

# **Tees Valley Joint Strategy Unit**

## **Production of Minerals and Waste Development Plan Documents for the Tees Valley**

Issues and Options Report

November 2006

Entec UK Limited



---

**Report for**

Fay MacKenzie  
Principal Planning Officer  
Melrose House  
Melrose Street  
Middlesbrough  
TS1 2XF

---

**Main Contributors**

Neil Marlborough

---

**Issued by**

.....  
Neil Marlborough

---

**Approved by**

.....  
Mary Campbell

---

**Entec UK Limited**

Northumbria House  
Regent Centre  
Gosforth  
Newcastle upon Tyne  
NE3 3PX  
England  
Tel: +44 (0) 191 272 6100  
Fax: +44 (0) 191 272 6592

f:\gwm\data\project\ea-210\18980 production of mwdp for tees valley jsu\issues & options\draft i&o report v3.doc

# Tees Valley Joint Strategy Unit

## Production of Minerals and Waste Development Plan Documents for the Tees Valley

Issues and Options Report

November 2006

Entec UK Limited



Certificate No. EMS 69090

Certificate No. FS 13881

In accordance with an environmentally responsible approach, this document is printed on recycled paper produced from 100% post-consumer waste, or on ECF (elemental chlorine free) paper

---

## Disclaimer

This report has been prepared in a working draft form and has not been finalised or formally reviewed. As such it should be taken as an indication only of the material and conclusions that will form the final report. Any calculations or findings presented here may be changed or altered and should not be taken to reflect Entec's opinions or conclusions.

---

## Copyright and Non-Disclosure Notice

The contents and layout of this report are subject to copyright owned by Entec (© Entec UK Limited 2007) save to the extent that copyright has been legally assigned by us to another party or is used by Entec under licence. To the extent that we own the copyright in this report, it may not be copied or used without our prior written agreement for any purpose other than the purpose indicated in this report.

The methodology (if any) contained in this report is provided to you in confidence and must not be disclosed or copied to third parties without the prior written agreement of Entec. Disclosure of that information may constitute an actionable breach of confidence or may otherwise prejudice our commercial interests. Any third party who obtains access to this report by any means will, in any event, be subject to the Third Party Disclaimer set out below.

---

## Third Party Disclaimer

Any disclosure of this report to a third party is subject to this disclaimer. The report was prepared by Entec at the instruction of, and for use by, our client named on the front of the report. It does not in any way constitute advice to any third party who is able to access it by any means. Entec excludes to the fullest extent lawfully permitted all liability whatsoever for any loss or damage howsoever arising from reliance on the contents of this report. We do not however exclude our liability (if any) for personal injury or death resulting from our negligence, for fraud or any other matter in relation to which we cannot legally exclude liability.

---

## Document Revisions

No.	Details	Date
-----	---------	------

---

## **Purpose of this Report**

This report has been produced for the purpose of the preparation process of two Development Plan Documents (DPDs) on minerals and waste, which will be adopted by the five Tees Valley Councils as part of their Local Development Frameworks. The DPDs will provide spatial planning policies on how minerals and waste development should proceed in the Tees Valley over the plan period.

This report sets out the Issues and Options Report on the two DPDs which identifies issues affecting minerals and waste development, and provides spatial planning options for dealing with these issues. The Issues and Options Report will be published for public consultation to allow communities, organisations and businesses to have their say on what options should be used in the Tees Valley to deal with these issues. The consultation will also allow any other issues to be identified, and for options to be put forward for consideration on how to deal with these issues.

In the production of the report it has been assumed that all information obtained and used is accurate, complete and not misleading



---

# Contents

---

<b>Purpose of this Report</b>	<b>i</b>
<b>1. Introduction</b>	<b>1</b>
1.1 Background	1
1.2 The Tees Valley	1
1.3 Tees Valley Minerals and Waste Development Plan Documents	2
1.4 Timescales	3
1.5 Community and Stakeholder Involvement	4
<b>2. Context</b>	<b>6</b>
2.1 The Tees Valley spatial profile	6
2.2 Minerals and Waste in the Tees Valley	7
2.3 Policy Context	11
<b>3. Core Strategy</b>	<b>19</b>
3.1 Vision	19
3.2 Strategic Objectives	19
3.3 Key Strategic Issues - Minerals	21
3.4 Key Strategic Waste Issues	29
<b>4. Development Document</b>	<b>34</b>
4.1 Development Control Criteria Policies	34
4.2 Development Control Criteria Policies - Waste	37
4.3 Site Specific Allocations	Error! Bookmark not defined.
Table 1.1 Timetable for Production of the Minerals and Waste DPDs	3
Table 2.1 Management of Municipal Waste in Tees Valley 2005/6	8
Table 2.2 Existing MSW Landfill Sites	9
Table 2.3 Existing Household Waste Recovery Centres	9
Table 2.4 Recovery Capacity Required 2015/16 and 2020/21	16
Table 2.5 Hazardous Waste Capacities Required 2010/11, 2015/16 and 2021/22	17
Table 3.1 Sand & Gravel Figures: Guidelines and Reserves	22
Table 3.2 Crushed Rock Figures: Guidelines and Reserves	23
Table 3.3 Capacity Required for the Recovery of MSW	30
Table 3.4 Capacity Required for Management of C&I Waste	31

**Error! No table of figures entries found.**

Figure X Title (only use this line if you've not used the auto-numbering Figure Title autotext) After Page X

Appendix A Organisations Contacted





# 1. Introduction

---

## 1.1 Background

The Planning and Compulsory Purchase Act came into force in September 2004. This Act introduced significant changes to the planning system, introducing the concept of Local Development Frameworks (LDF) to replace the Local/Development Plan. The Local Development Framework will consist of a portfolio of local development documents that set out the spatial planning policies for a defined area.

The Tees Valley consists of five Unitary Authorities: Darlington, Hartlepool, Middlesbrough, Redcar & Cleveland and Stockton. Each of these authorities is responsible for producing an individual LDF for their own area, which will include spatial planning policies for minerals and waste. The Tees Valley Joint Strategy Unit (JSU) has responsibility for strategic planning at the Tees Valley sub-regional level, and the five unitary authorities have agreed that the JSU will hold statutory responsibility for the production of minerals and waste policy. This will be done by the production of Development Plan Documents (DPDs) which will then be adopted individually by the five unitary authorities as part of their LDFs.

## 1.2 The Tees Valley

The Tees Valley will be subject to a significant level of growth over the period to 2021. It is currently anticipated that there will be approximately 1,710 new dwellings required in the period from 2004 to 2021<sup>1</sup>. This will be supported by other development and essential infrastructure including roads, commercial and industrial development, new schools, libraries, and other community buildings. This scale of development has implications for the future provision of minerals which are used for construction purposes and planning for the management of waste. This new Plan therefore needs to ensure:

- that sufficient quantities of the raw materials i.e. minerals, needed to support this level of growth are available at the right time;
- that the waste generated in the plan area, including new developments, is dealt with in a sustainable way through a network of waste management facilities with a reduction in the use of landfill;
- That the environment and amenity of residents in the Tees Valley is safeguarded.

---

<sup>1</sup> Regional Spatial Strategy for the North East - Submission Draft 2005

## 1.3 Tees Valley Minerals and Waste Development Plan Documents

The Minerals and Waste Local Development Plan Documents (MWDPD) will provide a clear spatial vision for the Tees Valley together with a realistic implementation strategy. The development plan documents will consist of:

- **Core Strategy:** This will comprise the long-term spatial vision, and overarching primary policies needed to achieve strategic objectives for Minerals and Waste issues in the Tees Valley. It will provide a coherent spatial strategy until 2021 and will contain measurable objectives consistent with the emerging RSS.
- **Development Policies Document:** Will identify specific minerals and waste sites in conformity with the Core Strategy and provide a framework to assess future minerals and waste planning applications in the Tees Valley. This DPD is dependent upon the Core Strategy and will be produced in conformity with the Core Strategy.

The MWDPDs will be produced in accordance with the documents which make up the LDFs of each of the unitary authorities, which include:

- Local Development Scheme - this sets out the details of the documents that are to be prepared during the LDF, and timescales and arrangements for production. The five unitary authorities have identified the production of the MWDPDs within their Local Development Schemes, in accordance with the timetable outlined in table 1.1.
- Statement of Community Involvement – the MWDPDs will be developed in accordance with the adopted Statement of Community Involvement of the five unitary authorities. These statements set out how communities and stakeholders will be involved in the process of preparing plans and determining major planning applications.
- Annual Monitoring Report – provides an annual review of progress on the production of the LDF and implementing policies

and until superseded by new policies, the saved policies in the:

- Tees Valley Structure Plan
- Darlington Local Plan
- Hartlepool Local Plan
- Middlesbrough Local Plan
- Redcar & Cleveland Local Plan
- Stockton - on - Tees Local plan

In addition the Tees Valley MWDPDs must comply with the adopted Regional Spatial Strategy for the North East (published as RPG1) and the emerging replacement Regional Spatial Policy for the North East (RSS1). The Submission Draft RSS has been through its Examination in Public and is expected to be adopted in 2007. It is therefore a relevant contextual document for the Minerals and Waste DPDs.

The production of the MWDPDs will also be subject to Sustainability Assessment. This will examine how sustainable the policies are as they emerge through the development process, and provide advice on the most sustainable options at all of the key decision making points.

When adopted the MWDPDs will be the main planning policy documents for making decisions on planning applications in the Tees Valley, with regard to minerals and waste.

## 1.4 Timescales

The key milestones for preparing and consulting on the Development Plan Documents are set out in Table 1.1, along with the relevant part of the Sustainability Appraisal at each milestone. More detailed information is given within the Local Development Scheme of the five Local Planning Authorities within the Tees Valley.

**Table 1.1 Timetable for Production of the Minerals and Waste DPDs**

Document	Date	Contents	Sustainability Appraisal	Period of Consultation
Issues and Options	May 2007	Consultation on the issues/options in relation to the Core Strategy and Development Polices.	Consultation on scoping report for Sustainability Appraisal	6-week
Preferred Options	February 2008	Proposed preferred options for the Core Strategy and Development Policies informed by responses to the issues and options stage.	Consultation on Sustainability Appraisal Report	6-week
Submission to the Secretary of State	January 2009	Consultation on the submitted Core Strategy and Development Policies, incorporating changes from previous stage.	Consultation on changes to the Sustainability Report	
Examination	July 2009	When unresolved objections will be considered by an independent Inspector.		
Inspectors Report	April 2010	The Inspectors recommendations are binding.		
Adoption	May 2010	Adoption of the Core Strategy and Development Documents.		

## 1.5 Community and Stakeholder Involvement

A key feature of the new planning system is to strengthen the involvement of the community and stakeholders, with a view to involving them in the process much earlier than before. This means that people and organisations can influence the content of the MWDPDs by sharing their views and their knowledge at an early stage. This concept has been called ‘front loading’, and even where consensus cannot be achieved it should help to ensure that all participants understand each others positions, and that the issues are clearly understood.

This Issues and Options paper represents the first stage of preparing the MWDPDs, and your first opportunity to be involved in the new minerals and waste planning process in this area. The paper sets out a number of issues which effect minerals and waste in the Tees Valley area, and provides options on how these issues may be addressed. The issues and options have been prepared following consultation and discussion with the minerals and waste industry, officers and members of the unitary authorities, environmental interest groups and other organisations which have been identified as having an interest in minerals and waste in the area. A list of the organisations contacted to date is provided in Appendix A, and this list of contacts has continued to grow during the preparation of the Issues and Options report.

### 1.5.1 Stakeholder Workshop

As well as direct consultation with stakeholders, a workshop was held on 13<sup>th</sup> December 2006 at the Wynyard Rooms, near Billingham. Invitations were sent out to a range of organisations with an interest in minerals and waste and/or the Tees Valley and a list of the attendees is included in Appendix A. The workshop allowed two aspects of the MWDPD production process to be discussed. The first concentrated on the Issues to be considered in the DPDs, and what options were available for dealing with these issues. The information arising from these discussions has directly influenced the Issues and Options identified later in this report. Also the objectives for the Sustainability Appraisal were discussed in order to provide a range of objectives which were tailored to minerals and waste and to the Tees Valley.

