

**Installation of a  
Leachate Treatment Plant  
at  
Joint Stocks Phase 2 Landfill Site,**

**Joint Stocks Quarry,  
Coxhoe,  
County Durham  
DH6 4RT**

**PLANNING STATEMENT**

On behalf of



Durham County Council  
County Hall  
Ayckley Heads  
Durham  
DH1 5UL

Prepared by



Project Quality Assurance Information Sheet

**Leachate Treatment Plant, Joint Stocks Phase 2 Landfill Site,  
Joint Stocks Quarry, Coxhoe, County Durham**

**Planning Statement**

Ref. No. – DCC1006/PS

Status – Final

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## Appendices

Appendix Number	Appendix Title
1	Preliminary Ecological Assessment
2	Site Investigation Report

## Drawing Schedule

Drawing Number	Drawing Title	Scale
DCC1006/03/01	Site Location Plan	1:10000 1:20000
DCC1006/03/02	Planning Application Boundary	1:2000
DCC1006/03/03	Indicative Site Layout	1:500
DCC1006/03/04	Aerial Overview	1:1000
DCC1006/03/05	Views from the North and South	1:250
DCC1006/03/06	Views from the East and West	1:250
DCC1006/03/07	Internal Swept Path Analysis	1:500
DCC1006/03/08	Influent and Effluent Pipelines	1:500
DCC1006/03/09	Security Fence Details	1:25
DCC1006/03/10	Lighting Column Details	NTS
DCC1006/03/11	Container Details	1:50

## 1. Introduction

### 1.1. Foreword

- 1.1.1. This Planning Statement has been prepared on behalf of Durham County Council (the applicant), in support of an application for planning permission for the installation of a Leachate Treatment Plant (LTP), located at Joint Stocks Phase 2 Landfill Site, Joint Stocks Quarry, Coxhoe, County Durham.
- 1.1.2. Landfill sites generate leachate when water, primarily from rainfall but also from moisture as a result of decomposing/biodegrading waste, collects in the waste disposal area (landfill cell). In order to prevent the build up of leachate within the base of the landfill, each cell is constructed with a drainage layer of granular material or pipe work above an impermeable barrier/liner. The impermeable barrier and leachate drainage layer are constructed with a suitable gradient to allow leachate to flow (by gravity) to a collection sump, from where it is pumped out of the landfill cell as necessary.
- 1.1.3. Under the current practice at Joint Stocks Phase 1 and 2 Landfill sites, and at Todhills Landfill, leachate is stored in either tanks or open trenches (for the Joint Stocks Compost Area). The leachate from Coxhoe Landfill is stored in an open lagoon whilst undergoing aeration.

### 1.2. Outline Description of the Site and Proposal

- 1.2.1. Durham County Council (DCC) now seek to install and operate a Leachate Treatment Plant (LTP), which will be located within the Joint Stocks Phase 2 Landfill permit boundary. The primary need for this facility is to treat leachate from Coxhoe Landfill, which currently discharges (largely untreated) into an adjacent water course. The bulk of the leachate to be treated at the facility will be from Coxhoe Landfill. In addition, the facility will also receive and process leachate from an additional three landfills in the locality, namely the adjacent Joint Stocks Phase 1 Landfill, Coxhoe Landfill (located c. 85m north) and Todhills Landfill (situated c. 11.8km west south-west). Of these landfill sites, at present, only Joint Stocks Phase 2 has an Environmental Permit which allows landfill and biological treatment activities, for the treatment of leachate as a scheduled installation activity.
- 1.2.2. The need for this planning application is driven by the requirement to comply with the Environment Agency (EA) Environmental Permit conditions for Joint Stocks Phase 2 Landfill Site. One of these conditions is to maintain leachate at a prescribed level within the landfill. The proposed leachate treatment plant has been designated to treat the anticipated quantity of leachate arising from all four landfill sites, the majority of the volume being from Joint Stocks Phase 2 Landfill and the Coxhoe Landfill.

### 1.3. Planning Statement Structure

- 1.3.1. This Planning Statement has been organised into the following chapters:
  - The Site and Surroundings;
  - The Proposed Development;
  - Environmental Considerations;
  - Planning Policy; and

- **Summary and Conclusions**

## 2. The Site and Surroundings

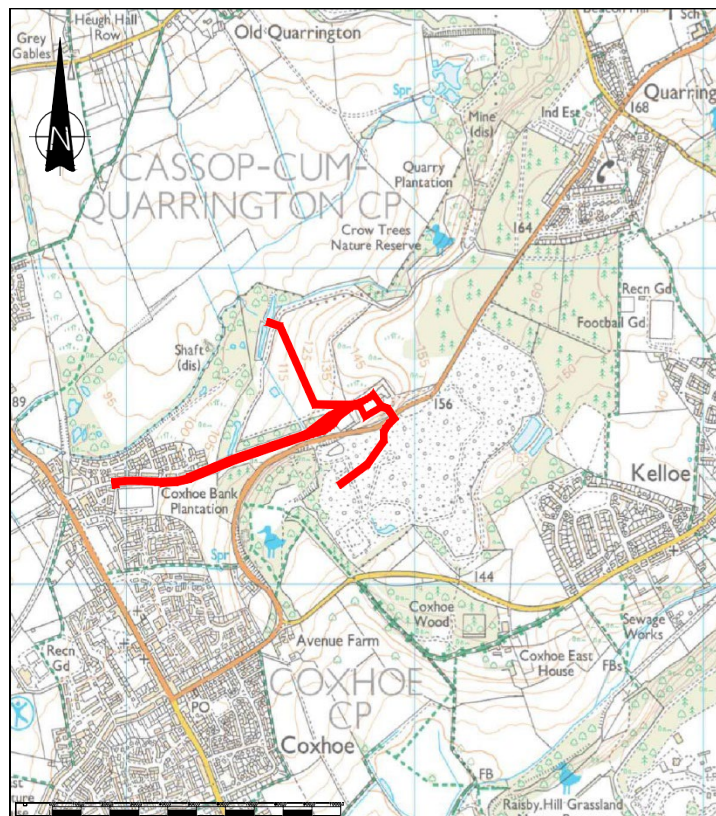
### 2.1. Introduction

2.1.1. This chapter provides a description of the site in terms of its location, history, and surrounding land uses.

### 2.2. Site Location

2.2.1. The application site is located within Joint Stocks Phase 2 Landfill site permit boundary, which is located approximately 600m east of the village of Coxhoe, within the administrative boundary of Durham County Council. The site location is shown on Drawing DCC1006/03/01 and on the aerial image below.

**Figure 2.1 – Site Location**



### 2.3. Site Setting and Surroundings

2.3.1. The application site forms an area of circa 13,995m<sup>2</sup>, including the access, influent and effluent pipelines. The site is located within Joint Stocks Phase 2 Landfill site, located across the B6291 from the main operations area and lies adjacent to the restored Coxhoe Landfill. The proposed development site comprises approximately 2,500m<sup>2</sup> of scrubland (with various vegetation) and areas of hardstanding/concrete, as seen pictured below in Figure 2.2.

