VOLUME III

NON-TECHNICAL SUMMARY

Planning Application for the Proposed Extension to Copshurst Quarry

July 2015
Land at Copshurst Quarry, Stoke-on-Trent

Environmental Impact Assessment

Environmental Statement, Non-Technical Summary

July 2015

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1.0 INTRODUCTION

Background

1.1 An Environmental Impact Assessment (EIA) has been undertaken to assess the effects of the proposed extension to Copshurst Quarry (‘The Proposed Development’). The results are set out in the Environmental Statement (ES) which accompanies the Planning Application for the ‘Proposed Extension of Etruria Marl Workings to South and West of Permitted Working Area, Together With Ancillary Works, Landscaping and Restoration to Nature Conservation; Copshurst Quarry, Lightwood Road, Stoke-on-Trent’.

1.2 The planning application proposes the extension of Copshurst Quarry to the south and west of the existing permitted working area releasing 2.5 million tonnes of Nationally Important ‘Etruria Marl’ Brick Clay. The site location is detailed on Figure 1 below and the Planning Application Boundary on Figure 2 (page 4), which also details the area of the existing planning permission for the Site.

Figure 1 - Site Location Plan

1.3 The extension of the quarry is proposed in order to maintain production of Etruria Marl utilised in the manufacture of roof tiles at Keele Works. Marley Eternit purchased Copshurst Quarry in 2012 to provide security of supply. The Applicant does not own any other permitted reserves, having depended for many years on supplies from a third party. However, in an increasingly uncertain period of commitment brought about by changes in ownership and structure of the industry (the recent sale of Ibstock and Hanson Building Products to US private equity firms) this situation cannot be depended upon to continue in the long term.
1.4 The extension to the permitted area would secure sufficient reserves to supply the works for 25 years, thereby securing the long term independent future of Keele Works.

1.5 Production from the quarry is likely to be in the region of 100,000 tonnes per annum to meet the current manufacturing production requirements at Keele Works. The Proposed Development incorporates the progressive restoration of the site, so areas of the quarry subject to mineral extraction operations will be progressively backfilled, grass seeded (hydroseeded) and planted to allow for the early establishment of habitats and species linked to the nature conservation proposals put forward as part of the restoration plan (Figure 7).

Non-Technical Summary

1.6 This document is a Non-Technical Summary (NTS) of the findings of the ES presented in non technical language.

1.7 In preparing the NTS regard has been given to the contents of Schedule 4, Part 1 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended) which identifies that a NTS must be presented as part of the EIA.

1.8 This NTS gives a summary of:

- the proposed development;
- the main elements of the proposals that have the potential to impact positively and/or negatively on the environment and local residents;
- proposed mitigation measures to prevent, reduce and where possible offset any significant adverse effects on the environment.
- Consideration of the main alternatives to the proposed development.

1.9 This NTS has considered the environmental assessment work undertaken by the Applicant’s team of consultants and indicates where the assessment work has influenced the ultimate design of the scheme, with regard to mitigating potential environmental effects.

1.10 The proposal has been assessed and is considered to meet the tests of environmental acceptability. The potential impacts of the proposed operations can be effectively mitigated and controlled to ensure it is acceptable through the imposition of appropriate planning conditions and obligations.

1.11 The proposal would bring about a number of potential significant benefits which includes meeting a national need for Etruria Marl Brick Clay, socio-economic benefits through maintaining direct and indirect employment, long term improvements to the landscape character and ecological and biodiversity enhancements. The potential benefits are considered to weigh positively in the planning balance to minimise any potential negative environmental effects.
1.12 The specific technical reports assessed within the ES cover the following topic areas:

- Geology
- Ecology
- Landscape
- Visual
- Cultural Heritage;
- Hydrology and Hydrogeology;
- Transport;
- Noise;
- Air Quality;
- Arboriculture
- Socio-Economic; and
- Alternatives.

1.13 The key issues are summarised in this NTS.

Inset 1: Copshurst Quarry looking north toward the existing permitted quarry area
2.0 SITE AND ITS SURROUNDINGS

2.1 Copshurst Quarry is located approximately 4 miles south east of Stoke City Centre adjacent to the residential area of Lightwood which is the suburban border between Town and Country in Stoke-on-Trent and Staffordshire.