### 1.5.2 The Issues and Options Consultation

In order to make sure that we are using the best means of involving you in the further preparation of the Plan, and other work the Tees Valley Authorities do in respect of minerals and waste i.e. determining planning applications, we have taken account of the Statement of Community Involvement for your area. This sets out proposals on how the community will be involved in plan making and determining planning applications in the future.

Please help us to prepare the MWDPDs by letting us know what you think on these issues. The best way to do this is to complete the questionnaire accompanying this paper and return it to us at the address below.

Your comments will be used to help us decide on the approach we should be taking to planning for minerals and waste developments in the Tees Valley, and this approach will influence the Preferred Options Report which will be published for further consultation in 2008.

There are various ways in which you can make comments on the Issues and Options Report:

- by downloading the form from the web (addresses below) and emailing it to [marln@entecuk.co.uk](mailto:marln@entecuk.co.uk);

- by posting it to Entec UK Ltd, Northumbria House, Regent Centre, Gosforth, Newcastle upon Tyne, NE3 3PX; or
- by faxing it to 0191 2726110

**Please make your response by XXXXXX and mark it for the attention of Neil Marlborough.**

This document is available on the web (see addresses below), and is also available in other languages, large print or Braille etc on request.

[www.teesvalley-jsu.gov.uk](http://www.teesvalley-jsu.gov.uk)

[www.darlington.gov.uk](http://www.darlington.gov.uk)

[www.hartlepool.gov.uk](http://www.hartlepool.gov.uk)

[www.middlesbrough.gov.uk](http://www.middlesbrough.gov.uk)

[www.redcar-cleveland.gov.uk](http://www.redcar-cleveland.gov.uk)

[www.stockton.gov.uk](http://www.stockton.gov.uk)

## 2. Context

---

### 2.1 The Tees Valley spatial profile

The Tees Valley covers the districts of Darlington, Hartlepool, Middlesbrough, Redcar & Cleveland and Stockton, but in planning terms it excludes the North York Moors National Park. These five local authorities have delegated the strategic planning issues of minerals and waste to the Tees Valley Joint Strategy Unit (JSU).

The Tees Valley covers an area of 79,400ha and has a population of 651,000 (mid-2006). This population is projected to decline by 3% from 652,800 in 2003 to 636,200 in 2021<sup>2</sup>.

The urban areas of the Tees Valley are concentrated around the River Tees with the main Tees Valley conurbation comprising the settlements of Redcar, Middlesbrough and Stockton. The other main settlements are Hartlepool in the north and Darlington to the west. There are a number of smaller rural settlements across the sub region.

The focus of the urban areas around the River Tees arose from the River's importance to the traditional industries of the area - steel, shipbuilding and chemicals. However, the Tees Valley has experienced considerable economic, physical and social change over the last 20 years and many of the traditional industries on which the local economy has depended have declined in importance or disappeared altogether. This has left high unemployment rates and large areas of derelict and vacant land in the urban areas and along the banks of the River Tees. More positively, the area has seen much new growth, through the development of industrial estates and housing areas, investment in town centres and the expansion of the major road network.

The sub-region, especially around the Tees estuary, has a very high ecological significance, both locally and internationally. Areas of high quality landscape have been protected and there has been a significant reduction in overall levels of air and water pollution. So although there are over 1,000 hectares of previously developed land in the Tees Valley<sup>3</sup>, there are also thousands of hectares of land of a high landscape value and of significant ecological importance, including European designations and the North York Moors National Park.

I think it would be helpful to have a paragraph describing the geology of the Tees Valley with a map if possible. If you do not feel confident writing it yourself – Shaun Salmon (or someone in his team) could do it. In fact they may have already done so for a previous project??

---

<sup>2</sup> Figure from [www.teesvalley-jsu.gov.uk](http://www.teesvalley-jsu.gov.uk)

<sup>3</sup> National Land Use Database - PDL Site Data 2005. [www.nlud.org.uk](http://www.nlud.org.uk)

## 2.2 Minerals and Waste in the Tees Valley

### 2.2.1 Minerals

Historically minerals extraction in the Tees Valley was focussed on iron ore and alum in the East Cleveland areas, coal extraction further north in areas which are now Darlington and Hartlepool Boroughs and the extraction of salt and gypsum around Billingham. The extraction of these minerals gradually declined due to materials from other areas proving to be more consistent in quality terms, being available in greater amounts and being easier to extract.

In recent years, minerals extraction has been focussed on aggregates, including sand, gravel and crushed rock. However operations for these minerals are fairly limited in the area, due to the scarcity of reserves and difficulties in extracting what reserves do exist. There are presently two sand and gravel sites, and one crushed rock site, in the Tees Valley. The sand and gravel sites are at Thorpe Thewles in Stockton, and a beach extraction site at North Gare in Hartlepool. The crushed rock site is located at Hart Quarry, also in Hartlepool.

In addition to these primary extraction sites, the Tees Valley produces secondary aggregates from the material produced in steel making processes, and marine dredged sands and gravels are landed at two wharves on the River Tees.

The potash at mine at Boulby is within the boundaries of Redcar and Cleveland Borough Council, but it also falls within the boundaries of the North York Moors National Park, and therefore the responsibilities for planning for the mine itself lie with the National Park Authority, and can not be considered within this document.

In terms of minerals resources, the Tees Valley is underlain by coal measures, potash, salt, gypsum, sand and gravel and dolomite<sup>4</sup> however not all of these may be viable for extraction due to their quality, quantity or issues with their extraction, such as the depth of the deposits.

---

<sup>4</sup> [http://www.bgs.ac.uk/mineralsuk/digital\\_maps/maps/home.html](http://www.bgs.ac.uk/mineralsuk/digital_maps/maps/home.html)



## 2.2.2 Waste

### Municipal Waste

**Table 2.1 Management of Municipal Waste in Tees Valley 2005/6**

	Landfill	Energy from Waste	Recycle / Compost	Total
Tonnage <sup>5</sup>	119,351	187,500	79,479	386,330
%	31	49	21	100

The Tees Valley produced 386,330 tonnes of Municipal Solid Waste (MSW) in 2005/06, with the majority of this waste being dealt with by either landfilling or at SITA's Energy from Waste (EfW) plant at Haverton Hill. A Joint Municipal Waste Management Strategy (JMWMS) has been adopted by Hartlepool, Middlesbrough, Redcar & Cleveland and Stockton, which identifies how MSW will be managed in these four authorities. The JMWMS is influenced by the terms of the contract for the disposal of MSW by these authorities, which is shared with SITA. This contract was inherited from the former Cleveland County Council and provides for residual waste, following recycling and composting, to be sent to the EfW plant at Haverton Hill. The JMWMS is set to be replaced with an updated Strategy, with work commencing in 2007 and it is anticipated that the replacement Strategy will also include Darlington. MSW from Darlington is currently landfilled in County Durham by Premier Waste Management under the terms of a contract agreed by Durham County Council when Darlington was still part of this authority. This contract expires in 2008, when Darlington will be looking to have a contract agreed with a waste management company to comply with the terms of the new JMWMS and to deal with their waste until 2020. In 2020 Darlington will then examine the possibility of joining in a waste management contract with the other four Tees Valley authorities.

#### Municipal Waste - Energy from Waste

The EfW facility at Haverton Hill can currently deal with a maximum of 240,000 tonnes of waste per annum, with 200,000 tonnes of this arising in the Tees Valley. It predominantly deals with MSW at the present time, although it does have the capability to deal with Commercial and Industrial waste. Planning permission has been received to expand the facility to provide 376,000 thousand tonnes of waste throughput per annum, although the majority of this increased capacity will be taken by MSW arising in Northumberland<sup>6</sup>.

#### Municipal Waste - Landfill

Capacity for the landfilling of municipal waste is presently available at a number of sites in the Tees Valley, however precise details of remaining capacity have not yet been received from the operators.

<sup>5</sup> Figures from the Tees Valley JSU and Darlington Borough Council

<sup>6</sup> Information provided by SITA

**Table 2.2 Existing MSW Landfill Sites**

Site	Operator	Capacity per annum	Overall Capacity
Carlin Howe	SITA	Unknown. Site not currently in use.	Unknown. Site not currently in use.
Port Clarence	Augean PLC	995,000 (non-hazardous)	Unknown
Seaton Meadows	Alab Environmental	Unknown	Unknown

### **Municipal Waste - Recycling and Composting**

There are five Household Waste Recovery Centres (formerly known as Civic Amenity Sites) available for public use in the Tees Valley area. These sites allow members of the public to bring their waste to these sites and to be sorted into waste streams for recycling or composting at other facilities.

**Table 2.3 Existing Household Waste Recovery Centres**

Site	Operator	Annual Capacity (tonnes)
Haverton Hill	SITA	25,000
Warrenby	Redcar & Cleveland BC	Licensed up to 25,000 <sup>7</sup>
Dunsdale	Redcar & Cleveland BC	Licensed up to 25,000
Burn Road, Hartlepool	Hartlepool BC	Licensed up to 16,000
Whessoe Road, Darlington	Darlington BC	Unknown

There are four composting sites currently used to deal with waste arising in the Tees Valley, however only one of these is located within the Tees Valley, at SITA's Haverton Hill complex. This facility has the capacity to compost 11,000 tonnes per annum (tpa). The other three facilities are on-farm composting schemes at Oneholmes Farm near Seamer and Murton Hall Farm and Embleton Old Hall Farm near Wingate. These three sites currently have a capacity to deal with 33,000 tonnes per annum<sup>8</sup>.

### **Commercial and Industrial Wastes**

In 2002/03, the last year that figures were collected, the Tees Valley produced 2,511,000 tonnes of Commercial and Industrial (C&I) wastes with the main source of arisings being minerals wastes, although significant quantities of waste are also generated from the chemicals industry.

<sup>7</sup> Waste management License figure may be higher than the actual capacity.

<sup>8</sup> Information provided by SITA, J. Robert Campbell and A&E Thomson Composting Services

Of the amount produced, 1,286,000 tonnes were re-used or recycled, with 955,000 tonnes disposed of by landfill<sup>9</sup>. This waste is dealt with by a number of companies in the Tees Valley, which vary in size and type of operations. They are located throughout the Tees Valley, but mainly in the urban areas. A number of landfill sites are also available for the final disposal of this waste including those at Port Clarence, Seaton Meadows and Corus. Some of these sites presently only deal with waste produced by the operator, while others accept waste from external sources.

### **Construction and Demolition wastes**

No information is available for Construction and Demolition (C&D) wastes in the Tees Valley, with the only information being for the North East as a whole. This information states that 4,880,000 tonnes of C&D waste was dealt with in the North East in 2002/03, with over half of this amount being recycled for aggregate and soil use. The remainder was split between landfill disposal, the engineering of landfill sites, the backfilling of quarry voids and disposal on sites exempt from waste licensing operations<sup>10</sup>. No information has been received to date indicating that there is an issue in the Tees Valley in terms of the level of provision available for the treatment or disposal of C&D waste.

### **Hazardous Wastes**

At present, all spent fuel from nuclear power stations in the UK, including Hartlepool Power Station, is transported to Sellafield in Cumbria, where it undergoes reprocessing to enable any re-useable components to be extracted before the remaining radioactive waste is deposited at licensed repositories in Cumbria. However the Sellafield site is to be decommissioned and investigations are currently taking place on how spent fuel will be dealt with in the future.

Other key hazardous wastes streams, both in terms of production and management in the Tees Valley arise from organic chemical processes, oil and oil/water mixes and from some C&D wastes including asbestos. The majority of this hazardous waste undergoes treatment processes, although a significant amount is landfilled.

