

AGENDA NO.

**REPORT TO PLANNING
COMMITTEE**

DATE: 9th January 2008

**CORPORATE DIRECTOR OF
DEVELOPMENT AND
NEIGHBOURHOOD SERVICES**

Local Development Framework: Tees Valley Joint Minerals and Waste Core Strategy and Site Allocations Development Plan Documents (DPDs) Preferred Options and Sustainability Appraisal.

SUMMARY

1. This report updates members on progress in the production of the Joint Tees Valley Minerals and Waste Core Strategy and Site Allocations Development Plan Documents and Sustainability Appraisal and informs them of proposals for a six-week period of public consultation between 20th February and 2nd April 2008. The reports are attached for information (Appendices 1,2 and 3).
2. Members are recommended to: -
 - (i) Note the contents of this report.

BACKGROUND

3. Members will recall that the Tees Valley Joint Strategy Unit is preparing Joint Minerals and Waste Development Plan Documents on behalf of the Tees Valley Local Planning Authorities. In setting up the arrangements for this joint working, it was agreed that each authority would separately approve any consultation documents.
4. Two DPDs will provide the policy framework for determining planning applications for minerals and waste developments in the Borough for the period to 2021:
 - The Core Strategy DPD which sets out overall strategy and generic development control policies for determining applications for minerals and waste developments,
 - The Site Allocations DPD which identifies specific sites for future development and which contains detailed policies for assessing planning applications.Both documents are accompanied by a Sustainability Appraisal of the options considered and selected.
5. The Preferred Options Report is a key milestone in the preparation of a development plan document and represents the second stage in the production process. The first stage was the Issues and Options Report, which was consulted on in May-June 2007. It is intended to publish the Core Strategy and Site Allocations Preferred Options Documents and the associated Sustainability Appraisal for a six-week consultation period commencing on 20th February 2008.

6. The documents have three overarching purposes:
 - To ensure the production of sufficient quantities of minerals in the sub-region to support anticipated levels of growth expected to 2021,
 - To support the development of a network of waste management facilities, which will be able to deal with the waste generated in the sub region in a sustainable manner.
 - To ensure that the environment and amenity of the residents of the Tees Valley are protected.

Core Strategy DPD

7. This document sets out the overall vision and strategic objectives for minerals and waste policy in the Tees Valley. In summary, the vision states that in 2021 the Tees Valley Region will be a region where:
 - An appropriate contribution is made to national, regional and local requirements for minerals in a sustainable way by limited extraction of primary resources and greater opportunities for the processing and re-use of secondary and recycled aggregates,
 - A modern waste management industry is in place with an adequate number of facilities to drive waste up the waste hierarchy.
 - Minerals and waste developments are provided in a sustainable manner, which contributes to Tees Valley being a place where all residents can enjoy a high quality and fulfilling life.
8. The Core strategy also sets out eight strategic objectives:
 - To reduce the impacts of development on the causes of climate change and the effects of climate change on development.
 - To make provision for the adequate and steady supply of minerals needed by society, whilst driving minerals up the minerals hierarchy,
 - To safeguard minerals resources from unnecessary sterilisation
 - To drive the management of all waste up the hierarchy, towards the minimisation of waste production
 - To protect and enhance the environment, amenity and human health
 - To promote the use of sustainable transport
 - 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.

Minerals

9. Evidence indicates that no new sites need to be allocated for sand gravel and hard rock extraction in the Tees Valley, as there are sufficient resources at existing sites, which includes Stockton Quarry within the Borough.
10. With regard to recycled and secondary aggregate, whilst a number of facilities already exist, it is considered that opportunities should be taken to provide additional facilities where possible.
11. There are limited reserves of coal in the sub region but no interest has been expressed by operators in its extraction.

Waste

15. Tees Valley has more than sufficient existing and planned capacity to deal with recycling and recovery of predicted municipal waste arisings. However by 2020/21, it is predicted

that extra capacity will be needed for composting and that this could be accommodated by one additional site.