2.2 The site is surrounded by pastoral agricultural land to the north, south and east and woodland to the west. Beyond the Eastern extent of the site is the suburb of Lightwood part of the Longton area of Stoke-on-Trent. The site topographically is in a valley feature at 160 - 180m AOD, lower than the Lightwood Residential Area to the East (220m AOD) and Cocknage Wood to the west (210m AOD).

2.3 The extension area to the west of the existing permitted quarry comprises areas of disturbed land with evidence of previous workings. To the south the extension encompasses previously disturbed land and agricultural land currently vacant and under the ownership of the applicant.

2.4 The Etruria Marl resource present in the proposed extension to the Site has been proven by an extensive exploratory drilling programme.

2.5 The site is accessed via a private road leading onto the A5005 Lightwood Road.

2.6 There are no Public Rights of Way crossing the site as identified on the Stoke-on-Trent City Council definitive map.

Figure 2 – Planning Application Boundary
3.0 DESCRIPTION OF THE PROPOSED DEVELOPMENT

3.1 The application proposes the extension of Copshurst Quarry to the south and west of the existing permitted working area releasing 2.5 million tonnes of Nationally Important Etruria Marl Brick Clay.

3.2 The extension of the quarry to the south allows the site to be worked more discreetly than proposals that previous owners have made in the public domain. The extension would be worked efficiently to minimise environmental effects and provide for the efficient operation of the site as a whole.

3.3 The objectives of the development are to:

- Secure continuity of supply of the Nationally Important Etruria Marl mineral from the site to supply the Keele Works and the end users in the construction industry;
- Minimise the environmental and amenity impact of the operations; and
- Secure restoration to a beneficial afteruse for nature conservation.

3.4 The proposed 10.53 hectare site would allow for the extraction of up to 2.5 million tonnes of Etruria Marl within a 25 year period. Ancillary operations would be incorporated within the site. This includes stockpiling areas for the storage of Etruria Marl, soil storage mounds, overburden storage, water treatment areas, site offices, mobile plant storage areas, internal haul roads, weighbridge and wheel wash facilities.

3.5 The Proposed Development has been carefully designed to provide an environmentally sympathetic quarry proposal. The Proposed Development will be progressively worked and the broad aim is to recreate a landscape which is characteristic of the locality with a balance of nature conservation, woodland and recreation. The restoration scheme presents a unique opportunity to provide benefits to the local area.

3.6 The quarry will be worked in 3 phases, each phase will be undertaken over approximately 8 years, with progressive restoration operations following the extraction works. It is proposed to extract mineral on a campaign basis. This would be undertaken through one, eight week campaign per year. This would release 100,000 tonnes of Marl, which based on current production figures would supply Keele Works for one year. It is considered that working by this short term campaign basis helps to reduce on perceived impacts upon local amenity.

3.7 Phase 1 would see extraction operations continue in the existing permitted area. The quarry would be worked to the extraction limit in the north and eastern faces of the quarry prior to extending west. The quarry would be worked to a depth of 140m Above Ordnance Datum (AOD). It is currently at a level of around 164m AOD.

3.8 Mineral would be extracted though one, eight week campaign per year. The extracted marl would be stockpiled prior to it being loaded on a daily basis for transport to Keele Works via Heavy Goods Vehicles (HGV).

3.9 During the working campaign operations would take place to strip soil and overburden (boulder clay) to expose new working areas. Progressive restoration operations would also be undertaken. This would involve the placement of overburden and mineral waste.
onto the worked out quarry benches. The material would be engineered to form slopes
down to the eventual lake which would be created upon final restoration of the site.

3.10 Phase 1 is predicted to take 8 years to complete.

3.11 Phase 2 of the Proposed Development would see extraction operations start to work
south.

3.12 The stockpiling area would be moved to the north eastern corner of the site, where
backfilling of the land with overburden and mineral waste will create a level profile, well
screened by existing tree planting and vegetation.

3.13 During Phase 2 progressive restoration works would be undertaken on the northern and
western faces of the quarry. This would involve Hydroseeding and planting works to
establish vegetation on the restored banks.

3.14 Phase 2 is also predicted to take 8 years to complete.

3.15 Phase 3 would see extraction operations in the far south of the site working the quarry to
it’s final profile.

3.16 The Proposed Development phases are presented in Figure 3.

3.17 Upon cessation of mineral extraction activities, final overburden and mineral waste
placement woud be undertaken on the remaining benches. Restoration works would
continue with a wide range of planting to create the habitats and species proposed within
Figure 4.
3.18 All mineral related infrastructure would be removed from the site with restoration to nature conservation completed. It is anticipated that the end date of the quarry would match that of the existing planning permission, February 2042.

