan McCarthy**  
  
Vice Chair:  
**Rebecca Charley**

restore to agriculture, biodiversity and/or quiet recreation and resist after use for in-fill or recycling material from outside the Cotswolds. The Dip-Slope Lowland is described within the Cotswolds Landscape Character Assessment as being *"gently sloping, undulating lowland...[with a]...strong and structured farmland character"*.

This application seeks the variation of conditions 2 and 3 pursuant to permission ref. N/08/07026 to amend the phasing and restoration of the eastern extension of Knockdown Quarry and to agree new timescales for the completion of operations. It is understood that the eastern extension has not been operated in accordance with planning permission.

The approved scheme required the working of the site in four phases with the Phases 1 and 2 in the western half of the site having been extracted and currently being restored with quarry waste from the eastern extension. Some material extraction has taken place in Phases 3 and 4, but not to the depth that was originally approved. It is now proposed that further extraction is carried out to approximately 117m AOD, but this would extend beyond the currently conditioned timescale for extraction and restoration. Whilst there is approximately 103,000m<sup>3</sup> of quarried waste from the extraction operations to be used for restoration purposes along with approximately 6,000m<sup>3</sup> of soil, there remains a shortfall in material to restore the eastern extension to the original ground level reflected in the extant planning permission. No waste is proposed to be imported to site to make up the shortfall. The restoration is therefore proposed at lower levels than the pre-extraction ground levels and would form a shallow bowl which at the deepest point would be between 1m and 3m below current (and pre-existing) ground levels to the east and west.

As the site lies within a sensitive hydrogeological setting, the Board supports the restoration of the site using site-won materials only and no imported soils or waste and considers that the proposed restoration is preferable to importing soil and/or inert waste to the site for both hydrogeological and highways reasons.

Without prejudice, should the Council be minded to grant planning permission, we would recommend that the discharge of both extant (in particular relating to approved numbers of HGV movements) and varied conditions should be closely monitored to ensure compliance, in the interests of the conservation and enhancement of the landscape and scenic beauty of the Cotswolds National Landscape.

Please don't hesitate to contact me if you wish to discuss this response further.

Yours sincerely,



Simon Joyce MRTPI

Planning Officer

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## NOTES:

- 1) The name used for the organisation associated with the AONB designation is the Cotswolds National Landscape Board. At times this is abbreviated to National Landscape Board or The Board. The legal name of the organisation remains the Cotswolds Conservation Board but this name is no longer used in most circumstances.
- 2) Cotswolds National Landscape is the new name for the Cotswolds Areas of Outstanding Natural Beauty (AONB). The new name takes forward one of the proposals of the Government-commissioned 'Landscapes Review' to rename AONBs as 'National Landscapes'. This change reflects the national importance of AONBs and the fact that they are safeguarded, in the national interest, for nature, people, business and culture.
- 3) Section 85 of the Countryside and Rights of Way Act 2000.  
[www.legislation.gov.uk/ukpga/2000/37/section/85](http://www.legislation.gov.uk/ukpga/2000/37/section/85)
- 4) The documents referred to in our response can be located on the Cotswolds National Landscape website under the following sections
  - a. Cotswolds Area of Outstanding Natural Beauty (AONB) Management Plan 2023-2025  
[www.cotswoldsaonb.org.uk/management-plan](http://www.cotswoldsaonb.org.uk/management-plan)
  - b. Cotswolds AONB Landscape Character Assessment  
[www.cotswoldsaonb.org.uk/lca](http://www.cotswoldsaonb.org.uk/lca)
  - c. Cotswolds AONB Landscape Strategy and Guidelines  
[www.cotswoldsaonb.org.uk/lsg](http://www.cotswoldsaonb.org.uk/lsg)
  - d. Cotswolds AONB Local Distinctiveness and Landscape Change  
[www.cotswoldsaonb.org.uk/ldlc](http://www.cotswoldsaonb.org.uk/ldlc)
  - e. Cotswolds Conservation Board Position Statements  
[www.cotswoldsaonb.org.uk/ps1](http://www.cotswoldsaonb.org.uk/ps1) [www.cotswoldsaonb.org.uk/ps2](http://www.cotswoldsaonb.org.uk/ps2)