- 2.3.2. The application site is bounded by trees and other scrub-like vegetation along its western and southern edges. Included within the Joint Stocks Phase 2 Landfill site, directly to the east of the proposed facility location is the landfill gas utilisation plant and Coxhoe Household Waste Recycling Centre to the west, photographs of both are shown below in Figure 2.3 and 2.4. To the south of the site lies a tree lined road (B6291), elevated above the sites ground level therefore, topography of the application site is set lower than the road so will have a minimal visible impact. Along the northern boundary of the application site is the access track from the haul road to the gas power generation/utilisation plant. Beyond the access track to the north, is the fully restored Coxhoe Landfill site.
- 2.3.3. Joint Stocks Phase 2 Landfill site is a former quarry that has been used as a landfill since 1974. The site has planning permission for operation as a landfill site until 2042, although it is not currently in active use with only interim restoration works being carried out at present. It is permitted to accept up to 333,000 tonnes per annum of waste for treatment and for restoration. Within the remaining quarry void, at the northern edge of the site, is the site access road, weighbridge, wheel wash, site offices and plant parking area.
- 2.3.4. The wider area surrounding the site is comprised primarily of agricultural land, with scattered villages. At the northern site boundary, lies a tree lined road (B6291), beyond which is agricultural land. The closed Joint Stocks Phase 1 Landfill Site borders the eastern boundary, and areas of woodland and scrub lie at the southern and western boundaries.
- 2.3.5. The proposed facility will also receive and treat leachate from an additional three landfills in the locality. The nearest being Joint Stocks Phase 1 Landfill which lies adjacent to Joint Stocks Phase 2 Landfill. Coxhoe Landfill site is situated approximately 85m to the north of Joint Stocks Phase 2 Landfill. Todhills Landfill site lies adjacent to the village of Newfield and south of the village of Willington, in County Durham, approximately 11.8km west south-west of Joint Stocks Phase 2 Landfill.

**Figure 2.2 – Photograph of the application site looking east, with the access track to the north and the gas utilisation plant in the near distance**





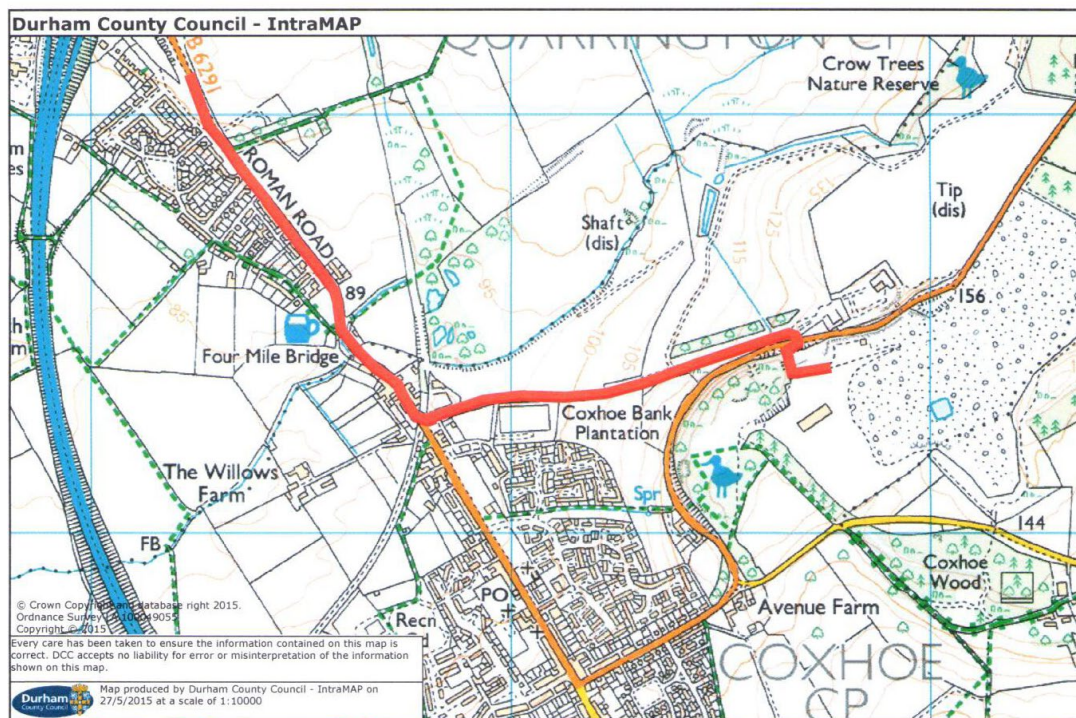
**Figure 2.4 – Photograph of the entrance of Coxhoe Household Waste Recycling Centre and access route to the proposed leachate treatment facility**



## 2.4. Site Access

- 2.4.1. Access to the proposed leachate treatment facility will only be from the existing haul road to the west, which also serves the landfill site. This access point also serves the gas power generation/utilisation plant and the Coxhoe Household Waste Recycling Centre adjacent to the proposed application site. The details of the existing haul road are illustrated below.

**Figure 2.5 – Access road to Joint Stocks Landfill Site**



## 2.5. Site History

- 2.5.1. The application site is set within the Joint Stocks Phase 2 Landfill site landholding (and permit boundary). The area to the south of the B6291 is currently active with restoration of the site underway. Waste was initially accepted at Phase 2 in 2008 (at Cell 1). Waste has not been accepted at the site for disposal since 2013. Engineering works were undertaken from November 2014 to May 2015 to reprofile and cap Cells 1 and 4. Since 2015, further restoration of the wider quarry area has taken place, which included the placement of restoration soils between the Phase 2 and the adjacent earlier Phase 1 site, infilling of the surface water lagoon in the quarry base and the placement of restoration soils adjacent to lower flanks of the landfill site.
- 2.5.2. The primary need for this facility is to treat leachate from Coxhoe Landfill, which currently discharges (largely untreated) into an adjacent water course. The bulk of the leachate to be treated at the facility will be from Coxhoe
- 2.5.3. One of the additional leachate sources will be Joint Stocks Phase 1 Landfill which lies adjacent to Joint Stocks Phase 2 Landfill, this is also owned and managed by Durham County Council (DCC) and has been since 1975. The site was initially developed as a limestone quarry and subsequently, in 1977, Phase 1 became permitted to accept waste. Joint Stocks Phase 1 Landfill historically received a wide range of waste types, including household, construction and industrial wastes.
- 2.5.4. Another leachate source will be Coxhoe Landfill, which is located immediately north of Joint Stocks Phase 2 Landfill. Coxhoe Landfill was operated by Durham County Waste Management / Premier Waste Management and has now been fully restored.
- 2.5.5. The final additional leachate source will be Todhills Landfill which was operational from 1982 to September 2007. In April 2010 a closure plan was submitted for the site which was subsequently determined. Todhills Landfill is an historic landfill site owned and operated by multiple companies during its operational period. The site is now managed by Durham County Council.

## 2.6. Identified Receptors and Designations

- 2.6.1. The nearest residential receptors to the application site include the properties along Lime Close approximately 550m west from the proposed leachate treatment plant site boundary. There are also residential properties along Hawthorn Crescent, with the closest dwelling being approximately 750m to the north east of the site.
- 2.6.2. There are no statutory ecological designations within the site or within close proximity. The nearest statutory designation is Quarrington Hill Grasslands SSSI located approximately 800m north of the proposed site. Another statutory ecological designation is Raisby Hill Grassland SSSI, located approximately 1.2km to the south of the site. The nearest non-statutory ecological designation is Coxhoe Quarry Wood, 40m adjacent to the north western

edge of the application site. In addition, there are also Crow Trees LNR and Little Wood LNR located approximately 700m to the north and 1.3km to the north east of the proposed site.