---

<sup>9</sup> Figures from the Environment Agency

<sup>10</sup> Figures from the Environment Agency

## 2.3 Policy Context

### 2.3.1 Sustainable Development

Planning Policy Statement 1 (PPS1) sets out the overarching planning policies on the delivery of sustainable development through the planning system and these policies complement other national planning policies. PPS1 sets out the basic principles as follows:

*“Planning should facilitate and promote sustainable and inclusive patterns of urban and rural development by:*

- *making suitable land available for development in line with economic, social and environmental objectives to improve people’s quality of life;*
- *contributing to sustainable economic development;*
- *protecting and enhancing the natural and historic environment, the quality and character of the countryside, and existing communities;*
- *ensuring high quality development through good and inclusive design, and the efficient use of resources; and*
- *ensuring that development supports existing communities and contributes to the creation of safe, sustainable, livable and mixed communities with good access to jobs and key services for all members of the community.”*

These principles are brought through in all policy documents as the planning system draws down through regional, strategic and local level plans and frameworks.

### Local Development Frameworks

All five of the unitary authorities in the Tees Valley are in the process of preparing their Local Development Frameworks (LDFs) and all have adopted their Statement of Community Involvement and Local Development Schemes. Redcar & Cleveland submitted the drafts of their Core Strategy and Development Policies to the Secretary of State in May 2006, with the other four authorities being at various stages leading up to this point. All five of the emerging LDFs are obviously focussed on their relevant area, but they all do have similar themes running through them which are relevant to the production of the MWDPDs. These themes include concentrating development in the existing urban areas and identified regeneration areas, with development in rural areas normally being limited to identified key service settlements. Protecting existing employment areas, improving non-road freight transport links and strengthening the Tees Valley’s links with County Durham and North Yorkshire. Designing developments so they are respectful of the surrounding area and incorporate sustainable construction techniques. Promoting renewable energy use and protecting and enhancing the landscape, green infrastructure, bio-diversity, geo-diversity and the built and historic environment.

## **Community Strategies**

There are five strategy partnerships in the Tees Valley, one for each of the unitary authorities. The Community Strategies they produce provide an overarching framework for all the plans and strategies of the partner organisations. Everything that the partner agencies seek to do should sit within the context of the Community Strategy. The partnerships are key to the community strategies, as they allow every member of the local community the opportunity to get involved in the future of their area. There are clear and direct links between these Community Strategies and the sustainability of the MWDPDs, specifically in regard to waste. The key outcomes of the Community Strategies concerning waste are for the encouragement of waste minimisation and the maximisation of recycling, composting and recovery of value of waste.

## **Sustainability Appraisal**

The MWDPDs will be subject to a sustainability appraisal. This appraisal will take place throughout the production process of the DPD, with appraisal reports being published to correspond to each of the key stages of the MWDPD. These reports will advise on the sustainability of the MWDPDs at these stages, and this advice will help to influence the decision making process as the DPDs progress to the next stage of the process.

## **2.3.2 Minerals and Waste**

### **Minerals Planning Statement 1: Planning and Minerals.**

The national objectives that are expected to be followed by the planning system are contained within MPS1 and aim to ensure a minimised requirement for new primary extraction, the conservation of mineral resources through appropriate domestic provision and timing of supply and the safeguarding of mineral resources as far as possible, while securing adequate and steady supplies of the minerals needed by society and the economy within the limits set by the environment. The objectives seek to prevent or minimise the production of mineral waste and to encourage the use of high quality materials for the purposes for which they are most suitable. Working practices which prevent or reduce impacts on the environment and human health should be secured and internationally and nationally designated areas of landscape value and nature conservation importance should be protected. Reclamation schemes should protect and seek to enhance the overall quality of the environment once extraction has ceased and safeguard the long-term potential of land for a wide range of after-uses. The benefits of minerals operations should be maximised, and the impacts minimised, over their full life cycle and promotion given to the sustainable transport of minerals. Closer integration of minerals planning policy with national policy on sustainable construction and waste management and other applicable environmental protection legislation should also be secured.

### **The National and Regional Guidelines for Aggregates Provision**

A note was issued by the then ODPM in 2003 which set out the guidelines for the provision of aggregates minerals on a national and regional level for the period 2001 - 2016. The guideline figures issued are reviewed on an annual basis, with the results of the latest review being issued in September 2006. These reviews have not led to any amendments to the guideline figures since their original publication.

The guidelines assume that recycled and alternative material will meet 23% of the national requirement for aggregates over the time period. This assumption means that the guideline figures for primary aggregate extraction are 19% below the previous figures which were published in 1994. The guideline figures state that the North East should make provision for 20 million tonnes of land-won sand & gravel and 119 million tonnes of land-won crushed rock from 2001 to 2016. The guidelines assume that over the same period the North East would

supply 9 million tonnes of marine dredged sand & gravel and 76 million tonnes of alternative materials.

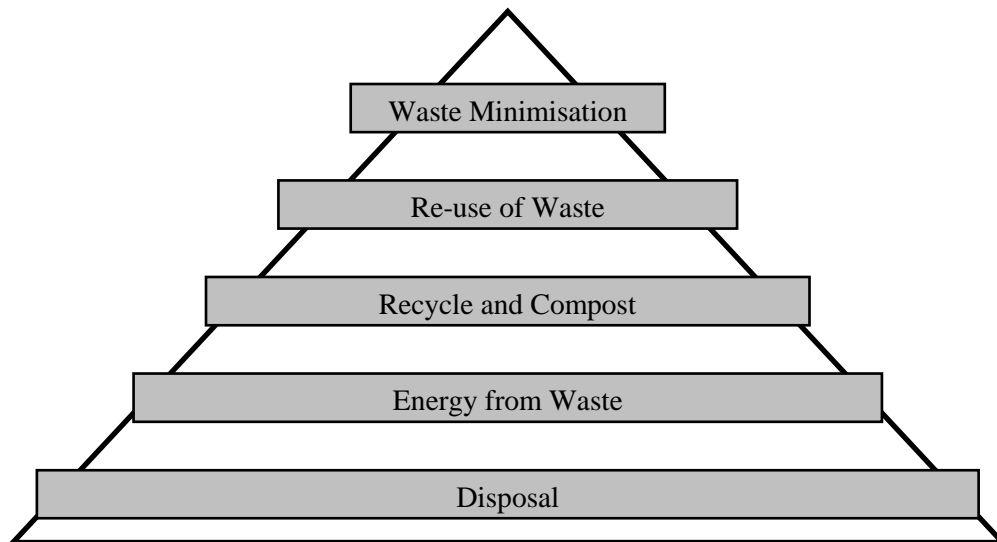
The note also states that Regional Planning Bodies need to break down the figures to the Mineral Planning Authority areas within their region, in a process known as sub-regional apportionment.

**Planning Policy Statement 10: Planning for Sustainable Waste Management**

PPS 10 requires planning bodies to:

- Drive waste management up the waste hierarchy, by addressing waste as a resource and looking to disposal as a last option, but one which must be adequately catered for;
- Enable sufficient and timely provision of waste management facilities to meet the needs of their communities;
- Ensure planning policies implement the national waste strategy and are consistent with European legislation and other guidance and controls;
- Protect human health and the environment, and enable waste to be disposed of in the nearest appropriate installation;
- Reflect the concerns and interest of communities, authorities and businesses;
- Protect green belts, but recognise that the particular location needs of some types of waste management facilities may have an impact on green belts and other environmental designations.
- Ensure the design and layout of new development supports sustainable waste management.

The Waste Hierarchy



The waste hierarchy is set out above, and the aim of national planning policy is to push the management of waste up the waste hierarchy. In this way the amount of waste produced will be minimised, waste that is produced will be used in a beneficial manner and waste will be

disposed of to landfill as a last option only. The terms used in the waste hierarchy are detailed below:

**Waste Minimisation:** This process aims to minimise the amount of waste which is produced. If this is achieved there would be less waste to be managed, and therefore less resources spent in these management processes.

**Re-use of waste:** This refers to the direct re-use of waste, in the form that it currently exists. An example of this is the re-use of milk bottles, which can be washed and then re-filled, without the need for the bottles themselves to be processed into another form.

**Recycle and Compost:** Recycling is when waste is reprocessed into another form, before it can be used again. For instance glass bottles which are recycled could be melted down and the glass re-moulded into a different shape for another use. Composting is a similar process, but undertaken with naturally occurring waste, which is 're-processed' by the natural decomposition of the materials and then used as a soil improving or soil making material.

**Energy from Waste:** This is where waste is processed in order to generate energy from it, normally by incineration.

The processes of re-use, recycling and composting and Energy from Waste, can be collectively referred to as 'recovery', because value is recovered from the waste which passes through the processes.

**Disposal:** Disposal is where waste is disposed of in a process which does not create any direct value from the process. This normally involves the landfilling of waste, where waste is buried underground, but can also include incineration if no energy is generated.

### **National Waste Strategy**

Waste Strategy at a national level is contained within Waste Strategy 2000 for England and Wales (DEFRA). The Strategy sets out the changes that are needed to deliver a more sustainable approach to the management of waste and incorporates the Government's measures for implementing the Landfill Directive<sup>11</sup> in England and Wales. The Waste Strategy seeks to:

Reduce bio-degradable municipal solid waste (MSW), as measured from 1995 levels, to:

- 75% by 2010,
- 50% by 2013, and
- 35% by 2020.

Recover value from MSW, from:

- 40% by 2005,
- 45% by 2010, and
- 67% by 2020.

---

<sup>11</sup> The landfill directive is a piece of European legislation (1999/31/EC) which aims to reduce the landfilling of waste, and therefore the negative effects which occur from landfill.

Recycle and compost the following percentages of household waste:

- 25% by 2005,
- 30% by 2010, and
- 33% by 2015.

The Waste Strategy is currently being reviewed, and consultation on the review document was undertaken in 2006. It is intended that the reviewed document will be published in 2007. The consultation draft of the review aims to provide a more ambitious approach to waste management, with higher targets, improved education and responsibility and greater promotion of waste prevention, re-use and recycling all included over the 2000 version.

The higher targets included were for:

Value to be recovered from MSW from:

- 53% by 2010,
- 67% by 2015, and
- 75% by 2020.

Recycling and composting of household waste of

- 40% by 2010,
- 45% by 2015, and
- 50% by 2020.

Industrial and commercial waste, the maximum amount that can be landfilled will be:

- 37% by 2010,
- 36% by 2015, and
- 35% by 2020.

### **Regional Spatial Strategy**

There are six policies on minerals and waste contained with the Submission Draft of the RSS. Policy 43 contains an overall minerals strategy which states that Development Frameworks should:

- Ensure that land is available to contribute to the need for minerals, and safeguard resources from other types of development;
- Ensure the prudent use of minerals resources;
- Ensure the effective environmental management of extraction and processing, high quality restoration and aftercare, and beneficial after uses;
- Promote the sustainable transport of minerals; and
- Include criteria based policies for the assessment of minerals proposals.



Policy 44 relates to aggregates minerals and provides an apportionment to the Tees Valley for aggregates production from 2001-2016. This apportionment is for 0.16 million tonnes of sand and gravel and 2.2 million tonnes of crushed rock to be produced in this time. The policy also sets out how the need for primary aggregates can be reduced through the use of secondary materials and marine dredged material.

Policy 45 states that there should be a presumption against opencast coal extraction, unless the proposals are environmentally and sustainably acceptable and the benefits outweigh the disturbance caused. Where opencast is considered acceptable, the opportunity should also be taken to extract the associated fireclay and to transport the coal by rail if possible. This policy was the subject of discussion at the Examination in Public in 2006 and is recommended for amendment. The Panel considered that the policy as written is too restrictive and DPDs should take a positive approach to the planning for coal.

Policies 46, 47 and 49 concern waste, with policy 46 providing the overarching priorities and principles for waste management, which aims for behavioural change in the way waste is managed to provide a more sustainable waste management system. Policy 47 sets out annual tonnages of waste until 2021, which strategies, plans and programmes in the north east should provide management capacity to deal with. To meet these tonnages, policy 47 states that Development Frameworks should:

- Allocate sites for waste management facilities and identify specific criteria for the location of facilities;
- Encourage the provision of waste related businesses to process recycled materials;
- Facilitate the development of a network of small scale local waste management facilities in accessible locations;
- Require the submission of a waste audit for major developments; and
- Limit additional landfill sites unless it can be demonstrated that there is insufficient capacity for the deposit of residual wastes.