3.19 The proposed hours of operation for the continued quarrying at Copshurst are:

- 0800 – 1700 Monday to Friday
- 0800 – 1300 Saturday
- No working on Sundays or Bank Holidays

3.20 The site would continue to be accessed from the existing private way off the A5005 Lightwood Road.
4.0 **ASSESSMENT OF POTENTIALLY SIGNIFICANT ENVIRONMENTAL EFFECTS**

4.1 The following summarises the findings of the EIA work undertaken in the preparation of the ES. The assessment of the topic areas has been undertaken by employing independent specialist consultants. The technical reports relating to the evaluation of the potential impacts are presented as part of the ES.

**Geology**

4.2 A reserve of high quality of Etruria Marl has been proved at Copshurst, which includes the currently permitted quarry area and land to the south and west for which this planning application relates.

4.3 The Eturia Marl present within Copshurst has been proved with a high degree of confidence due to the investigations that have been undertaken by The Applicant.

4.4 Etruria Marl is widely known as one of the best quality brick and tile making clays in the country. Roof tiles of extremely high quality have been manufactured from Copshurst clay in the past by the previous owners.

4.5 A mineral resource of over 2.5 million tonnes of high quality ‘lime-free’ marl has been proved, which accords with Government guidance on the reserve base for a heavy clay products factory.

4.6 A quarry design has been proposed which balances the need to maximise the extraction of Etruria Marl whilst minimising any impacts on the local environment. Consideration has been given to the design of the quarry faces to ensure they are left stable and safe.

4.7 The potential impacts upon surface water and groundwater have been considered as part of the design and these potential impacts are considered in the hydrology chapter.

4.8 Restoration will be to a water body with nature conservation at its margins (Figure 4).

**Ecology**

4.9 An Ecological Assessment has been undertaken and considers the impacts on the identified ecological and nature conservation features of the Site and the surrounding area based upon desk study information and field surveys.

4.10 In particular it considers the potential effects of the proposed quarry extension (the Proposed Development) on habitats and protected and notable species.

4.11 There are no statutory designated sites of international or national importance within the site boundary, and no sites of non-statutory importance.

4.12 There is one designated site within 2km of the application site. This is Barlastone and Rough Close Common Local Nature Reserve, approximately 830m south of the site.

4.13 A Phase 1 Habitat Survey and National Vegetation Classification (NVC) and Vegetation Survey has been undertaken as part of the ecology baseline studies.
4.14 Initial surveys identified that none of the habitats appear to represent good examples of their type, or support any rare or protected flora. Their temporary loss to quarrying is therefore unlikely to be of significant ecological importance, and restoration provides opportunities to create higher value habitats in the long term.

4.15 Issues were raised in relation to presence of great crested newt, breeding birds and reptiles, and further surveys and carefully designed mitigation measures have been proposed within this application that are considered to enhance the Site in the long term.

4.16 Detailed surveys and reporting for bats and breeding birds are currently ongoing; once the surveys have been completed (August/September 2015), the results will be submitted as an addendum to the Environmental Statement.

4.17 The proposals will lead to the loss then substitution of all habitats currently occupying the Proposed Development site, including neutral grassland, standing and flowing water, scrub, bare ground and young establishing woodland. None of these habitats are considered to be important; although together they support a medium sized population of great crested newt, small populations of reptiles and connectivity for groups such as foraging bats and birds.

4.18 Mitigation/compensation for these identified ecological Receptors will be delivered through licences and management plans granted by Natural England and the Local Authority. Through this mitigation, any potential significant impacts are anticipated to be removed.

4.19 The adjacent Copshurst Stream Valley Wood Site of Biological Interest (SBI) has also been taken through the assessment as a Valued Receptor, given its close proximity to the Site. Located on adjacent land, only minor indirect impacts are anticipated through the release of air and water borne pollutants. This impact can be easily addressed through the implementation of a Construction Environmental Management Plan (CEMP).

4.20 Aside from the impact assessment, a series of precautions will be required in order to avoid potential offences in relation to wildlife legislation and these have been identified as part of the assessment.