- 2.6.3. There are no heritage assets within or nearby to the application site. The nearest designated heritage asset to the site is a Scheduled Monument located c. 800m to the south of the site named Coxhoe Memorial Settlement 170m South West of East Farm House. There are no Listed Buildings within the landfill site or within close proximity, the nearest is Coxhoe War Memorial Grade II Listed Building, located within the village Coxhoe, c. 1km to the south west of the application site.
- 2.6.4. The site is located within the Countryside and a Minerals and Waste Safeguarding designated area. The site is within an area of low flood risk.
- 2.6.5. There are no Public Rights of Way within the application site, the wider landfill area or within proximity of the two sites.

## 3. The Proposed Development

### 3.1. Introduction

- 3.1.1. This section provides a description of the development, operational layout, equipment and structures proposed within the site.
- 3.1.2. The development proposal is for the installation and operation of a Leachate Treatment Plant. Landfill sites generate leachate when water, primarily from rainfall but also from moisture created as a result of decomposing/biodegrading waste, collects in the waste disposal area (landfill cell). In order to prevent the build up of leachate within the base of the landfill, each cell is constructed with a drainage layer of granular material or pipe work above an impermeable barrier/liner. The impermeable barrier and drainage layer are constructed with a suitable gradient to allow leachate to flow to a collection sump from where it is pumped out of the landfill cell as necessary, for further treatment.
- 3.1.3. The primary need for this facility is to treat leachate from Coxhoe Landfill, which currently discharges (largely untreated) into an adjacent water course. The bulk of the leachate to be treated at the facility will be from Coxhoe Landfill. Under the current practice at Joint Stocks Phase 1 and 2 Landfill sites, and at Todhills Landfill, leachate is stored in either tanks or open trenches (for the Joint Stocks Compost area). The leachate from Coxhoe Landfill is stored in an open lagoon whilst undergoing aeration.
- 3.1.4. The leachate treatment plant will provide the necessary infrastructure for Joint Stocks Phase 2 Landfill site, to comply with the Environment Agency (EA) Environmental Permit conditions. One of these conditions is to maintain leachate at a prescribed level within the landfill site. The proposed leachate treatment plant has been designated to treat the predicted leachate volumes from all four landfill sites, the majority being from Coxhoe Landfill.

### 3.2. Proposed Layout

- 3.2.1. The proposed development, as shown on Drawing DCC1006/03/03 and Drawing DCC1006/03/04, will consist of:
- 1 No. Primary aeration tank;
  - 2 No. Raw leachate balancing tanks;
  - 1 No. Treated leachate balancing tank;
  - Chemical dosing compound (including safety shower);
  - Surface water collection sump;
  - Control building/container;
  - Spares container;
  - Security fencing; and
  - Lighting.

- 3.2.2. The proposed development will include prepared ground for a reinforced concrete hard standing base which will be designed to retain aqueous liquids and support the proposed infrastructure.
- 3.2.3. The largest tank, the primary aeration tank, is an enclosed tank with a Glass Reinforced Plastic (GRP) roof that measures at 18m diameter, 8m high to the eaves, Drawing DCC1006/03/05 and Drawing DCC1006/03/06 provide further details. It is designed to hold a capacity between 1,500m<sup>3</sup> to 1,750m<sup>3</sup> of leachate.
- 3.2.4. The primary tank construction design incorporates side inspection hatches. A 1m clear and level space around the reactor will be provided to allow ease of access and removal of the hatch covers. The reactor will also include a control panel to control the volume of raw leachate treated and treatment chemicals added to each batch. The control settings will be altered accordingly to meet discharge compliance criteria in lieu of varying raw leachate quality.
- 3.2.5. The three smaller tanks consist of two enclosed raw leachate balancing tanks with GRP roofs and one treated leachate balancing tank. All three tanks are 8.5m diameter with a height of 5m to the eaves. Indicative elevations of the tanks are presented on Drawing DCC1006/03/05 and Drawing DCC1006/03/06. Both the raw leachate balancing tanks are designed to hold up to 250m<sup>3</sup> of raw leachate and the treated leachate balancing tank is designed to capacitate up to 250m<sup>3</sup> of treated leachate prior to discharge.
- 3.2.6. The proposed chemical dosing compound will be two containers within a separate concrete bund. Further details are provided on Drawing DCC1006/03/05 and Drawing DCC1006/03/06.
- 3.2.7. In addition, there is a control building and a spares container, both of which will be a standard shipping container placed on concrete bases, measuring 2.4m wide, 12m long and 3m high. The control building will be accessible via a lockable door. Further details are provided on Drawing DCC1006/03/11.
- 3.2.8. Drawings DCC1006/03/05 and DCC1006/03/06 provide details of all the proposed equipment. In summary, the equipment specification is as follows:
- Primary aeration tank – Reinforced concrete walls with GRP roof, colour: Moss Green RAL 6005.
  - Raw leachate balancing tanks – Reinforced concrete walls with GRP roof, colour: Moss Green RAL 6005.
  - Treated leachate balancing tank – Reinforced concrete walls.
  - Chemical dosing compound – Reinforced concrete.
  - Control building/container – Corrugated Corten Steel, colour: Moss Green RAL 6005.
  - Spares container – Corrugated Corten Steel, colour: Moss Green RAL 6005.
- 3.2.9. The compound area will be enclosed by a 2.44m high security fence with two security gates for vehicles to enter and leave via the eastern part of the compound. Security lighting will be placed along the perimeter of the application site. Drawing DCC1006/03/09 and Drawing DCC1006/03/10 provide further details.

- 3.2.10. The process of treating leachate and the functions of each of the tanks is detailed below in 3.3.

### 3.3. Leachate Treatment Process

- 3.3.1. Leachate extracted from the various DCC landfill site and brought to the facility will be temporarily stored in raw leachate balance tanks before subsequently being pumped to the primary tank directly, via drainage pipes located above ground.
- 3.3.2. The primary tank will be fitted with bund alarms which will automatically pump the contents and return them to the existing raw leachate tanks. If the raw leachate tanks become full, the leachate extraction system will automatically shut down. All the tanks will be positioned within the secondary containment bund providing 110% capacity of the largest tank, to prevent accidental leakage of leachate into the surface water drainage system.
- 3.3.3. The volume of leachate from Joint Stocks Phases 1 & 2 will be transferred to the leachate treatment plant on a continual basis and will be approximately 10m<sup>3</sup> per day via underground pipelines. Leachate transferred from Joint Stocks 2, will be transported by an underground pipe which will cross the B6291.
- 3.3.4. Coxhoe Landfill will provide approximately 200m<sup>3</sup> per day of leachate, again via underground pipes. Drawing DCC1006/03/08 provides details of the influent and effluent pipelines, to and from the proposed leachate treatment plant. Leachate originating from Todhills Landfill to the facility will comprise of approximately 20m<sup>3</sup> per day, and will be transported by road vehicle. However, it is anticipated that deliveries of leachate from Todhills Landfill site will be circa 2 per day.
- 3.3.5. The proposed plant will treat up to 250m<sup>3</sup> of leachate per day and discharge a maximum of 250m<sup>3</sup> of the treated substance to a foul sewer connection point in the B6291. The foul sewer connection will be 700m to the south west, as set out in a Northumbrian Water discharge consent permit. Drawing DCC1006/03/08 highlights the location of the proposed foul sewage connection point. There will be no requirement for tertiary treatment as a result of this proposed facility. Prior to sewer discharge, the treated leachate will undergo testing to ensure that it complies with the limits of the Northumbrian Water discharge consent.