Policy 48 relates to hazardous waste, and sets tonnages for different waste management methods at certain dates up to 2022. The policy states that Development Frameworks should provide for facilities to meet these figures. The figures are only provided for the whole of the North East and are not broken down by sub-region.

Requirements arising from the waste policies

The Submission Draft RSS details the percentages of MSW and C&I waste from which value should be recovered and the percentage of C&D waste which should be recycled, by 2016. It also provides the annual tonnages of waste that would need to be dealt with in each sub-region up until 2020/21. In this way it can be identified what capacity of waste management facilities need to be provided in order for this amount of recovery of value to take place. The information is detailed below.

**Table 2.4 Recovery Capacity Required 2015/16 and 2020/21**

Waste Stream	% to go to	Total WMF	Recovery	Total WMF	Recovery
--------------	------------	-----------	----------	-----------	----------

	recovery processes	capacity 2015/16	capacity 2015/16	capacity 2020/21	capacity 2020/21
MSW	72%	553,000	398,000	553,000	398,000
C&I	73%	1,095,000	799,350	1,179,000	861,000
C&D	80% (recycling)	1,480,000	1,184,000	1,594,000	1,275,200

The North East as a whole is also required to provide hazardous waste facilities with the following capacities by the following dates:

**Table 2.5 Hazardous Waste Capacities Required 2010/11, 2015/16 and 2021/22**

2010/11	2015/16	2021/22
567,000	610,000	671,000

The majority of these facilities should provide landfilling, physical and chemical treatment and oil and oil/water recovery.

### 2.3.3 Municipal Waste Management Strategy

There is an existing Joint Municipal Waste Management Strategy (JMWMS) in place between the four former Cleveland County authorities which was adopted in May 2002. This Strategy aims to:

- Achieve the statutory recycling and composting targets of the Waste Strategy 2000;
- Build on the area’s considerable contribution to reducing reliance on landfill;
- Identify sources of funding available to implement the strategy
- Manage wastes so as to minimise adverse local and global environmental effects;
- Make waste management facilities widely accessible, especially to those without cars;
- Minimise waste through education, awareness raising and refuse collection and recycling procedures.

The JMWMS also sets the following targets:

- A minimum of 45% of all waste deposited at civic amenity sites to be recycled or composted by 2005/06 and 50% by 2010/11;
- Total household waste to be stabilised at or below 2010/11 levels after 2010;
- 15% of all householders to be making compost at their homes by 2005 and 20% by 2010;

- Government targets for recycling of domestic waste to be achieved;
- Municipal waste landfilled to be reduced to less than 8% of the total by 2003/04 and less than 5% of the total by 2010/11.

58 policies are also provided in order to meet the aims and targets which cover the following subjects: the joint management of waste, collection and enforcement, best value, civic amenity provision, special and difficult wastes, facilities for waste management, waste education and awareness, planning for local recycling facilities, biodegradable waste and composting and a range of subjects related to recycling.

The JMWMS is to be replaced, with work commencing in 2007, with the new Strategy to be adopted in 2008. It is intended that Darlington will be included in this replacement Strategy. Is there an existing WMS in Darlington? Can't find one on the web. Durham makes reference to theirs being produced in partnership with Darlington, but does not mention Darlington within it.

### **2.3.4 Biodiversity**

The Tees Valley Biodiversity Action Plan (BAP) covers four of the five boroughs (excluding Darlington). This document identifies a number of habitats and species in the Tees Valley area for which action is considered necessary to both safeguard their existing situations, and encourage their opportunities for growth. The Darlington area is included in the Durham Biodiversity Action Plan. Of the species included; the corn bunting, tree sparrow, grey partridge, water vole, otter and pipistrelle bat are featured in both BAPs. Ancient and/or species rich hedgerows, coastal saltmarsh and sand dunes, lowland heath, maritime cliff and slopes and reedbeds are habitats which are also included in both of the BAPs.

---

## 3. Core Strategy

---

### 3.1 Vision

The spatial vision for minerals and waste developments in the Tees Valley will influence the direction of the Minerals and Waste Development Plan Documents and also all new minerals and waste developments. The vision will ensure that all decisions that are made consider the longer term implications, and do not just focus on short term solutions.

It is considered that the vision should be minerals and waste focussed, but should also acknowledge the contribution that these subjects make to the overall quality of life in the Tees Valley. National guidance places a strong emphasis on a hierarchical approach to both minerals and waste. The minerals hierarchy aims firstly for less minerals being used, then to use as much recycled and secondary material as possible, and finally to supply minerals from primary extraction. The waste hierarchy looks to firstly reduce the amount of waste produced, then re-use, recycle or compost and produce energy from waste, before finally disposing of waste to landfill. The use of the minerals and waste hierarchies, along with other measures such as the proximity principle and self sufficiency, is recommended in national guidance to provide for development in a sustainable manner.

As such, we suggest the following draft vision:

*In 2021, the Tees Valley will be a sub-region where:*

- *minerals are used, managed and extracted in a sustainable manner, which drives mineral use up the mineral hierarchy; and*
- *where human health and the environment is protected by reducing the amount of waste produced and by using waste as a resource, in accordance with the waste hierarchy.*

*Minerals and waste related developments will contribute to the Tees Valley being a place where present and future generations have a high quality of life and where all members of the community have the opportunity to realise their full potential, through the provision of a vibrant economy, a safe and healthy environment and dynamic educational and cultural resources.*

Issue 1:

Is this an appropriate vision for the Tees Valley? If not, how could it be improved?

### 3.2 Strategic Objectives

To make provision for the adequate and steady supply of minerals needed by society, while aiming for a reduction in the requirement for primary extraction;

Minerals are required by society for a number of reasons, including the construction of buildings and infrastructure, the production of energy, and many chemical and industrial

processes. Minerals provision has a key role to play in a strong and diverse economy. An adequate and steady supply of minerals is therefore considered essential, with increasing importance given to the use of secondary and recycled minerals and the greater efficiency of the use of minerals, in order to reduce the amount of primary extraction which takes place.

To safeguard minerals resources from unnecessary sterilisation;

Primary minerals can only be worked where they naturally occur, and these resources can be sterilised by development of the land where they are located. In order to avoid this, development will be guided towards areas where there are no minerals resources, or where this is unavoidable, the minerals resource will be extracted before development commences.

To drive the management of waste in all waste streams up the waste hierarchy, towards the minimisation of waste production;

The management of all waste streams, including those produced from minerals workings, will be driven up the waste hierarchy. This will mean that the amount of waste produced is minimised and that the waste that is produced is treated as a resource to be re-used or recycled. The disposal of waste will be the final option available, although an option which must still be appropriately catered for.

To reduce the impacts of climate change, and to protect and enhance the environment, amenity and human health;

Through the development, operation, restoration and after-use of all minerals and waste sites; the impacts of climate will be reduced, and the environment, the amenity of associated land users, and human health; will be protected from any adverse effects, and where possible enhanced.

To promote the use of sustainable transport;

Wherever possible the use of rail or water based transport should be used by minerals and waste developments in order to reduce the use of the road network. Where transport by road is unavoidable, this should be undertaken in the most sustainable manner possible, in order to minimise the effects on the road network itself, the pollution arising from vehicles and the impacts on the amenity of communities situated alongside the road network.

To provide sufficient waste management facilities in a timely and sustainable manner, in order for all waste to be managed as near as possible to its source.

Waste management facilities will be provided which allow all of the provisions set out in the regional and local waste management strategies to be met, in a manner which allows the communities of the Tees Valley to be as self-sufficient as possible in the management of the waste they produce.

These Strategic Objectives have been developed from the review of higher level, and other closely related guidance, policy and strategies. Alternative options have not therefore been formulated, however comments on the Strategic Objectives are invited, to identify if any amendments are required, or if any further items need to be added.

Issue 2:

Are the Strategic Objectives appropriate for the Tees Valley? If not, how can improvements be made to the Objectives?

### 3.3 Key Strategic Issues - Minerals

Strategic Objective: The supply of an adequate and steady supply of minerals, while aiming for a reduction in primary extraction

#### 3.3.1 Aggregates:

Aggregates minerals are materials which are used in construction processes including concrete manufacture and road making. In planning terms they are different to other minerals discussed in the MWDPDs in that guidance is provided by the government on the amount of aggregate minerals which should be produced by each region in England. These guideline figures are then broken down by the regional planning bodies, to provide a guideline figure for each of the Minerals Planning Authorities in their area. This is done to ensure that there are sufficient supplies of aggregates available for the construction industry to supply the buildings and infrastructure required by society.

Details on aggregates sales, reserves and landbanks for the North East are contained in the Annual Monitoring Reports produced by the North East Regional Aggregates Working Party (NE RAWP). The latest report published is the Annual Aggregates Monitoring Report 2004 (known as the NE RAWP report 2004). However for a number of years there has only been one sand & gravel site and one crushed rock site in the Tees Valley where there are permitted reserves<sup>12</sup>. This has meant that the information concerning the sales and reserves of aggregate minerals in the Tees Valley could not be published as the information from the individual sites could be identified and this would have conflicted with the operators' commercial confidentiality. The information for the Tees Valley in 2004 has therefore been combined with the figures for County Durham.

The combination of the Tees Valley figures with County Durham figures means that there is no set of published annual monitoring data for the Tees Valley to establish whether the Tees Valley can meet its required level of production of aggregate minerals over the plan period. County Durham find themselves in the same position, and in order to find a solution which would allow each sub-region to identify a reliable evidence base for aggregate production, the NE RAWP contacted the operators in the North East to ask for their agreement in allowing their individual survey returns to be used in the production of Minerals and Waste planning policy documents. To date, the operator of the crushed rock quarry in the Tees Valley, Sherburn Stone, has agreed

<sup>12</sup> These are Stockton Quarry at Thorpe Thewles for sand & gravel and Hart Quarry at Hart Village for crushed rock. A further sand & gravel extraction site at North Gare has a valid planning permission but this is a beach site where the sand & gravel is replenished by the actions of the sea and therefore no permitted reserve figure can be given to this site.

that the information included in their survey returns can be used in this way<sup>13</sup>. Data relating to crushed rock can therefore be published in this document.

However, no such confirmation has been received from the sand and gravel operators therefore it is not currently possible to confirm whether the Tees Valley can meet its sub-regional requirements for sand & gravel. One option to determine whether the sub-regional sand & gravel apportionment can be met is for the guideline figures for Tees Valley and for County Durham to also be combined. This would allow the combined guideline figures to be assessed against the combined figures produced in the NERAWP Report, and an informed decision made on whether the two areas can meet the guideline production figures to 2016.

### 3.3.2 Sand & Gravel:

The guideline figures identified in the RSS from 2001 to 2016 for the Tees Valley and County Durham, the amount produced since 2001 in the two sub-regions and the remaining amount of aggregate which needs to be provided, is detailed in the table below.<sup>14</sup>

**Table 3.1 Sand & Gravel Figures: Guidelines and Reserves**

	Guideline figures 2001-2016	Produced 2001-2004	Remaining 2004-2016	S&G reserves 2004
Tees Valley	160,000	confidential figure	confidential figure	confidential figure
County Durham	6,100,000	confidential figure	confidential figure	confidential figure
Combined	6,260,000	1,498,000	4,762,000	6,000,000

The table shows that the Tees Valley and County Durham would need to provide 4,762,000 tonnes of primary sand & gravel for aggregate use, in order to meet the guideline figures for 2016. There is currently 6 million tonnes of sand & gravel reserves available in the Durham / Tees Valley area which indicates that the two sub-regions together can adequately meet the joint requirement for the provision of sand & gravel.