16. Additional capacity will be needed to deal with commercial and demolition and hazardous waste. In particular additional capacity is required for incineration, physical and chemical treatment and solvent, oil, oil/water and metal recovery.
17. With regard to the spatial distribution of sites, it is proposed that a combined approach involving clusters of related waste management facilities and small individual sites should be taken. Clusters would be located in traditional industrial areas around the river Tees and should make use of existing rail and port infrastructure. Small sites would be more widely distributed throughout the Tees Valley and well related to the urban area. All sites should seek to use previously developed land.
18. When sites are allocated for waste management purposes, the type of waste to be handled on the site will be clearly defined. Site boundaries will be clearly identified and preference will be given to the use of existing sites and extensions to them.

Site Allocations DPD.

19. This document includes general development control criteria against which applications will be assessed, as well as identifying specific sites where mineral and waste activity will be acceptable.
20. Development control criteria include:
 - Assessment of the benefits of development
 - Environmental impacts
 - Landscape and visual impacts
 - Impact on biodiversity and geodiversity
 - Flood risk
 - Control of operational practices
 - Promotion of sustainable transport practices
 - Reclamation of minerals and landfill sites
 - Requirements for waste audits on development sites
 - Requirements for the provision of waste facilities in new developments.
21. With regard to the site allocations:
 - No new sites are allocated for mineral activity but sites submitted by operators for Haverton Hill and Augean Waste for the Port Clarence site do contain elements that will produce alternative aggregates materials.
 - With regard to the allocation of sites for waste handling, the following sites are proposed for allocation in Stockton:
 - Bowesfield (proposed by Stockton Council) for a Household Waste Recycling Site,
 - Port Clarence (proposed by Augean Waste) for a range of advanced waste, treatment technologies focused primarily on the treatment of hazardous waste
 - Haverton Hill (proposed by SITA) proposed expansion of existing facilities (energy from waste, household waste recycling and green composting facilities) for treatment of municipal solid waste and commercial and industrial waste.
22. Billingham Anhydrite Mines are discussed in paragraphs 3.3.29 and 3.3.30 of the Site Allocations Report. NPL Estates submitted the former anhydrite mines at Billingham for consideration as a site allocation for waste management purposes for the storage of hazardous waste, such as ash and other residues, from energy from waste facilities. The proposal was to store 100,000 tonnes a year for a 20-year period. As a significant producer of hazardous waste, Tees Valley is required to make a significant contribution to the provision of 285,000 tonnes of waste management capacity per year across the North East. However the Preferred Options support the Port

Clarence site for this in preference to the anhydrite mines because it is considered that it takes a more sustainable approach to the management of waste than simple storage.

THE NEXT STEPS

23. Following the Preferred Options stage, the DPDs will be submitted to the Secretary of State in January 2009. There will also be a further final period of public consultation. The DPDs will then progress to an independent examination in July 2009 and to adoption in April 2010.

RECOMMENDATION

Members are recommended to: -

- (i) Note the contents of this report.

Corporate Director of Development and Neighbourhood Services.

Contact Officer: Rosemary Young
Telephone No. 01642 – 52 6054

Background Papers

The Planning and Compulsory Purchase Act 2004
Minerals Policy Statement 1: Planning and Minerals
Planning Policy Statement 10: Planning for Sustainable Waste Management
Planning Policy Statement 12: Local Development Frameworks

Financial Implications -

Any financial implications will be accommodated within normal budgetary provisions.

Environmental Implications- These documents are intended to assist in the development of sustainable planning policies for the production of minerals and the handling of waste and seek to protect and enhance the quality of the Borough's environment.

Community Safety Implications - N/A

Human Rights Implications - The provisions of the European Convention of Human Rights 1950 has been taken into account in the preparation of this report.

Ward and Ward Councillors - No specific consultation has been undertaken with ward councillors as the purpose of the report is to seek approval for these documents to be used as a basis for a formal six-week consultation period during which anyone with an interest in the Borough has an opportunity to comment.

