



Amanda Bayliss
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Shire Hall
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15 January 2021

By email only to: planningdc@gloucestershire.gov.uk

Dear Amanda,

APPLICATION NO: 19/0072/CWMAJM

DESCRIPTION: Variation of conditions 12 and 13

LOCATION: Tinkers Barn Quarry, Guiting Power, Gloucestershire GL54 5UF

Thank you for consulting the Cotswolds Conservation Board ('the Board') on the further information that has been provided by the applicant in relation to the above planning application, as per the consultation notification dated 16 November 2020 (i.e. the revised phasing plan).

The Board does not have any comments to make on the revised phasing plan, specifically. However, we would like to take this opportunity to provide a substantive response to the previous 'further information' consultation, dated 21 August 2020, as we did not have capacity to do so at that time.

The further information provided in the August 2020 consultation sought to address a number of issues, including the comments that the Board made in its original consultation response, dated 3 April 2020, in which we objected to the proposed variation of conditions. The main reasons that we gave for objecting to the proposed development and the recommendations that we made at that time are summarised in Appendix 1.

As outlined below, having taken the further information provided by the applicant into consideration, the Board would now be willing to withdraw its objection, subject to specific points being addressed.

Further information

The 'further information' provided by the applicant indicated that:

- The need to get rid of the by-product is a practical operational issue, without which the production of the natural stone products would be compromised;
- The value of the main natural stone products far outweighs that of the by-product;
- If the by-product is not removed, the ensuing restoration would be to a landform that would not be in keeping with the local landscape / topography;
- Tinker's Barn is a relatively small quarry operation compared to neighbouring quarries – for example, the permitted output (and, by extension, the HGV movements) associated with Tinker's Barn is only 7% of the permitted output at Naunton Quarry;
- The relatively small scale of the Tinker's Barn operation would mean that the proposed variation of conditions would not result in unacceptable cumulative adverse impacts.

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

Chairman:
Brendan McCarthy
Vice Chair:
Rebecca Charley

The Board's response to the further information

The Board recognises that provision needs to be made for the quarrying of limestone in the Cotswolds National Landscape, at an appropriate scale, in order to provide building materials that help to conserve and enhance the local distinctiveness of the National Landscape.¹ In principle – and all other things being equal - we would not want the production of these building materials to be compromised as a result of excess by-product sterilising the mineral reserves.

We support the restoration of the site (Phases 1 and 2) to a landform that reflects the pre-quarrying topography, as currently proposed. We would not want the site to be restored to a contour level (or gradient) that exceeded, or varied widely from, the 'natural', pre-quarrying landform. Conversely, in this instance, we would not want the site to be restored to levels below the proposed restoration landform, given the amount of by-product that is available to achieve this landform.

We acknowledge that:

- There may be circumstances in which the output of by-product (i.e. the crushed material) may exceed the output of main product (i.e. the tile, wall and building stone), for example, as a result of thick overburden and / or unusable material within the most important rock strata;
- The value of the main product outweighs the value of the by-product;
- The proposed output levels would be a continuation of the (currently expired) conditions that had applied for the previous three years, rather than a totally new increase in output.

We also acknowledge that Tinker's Barn is a relatively small quarry operation, compared to some of the quarry operations in the local vicinity (in particular, Naunton Quarry). By extension, we recognise that the HGV movements associated with Tinker's Barn would constitute a relatively small proportion (i.e. less than 10%) of the overall number of quarry-related HGV movements on roads in the local area.

The Board is aware of other quarry operations in the Cotswolds National Landscape where permission has been granted to process and export 'excess' by-product for similar reasons as at Tinker's Barn (i.e. to ensure that production of the main quarry product is not compromised and that the agreed restoration landform is achieved). However, in at least one instance, so much by-product has been removed that it is no longer possible to achieve the agreed restoration landform without subsequently importing significant quantities of waste material to make up the shortfall. Under no circumstances should a similar scenario be allowed to arise at Tinker's Barn.

Withdrawal of objection

Taking all of the above points into consideration, the Board would be willing to withdraw its objection to the proposed variation of conditions if the following points are addressed:

- Robust measures (i.e. conditions, monitoring and, if necessary, enforcement) should be put in place to ensure that:
 - Sufficient by-product is retained to achieve (but not exceed) the agreed restoration landform. Ideally, this should be reviewed on an annual basis over the proposed three-year period in which the proposed variation of conditions would apply. If monitoring indicates that too much by-product is being removed, the conditions

¹ Policy CE3, paragraph 4, of the Cotswolds AONB Management Plan 2018-2023. It should be noted that Policy CE3 adds that 'any such mineral sites should be required to demonstrate that they do not have any significant adverse effects on the special qualities of the AONB or integrity of existing wildlife sites'.

should be amended to rectify this (i.e. the amount of by-product that is permitted to be exported should be reduced);

- The operator complies with the proposed conditions (i.e. no more than 20,000 tonnes of crushed material exported in any calendar year, subject to a maximum of 60,000 tonnes of crushed material exported over the three year period in which the variation of conditions would apply).
- The exporting of crushed material, as covered by the proposed variation in conditions, does not continue indefinitely after the three-year period has expired.

It is important to note that these conclusions are specific to the proposed variation of conditions at Tinker's Barn and would not necessarily apply in relation to other quarry proposals in the local area.

Cumulative impacts of the quarry cluster

Finally, we remain very concerned about the cumulative impacts of the cluster of quarries (which includes Tinker's Barn) that are located in the vicinity of Buckle Street and the B4077. In particular, we are very concerned about the number of quarry-related HGV movements in the local area and the impact that this has on the tranquillity of the Cotswolds National Landscape and on local amenity.

We strongly urge the mineral planning authority (MPA) to undertake and / or facilitate a comprehensive assessment of these cumulative impacts, including an assessment of HGV movements across this cluster. Ideally, this assessment should be undertaken – and a strategy put in place to manage and reduce these impacts – before planning decisions are made on any larger scale proposals in this cluster.

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

Yours sincerely,

A handwritten signature in black ink that reads "John Mills". The signature is written in a cursive style with a long, sweeping underline.

John Mills
Planning & Landscape Officer
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APPENDIX 1. KEY POINTS FROM THE COTSWOLDS CONSERVATION BOARD'S OBJECTION LETTER, DATED 3 APRIL 2020

We objected to the proposed variation of conditions 12 and 13 because:

1. The associated HGV movements would potentially have an adverse impact on the tranquillity of the Cotswolds National Landscape.
2. The output of the by-product from the quarry (i.e. the crushed material) would continue to exceed the output of the main product (i.e. the tile, wall and building stone).

We recommended that:

1. The applicant should be required to assess the percentage increase in HGV movements, on local roads and through local villages, that would result from the proposed variation of conditions, compared to a baseline in which no further crushed material could be exported from Tinkers Barn.²
2. Consideration should be given to ensuring that the output of by-product does not exceed the export of the main product.

² We also indicated that we would view the proposed variation of conditions in a more positive light if the applicant could demonstrate that the percentage increase in HGV movements is likely to be less than 10%.