Tees Valley's contribution to the production of sand and gravel comes from Stockton Quarry and North Gare. Extraction at North Gare removes sand and gravel from the beach, with the material being constantly replenished by the actions of the sea. No defined levels of reserves can therefore be identified at the site as, in theory, this replenishment would continue indefinitely. Defined reserves can therefore only be identified at Stockton Quarry, however the status of the planning permission at Stockton Quarry is currently under review, as the Minerals Planning Authority (Stockton BC) are of the opinion it has lapsed. Discussions are ongoing between Stockton BC and the operator over the status of the site. If the planning permission has

<sup>13</sup> Correspondence between NERAWP and Sherburn Stone 10<sup>th</sup> and 12<sup>th</sup> January 2007

<sup>14</sup> Submission Draft RSS and NERAWP Annual Aggregates Monitoring Reports

lapsed, no further extraction would be able to take place until a new planning permission was granted. Until the status of the planning permission is confirmed, it is assumed that the planning permission at the site has lapsed, and therefore the Tees Valley has no permitted reserves of sand & gravel.

Although it has been identified that the Tees Valley and County Durham can meet their combined requirements, it is considered important that the Tees Valley, if possible, makes a contribution to these requirements. It may therefore be necessary to allocate land in the Tees Valley to provide an appropriate contribution to the sand & gravel reserves.

As set out in section 1.5, we contacted the minerals industry with regard to the preparation of the MWDPDs. As part of this a request was made to the industry for the submission of sites for consideration during the preparation of the MWDPDs. However to date, no sites have been put forward by the minerals industry. Sand & gravel must be of specific characteristics to be suitable for aggregate use, particular for use in the manufacture of concrete, and the industry view is that the characteristics of sand & gravel resources in the Tees Valley are not appropriate for aggregate use. This would therefore provide a stumbling block to the identification of such sites and therefore an issue of whether the Tees Valley can make a contribution to meeting the guideline aggregates figures.

**Issue 3:**

How should the Tees Valley meet the sub-regional requirement for sand and gravel as set out in the Regional Spatial Strategy?

**Options:**

- A. The existing site at North Gare will continue to make a contribution to production of sand and gravel in the Tees Valley.
- B. The resolution of the planning position at Stockton Quarry to allow it to continue production; or
- C. The provision of further reserves through the allocation of additional sites and resources.
- D. It is not possible to meet this requirement. There are insufficient existing permitted reserves and the minerals industry consider that no further sites containing the required quality and quantity of sand and gravel resources are available in the Tees Valley.

Further information on how new sites may be allocated, and how new planning permissions may be granted, are included in Chapter 4 on site allocation/development policies.

**3.3.3 Crushed Rock:**

**Table 3.2 Crushed Rock Figures: Guidelines and Reserves**

	Guideline figures 2001-2016	Produced 2001-2004	Remaining 2004-2016	Crushed Rock reserves 2004
--	--------------------------------	-----------------------	------------------------	-------------------------------



Tees Valley	2,200,000	312,000*	1,888,000*	4,200,000**
-------------	-----------	----------	------------	-------------

\*Figure estimated from Sherburn Stone's 2004 NERAWP survey returns

\*\*Suitable for aggregate use

The table above shows that the Tees Valley has sufficient permitted reserves to meet the guideline figures for crushed rock production up to 2016.

No sites have been submitted by the minerals industry for consideration at this stage and, as with sand & gravel, concerns have been raised over the quality of rock resources in the Tees Valley. The particular qualities of the magnesian limestone which makes up the rock resource in the Tees Valley means that part of the resource is more suited for use in agricultural processes than for aggregate use. If these concerns are justified it may not actually be possible to allocate further resources should they be required in the future. To inform future reviews of this plan and the RSS we are requesting comments on this issue.

Issue 4:

Does the Tees Valley have resources of rock of appropriate quality for aggregate use to contribute to the crushed rock landbank beyond the plan period?

Options:

- A. No. The Tees Valley does not have sufficient resources to contribute to the, should a requirement arise in the future;
- B. Yes. The Tees Valley can make a future contribution to the provision of crushed rock for aggregate use, above what is currently provided from Hart Quarry.

### 3.3.4 Other sources of aggregate material

#### Alternative Materials

Aggregate minerals can also be supplied from alternative sources, other than through primary extraction. These include:

- Recycled aggregates: Primary aggregates which have already been used can be reclaimed and recycled from the material arising from demolition processes.
- Secondary sources: Other materials which can be used in place of primary aggregates in construction processes. These can include blast furnace slag, power station ash, glass chips and shredded tyres.

The use of these materials is encouraged by national and regional policy in order to reduce the reliance on primary aggregates. Policy 44 of the RSS states that development Frameworks should facilitate the increased use of alternative materials, to enable the supply of 76 million tonnes to be met. This figure is not broken down to the four sub-regions as with primary aggregates.

Information in the NE RAWP report 2004 identifies that 1.4 million tonnes of secondary materials were sold for aggregate uses in the North East as a whole. A small quantity of material was also produced from road planings in the Tees Valley in 2004, which has the potential to be used for aggregate use. The last year that information was collected on

construction and demolition waste was 2003, and this information shows that 2.6 million tonnes of this waste was recycled for aggregate or soil uses. This information shows that around 4 million tonnes of secondary and recycled materials are likely to be produced in the North East per year.

In the Tees Valley, a significant source of alternative aggregate is blast furnace slag. This is currently undertaken by Tarmac who, in 2004, recycled over 500,000 tonnes to produce aggregates suitable for road construction.

The Tees Valley already has a number of established companies and facilities which process alternative materials so that they are suitable for aggregates use, but in order to facilitate the increased use of recycled and secondary aggregates, opportunities should be taken to provide additional facilities.

Issue 5:

How can the Tees Valley increase its contribution to the recycling of alternative materials for aggregate use?

Options:

- A. Specific sites should be allocated for the processing of alternative materials so that they are suitable for aggregates use;
- B. The development of processing facilities on existing minerals or waste sites should be promoted.
- C. The development of processing facilities on development sites
- D. A combination of the above

Sand & gravel can also be extracted from the sea bed through dredging operations regulated by government licences rather than the planning process. Marine dredged sand & gravel is currently landed in the North East at five wharves, two on the River Tees and three on the River Tyne. Policy 44 of the RSS states that the North East should make provision for the landing of 9 million tonnes of marine dredged sand & gravel from 2001 to 2016. From 2001 to 2004, 1.5 million tonnes of marine dredged sand & gravel was landed in the Tees Valley and 2.8 million tonnes was landed in Tyne & Wear<sup>15</sup>. This gives a total of 4.3 million tonnes, which suggests that the North East will have little problem meeting the 9 million tonne figure which is identified in the RSS, and also that the Tees Valley is making a significant contribution to this provision.

The spatial planning process can facilitate the use of marine dredged sand and gravel through the provision of land for wharves and related infrastructure and safeguarding land for such use in the future.

---

<sup>15</sup> NERAWP Annual Aggregates Monitoring Report 2004

Issue 6:

How can the Tees Valley continue to support the landing of marine dredged sand & gravel?

Options:

- A. Allocate land adjacent to existing wharves to provide sufficient space for the expansion of the wharves.
- B. Allocate land for the development of a new wharf, or wharves, to complement the existing facilities.
- C Safeguard land for future infrastructure use

**3.3.5 Coal:**

Potential resources of coal are located within both Darlington and Hartlepool Boroughs, and there are limited resources within parts of Stockton Borough. However, coal extraction in the Tees Valley has been extremely limited in recent years, with the only recent extraction taking place at the Southfields opencast coal site, on the border of Darlington and County Durham. The site was operated by UK Coal and extraction operations at this site ceased in early 2005.

We are not aware of any interest from the coal industry in developing workings in the Tees Valley area. There have been no representations made from the coal industry members who have been contacted directly to date and no sites for coal extraction have been submitted for consideration. Within the Tees Valley we are currently aware of one operation which has a significant requirement for coal, which is the Sembcorp works at Wilton. These works require around 300,000 tonnes of coal per annum. There are also proposals for a clean coal power station to be developed on Teesside in a joint operation between Progressive Energy and Centrica which, if the proposals come through to fruition, would require a significant supply of coal.

.

Issue 7:

Are there sufficient remaining coal resources in the Tees Valley to enable the Tees Valley to make provision for the supply of coal in the plan period?

Options.

- A. No. The coal resources which are located within the Tees Valley are unlikely to be viable to allow a provision to be made from the Tees Valley.
- B. Yes. The coal resources in the Tees Valley could provide a viable supply in the future

and account should be made in the MWDPDs for this possibility.

Should it be concluded that a supply of coal could be provided from the Tees Valley, Chapter 4 provides further information on how this could be achieved.

### 3.3.6 Potash

The UK's only potash mine is located within Redcar & Cleveland Borough at Boulby. However, the mine is located within the boundaries of the North York Moors National Park and therefore any planning decisions regarding the site itself are the responsibility of the National Park Authority, rather than Redcar & Cleveland Borough Council. Although the potash resource stretches outside of the National Park boundary, and into the rest of Redcar & Cleveland it is highly unlikely that any further extraction sites would be proposed within Redcar & Cleveland boundaries. This is due to the fact that a large amount of expenditure and infrastructure which would be required to establish a new extraction site and it would be easier to continue working from the Boulby site and extend the underground workings under Redcar & Cleveland. The mine also produces significant quantities of salt as a by product, which is chiefly sold for use as road salt.

Materials produced from the site are however transported through the Tees Valley area by both road and rail. A rail link leads from the site to Tees Dock, where facilities are in place to load the material onto ships for export.

Issue 8:

How should the MWDPDs deal with the existing Potash mine at Boulby?

Options:

- A. The MWDPDs should concentrate on the transport infrastructure required to transport the materials through the Tees Valley, and out of Tees Dock.
- B. The MWDPDs should consider the possibility that extractive workings may be required within the Tees Valley, alongside the consideration given to the transport infrastructure.

### 3.3.7 Other Minerals

No evidence of the extraction of other minerals in the Tees Valley has been found during the gathering of the baseline information and from the contacts made with the minerals industry it is considered that the likelihood of any other minerals being viable for extraction is small.

Issue 9:

Are there any other minerals which should be specifically considered by the MWDPDs?

If so, can further information be provided on the minerals, their use and any potential locations for extraction?

### 3.3.8 Safeguarding of minerals from sterilisation

Strategic Objective: The safeguarding of minerals resources from unnecessary sterilisation

The sterilisation of minerals occurs when other developments are constructed on the land above mineral deposits which would be viable for extraction. Sterilisation could also occur during the reclamation and making safe of former mines in the Tees Valley; any remaining resources, or other minerals which were not the original focus of the mining activities, could become viable in the future. From the information received to date, there appears to be a scarcity of viable mineral resources in the Tees Valley. Given this situation, there are two options that could be taken with regard to the sterilisation of minerals resources by other developments. The first would take the view that any remaining viable deposits are so scarce they take on a greater importance, and therefore their safeguarding is vitally important. The second approach would be to accept that the low level of viable mineral deposits in the Tees Valley means that there is no need for a policy on safeguarding.

Issue 10a:

What approach should be taken to the safeguarding of mineral deposits from sterilisation?

Options:

- A. Given the scarcity of viable minerals deposits in the Tees Valley, the safeguarding of these deposits from sterilisation should be given a high priority to protect the minerals that remain; or
- B. There is no need the safeguarding of the remaining mineral deposits in the Tees Valley, given that what deposits are remaining are so few.

Issue 10b:

Is it realistic to assume that any remaining resources in former mines may become viable again in the future and therefore these sites should be safeguarded to ensure these resources are not sterilised?

