



Linda Townsend  
Gloucestershire County Council  
Strategic Infrastructure  
Shire Hall  
Gloucester  
GL1 2TH

By email only to: [planningdc@gloucestershire.gov.uk](mailto:planningdc@gloucestershire.gov.uk)

27 July 2022

Dear Linda,

**APPLICATION NO:** 22/0035/CWROMP

**DESCRIPTION:** Second periodic review of mineral planning consent CD.1838/A dated 22/05/1998

**LOCATION:** Three Gates Quarry, Ford, Temple Guiting

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

In reaching its planning decision, the minerals planning authority (MPA) has a statutory duty to have regard to the purpose of conserving and enhancing the natural beauty of the National Landscape.<sup>2</sup> The Board recommends that, in fulfilling this 'duty of regard', the MPA 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>3</sup>:

- Cotswolds Area of Outstanding Natural Beauty (AONB) Management Plan 2018-2023 ([link](#));
- Cotswolds AONB Landscape Character Assessment ([link](#)) particularly, in this instance, with regards to Landscape Character Type (LCT) 7 (High Wold);
- Cotswolds AONB Landscape Strategy and Guidelines ([link](#)) particularly, in this instance, with regards to LCT 7 ([link](#)), including Section 7.5;
- Cotswolds AONB Local Distinctiveness and Landscape Change ([link](#));
- Cotswolds Conservation Board Position Statements ([link](#)) particularly, in this instance, with regards to Tranquillity Position Statement ([link](#)) particularly, in this instance, with regards to Section 4.5 Traffic and vehicle movements.

Having reviewed the applicant's submission, we have a number of comments to make regarding this ROMP application; these are included at Annex 1 below. In particular we would welcome further information from the applicant on the rate at which minerals will be exported and imported over the 10-year period together with a more comprehensive assessment of expected vehicle movements, including predicted seasonal variations, to allow a fuller assessment of potential impacts on the tranquillity of the AONB.

#### **Cotswolds Conservation Board**

The Old Prison, Fosse Way, Northleach  
Gloucestershire GL54 3JH  
01451 862000  
[info@cotswoldsaonb.org.uk](mailto:info@cotswoldsaonb.org.uk)

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**

If you have any queries regarding the information provided in this response, please do not hesitate to get in touch.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'S. Joyce', with a small dot at the end.

Simon Joyce

**Planning Officer**

[simon.joyce@cotswoldsaonb.org.uk](mailto:simon.joyce@cotswoldsaonb.org.uk) | 07808 391227

## NOTES:

- 1) 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.
- 2) 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)
- 3) 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 2018-2023  
[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)

## ANNEX 1. COTSWOLDS NATIONAL LANDSCAPE CONSULTATION RESPONSE IN RELATION TO PLANNING APPLICATION 22/0035/CWROMP

### Potential requirement for Environmental Impact Assessment (EIA)

The Board notes the response received from the GCC Minerals & Waste Policy team regarding screening for EIA in connection with this application and the further comments from the GCC Ecologist that in their view, EIA would not be required for biodiversity matters. Notwithstanding this the Board requests that GCC should secure technical support from statutory consultees in other disciplines in respect of analysing the potential of the proposal to have significant environmental effects and therefore whether further restrictive conditions are required to address them.

### Tranquillity

Tranquillity is one of the 'special qualities' of the Cotswolds AONB. In other words, it is one of the features of the AONB that makes the area so outstanding that it is in the nation's interest to safeguard it. Tranquillity is also one of the 'natural beauty' criteria that are taken into consideration by Natural England when designating AONBs. It is, therefore, an important consideration when local authorities undertake their statutory duty to have regard to the statutory purpose of AONB designation which is to conserve and enhance the natural beauty of the AONB.

Further information about tranquillity is provided in the Board's Tranquillity Position Statement ([link](#)), which was adopted by the Board on 25 June 2019. This Position Statement should be treated as a material consideration.