### 3.4. Construction Programme

- 3.4.1. Subject to the granting of planning and other permissions, the construction of the proposed leachate treatment plant will take approximately 6 months.
- 3.4.2. During the construction works there will be approximately 6 people on site, with deliveries of concrete and inert waste material collections. During the plant installation works there will be approximately 6 people on site following delivery of the plant and equipment.
- 3.4.3. Construction traffic will include, although not exclusively, a 360 degree excavator, piling rigs, flat bed trucks for delivery of equipment, tipper lorries, crane, electrical contractor vans.

Other traffic during the build period will consist of workers vans and ready mixed concrete delivery vehicles. Therefore, construction traffic will be a very minor increase on the B6291 during the construction works programme.

- 3.4.4. All construction traffic will use the utilised access of the site via B6291 and follow the site traffic flow system during the construction phase. Construction and plant installation workers will use either the landfill site's existing welfare facilities (canteen, first aid etc.) for the duration of the project or a dedicated welfare cabin.
- 3.4.5. The construction of the proposed facility will take place between 07:00 and 18:00 hours Monday to Friday and between 07:00 and 16:00 hours on Saturdays.
- 3.4.6. A Construction Environmental Management Plan (CEMP) will be in place at all times during the construction period, modified as necessary as the works progress. The successful contractor will be required to produce, review, update and implement a CEMP during construction of the proposed development. The CEMP will include details for the management of dust, noise, debris on the highway, traffic and the protection of watercourses and groundwater.

### 3.5. Drainage

- 3.5.1. As part of the proposed leachate treatment facility, treated water will be discharged on a daily basis. It is agreed that 250m<sup>3</sup> of treated water per day is the maximum the Northumbrian Water (NWL) discharge consent permit will allow. The proposed foul sewer connection point, is located approximately 700m to the south west of the application site, within Lime Close junction. Drawing DCC1006/03/08 highlights the location of the proposed foul sewer connection point.
- 3.5.2. The leachate within the tanks and connecting pipework, will be kept isolated from the surface water management system and will be located within the secondary containment bund area. All the tanks will be positioned within the secondary containment system (concrete perimeter bund) providing 110% capacity of the largest tank, to prevent accidental leakage of leachate into the surface water drainage system. The existing drainage system for the landfill site will not be affected.
- 3.5.3. Surface water will be drained from the hard standing area around the proposed treatment plant and will be circulated through the facility.

### 3.6. Access

- 3.6.1. Access to the proposed leachate treatment facility is from the existing haul road to the west, which is accessed via B6921 into Commercial Road East. The access road from the haul road, after the household waste recycling centre, will be surfaced with concrete as part of the development to allow suitable access and minimise the spread of dust/mud.

- 3.6.2. The haul road services both landfills to the north and south. This access point also serves the gas power generation/utilisation plant and the Coxhoe Household Waste Recycling Centre adjacent to the proposed application site. All waste management vehicles use the haul road to avoid traffic passing through the villages of Coxhoe and Quarrington Hill.
- 3.6.3. The haul road provides access to the A1 Motorway at Junction 61, located approximately 1.8km to the north west of the application site, via the B6921.
- 3.6.4. This access route will be utilised during the construction period and when operational for the exported leachate from Todhills Landfill site.

### 3.7. Vehicle Movements

- 3.7.1. During construction it is anticipated that there will be approximately (on average) 6 to 15 two-way daily vehicle movements during the 6 month construction period. This will include a 360 degree excavator, piling rigs, flat bed trucks for delivery of equipment, tracked dozer and tipper lorries. Other traffic during the build period will consist of worker's vans, the ready mixed concrete delivery lorries and waste collections.
- 3.7.2. Once the leachate treatment plant is operational, due to the locality of Coxhoe Landfill and Joint Stocks Phase 1 and 2, leachate from these three landfill sites will be pumped. Therefore, no vehicle movements will be associated with the leachate from these three sites. However, due to the distance, leachate will be imported from Todhills Landfill site using HGV tanker lorries. It is anticipated that due to the low volume of leachate at Todhills, there will be 2 return vehicle trips to the proposed leachate treatment plant a day.
- 3.7.3. Once operational, occasional LGV's movements, such as 4x4 type vehicles and vans, will be required to facilitate maintenance and monitoring of the facility and ancillary equipment.

### 3.8. Operating Hours, Lighting and Security

- 3.8.1. The extraction of leachate from the landfilled waste will occur 24 hours a day. Persons accessing the facility for day-to-day operations (including the export of leachate from the site) will do so during the normal operating hours of the landfill (Monday to Friday 7:00 to 18:00 hours and Saturday 07:00 to 16:00 hours, although occasional maintenance or inspection works may be required outside of these hours, as well as on Sundays and Bank Holidays.
- 3.8.2. A sensitive lighting scheme will be implemented during the construction phase. Once operational, several floodlights will be installed in the compound. This will mitigate any impacts on the local wildlife in the area.
- 3.8.3. The proposed development is located within the permit boundary of the existing landfill operation, which is securely fenced. The proposed leachate treatment will also be securely fenced within the landfill perimeter. All inspection points, valves etc. will be securely locked when not in use. The security provisions are fit for purpose and will be kept to a sufficient standard to reasonably prevent unauthorised access.



### 3.9. Health and Safety

- 3.9.1. Operation of the plant will be supervised by DCC's on-site Environmental Monitoring Technician who will undertake weekly influent and effluent leachate testing, and visual checks and inspections. Both equipment operators and workers on site will be fully trained and ensure that normal safety pre-cautions are implemented. All operations will be carried out in accordance with the landfill site's Health and Safety Policy Document and current Health and Safety Legislation.
- 3.9.2. Valves and other necessary equipment to ensure the facility is safely operated, have been located at convenient points and will be kept locked when not in use. Safety fencing/railings have also been provided at the top of the tank to assist with the safe examinations of the tanks contents.

## 4. Environmental Considerations

### 4.1 Introduction

4.1.1 This chapter sets out the environmental considerations which have been taken into account during the project development process.

### 4.2 Ecology

4.2.1 As part of the proposed development, the application site is to be cleared of all vegetation. In order to identify if the site contains any protected species and habitats, a Preliminary Ecological Assessment was undertaken (see Appendix A).

4.2.2 The report describes the site in its current state as a broadleaved plantation, mostly Hawthorn scrub with little understorey, presumably planted as part of the restoration works carried out when the former tip ceased operations. The verges at the edge of the parcel were slightly more herb-rich with some species associated with woodland and ruderal habitats. Broadleaved trees were occasionally identified, however they were spindly and showed signs of restricted growth due to light competition.

3.9.3. A desk top study was carried out and identified the following designated sites within 1km of the site. These included:

- Quarrington Hill & Coxhoe bank Plantation Local Wildlife Site located;
- Coxhoe Ponds Local Wildlife Site;
- Quarrington Hill Grasslands Site of Special Scientific Interest;
- Crowtrees Local Nature Reserve; and
- Coxhoe Quarry Wood Local Nature Reserve.