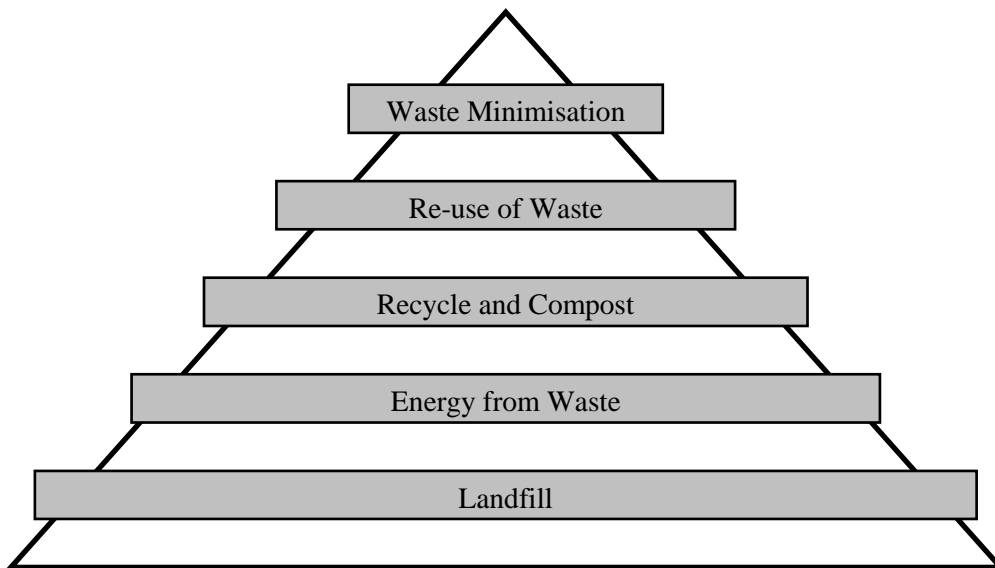
---

## 3.4 Key Strategic Waste Issues

### 3.4.1 The Waste Hierarchy

Strategic Objective: To drive the management of all waste streams up the waste hierarchy, towards the minimisation of waste production

The waste hierarchy sets out the different types of waste management options in order of their sustainability. The most sustainability option is for waste arisings to be minimised so there is less waste to deal with, with the least sustainable option being the landfilling of waste. The full waste hierarchy is set out below.



### 3.4.2 How does the Waste Hierarchy influence spatial planning policy?

The waste hierarchy is therefore a key principle informing the planning of waste related developments in the Tees Valley; however it is acknowledged that a spatial planning document has more influence over certain aspects of the hierarchy than others and this influence is detailed below. The Municipal Waste Management Strategies for the Tees Valley also influence these areas, together with fiscal measures (Landfill Tax, Aggregates Levy, Landfill Allowance Trading Scheme) and the behaviour of businesses and individuals.

**Waste Minimisation:** The promotion of waste minimisation is difficult for a spatial planning document to influence directly, as minimisation of waste arisings is something which will only come about through the changing attitudes of businesses and individuals. More information on how waste minimisation will be achieved is detailed in the Waste Management Strategies for the Tees Valley. However the MWDPDs could help to support the development of visitor and educational facilities at waste sites, which would increase people's awareness of waste matters, and promote the concept of waste minimisation.

**Re-use:** The re-use of waste is an activity where the majority of action is taken by individual households or organisations and again is difficult to directly support through a spatial plan.

More information on how waste minimisation will be achieved is detailed in the Waste Management Strategies for the Tees Valley. The MWDPDs could however promote development such as facilities to clean materials/objects for re-use e.g. milk (or other glass) bottles.

**Recycle and compost:** The MWDPDs can allocate sites for the collection and processing of materials, for both recycling and composting, and can include policies to promote the development of these facilities over the use of EfW and landfill. The inclusion of space within developments for waste management facilities e.g. separate waste/recycling/composting bins at a household level or micro-treatment facilities in grouped developments such as industrial estates, can also be promoted through policies in the MWDPD.

**Energy from Waste (EfW):** Sites can be allocated and policies written so as to support the development of facilities which produce energy from the treatment of waste, in preference to landfill.

**Landfill:** As landfill is at the bottom of the waste hierarchy, it should be the very last option considered for waste management and should be used only for the disposal of waste residues arising from other options further up the hierarchy. Landfill's lowly priority can be confirmed through the MWDPDs by allocating sites and wording policies so that landfill is only considered where absolutely necessary

Issue 11:

Are there any other ways in which spatial planning policies can drive the management of waste up the waste hierarchy?

### 3.4.3 Waste Management Capacity Required

Strategic Objective: The provision of sufficient waste management facilities in a timely and sustainable manner, in order for all waste to be managed as near as possible to its source.

#### Municipal Solid Waste

**Table 3.3 Capacity Required for the Recovery of MSW**

Waste Management Method	Total Capacity Required in 2020/21	% for Recovery	Tonnage for Recovery	Existing Recovery Capacity	Recovery Capacity Required
Recovery	553,000	72	398,163	264,000	134,000

The Submission Draft RSS identifies that the required capacity for MSW management in the Tees Valley should rise from 452,000 tonnes in 2005/06 (the year the Submission Draft was published) to 553,000 tonnes of MSW by 2014/15. This amount would then remain the same through till 2020/21. Of this amount, the RSS advises that 72% should have value recovered from it by treatment by 2016, and this relates to 398,160 tpa from 2014/15 to 2020/21.

At present the Tees Valley has recovery capacity of 200,000 tonnes per annum (tpa) from EfW and 11,000 from composting for MSW. There was also approximately 53,000 tonnes of MSW collected for recycling in the Tees Valley, and it is understood that significant proportion of this waste is recycled in the Tees Valley. This gives a total of 264,000 tpa of recovery capacity<sup>16</sup>.

The EfW facility at Haverton Hill has planning permission to expand its operations to provide 374,000 tpa of capacity. However, the majority of this additional capacity is already tied up in contracts agreed by SITA with Local Authorities outside of the Tees Valley. No other planning permissions for waste recovery operations have been identified that would come into operation in the Tees Valley in the future.

**IT IS THEREFORE ESTIMATED THAT MANAGEMENT CAPACITY OF APPROXIMATELY 134,000 TPA IS REQUIRED IN THE TEES VALLEY FOR RECOVERY BY 2014/15.**

The recovery of value of 72% of MSW would leave 28% going to landfill. This would relate to a figure of 154,840 tpa by 2014/15, and subsequently through to 2020/21. The contract between the four former Cleveland authorities and SITA, is for 80,000 tpa to be landfilled at SITA’s landfill site at Carlin Howe per year to 2020. This site is however currently mothballed and waste is therefore being sent to other landfill sites in the Tees Valley. The only other site for which capacity information is available is Augean waste’s Port Clarence site, which has a capacity for non-hazardous waste of 995,000 tpa<sup>17</sup>. This capacity is likely to mainly be used for C&I waste rather than MSW, but taking into consideration the possibility of Carlin Howe landfill commencing operations, and the availability of Port Clarence and the Seaton Meadows site (Alab Environmental), it is expected that there will be sufficient landfill capacity to deal with this waste.

**Commercial and Industrial Waste**

**Table 3.4 Capacity Required for Management of C&I Waste**

Waste Management Method	Total Capacity Required 2020/21	% for Management Method	Tonnage for Management Method	Existing Capacity (approx.)	Additional Capacity Required
Recovery	1,179,000	73%	860,670	1,500,000	None
Landfill		27%	318,330	950,000	None

The Submission Draft RSS identifies that value should be recovered from 73% of C&I waste by 2016 and that 1,179,000 tonnes of C&I waste will be produced by the Tees Valley in 2021. This relates to 860,670 tonnes of C&I waste which requires the recovery of value in 2020/21.

<sup>16</sup> Information from Tees Valley JSU, Darlington BC and operators

<sup>17</sup> [www.augeanplc.com](http://www.augeanplc.com)



In 2002/03, the Tees Valley produced 2,511,000 tonnes of C&I waste of which 1,530,000 tonnes went to recovery and 955,000 tonnes were landfilled.

**THESE FIGURES WOULD INDICATE THAT THERE SHOULD BE SUFFICIENT CAPACITY TO DEAL WITH THE IDENTIFIED AMOUNTS OF C&I WASTE BY RECOVERY IN 2020/21.**

#### **Construction and Demolition Waste**

1,594,000 tonnes of C&D waste is identified in the Submission Draft RSS as the figure which the Tees Valley must have capacity to manage in 2020/21. Advice is also provided that 80% of this waste should be recycling by 2016. This would mean that 1,275,200 tonnes of capacity is required for the recycling of C&D waste in 2020/21.

No information is provided on a sub-regional level for C&D waste, with information on this waste only being collated on a regional level. In the North East in 2002/03, 53% of C&D waste was recycled for use as aggregate or soils. The remaining waste was used in the engineering or restoration of landfill sites, the backfilling of quarry voids, disposed of at landfill or was spread on sites exempt from waste licensing.

**THIS WOULD INDICATE THAT THERE IS A REQUIREMENT FOR FURTHER C&D WASTE RECYCLING FACILITIES IN THE NORTH EAST AS A WHOLE, AND THEREFORE POTENTIALLY IN THE TEES VALLEY AS WELL.**

#### **Hazardous Waste**

Policy 48 of the Submission Draft RSS breaks down hazardous waste into eight categories for management, and provides figures for each category for 2010/11, 2015/16 and 2021/22, that the North East should make capacity for. The figures are not broken down by sub-region.

In 2020/21, the Policy states that the North East should provide capacity for 671,000 tonnes of hazardous waste, with 187,000 tonnes going to landfill, 156,000 of oil and oil/water recovery and 136,000 tonnes of physical and chemical treatment. In 2002/03, the North East disposed of 224,000 tonnes of hazardous waste, which would indicate that significant extra capacity could be required by 2020/21. The breakdown of the 224,000 shows that the majority of the hazardous waste was dealt with by the Tees Valley (42%) and Tyne & Wear (37%), and it is expected that this situation would continue through to 2020/21. If the Tees Valley continued to contribute 42% of the hazardous waste capacity through to 2020/21, this would equate to a requirement for 282,000 tonnes in total.

**ADDITIONAL CAPACITY OF UP TO 188,000 TPA COULD THEREFORE BE REQUIRED IN THE TEES VALLEY BY 2020/21.**

#### **3.4.4 Facilities for Specific Materials**

As identified above, further facilities will need to be provided to manage waste, and given the priorities of the waste hierarchy there will be specific requirements for facilities to enable value to be recovered from waste. The figures detailed above for waste management capacity do not provide information on the specific materials within the four waste streams covered. The existing JMWMS for the four former Cleveland authorities also does not identify any specific materials for which there is a shortage of waste management facilities. However, work on a replacement JMWMS is to commence in 2007, which is also likely to incorporate Darlington, and any information which results from this work can be included in the preferred options stage

of the MWDPDs. The information gathering exercise to date has identified that there is a perceived shortage of facilities in the Tees Valley for the recovery of value from catering wastes and from plastic wastes.

Issue 12:

Are there any materials for which there is a shortage of waste management facilities in the Tees Valley, and need to be considered specifically in the allocation of sites? If so, what types of materials need to be considered?

## 4. Development Document

---

### 4.1 Development Control Criteria Policies

#### 4.1.1 Scope of Development Control Policies

Under the previous Local Plan system, it was common for Minerals Local Plans to include a comprehensive range of development control policies. These policies often had two main areas of focus: the protection of the environmental and community aspects of the area, and the assessment of the benefits that would be provided by the proposals. However Government advice on the new Local Development Framework system is for a more limited suite of policies to be used, which avoids the direct repeat of policies already covered in national or regional planning guidance, or those contained in other Development Plan Documents relevant to the area.

#### 4.1.2 Protecting the Environment and Local Communities

Strategic Objective: The protection and enhancement of the environment, amenity and human health

These policies would provide detailed advice on how development should assimilate with such topics as landscape, bio-diversity, geo-diversity, the historic and cultural environment, water resources, transport and the protection of local and residential amenity.

Comments received to date during the evidence gathering exercise have been mixed on this subject, with three main areas of opinion.

The first is that the subjects covered by these policies are often already the subject of other legislation which provides the protection that is needed to avoid any adverse impacts occurring. It is therefore considered that there is no need for the planning system to repeat this protection as other bodies and processes already hold responsibility for upholding the other legislations e.g. Natural England, the Environment Agency or the Integrated Pollution Prevention Control process. These types of Development Control policies should therefore be avoided where ever possible.