The Board's Tranquillity Position Statement recommends that proposals that have the potential to impact on the tranquillity of the AONB accord with Policy CE4 of the Cotswolds AONB Management Plan 2018-2023, give great weight to conserving and enhancing the tranquillity of the AONB and assess potential impacts on tranquillity, particularly with regards to noise, vehicle movements and landscape and visual impacts. Cumulative impacts on tranquillity should also be taken into consideration in such assessments and with regard to the impact of the proposed development combined with other existing or proposed developments.

In line with the comments submitted by Stanway Parish Council, the Board would also request further information on the rate at which minerals will be exported and imported over the 10-year period together with a more comprehensive assessment of expected vehicle movements, including predicted seasonal variations.

As you will be aware, the Board has previously raised concerns regarding HGV and other vehicle movements connected with quarrying activity along this stretch of the B4077 and related issues of noise, dust and damage to roadside verges, all of which impact upon the tranquillity of the AONB. Section 7.5 of the Cotswolds AONB Landscape Strategy and Guidelines referred to above specifically mentions these issues as potential adverse landscape implications of quarrying operations. In our view, which is shared by local communities, the adverse effects of the existing baseline level of quarry traffic movements along this road are already of concern and any proposed additional movements would further exacerbate the current situation.

We would also reiterate our previous request that a more holistic assessment of cumulative impacts of quarrying activities in this part of the north Cotswolds is required in order to minimise adverse impacts on tranquillity when granting approval for new or expanding quarry activity or imposing conditions through ROMPs such as this application, which would increase traffic through both exports from the site to Guiting Quarry and imports to the site for reinstatement. Adopted GMLP Policy DM02 is clear in outlining what might create a cumulative impact(s), including multiple activities

taking place on a single site and / or as a result of a combination of activities across several mineral development sites. We also recommend that planning decisions relating to this quarry cluster should be deferred until after this assessment has been undertaken.

We recommend that an assessment should be undertaken of the potential percentage increase in traffic movements on roads within – and on the boundary of - the Cotswolds National Landscape resulting from the proposed developments, in line with Section 4.5 of the Tranquillity Position Statement. This outlines how the Institute of Environmental Assessment's 'Guidelines for the Environmental Assessment of Road Traffic' recommends using two 'rules of thumb' for identifying the scale at which increases in traffic movements should be considered in an Environmental Impact Assessment (EIA):

- Rule 1: Where traffic flows will increase by more than 30% (or the number of heavy goods vehicles (HGVs) will increase by more than 30%).
- Rule 2: Any other sensitive areas where traffic flows have increased by 10% or more.

AONBs are specifically identified as 'sensitive areas' in the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. As such, Rule 2 should be applied in the Cotswolds AONB and should relate to both traffic flows. On this basis, it can be argued that an increase in traffic flows of more than 10% from a development proposal or in combination with other proposals is likely to be significant. Increases in HGV movements of less than 10% could still be considered to have an adverse impact of up to moderate significance on the tranquillity of the Cotswolds AONB.

### Other comments

We note the submission of the details relating the proposed restoration of the quarry and proposed amendments to conditions 21, 22 and 23. The Gloucestershire Minerals Local Plan 2018-2032 (GMLP) Policy MR01 outlines how the working of minerals is a temporary land use and once mineral resources have been exhausted and / or the working of a site has permanently ceased it should be possible to re-use the land that has been affected or return it to its original use through a process of restoration. Accordingly, Policy MR01 requires that mineral development proposals demonstrate high quality restoration and aftercare which will, *inter alia*, be delivered to a high environmental standard and facilitate beneficial after-uses that will contribute to the delivery of sustainable development.

The Cotswolds Nature Recovery Plan identifies that the restoration of quarries provides opportunities to create significant areas of high quality grassland, thin soil and scrub habitats (page 53). The Board considers that the main focus of the restoration scheme should be on creating calcareous grassland habitat where appropriate, preferably sourcing local seed through the Glorious Cotswolds Grasslands project, run by the Board. Officers at the Board can provide the applicant with further information on this project if required.

We would also wish to comment on the proposed amendments to the reasons supporting condition 21. We agree with the addition of the reference to GMLP policies but would question the removal of the text "*bearing in mind the quarry's location in the Cotswold Area of Outstanding Natural Beauty*" and would recommend that it is retained.