4.2.3 The assessment concluded that the proposed development will have no detrimental impact on the designated sites listed above.

4.2.4 In May 2022, the ecologist undertook a site survey to identify any protected species within the site. The survey found:

#### Bats

4.2.5 There were no bat roosts or signs of bat presence during the site survey. In addition, the mature Hawthorn scrub did not contain any features that bats would use for roosting.

4.2.6 Bats are likely to use the edges of the scrub area for foraging, however the loss of scrub parcel is unlikely to be significant to the impact of the foraging availability in the area.

#### Breeding birds

4.2.7 The potential for breeding birds in the mature scrub is high, therefore it is recommended that the removal of vegetation on the application site is completed between September to January, as this will be outside of the main bird breeding season.

### Great Crested Newts

- 4.2.8 The survey area does not contain any habitats suitable for Great Crested Newts (GCN) breeding. However, the nearest ponds are located approximately 300m away from the application site.
- 4.2.9 The scrub present on site is mature with a closed canopy, which provides a little field or ground layer vegetation present. The ground beneath the scrub canopy is level with very little vegetative litter/detritus and opportunities for GCN hibernation are limited. It is considered that the scrub can be removed under a precautionary working methods statement during the winter months.
- 4.2.10 The construction of the proposed leachate treatment plant may provide more of a risk of harming GCN through construction activities and material storage. Therefore, the assessment states that the project falls within the scope of Natural England District (NED) Level Licensing Scheme for GCN and a Mitigation License will be required from NED.

### Other protected species

- 4.2.11 Findings from the site survey found that the site contained no badger setts or any suitable habitats for reptiles, water voles and otters. Therefore the proposed development will not have any significant impacts on these protected species.

### Biodiversity Net Gain

- 4.2.12 As a result of the proposed leachate treatment plant development, there will be a loss of 2,200m<sup>2</sup> of mature hawthorn scrub. However, compensatory planting is proposed in the conservation grazing area within the applicant's ownership, located c. 150m to the north east of the proposal site. An area of 4,000m<sup>2</sup> will be enhanced through the planting of native scrub at a wide spacing. The proposed biodiversity net gain habitat enhancement will provide 0.48 habitat units and 21.72% biodiversity net gain and will be managed by the applicant alongside the existing conservation grazing management framework.

### Summary

- 4.2.13 Based on the proposed development and the findings of the survey, the ecologist has recommended that:
- The application site should be cleared of all vegetation over the winter of 2023/24, in advance of the bird breeding season, therefore impacts on breeding birds are avoided. If clearance is delayed for any reason the scrub must be hand checked by an experienced ecologist for any active bird nests before any clearance commences;
  - The mature woodland adjacent the site already suffers with noise disturbance from operations connected with the existing gas turbine plant and the publicly accessible waste recycling site. The operation of the leachate treatment plant is unlikely to have a significant disturbance effect over existing levels. It is however considered that disturbance during the construction phase is likely to be high and therefore

mitigation is proposed in the form of a sensitive lighting scheme and daytime working only to reduce noise disturbance; and

- The applicant should register with Natural England and apply to join the DLL scheme and obtain the necessary licensing for this scheme.

4.2.14 The assessment concludes that all the habitats in the surveyed site area are very common in the locality and therefore, the removal is unlikely to have a major negative impact. In addition, impacts on protected and priority species are expected to be negligible providing the necessary recommendations are undertaken. With regards to the nearby statutory designations, there should be no impacts anticipated as a result of the proposed leachate treatment plant.

### 4.3 Landscape and Visual

4.3.1 The proposal is located within Joint Stocks Phase 2 Landfill Site, situated between the gas utilisation plant and Coxhoe Household Waste Recycling Centre.

4.3.2 The nearest residential receptors are located approximately 550m to the west of the application site along Lime Close. The nearest non-residential receptor is a construction depot with a working farm directly to the south, both located approximately 790m to the south of the application site, both located off Sharon Avenue. The application site is therefore relatively distant from potentially sensitive receptors, making potential environmental issues less probably.

4.3.3 The proposed development is well screened from visual receptors in the wider landscape by the landfill landform peripheral vegetation. The surrounding landscape provides little opportunity for views from elevated positions and the context is such that the magnitude of change in the views will be negligible. The visual effects of the proposal are considered to be of low significance.

4.3.4 The application site is not located within any Landscape Character Areas (LCA) or Areas of Higher Landscape Value (AHLV). The Durham AHLV is located the south west of the larger landfill area. However due to the distance and intervening topography, the proposed treatment facility will have no adverse impacts on the AHLV.

4.3.5 Given the position of the proposal within a small area of an existing, wider landfill site, the existing infrastructure on site and the limited scale of development proposed, it is considered that the scale and appearance of the proposed leachate treatment plant is not out of character of the surrounding area.

### 4.4 Transport

4.4.1 The proposed development is for the installation of a leachate treatment plant. During construction it is anticipated that there will be approximately on average 6 to 15 two-way daily vehicle movements during the 6 month construction period.

- 4.4.2 Once operational, leachate from Joint Stocks Phase 1 and 2 Landfill sites, Coxhoe Landfill and Todhills Landfill will all be treated at this facility. All of the leachate from both Joint Stocks Phase 1 and 2 Landfill sites, along with the leachate from Coxhoe Landfill will be pumped to the proposed leachate treatment plant via an underground pipeline, therefore no vehicle movements will be associated with leachate from these three landfills and Joint Stocks Compost Area.
- 4.4.3 It is anticipated that the leachate from Todhills Landfill site will need to be transported to the proposed facility due to the distance between them. However, as it is only a small amount of leachate to be imported, it is proposed that there will be up to 2 tanker loads per day. Therefore, this will be the only traffic movements associated with the proposed facility once operational.
- 4.4.4 All vehicles during both the construction and operation phases will use the existing access from the existing haul road. Due to the low vehicle movements each week, the impact on the local highway will be minimal to low.

#### 4.5 Air Quality

- 4.5.1 As the proposed leachate treatment plant is for the management of liquid waste, it is not likely that there will be any issues relating to dust as a result of the proposed operations. The operational landfill site's existing on-site preventative measures will cover the application site to minimise the generations and subsequent dispersal of dust from the site. These measures will include limiting all on site vehicles to speeds of 15 mph or less.
- 4.5.2 The process of treating leachate from the extraction, storage and transfer to tankers of the leachate will result in odour being contained within the pipework and tanks, therefore there will be no significant odour releases beyond the scope of the existing Odour Management Plan for the winder landfill associated activities. It is therefore not expected to cause any significant issues.

#### 4.6 Noise

- 4.6.1 The proposed development is located within the permit boundary of Joint Stocks Phase 2 Landfill site, situated between the landfill gas utilisation plant to the east and Coxhoe Household Waste Recycling Centre to the west. The nearest sensitive receptors are residential properties situated off Lime Close, c. 550m to the west of the proposed leachate treatment plant compound area. Due to the distance and neighbouring uses between the application site and the residential properties along Lime Close, there will be little to no impacts upon these as a result of the proposed development.
- 4.6.2 Noise arising from the proposed facility will be associated with the pumping of the liquid during transfer to the tankers and through the facility, and the blowers associated with the aeration process. The blows are similar to commercial fans and are considered to produce relatively low noise levels.
- 4.6.3 Based on the equipment specification noise levels, the isolated location and the nearest residential receptors being over 0.5km away, it is considered that the impact of noise arising

from the various equipment pieces will be low and therefore no specific noise mitigation measures are proposed.