The second opinion is that MWDPDs should avoid Development Control policies which have the effect of ruling out specific areas of land from development (e.g. those that state that development will not take place within certain designated areas.) The policies should therefore state that all proposed developments, in whatever location, should be assessed on their individual merits against the sensitivity of the location. If the MWDPDs took this approach, developers consider they would have more scope on where their operations could be located and it would be their responsibility to prove their proposals would not adversely affect any sensitive areas.

The third opinion is that because minerals and waste developments are often very controversial and can create strong opinions in the nearby communities, these Development Control policies are vital in ensuring proposals are fully assessed and provide appropriate levels of protection to

sensitive areas. Therefore policies on all relevant subjects should be included, and written specifically with regard to minerals and waste developments, and the policies should rule out the possibility of highly sensitive areas of land being developed.

Issue 13a:

What scope should the protective Development Control policies of the MWDPDs take?

Options:

- A. An extremely limited range of policies. The various subjects would be protected from any adverse impacts as the result of development, by other legislation and organisations, which are already in place. Policies should only be included where there is no other relevant protection afforded elsewhere.
- B. A range of development control policies which does not exclude any areas of land from development, but ensures every proposal is assessed on its individual merits against the sensitivities of its proposed location.
- C. A comprehensive range of development control policies which are specifically written with minerals and waste developments in mind, which provide a high degree of protection to local communities and rule out development in sensitive areas to ensure they are not adversely affected.

Issue 13b:

Should protective Development Control policies be considered necessary, what subjects should these policies cover?

Options:

Landscape;

Bio-Diversity;

Geo-Diversity;

Historic and Cultural Environment;

Water Resources;

Transport;

Noise;

Dust;

Air Quality;

Vibration;

Buffer Zones;

Litter;

Vermin and Birds.

### 4.1.3 Assessing the Benefits

These policies would assess the benefits that are provided by the proposals which can include the contribution to society's needs from the amount and type of minerals provided or waste dealt with, employment, the afteruse of sites and community improvements offered. Comments have been made to date by both the minerals and waste industries that they do not feel enough weight is given to the positive impacts of their developments, which makes it more difficult for planning permissions to be obtained. There is a feeling that more weight is given to the negative impacts of development, even where measures are proposed in proposals to mitigate against these impacts.

Issue 14:

What subjects should be considered when the positive impacts of proposals are assessed?

Meeting society's needs;

Employment;

Development of Technology;

Afteruse;

Community Improvements;

Educational Uses.

### 4.1.4 Transport

Strategic Objective: The use of sustainable transport: including a decrease in the use of the road network and increases of transportation by rail and water

One of the proposed objectives is to promote sustainable transport choices, which would involve a decrease in the use of vehicles travelling on the road network, and an increase in the use of port and rail transport. This can be achieved through the location of developments, their proximity to port or rail infrastructure and how suitable a site's imports/exports are for transportation by different methods. Transport is identified as one of the possible options for inclusion in any development control criteria which is used (Issue 13) and the encouragement of sustainable transport is also included in the emerging Local Development Frameworks of each of the five authorities.

Issue 15:

What approach should be taken to the planning for sustainable transport?

Options:

A. Sustainable transport will be adequately covered elsewhere in the Local Development Frameworks and as the principles are the same for minerals and waste developments, as for all developments, there is no need to repeat them in the MWDPDs.

B. Sustainable transport relating to minerals and waste developments is distinct from other forms of development, and should therefore be specifically covered in the MWDPDs.

Should option B be considered, what matters should be considered?

#### 4.1.5 Reclamation

The term reclamation includes both the restoration and aftercare of sites, and is normally relevant on minerals sites following the completion of extraction, and landfill sites following completion of disposal activities. The reclamation of sites can simply return the land to the use it had before the commencement of minerals or waste operations, or can be used to increase bio-diversity interest, woodland cover, tourism and recreation and improve degraded land.

Issue 16:

What approach should be taken in respect of the reclamation of sites?

Options:

- A. An approach which provides a specific focus for all reclamation schemes.
- B. A less focussed approach which allows for reclamation proposals designed specifically for that site.

Should option A be considered, what focus should reclamation schemes have?

Bio-diversity;

Woodlands;

Tourism;

Informal Recreation.

## 4.2 Development Control Criteria Policies - Waste

### 4.2.1 Spatial allocation of sites

Two distinct approaches to the allocation of waste sites have emerged from the information received to date. The first is for the co-location of related waste related activities and facilities in waste clusters located around the traditional industrial areas close to the River Tees. The second is for waste sites to be located more widely throughout the sub-region.

The first approach would allow greater quantities of waste to be managed in a single location which is considered to be a more cost effective process when dealing with large quantities of wastes. The approach would allow related manufacturing and waste processing businesses to be located close to the waste management facilities to allow them easy access to the end products and reducing the need to transport products from one location to another. Such sites are also likely to be most suitably located in the existing industrial areas around the River Tees where they can take advantage of the existing infrastructure in place in these areas, however they could also be situated elsewhere in the area. The co-location of related industries could also allow for the design of the entire site to be co-ordinated so it is suitable for the setting and to provide a recognisable identity for the site. A number of stakeholders in the Tees Valley wish to see the area become a regionally, nationally or even internationally important location for the management of waste. They consider that the use of waste clusters would be the most appropriate way of dealing with large quantities of waste imports and would also provide the high profile necessary to promote and support this approach. Waste clusters can group together businesses which use similar technologies and can therefore provide opportunities for joint

working to develop new technology and training schemes, which would further promote the Tees Valley on a wide scale. The location of these clusters around the River Tees would also allow for the use of the existing rail and port facilities in place, which would also be beneficial for the importation of wastes.

The second approach would see waste managed closer to its source thereby according with the objective of communities taking responsibility for the waste that they produce. This approach would see transport distances reduced for the delivery of waste from their point of arising to the facility, and following the management processes, any residual products would be able to be bulked together, reducing the number of journeys required to transport these residuals on to further facilities. If a local use for these end products can be found, this will negate the need for any significant further transport, further enhancing the environmental benefits of this approach. It is also understood that many local residents in the Tees Valley feel that the area has been used a 'dumping ground' for waste originating elsewhere for many years, and therefore a focus on local waste management may bring be more acceptable to the communities in the Tees Valley.

However, these two approaches are not exclusive from one another, and a third approach could utilise aspects of both. Smaller scale waste management facilities could be provided on a widespread basis through out the Tees Valley, and be tailored so that they deal with the specific requirements of their location. The residual products arising from these sites would then feed into more strategic facilities provided in waste clusters. These facilities would then be able to take advantage of the opportunities provided by the cluster approach to develop waste management facilities which are important on a regional/ national or international scale.

It is important to note that the Tees Valley already manages waste produced elsewhere, and also exports waste to other locations to be managed. Given the nature of the wastes produced in the Tees Valley, and the waste management facilities which are already located in the area, this situation will continue in the future. However, this issue will have an influence as to what degree of waste is imported into the sub-region.

Issue 17:

In the allocation of sites for waste management facilities in the Tees Valley, what approach should be taken?

Options:

- A. Clusters of related waste facilities on sites located in the traditional industrial areas around the River Tees;
- B. Clusters of related waste facilities with no particular focus on their location;
- C. Individual sites spread throughout the Tees Valley.
- D. A combination approach, which provides both individual sites throughout the area, and also clusters of facilities to provide a wider ranging focus for waste management.

#### 4.2.2 Waste Audits

The Submission Draft RSS requires that waste audits be submitted for major developments. These waste audits would provide details of how the development would incorporate waste minimisation techniques both during the construction phase and once the development is complete and in use. Major developments are defined in the, as:

Development involving any one or more of the following:

- a) the winning and working of minerals or the use of land for mineral-working deposits;
- b) waste development;
- c) the provision of dwellinghouses where -
  - i) the number of dwellinghouses to be provided is 10 or more; or
  - ii) the development is to be carried out on a site having an area of 0.5 hectare or more and it is not known whether the development falls within paragraph (c)(i);
- d) the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or
- e) development carried out on a site having an area of 1 hectare or more.

Issue 18:

Are the limits set out in the Town and Country Planning (General Development Procedure) Order 1995 for major development, appropriate for identifying the developments which will require a waste audit?

Options:

A. Yes. The limits set are appropriate to use in the identification of major developments which would require a waste audit.

B. No. The limits set are too small, and larger limits should be set in the MWDPDs. The larger limits should be in the region of:

- i) 25 or more dwelling houses; or
- ii) dwelling houses on a site of 1 or more hectares.
- iii) The provision of building(s) where the floor space is 2,000 square metres or more.
- iv) Development on a site with an area of 2 hectares or more.

C. No. The limits set are too high, and lower limits should be set in the MWDPDs.

- i) 5 dwelling houses;
- ii) The provision of building(s) where the floor space is 500 square metres.
- iii) Development on a site with an area of 0.5 hectares.



## 4.3 Allocating Sites

### 4.3.1 Minerals Sites

Allocating minerals sites is a different process to other developments, in that minerals can only be extracted from where they are located. Therefore the allocation of minerals sites will be influenced by the geology of an area. At the present time it is considered that the minerals industry will have a better knowledge of the geology of the area, and it is therefore considered appropriate to invite the industry to submit sites for consideration which they have an interest in developing. Should no sites be forthcoming from the minerals industry, it may be that some geological surveying is required to be undertaken to feed into the production process of the MWDPDs in order to allocate sites within the Tees Valley. No minerals sites have been put forward by the industry to date for the future working of minerals. As mentioned previously in the Issues & Options report, there is an opinion that there are no viable minerals resources remaining in the Tees Valley to interest the minerals industry, and therefore it could be that the industry does not have any sites it wishes to put forward. However, it may not be appropriate to rely on one sand & gravel site and one crushed rock site to ensure a continued supply over the plan period and into the future. At this stage it is therefore proposed to put forward the two existing sites with aggregates reserves, to support the continued supply of aggregates minerals from these sites with consideration being given to future time or land extensions if required.

A further request for sites to be put forward is being made in this document to help determine whether the Tees Valley can accommodate further sites to secure the supply of minerals in the future, and if so, where the most appropriate locations to supply these resources from are situated. The information which would be required to accompany any sites put forward is detailed below.

Although this report has only put forward two sites, both of which would supply aggregates minerals, this request for sites is not restricted to aggregates. If a valid case can be put forward for the inclusion of sites which would supply any type of mineral, then the site will be considered.

#### **Submission of Sites - Information Requirements**

Any sites which are submitted for consideration will need to be accompanied by the following information. Further information may be required later in the process to inform the decisions making procedures.

- A site plan, on an OS based map and to a standard scale, which shows the boundaries of the site and its location within the surrounding area.
- Details of the mineral which would be extracted, including its anticipated quality, characteristics and the extent of the resources.
- General details of the working of the site, including estimates of the annual production and timescale of the extraction phase(s).
- General details of the restoration of the site.
- Any environmental constraints which would impact on the site, and potential mitigation measures.

### 4.3.2 Waste Sites

The Development Policies DPD will need to identify and allocate land for the development of new facilities in the future. These allocations will be influenced by both positive and negative factors. Positive locational factors could include land which is in proximity to good transport links or land which has already been allocated for industrial uses. More negative factors would place constraints on the likelihood of land being developed such as land which is designated for its ecological importance. However there are a number of different approaches which could be taken to the allocation of land of waste management facilities.

A flexible approach to the allocation of land would mean that such land is not restricted to a specific type of waste management facility and instead the use of the land is more flexible within waste management parameters. In this way should circumstances change in the future, and the specific use identified is no longer viable or technically suitable, the site could be developed for a different type of waste facility use and still be in accordance with planning policy. However this approach means that there is less certainty over what development may occur on the site, which may create concern within the local community as a wide range of developments and impacts could result.

A more focussed approach to allocations would give the local community a greater degree of certainty over what developments could take place on the site, and should result in the potential impacts being identified, and dealt with, at an early stage. Should circumstances then change in the future, and the allocated development is not longer suitable for a site, the new style planning system would allow for the individual allocation to be reviewed and amended to a more appropriate allocation. However such a review may take time to implement, which may mean that development which is needed to respond to the changed circumstance is delayed.