**Landscape Assessment**

4.21 The Proposed Development site is within National Character Area 64 Potteries and Churnet Valley and Sandstone Heaths and Hills Local Landscape Character Type as identified by Staffordshire’s Planning for Landscape Change.

4.22 Copshurst Quarry and its immediate surroundings are not covered by any landscape designations.

4.23 The Proposed Development would increase the extent of quarrying within the landscape surrounding the site, although the presence of quarries and man-made landform is present within the baseline landscape.

4.24 During Phase 1, works would be concentrated around the existing quarry extending it slightly from its current extent. During Phases 2 and 3 the extent of the quarry would increase to become a notable element in the surrounding landscape. The increase to
the quarry would be a perceivable scale of change in the landscape for the medium to long-term.

4.25 Following restoration the site would become a large area of permanent water, grassed slopes and areas of linear woodland. The restored site would introduce a new element into the landscape and it would form a small scale of change for the long-term.

4.26 Mitigation measures have been embedded into the development proposals (Figure 8) and therefore no additional mitigation is proposed. After 15 years post restoration, the Proposed Development would result in a beneficial effect on the landscape. Proposed tree and shrub planting would have established to reinforce the surrounding landscape character of linear woodlands and integrate the site into its surroundings.

Visual Impact Assessment

4.27 The presence of built form, hedgerow vegetation and the absence of public footpaths means that public views towards the site and the surrounding area are few and very localised.

4.28 The greatest adverse effect on public views, would be from people using footpaths within Florence Park where there are panoramic views across the surrounding countryside. However, these effects would be benefitted because tree planting and grassland slopes would integrate into the surrounding pastoral landscape and replace the baseline views of a quarry on site.

4.29 Other public receptors such as roads surrounding the application site would not have major impacts where views are generally well screened or filtered by roadside hedgerows.

4.30 The nature of the landform, which creates a shallow valley or gentle ‘bowl’ with the application site at its lowest point, the presence of built form, woodland and hedgerow vegetation, in combination with the relatively flat landform, mean that private views of the proposed development are limited to residents surrounding or close to (within 1km) the application site.

4.31 The greatest adverse effect on private views would be experienced by residents of properties which overlook the site. The embedded mitigation measures proposed will reduce this perceived impact over time. It is considered that private receptors would receive beneficial affects following restoration.

4.32 The embedded mitigation proposals (Figure 8) includes:

- Incorporation of a linear belt of tree and hedgerow planting and wildlife corridor;
- Retention of existing trees and hedgerows along the southern boundary and augmentation with new woodland planting;
- Groups of woodland planting within land to the east of the application Site (within the blue line boundary) adjacent to Copshurst Farm and Copshurst View; and
- New woodland planting to supplement the existing trees and hedgerows along the eastern side of Cocknage Road.
Cultural Heritage

4.33 An assessment has been undertaken to provide a description of the historic environment conditions of the Proposed Development site. Desk based research and a visit to the Copshurst Quarry site identified that the site includes no heritage assets.

4.34 The historic mapping shows the site to have been enclosed fields, although the field pattern has been disturbed by the associated quarrying that has taken place since the 19th century.

4.35 The historic landscape character of the site is that of 19th century industrial. This is evident on historic mapping which shows the development of the Copshurst brickworks and tile works from the late 19th to mid-20th centuries.

4.36 The site has a low potential for the presence of heritage assets with archaeological interest. There have been no archaeological features recorded in a number of archaeological watching briefs conducted along Lightwood Road or any historic records from the Historic Environment Records (HER).

4.37 The walkover survey noted no potential unrecorded archaeological sites.

4.38 Consequently it is concluded that there will be no direct or indirect effects on any known heritage assets, designated or non-designated. The site has a low potential for the presence or survival of as yet unknown heritage assets with archaeological interest although the nearby find of a Roman coin hoard is noted.

Hydrology

4.39 A hydrological, hydrogeological and flood risk assessment have been undertaken as part of the EIA.

4.40 The mineral to be extracted comprises Etruria Marl, a proportion of which is situated beneath the watertable. In order to facilitate efficient mineral extraction it is proposed to lower the watertable to the base of the mineral so that it can be worked dry.

4.41 The existing operations discharge water into the unnamed tributary of the Longton Brook to dewater the quarry to allow dry working. An updated Environmental Permit will be obtained and this is likely to require regular assessment of the discharge water quality. This will ensure all measures to prevent impact to water quality in the receiving watercourse are operating as required.