## 4.7 Heritage

4.7.1 The proposal is located within an existing landfill site and holds no archaeological interest. The nearest historic designation is Coxhoe medieval settlement, 170m south west of East House Farm Scheduled Monument, situated c. 800m to the south of the site. The nearest Listed Building is the Grade II listed Coxhoe War Memorial located c. 1km to the south west of the site. Given the separation distance between the site and any historic designations and the limited scale of development proposed within an existing disturbed area, the proposal is unlikely to cause impact upon archaeology and cultural heritage features.

## 4.8 Flood Risk and Drainage

4.8.1 The Environment Agency Flood Zone mapping identifies the site as being located entirely within Flood Zone 1 and therefore, the area is considered not to be at risk of flooding. The site area is less than 1 hectare and it is therefore deemed that a flood risk assessment is not required.

4.8.2 Any activities regarding the proposal will have to be carried out to prevent pollution or harm to the environment or human health, in accordance with the Joint Stocks Phase 2 Landfill Environmental Permit. The leachate within the tanks and connecting pipework, will be kept isolated from the surface water management system and will be located within the secondary containment system (concrete perimeter bund) area. All the tanks will be positioned within the secondary containment system providing 110% capacity of the largest tank, to prevent accidental leakage of leachate into the surface water drainage system. The existing drainage system for the landfill site will not be affected.

4.8.3 In the event of spillage during loading or as a result of damage to the containers, the sites spillage procedure will be adhered to, which forms part of the site's Environmental Management System.

## 4.9 Ground Conditions

4.9.1 A geotechnical and environmental investigation, including a ground gas risk assessment, was undertaken as part of the planning application. The site investigation report is presented in Appendix B.

4.9.2 The extent of the investigation included:

- Ground penetrating radar (GPR) scan of the exploratory positions to check for underground utilities.
- 4.No cable percussive boreholes with rotary core follow-on (BH01 to BH04) to a maximum depth of 24.00m below ground level (bgl).
  - The borehole locations and depths were specified by Sirius.
- Gas monitoring wells were installed within BH01 to BH04.

- Gas response zones were designed by Sirius and are shown in Table 2.
- 4No. machine excavated trial pits (TP01-TP04) to a maximum depth of 3.80mbgl.
  - The trial pit locations and depths were specified by Sirius.
- In-situ testing in the exploratory positions as Standard Penetration Tests (SPTs).
- Retrieval of samples for geotechnical and chemical testing.
- Topographic survey of fieldwork positions.

4.9.3 The results of the testing are presented within the accompanying report.

## 5 Planning Policy

### 5.1 Introduction

- 5.1.1 This section sets out the planning policies and material considerations that are relevant both to the site and the type of development proposed, giving consideration to National and local planning, and waste management policy.

### 5.2 Strategic Background

- 5.2.1 This section considers strategies that outline the government's main aims to providing waste management infrastructure over the coming years. Such strategies guide future planning policy in order to deliver the government's aims to provide for the future services across the UK. It is therefore important to consider strategies to determine whether the proposed development accords with the government's aims for the coming years.

#### Waste Management Plan for England

- 5.2.2 The Waste Management Plan for England was published in January 2021 and is an analysis of the current waste management situation in England. The plan does not introduce new policies or change how waste is managed in England. Its aim is to bring current waste management policies together under one national plan.
- 5.2.3 Where appropriate, sufficient land should also be identified to enable existing waste handling installations to expand without being constrained by adjoining land uses. Existing waste management sites, or sites that were previously occupied by waste management facilities are considered potentially suitable sites for waste management activities. In locating waste management facilities, consideration should be given to how wastes and end products are transported to and from site, minimising unnecessary travel and potential impacts on the human, built and natural environment should be minimised. The proposed facility would be complementary to the existing waste management uses on the landfill site.

#### National Planning Policy for Waste

- 5.2.4 The National Planning Policy for Waste was published in 2014 and set out detailed planning policies relating to the management of waste. This document should be read in conjunction with the NPPF, the National Waste Management Plan for England and national policy statements with regards to waste water and hazardous waste.
- 5.2.5 The National Planning Policy for Waste places an emphasis on waste facilities contributing positively to the character and quality of the locality and should be restored to beneficial uses at the earliest opportunity.
- 5.2.6 The leachate storage and treatment facility has been designed to operate without endangering human health, and with minimum harm to, or adverse impacts on, the environment. The planning application is considered to support the relevant policies and



objectives within National Planning Policy for Waste and the NPPF, and would not have an unacceptable impact upon any identified sensitive environmental receptors.

- 5.2.7 As part of a former landfill facility, the new leachate reception facility is subject to all existing environmental controls currently employed at the site. In addition it is subject to a strict regime of environmental monitoring, inspection and control exercised by the Environment Agency. Under separate legislative responsibilities to planning, this body has powers to control, monitor and license all waste activities/processes taking place at the site.
- 5.2.8 The development provides a means of optimising the efficiency of the existing leachate treatment infrastructure. The current treatment of leachate presently at Coxhoe is in an aerated lagoon and reed bed, before discharging into an adjacent stream. Discharges into this stream have been identified by the EA as having the potential to cause water pollution, and this is the primary driver for constructing a leachate treatment plant at Joint Stocks. The treatment of the leachate on site within a treatment plant will reduce the potential pollution to water courses.
- 5.2.9 The development has been carefully designed taking account of current legislation and guidelines and having regard to the avoidance and mitigation of potential environmental impacts, thereby maintaining standards of environmental quality and amenity.

### 5.3 National Planning Policy

- 5.3.1 The UK government published the revised National Planning Policy Framework (NPPF) in July 2021 to replace the previous version of the NPPF published in February 2019. It seeks to support the requirement for sustainable development via the planning system by “meeting needs of the present without compromising the ability of future generations to meet their own needs.” At the heart of the Framework It seeks to support the requirement for sustainable development via the planning system whereby the “presumption in favour of sustainable development” forms the overarching role.
- 5.3.2 In achieving this role,  
*“The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.”*
- 5.3.3 In terms of decision making the framework means,
- c) *“Approving development proposals that accord with an up-to-date development plan without delay; or*
  - d) *Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless*

- i. *The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposal; or*
- ii. *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."*

5.3.4 The NPPF does not contain specific waste policies. However, local authorities preparing waste plans and making decision on waste applications should have regard to the policies of the Framework so far as relevant.