Issue 19:

What approach should be taken to the allocation of sites, should it be determined that allocations are required?

Options:

- A. A flexible approach, that leaves the development policies on the site open ended to allow for changing circumstances in the future.
- B. A focussed approach which gives more certainty as to what developments would be permitted on the site and the use of review and amendment procedures to take into account changing circumstances in the future.

The allocation of land for waste development could also take the form of specific site allocations, wider areas of search. Specific site allocations would identify individual sites for development and would provide a high degree of certainty as to exactly where development would occur. They would however be an inflexible approach, should typical site requirements change in the future. Areas of search would identify land within which individual sites are likely to be acceptable. They would provide more flexibility in that developers could examine all of the land within the area of search for the most suitable plot, but would not give as much certainty to local communities as to exactly where development would take place.

Issue 20:

How should land for waste developments be identified within the Development Policies DPD?

Options:

- A. Site specific allocations where development would normally be permitted, subject to the proposals being in accordance with all other relevant policies.
- B. Areas of Search within which plots of land for development are likely to be acceptable, subject to compliance with other policies of relevance.
- C. A combination of A and B, where site specific allocations are made where possible, but areas of search are also used as a guide to where other developments would be appropriate.
- D. No allocations are made and all proposals are assessed against the relevant policies in the Local Development Framework as to whether they are appropriate.

The location of allocated land, in its relation to existing sites, is also a factor that needs to be considered in the identification of sites. If allocations are made which focus on existing sites, or extensions to them, it is generally the case that the majority of the infrastructure required is already in place, and there is not the disruption caused by the preparation process involved in the start up of a new site. This approach would also provide a level of support to the existing businesses in the Tees Valley. The continuation of existing waste works, could however lead to a cumulative build up of effects over time, which then become unacceptable. If allocations focus on the deliverance of new sites, this may provide support to the introduction of new businesses into the Tees Valley, helping the generation of the area, while also taking advantage of infrastructure which is not in the proximity of existing sites.

Issue 21:

Should the allocation of sites focus on existing sites in the Tees valley, or look to provide new sites?

Options:

- A. Existing sites, including extensions.
- B. New sites.
- C. A combination of the above two options should be used.

Two sites have been put forward to date by the waste industry for consideration in the MWDPDs. These are SITA's Haverton Hill complex and the 'Prairies' site on the South Bank of the River Tees, which has been put forward by Graphite Resources Ltd.

Haverton Hill (SITA TO SUPPLY SITE PLAN)

SITA consider that the Haverton Hill site already provides a sub-regional role for MSW through the EfW, Household Waste Recovery Centre and Composting facilities, and wish to see the site expanded/extended to provide further EfW and recycling/composting facilities, and the connection to the rail network. The site would continue to deal with MSW only.

The Prairies (GET SITE PLAN FROM LINDA'S WORK)

This site is currently owned by Corus and measures approximately 10ha in area. Graphite resources would be looking to occupy a portion of the site to provide a waste autoclaving plant and facilities to deal with the products of the process. This autoclave plant would have capacity to deal with around 300,000 tpa of MSW and C&I wastes.

The remainder of the site would be promoted for related processes such as onsite power generation bio-fuel production from autoclave produce cellulose fibre, plastics pyrolysis for fuel oils and recycling of plastics. The site could be developed as regional/national strategic location for waste management, but this will depend on the outcome of ongoing feasibility studies.

# Appendix A

## Organisations Contacted

5 Pages Press A then F3 then create new Appendix. Restart page numbering for each

ORGANISATION	NAME	POSITION
A&E Thompson	A&E Thompson	
Abitibi Consolidated Recycling Europe	Lennie Corrigan / Jennifer Bradley	
Aggregates Industries	Geoff Storey	
Alab Environmental	Ian Fenny	Operations Manager
ATH Resources		
Augean Wastes	Gene Wilson	
British Energy Generation Ltd		
British Waterways	Mr Graham Ramsden	
BTCV North East	Ashleigh McLean	
Butterfly Conservation (NE England)	Steve Kirtley	
Cecil M Yuill Ltd		
CL Prosser & Co Ltd		
Cleveland Biotech		
Cleveland Potash	David Pybus	
Cleveland Waste Paper		
Coast & Country Housing	John Woods	Environmental Services Manager
Corus	Peter Boydell	
CPRE	Nick Best	Regional Policy Officer
Darlington Borough Council	Bill Westland	Assistant Director, Public Protection
Darlington Borough Council	Rob George	Countryside & Rights of Way Officer
Darlington Borough Council	Ian Thompson	Asst Director, Environmental Services
Darlington Borough Council	Paula Jamieson	Sustainable Development Officer
Darlington Borough Council	Phillippa Scrafton	Waste Minimisation & Recycling Officer

Darlington Civic Trust		The Secretary
Darlington Partnership		Chief Executive
Defra, Rural Development Service	Peter Close	National Land Management Team
Durham County Council	Jason McKewon	Planning Policy Team
Durham Tees Valley Airport	Hugh Lang	
Durham Wildlife Trust	Jim Cokill	
Elementis Chromium		
English Heritage		
Environment Agency	Suzie Shaw	
F Peart & Co Ltd		
Foreman Recycling		
FRADE	Chris Lax	
Friends of the Earth		
George Wimpey		
GONE	Gerry Carpenter	
Government Office North East	Gerry Carpenter	Planning Team
Graphite Resources	Michael Thompson	
Hall Construction		
Hanratty's	Owen & John Hanratty	
Hanson Aggregates	Robert Marsden	
Hartlepool Borough Council	Colin Odgen	Waste Management Manager
Hartlepool Borough Council	Ian Bond	Ecologist
Hartlepool Borough Council	Roy Merret	Principal Planning Officer
Hartlepool Borough Council	Clare Scott	Recycling Officer
Hartlepool Borough Council	Cllr Geoff Lilley	
Hartlepool Friends of the Earth	Iris Rider	
Hartlepool Friends of the Earth	Michael Young	
Hartlepool Natural History Society	Mr R T McAndrew	

Hartlepool Water Company	Kevin Ensall	
HJ Banks		
INCA	John Mann	
J&B Recycling	Mrs Vikki Jackson-Smith	
J. Robert Campbell	James Campbell	
J.W.S Recycling Ltd		
Koppers Ltd	Meurig Harris	
Lafarge Aggregates		
Marshalls Mono Ltd	Neil Glover	
Middlesbrough Borough Council	Ken Sherwood	Waste Services Manager
Middlesbrough Borough Council	Bob King,	Environmental Sustainability Coordinator
Middlesbrough Environment City	Brian Simpson	LA21 Projects Officer
Natural England	Ms. Jenny Loring	Conservation Officer
Natural England (Countryside Agency)	Leo Oliver	
Natural England (English Nature)	Dave Mitchell	
North East Concrete Ltd		
North York Moors National Park	Val Dilcock	Planning Policy Team
North Yorkshire County Council	Chris Jarvis / Heather Grimshaw	Planning & Countryside Unit
Northumbrian Water	Mr Frank Bozic	
Premier Group		
R. Newcomb and Sons Limited	James Cook	
Ramblers Association	Peter Robinson	Secretary
Redcar & Cleveland Borough Council	Cllr Eric Empson	Physical Maintenance of the Borough
Redcar & Cleveland Borough Council	Cllr Bob Stanway	Waste Management and Recycling
Redcar & Cleveland Borough Council	Simon Waller	Head of Environment
Redcar & Cleveland Borough Council	Glenda Newton	RCBC Beacon Co-ordinator
Renew Tees Valley	Chris Hayward	Technical Manager
RSPB	Martin Kerby	

Scott Bros	Bob Borthwick	
SITA UK	Shaun Denny	
Stockton Borough Council		Eastern Area Partnership Coordinator
Stockton Borough Council	Jamie McCann	Head of Care for Your Area
Stockton Borough Council	Paul Diggins	Policy and Performance Manager
Stockton Borough Council	Colin Snowdon	Environmental Health Manager
Stockton Borough Council	Ian Thompson	Head of Regeneration
Stockton Borough Council	Cllr Bob Cook	Cabinet Member for Regeneration & Transport
Stockton Borough Council	Cllr Steve Nelson	Cabinet Member for Environment
Stockton Borough Council	Cllr Mrs Beaumont	
Stockton Borough Council	Cllr Cherrett	
Stockton Borough Council	Cllr Leonard	
Stockton Borough Council	Cllr Lupton	
Stockton Borough Council	Cllr Narroway	
Stockton Borough Council	Cllr Mrs O'Donnell	
Stockton Borough Council	Cllr Stoker	
Stockton Borough Council	Cllr Walmsley	
Stockton Borough Council	Sarah Upex	Stockton Central Area Partnership
Stockton Borough Council	Zoe Rutter	Western Area Partnership Board
Stockton Borough Council	Zoe Rutter	Northern Area Partnership Board
Stonegrave Aggregates Ltd	Bruce Whitley	
SWS Ltd	Ian Hopkinson	
Tarmac Northern Ltd	Michael Young	
Tees Archaeology Service	Peter Rowe	
Tees Forest	Glenn McGill	Director
Tees Valley Wildlife Trust	Jeremy Garside	
Tonks Recycling Centre		
UK Coal	Peter Wood	



---

UK Wood Recycling Ltd	Geoff Hadfield	Managing Director
Veolia ES Onyx Ltd		
W&M Thompson		
Wincanton		
Yorkshire Dales National Park	Dave Parrish	

# Appendix B

## Workshop Attendees

2 Pages

ORGANISATION	NAME	POSITION
A&E Thompson Composting	Mr & Mrs Thompson	
Alab Environmental	Ian Fenny	Operations Manager
Axis PED (on behalf of SITA)	Martin Pollard	
Cleveland Potash	David Pybus	
Coast & Country Housing	John Woods	Environmental Services Manager
Corus	Peter Boydell	
CPRE	Gillan Gibson	
Darlington Borough Council	Rob George	Countryside & Rights of Way Officer
Darlington Borough Council	Brendan Boyle	
Durham County Council	Jason McKewon	Planning Policy Team
Environment Agency	Suzie Shaw	
Entec UK Ltd	Mary Campbell	Associate Director
Entec UK Ltd	Neil Marlborough	Consultant
Entec UK Ltd	Ross McLaughlin	Consultant
Entec UK Ltd	Olly Buck	Consultant
Entec UK Ltd	Hannah Knight	Assistant Consultant
Environment Agency	Bev Lambert	
Government Office North East	Gerry Carpenter	Planning Team
Hartlepool Borough Council	Ian Bond	Ecologist
Hartlepool Borough Council	Roy Merret	Principal Planning Officer
Hartlepool Borough Council	Cllr Geoff Lilley	
Hartlepool Borough Council	Richard Waldmeyer	
Hartlepool Borough Council	Tom Britcliffe	

J&B Recycling	Mrs Vikki Jackson-Smith	
J. Robert Campbell	James Campbell	
Koppers Ltd	Meurig Harris	
Middlesbrough Borough Council	Paul Clarke	
Middlesbrough Environment City	Brian Simpson	LA21 Projects Officer
Natural England	Peter Close	
Redcar & Cleveland Borough Council	Simon Waller	Head of Environment
Redcar & Cleveland Borough Council	Alex Conti	Planning Policy
Redcar & Cleveland Borough Council	Tom Barrett	Planning Policy
Renew Tees Valley	Chris Hayward	Technical Manager
RSPB	Martin Kerby	
Stockton Borough Council	Cllr Cherrett	
Stockton Borough Council	Cllr Lupton	
Stockton Borough Council	Rosemary Young	
Stockton Borough Council	Mike Chicken	
Stockton Borough Council	Paul Copeland	
Tees Valley Joint Strategy Unit	Fay MacKenzie	Principle Planning Officer
Tees Valley Joint Strategy Unit	Andrew Craig	
Tees Valley Joint Strategy Unit	Helen Birdsall	
UK Coal	Peter Wood	
UK Wood Recycling Ltd	Geoff Hadfield	Managing Director
Yorkshire Dales National Park (on behalf of North Yorks Moors National Park)	Dave Parrish	