4.42 The Site lies within the catchment of the unnamed tributary of the Longton Brook, which rises to the south of the site and flows along the eastern site boundary. Three small watercourses cross the proposed extension area and therefore watercourses diversion will be required.

4.43 The three tributaries within the site will be diverted along the southern boundary to the unnamed tributary of the Longton Brook.
4.44 The whole of the Site is located within Flood Zone 1 and has a ‘very low’ risk of fluvial flooding. The bowl-like topography of the Site results in accumulation of surface water at the lowest levels, therefore surface water management is required. This will follow the existing practice of a series of silt settlement lagoons to allow sediment washed into the surface water to settle prior and be removed prior to discharge to the tributary of the Longton Brook.

4.45 The risk from groundwater flooding is very low as Etruria Marl has a low permeability to water.

4.46 In light of the Flood Risk Assessment and proposed mitigation measures, it is considered that the proposed development will satisfy the flood risk requirements of the National Planning Policy Framework (NPPF).

4.47 The restored site will create significant water-based habitat to benefit local ecosystems.

4.48 The proposed development is Water Framework Directive compliant.

**Transport**

4.49 The environmental impact associated with operational traffic generated by the proposed extension of Etruria Marl workings at Copshurst Quarry has been assessed in accordance with the Institute of Environmental Assessment (1993) – ‘Guidelines for the Environmental Assessment of Road Traffic’.

4.50 Copshurst Quarry is accessed from the A5005 Lightwood Road that runs between the A50 and the A520. The road is subject to a 40mph speed limit in the vicinity of the site access reducing to 30mph at the junction with Gravelly Bank when travelling northbound towards Stoke.

4.51 The carriageway width of Lightwood Road is approximately 6.75 metres. The road is street lit along its length with footways to both sides of the carriageway to the north of the quarry site access. To the south of the quarry access a footway is provided on the western side of the carriageway.

4.52 Lightwood Road passes through a predominantly residential area and serves frontage residential properties either side of the carriageway.

4.53 Access to Copshurst Quarry is from an existing private road off the A5005 Lightwood Road which has operated without issue for a number of years.

4.54 The trend over the five year study period for which accident data is available shows accident numbers have fluctuated. However no accidents have occurred at the quarry entrance and only one accident within the study area has involved a HGV.

4.55 The Proposed Development estimates daily HGV movements from the Site to Keele Works to be 13 HGV’s in and 13 HGV’s out (26 total movements).
4.56 It has been determined that the development proposals will result in less than a 30% increase in two-way HGV movements on the A5005 Lightwood Road which is the main route between Copshurst Quarry and the A50 / A520.

4.57 Through the community consultation process it was requested that HGVs would not be released during school drop off times. Marley Eternit are happy for this to be conditioned that no HGVs will egress the site between 08.30 and 09.30am Monday to Friday during term time.

4.58 All plant and equipment will continue to be fitted with modern, effective silencing and soundproofing equipment

4.59 The additional traffic due to the Proposed Development will result in a small increase of traffic flows, including HGVs on the local road network.

Noise

4.60 A visual survey of the proposed extension area has been made and existing daytime noise levels measured at four locations representing noise sensitive premises within the vicinity of the existing quarry site.

4.61 A series of noise predictions, based upon the calculation methodology described within BS 5228 and including a number of worst case assumptions regarding the proposed working of the site, have been made to noise sensitive locations within the vicinity and these have been assessed against criteria in Planning Practice Guidance relating to mineral sites.

4.62 It should be noted that all predicted noise levels in the ES report refer to worst case scenarios, when operations are undertaken at their closest distances to sensitive properties and therefore have the greatest influence on the noise levels at these locations.

4.63 All predicted noise levels in the noise assessment are worst case noise scenarios and are likely to be of relatively short duration, however, they indicate the maximum noise level to which a receptor may be exposed during the working of the site. By definition, the worst case situation may occur intermittently over the lifetime of the site, but longer term noise levels perceived outside of the site boundary would normally be significantly less.

4.64 A range of noise mitigation measures have been recommended including suggested planning condition noise limits for sensitive premises within the vicinity of the proposed extension area.