## 5.4 Local Planning Policy

5.4.1 The proposed development site falls within the administrative boundaries of Durham County Council. The adopted Local Plan for the application site comprises:

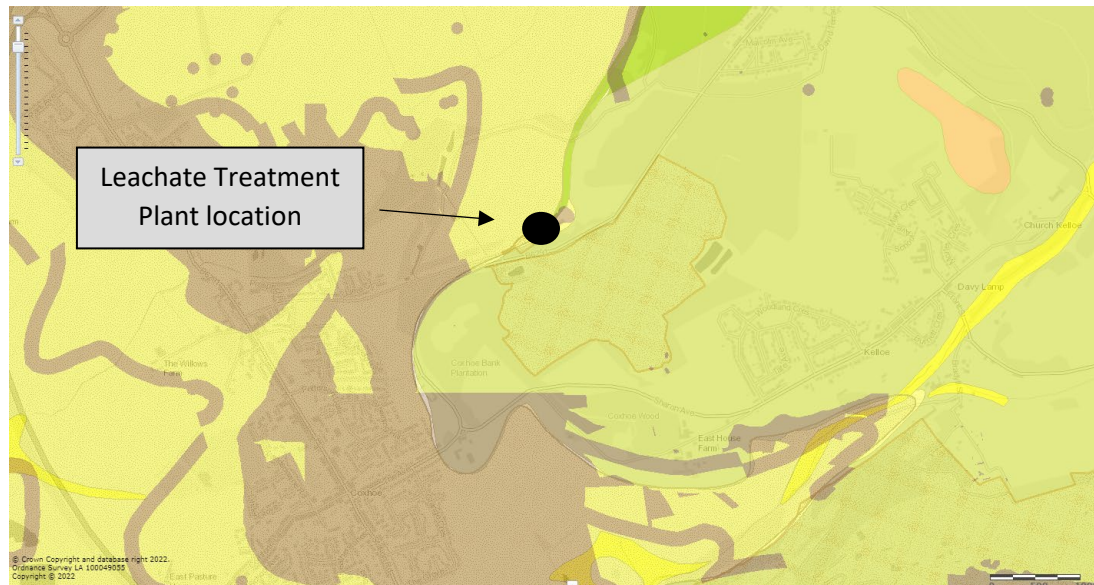
- County Durham Plan (Adopted October 2020)
- Minerals Local Plan – Saved Policies (Adopted December 2000)
- Waste Local Plan – Saved Policies (Adopted April 2005).

5.4.2 The application site is located within the following Local Plan designations:

- Countryside (Policy 10)
- Minerals and Waste Safeguarding (Policy 49)
- Minerals – Coalfield Development: Low Risk Area (Policy 32)
- Minerals – Mineral Safeguarding Area: Magnesium Limestone (Policy 56)
- Wind Turbine Development – suitable for micro/small turbines (Policy 34)
- Tees Valley Airport 30km wind farm consultation radius (Policy 30)

5.4.3 Policies concerning the leachate treatment plant are outlined further below. Figure 5.3 below shows a snapshot taken from the County Durham Local Plan showing the Minerals and Waste Safeguarding Policy Area, along with other Mineral Policies Areas with the proposed facility location shown.

**Figure 5.4 – County Durham Plan Policies Map: snapshot showing the proposed location of the leachate treatment facility**



### County Durham Plan

- 5.4.4 Policy 20 covers Development in the Countryside. The proposed leachate treatment is situated within the existing Joint Stocks Phase 2 Landfill site. The facility is to manage and treat waste liquid (leachate) from the 3 surrounding landfills, Joint Stocks Phase 1 and 2 and Coxhoe, and Todhills Landfill located 11km to the south west. The need for this planning application is driven by the requirement to comply with the EA Environmental Permit conditions for Joint Stocks Phase 2 Landfill site. The proposal is therefore described as essential infrastructure for the purposes of waste management at Joint Stocks Phase 2 Landfill site, as it is needed within the proximity of the landfill which has been located within the countryside for decades.
- 5.4.5 Policy 26 concerns Green Infrastructure. As a result of the proposed development, there will be a loss of 0.22ha of mature hawthorn scrub. However, it is proposed that compensatory planting will be placed within the conservation grazing area within the applicant's ownership, located c. 150m to the north east of the application site. The biodiversity net gain habitat enhancement will cover 0.4ha and provide 21% biodiversity net gain. The enhancements will include the improvement of the existing neutral grassland and the planting of local scrub at a wide spacing and will be managed through the existing conservation grazing management framework.
- 5.4.6 Policy 31 deals with Amenity and Pollution. The proposed facility is located approximately 550m to the east of the nearest residential receptor along Lime Close. The nearest non-residential receptor is a construction depot with a working farm directly to the south, both located approximately 790m to the south of the application site, both located off Sharon Avenue. Due to the location of the application site within existing landfill site's landholding towards the far north-western corner and the intervening topography of vegetation, the proposed development will not create any significant effects to residential properties or the health and living conditions of those receptors. There will also be no vibration, fumes, odour or noticeable noise arising from the leachate treatment plant that will be considered a

potential impact to neighbouring uses or vulnerable receptors. Therefore, it is considered that the operation of the leachate treatment plant accords with Policy 31.

- 5.4.7 Policy 32 is for Despoiled, Degraded, Derelict, Contaminated and Unstable Land. Due to the nature of the proposed facility, it is required to be located within or close proximity to the landfill site. The proposed location is suitable as the land is fully restored to accommodate the proposed leachate treatment plant. The use of the application site will not result in unacceptable risks or adversely impact the local environment or local communities.
- 3.9.4. Policy 35 and 36 cover both Water Management and Water Infrastructure. The proposed leachate storage tanks are designed and will be constricted to ensure there is no discharge of potential contaminants into the underlying geology or groundwater sources. Subsequently, on a daily occurrence, 250m<sup>3</sup> of treated leachate is permitted by Northumbrian Water to be released at an agreed surface water discharge point, located c. 700m to the south west of the application site. Surface water will be drained from the hard standing area around the proposed treatment plant and will be circulated through the facility.
- 5.4.8 Policy 39 addresses Landscape. The landscape around the application site is defined by trees and landfill associated infrastructure including gas utilisation plant and a household waste recycling facility. The surrounding landscape provides little opportunity for views from elevated positions and the context is such that the magnitude of change in the views will be negligible. The application site is relatively distant from potentially sensitive receptors, the nearest residential receptors are located approximately 550m to the west of the application site along Lime Close, making potential environmental issues less probably. The application site is not located within any Landscape Character Areas (LCA) or Areas of Higher Landscape Value (AHLV). Given the position of the proposal within a small area of an existing, wider landfill site, the existing infrastructure on site and the limited scale of development proposed, it is considered that the scale and appearance of the proposed leachate treatment plant is not out of character of the surrounding area. The visual effects of the proposal are considered to be of low significance and therefore the proposed facility is in accordance with Policy 39.
- 5.4.9 Policy 40 accounts for Trees, Woodlands and Hedges. An Preliminary Ecological Assessment has been undertaken as part of the planning application, and is presented in Appendix A. The assessment concluded that the site currently consists of mature Hawthorn scrub with very little understorey. In terms of protected species and habitats, the application site presents very little evidence of any of these and therefore the proposed removal of all the scrub to facilitate the development will have no significant impacts.
- 5.4.10 Policy 41 is relevant to Biodiversity and Geodiversity. As part of the proposed development, the site area will be cleared of all existing mature Hawthorn scrub to facilitate the leachate treatment plant. However, it is proposed that compensatory planting will be placed within the conservation grazing area within the applicant's ownership, located c. 150m to the north east of the application site. The biodiversity net gain habitat enhancement will cover 4,000m<sup>2</sup> and provide 21.72% biodiversity net gain. The enhancements will include the improvement of the existing neutral grassland and the planting of local scrub at a wide

spacing and will be managed through the existing conservation grazing management framework.

- 5.4.11 Policy 47 and 48 relate to Sustainable Minerals and Waste Resource Management, and Safeguarding Minerals Sites, Minerals Related Infrastructure and Waste Management Sites. The proposal is small in scale and allows an ancillary operation to the landfill to be effected more efficiently and will complement the style of the existing leachate holding tank on site. The proposed facility is normal at a waste management facility and such a low key addition to the site will not affect the defining characteristics of the local area. In addition to this, the location of the proposed development is as close to the landfilled area and to highway access as practically possible, making use of existing infrastructure and minimising energy consumption.

#### Waste Local Plan

- 5.4.12 Policy W6 covers Design. The proposed leachate treatment plant will consist of 4 concrete tanks, chemical dosing compound, control building, spare container and a surface water collection sump. The proposal will include a prepared ground consisting of a suitable reinforced concrete hard standing base, which is designed to retain aqueous liquids at 110% capacity of the largest tank and support the proposed infrastructure. The proposed location of the facility fits well into its surroundings with a gas utilisation plant to the east and a household waste recycling facility beyond the tree belt to the west. The proposed location is well screened by the thick tree belt to the south and to the west and is out of public sight. It will have little to no impact on nearby sensitive receptors due to the intervening topography of thick tree belts.
- 4.1.1 Policy W26 considers Water Resource. As detailed in section 3.3, the proposed leachate treatment facility will treat 250m<sup>3</sup> of leachate from the four landfill sites on a daily basis. It is permitted, by Northumbrian Water, that up to 250m<sup>3</sup> of treated leachate will be discharged into a consented surface water discharge point. The leachate storage tanks are designed and will be constricted to ensure there is no discharge of potential contaminants into the underlying geology or groundwater sources. Surface water will be drained from the hard standing area around the proposed treatment plant and will be circulated through the facility. It will therefore have no significant adverse impacts to the quality of surface/groundwater resources.
- 4.1.2 Policy 29 regards Modes of Transport. The proposed development is for the installation of a leachate treatment plant. Leachate from Joint Stocks Phase 1 and 2 Landfill sites, Coxhoe Landfill and Todhills Landfill will all be treated at this facility. It is proposed that all of the leachate from both Joint Stocks Phase 1 and 2 Landfill sites, along with the leachate from Coxhoe Landfill will be pumped to the proposed leachate treatment plant, therefore no vehicle movements will be associated with these three landfills. It is anticipated that the leachate from Todhills Landfill site will need to be transported to the proposed facility due to the distance between them. However, as it is only a small amount of leachate to be imported, it is proposed that there will be 2 tanker loads per day.
- 4.1.3 Policy 31 deals with Environmental Impact of Road Traffic. As stated above, the proposal will create a very limited amount of vehicle movements whilst operational. Traffic generated

associated with the proposal during the construction phase has been discussed previously in Section 3.7. As a result, the proposed development will have little to no significant impacts on traffic generated or the local highway.

## 5 Summary and Conclusions

### 5.1 Introduction

- 5.1.1 This statement describes a proposal by Durham County Council to construct and operate a leachate treatment plant, within the existing Joint Stocks Phase 2 Landfill site, located at Joint Stocks Quarry, Coxhoe, County Durham DH6 4RT.
- 5.1.2 The proposed leachate treatment plant to be located within Joint Stocks Phase 2 Landfill, will primarily treat leachate from Coxhoe Landfill (located c. 85m north) as well as leachate from the Phase 2 Landfill, and two other landfills in the locality; namely the adjacent Joint Stocks Phase 1 Landfill, Joint Stocks Compost Area and Todhills Landfill (situated c. 11.8km west south-west). Of these landfill sites, at present, only Joint Stocks Phase 2 has an Environmental Permit which allows landfill activity and biological treatment activity for the treatment of leachate as a scheduled installation activity.
- 5.1.3 The primary need for this facility is to treat leachate from Coxhoe Landfill, which currently discharges (largely untreated) into an adjacent water course. The bulk of the leachate to be treated at the facility will be from Coxhoe Landfill.
- 5.1.4 The primary need for this planning application is driven by the requirement to treat the leachate from Coxhoe Landfill, which currently discharges (largely untreated) into an adjacent water course, as well as to comply with the Environment Agency (EA) Environmental Permit conditions for Joint Stocks Phase 2 Landfill site. One of these conditions is to maintain leachate at a prescribed level within the material emplaced within the landfill. The proposed leachate treatment plant has been designated to treat the predicted leachate volumes from all four landfill sites, although the vast majority will be from Coxhoe Landfill.

### 5.2 Environmental Effects

- 5.2.1 A number of environmental considerations are set out in Chapter 4. These consider the effects of the proposed development upon the application site and immediate environment.
- 5.2.2 The application site currently consists of mature scrubland, therefore, an Preliminary Ecological Assessment was undertaken to identify any protected species and habitats within the site and the potential impacts of removing the scrub to accommodate the proposed facility. The assessment concluded that all the habitats in the surveyed site area are very common in the locality and therefore the removal is unlikely to have a major negative impact. In addition, impacts on protected and priority species are expected to be negligible providing the necessary recommendations are undertaken. With regards to the nearby statutory designations, there should be no impacts anticipated as a result of the proposed leachate treatment plant.
- 5.2.3 The application site is located within an existing landfill site and is defined by trees and landfill associated infrastructure including gas utilisation plant and a household waste recycling facility. The application site is relatively distant from potentially sensitive receptors,

the nearest residential receptors are located approximately 550m to the west of the application site along Lime Close, making potential environmental issues much less probable. The application site is not located within any Landscape Character Areas (LCA) or Areas of Higher Landscape Value (AHLV). The surrounding landscape provides little opportunity for views from elevated positions and the context is such that the magnitude of change in the views will be negligible.

- 5.2.4 The proposed leachate storage tanks are designed and will be constructed to ensure there is no discharge of potential contaminants into the underlying geology or groundwater sources. Subsequently, on a daily occurrence, 250m<sup>3</sup> of treated leachate is permitted by Northumbrian Water to be released at an agreed discharge point, located c. 700m to the south west of the application site. Prior to discharge to sewer, the treated leachate will undergo testing to ensure it complies with the limits of the parameters detailed in the discharge consent issued by Northumbrian Water. Surface water will be drained from the hard standing area around the proposed treatment plant and will be circulated through the facility. The existing drainage system for the landfill site will not be affected.
- 5.2.5 It is considered that the proposed facility is ancillary to the existing uses of the landfill site and due to its scale and the nature of the surrounding area, the facility will create no new environmental impacts either locally or in the wider area.

### 5.3 Planning Policy

- 5.3.1 The proposals have been considered in the context of national and local policies for waste management and planning policy. Local planning policies were covered by the adopted County Durham Local Plan and the relevant 'saved' policies from the Durham County Council's Waste Local Plan 2005.
- 5.3.2 Given the environmental assessments accompanying the planning application and the environmental considerations discussed in Chapter 4 there are no adverse impacts from the proposed development on identified receptors and the wider environment. The proposal is therefore deemed as acceptable.
- 5.3.3 In conclusion, the proposed leachate treatment has been considered against relevant planning policy and is considered to be in accordance with policy objectives.

### 5.4 Conclusions

- 5.4.1 Overall, the proposed leachate treatment plant will fulfil the requirement to comply with the Environment Agency (EA) Environmental Permit conditions for Joint Stocks Phase 2 Landfill site. The environmental considerations and assessments carried out demonstrate that the proposal can be sympathetically accommodated on site and will provide enhancements for biodiversity whilst not adversely affecting the local landscape and amenity. The proposal will be complementary to the existing waste management uses on the landfill site.