4.65 It is considered that the Proposed Development at Copshurst Quarry could be worked by the Applicant in line with Planning Practice Guidance for mineral sites.
Air Quality

4.66 An air quality assessment was undertaken in accordance with the guidance for dust emission provided in the Planning Practice Guidance to the National Planning Policy Framework.

4.67 It is unlikely that any significant decrease in local air quality will occur due to the continued operations at Copshurst Quarry. Any dust occurrence event will be limited and of short duration and will be minimised by implementation of the dust control recommendations.

4.68 The proposed methods of dust suppression are based on industry best practice. These tried and tested methods of dust suppression have been successfully used at numerous minerals sites. This includes the use of water sprays, road sweepers, wheel wash and the sheeting of all HGV’s.

4.69 A dust event will only occur if the necessary conditions are present. It is necessary to have a fine material available which is able to be picked up, carried and then deposited by the wind. Such materials are more readily available if dry and physically disturbed. Thus not all site operations are dusty because of the lack of physical disturbance. There must also be a wind of sufficient strength to transport fine particles, and for a particular property to be at risk the wind must blow in that particular direction from the source. The critical wind speed at which a particle becomes airborne depends on many factors including particle size, shape and density. For a dust event to occur there must also be a failure of dust control measures.

4.70 In the event of a failure of dust mitigation measures, for example in extreme weather conditions, the dust generating activity shall be temporarily suspended, until appropriate dust mitigation is implemented or until a change in weather condition occurs.

Arboricultural Impact Assessment

4.71 Seven individual trees and 17 tree groups (totalling an area of approximately 0.96 ha) must be removed or partially removed to facilitate the Proposed Development. The trees would be removed during the development phases, so the tree losses will be over the 25 year period of development rather than at one specific point. The majority of these are low value.

4.72 At the time of the survey no trees within or immediately adjacent to the site were subject to Tree Preservation Orders or within a Conservation Area.

4.73 Two trees and one group were found to have features of a size and condition that may be desirable to bats and/or owls. Both would be removed under the current proposals. Surveys have been undertaken and compiled as part of the ecological assessment.

4.74 Mitigation for the loss of trees is proposed. The proposed planting scheme will provide adequate mitigation for the loss of tree cover and habitat over a period of 15 to 30 years following completion of the overall project.

4.75 There will also be a separate area of replacement planting to the south of the site access road. This will act to increase the area of tree cover already present in this area.
Socio Economic Assessment

4.76 Although few new jobs are likely to be directly generated by the proposed extension to Copshurst Quarry, it will enable employment to be directly and indirectly maintained across a range of industries. Many of which depend directly upon quarrying for business.

4.77 In addition to the positive impacts of the development upon the economy, the restoration of the site will see beneficial end uses and an overall long term enhancement to the local landscape. The restoration scheme seeks to restore the site to Nature Conservation afteruse which would provide direct benefits to the local community.

4.78 In terms of potential social/quality of life considerations, the proposed extension and working scheme has been designed to minimise the potential for any adverse impacts upon local amenity. The ES has demonstrated that, with the implementation of appropriate mitigation measures, the environmental impacts of the proposal are considered acceptable.
5.0 CONCLUSIONS

5.1 This NTS summarises the main findings of the ES and considers the potential impacts associated with a wide range of identified topic areas.

5.2 In summary, subject to the imposition of planning conditions to secure the implementation of appropriate mitigation measures, no unacceptably adverse impacts will arise. The assessment work has concluded that the proposal will not affect any nationally or regionally important designated sites.

5.3 The mitigation of potential impacts through the imposition of planning conditions and appropriate planning agreements is in accordance with development plan policy and national planning advice contained in the NPPF. The level of potential impact likely to arise from the Proposed Development is low and capable of being controlled to recognised, acceptable levels.

5.4 The proposed scheme will bring about a number of economic, social and environmental benefits which act to offset some of the potential negative impacts. These benefits include meeting a national need for Etruria Marl Brick Clay, benefits to the local economy from jobs sustained and local expenditure, improvements in future land quality and ecological enhancements.

5.5 In summary, whilst some temporary adverse impacts will arise as a result of the scheme, most notably during the operational phases, the potential environmental and local amenity impacts are, on balance, considered acceptable in the longer term. The proposal is not considered to conflict with Development Plan policy and therefore NPPF advises that in such circumstances a proposal should be considered to be sustainable and planning permission should be granted.