Tees Valley Joint Minerals and Waste Development Plan Documents

Polices and Sites

Preferred Options Report - February 2008

Purpose of this Report

In September 2006, the Tees Valley Joint Strategy Unit (JSU) appointed consultants, Entec UK Ltd, to prepare two Joint Minerals and Waste Development Plan Documents (DPDs) on behalf of the five Boroughs of the Tees Valley sub-region (Darlington, Hartlepool, Middlesbrough, Stockton and Redcar & Cleveland).

The two DPDs will consist of a Core Strategy and a Policies and Sites document. The Core Strategy will comprise the long-term spatial vision and the overarching primary policies needed to achieve the strategic objectives for minerals and waste developments in the Tees Valley. The Policies and Sites document will identify specific minerals and waste sites in conformity with the Core Strategy and provide a framework of development control policies to assess future minerals and waste planning applications in the Tees Valley.

The adopted Minerals and Waste DPDs will comprise part of the Local Development Framework for each of the Boroughs, which together with the Regional Spatial Strategy for the North East will form the Development Plan for the area. They will cover all of the land within the five Boroughs except for that which also falls within the North York Moors National Park.

The Preferred Options Reports represent the second stage of the preparation process. The first stage, in May 2007, was the production of an Issues and Options Report, where the issues affecting minerals and waste development in the Tees Valley were identified and consultees and the general public were asked to identify which of the options presented were the most appropriate for dealing with the issues. The Preferred Options Reports now identify which of the options are preferred.

Following this second stage, the DPDs will be submitted to the Secretary of State in January 2009, which will also conincide with a final public consultation exercise. The DPDs will then progress to examination (July 2009) and adoption (April 2010).

This report identifies the preferred options for the Polices and Sites DPD, which provides the detailed policies against which minerals and waste planning applications will be assessed in the Tees Valley, and also identifies sites where minerals and waste development would be suitable in principle. The DPD will be in conformity with the Core Strategy DPD which sets out the background to minerals and waste development and provides more strategic policies.

The Preferred Options Reports are being published for consultation to allow interested parties to comment on the preferred options. In the production of the report it has been assumed that all information obtained and used is accurate, complete and not misleading.

The results of this consultation exercise will influence how the Minerals and Waste DPDs develop through the remainder of the preparation process.

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1. Introduction

1.1 Background

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

1.1.2 The Tees Valley consists of five Boroughs: Darlington, Hartlepool, Middlesbrough, Redcar & Cleveland and Stockton-on-Tees. Each of these Boroughs is a unitary authority and therefore has sole responsibility for local government functions in their respective areas. They are responsible for producing an individual Local Development Framework for their own area, which will include spatial planning policies for minerals and waste. These five authorities are supported in their work by the Tees Valley Joint Strategy Unit (JSU), which provides support and guidance on matters which affect the whole of the Tees Valley.

Figure 1 The Tees Valley

1.1.3 In the case of minerals and waste planning, the five authorities joined together with the Tees Valley JSU to prepare planning policies on minerals and waste, with this work being undertaken by the Tees Valley JSU. This approach provides a number of advantages which include economies of scale, a joined

up approach to take into account the many cross boundary issues arising across the sub-region and co-ordinates with the preparation of a Joint Municipal Waste Management Strategy. The consultants at Entec UK Ltd were appointed to carry out the bulk of the work in September 2006. The production of minerals and waste policies will take place through the production of two Minerals and Waste Development Plan Documents (DPDs), which will be adopted by each of the five Councils as part of their Local Development Frameworks. These DPDs will cover all of the land within the Tees Valley except for that land which also falls within the North York Moors National Park. Responsibility for minerals and waste planning policy in the National Park falls to the North York Moors National Park Authority.

1.1.4 It has been decided to combine minerals and waste together in one set of DPDs because the Tees Valley has relatively few minerals reserves and correspondingly, few minerals operators. While waste only DPDs could be produced, the preparation of minerals only DPDs would not be justifiable, and therefore the two subjects have been combined.

1.1.5 Further details on the background to the DPDs and how they have been produced to date is included in the Core Strategy Preferred Options Report, which should be read alongside this report.

1.2 The Tees Valley Minerals and Waste Development Plan Documents

1.2.1 The Tees Valley will be subject to a significant level of growth over the period to 2021. New development will include housing, roads, commercial and industrial development and new schools, libraries, and other community buildings. The scale of development has implications for the future provision of minerals which are used for construction purposes and for the management of waste which will arise as a result of these developments. There is also a need to ensure that existing levels of waste arisings are dealt with in a more sustainable manner than at present. The DPDs therefore need to ensure:

- that sufficient quantities of the minerals needed to support this level of growth, are available at the right time;
- that the waste generated in the plan area, including from new developments, is dealt with in a sustainable manner through a network of waste management facilities which reduce the need to landfill; and
- that the environment and amenity of residents in the Tees Valley is safeguarded.

1.2.2 The Minerals and Waste DPDs will provide a clear spatial vision for the Tees Valley together with a realistic implementation strategy. The Core Strategy DPD will comprise the long-term spatial vision and the overarching primary policies needed to achieve the strategic objectives for minerals and waste developments in the Tees Valley. It will provide a coherent spatial strategy

until 2021 and will contain measurable objectives consistent with the emerging Regional Spatial Strategy (RSS).

1.2.3 This Policies and Sites document will identify specific minerals and waste sites in conformity with the Core Strategy and provide a framework of development control policies to assess future minerals and waste planning applications in the Tees Valley. The Polices and Sites document is dependent upon, and will be produced in conformity with, the Core Strategy.

1.2.4 The adopted Minerals and Waste DPDs will comprise part of the Local Development Framework for each of the Boroughs, which together with the Regional Spatial Strategy for the North East will form the Development Plan for the area.

1.2.5 This approach will result in each of the five Boroughs having two Core Strategies in their Local Development Framework: the overarching Core Strategy which will form the backbone of the whole of the Local Development Framework and the Minerals and Waste Core Strategy. To avoid confusion, opportunity will be taken as soon as practicable to merge these two Core Strategies together, to produce a single Core Strategy for each Borough.

1.2.6 The production of the Minerals and Waste DPDs will be subject to a Sustainability Appraisal[1] and a Habitats Risk Assessment (sometimes known as Appropriate Assessment)[2]. As the production of the documents progress, these documents will provide advice on what the most sustainable options are and help to ensure that all parts of the DPDs conform to the principles of sustainable development and do not adversely affect Special Areas of Conservation and Special Protection Areas. The Sustainability Appraisal will also incorporate an Equalities Impact Assessment to ensure that the documents do not discriminate in terms of race, disability, gender, age, faith, sexual orientation or against any other groups within the community[3].

1.2.7 When adopted, the Minerals and Waste DPDs will be key local planning policy documents that will be considered when decisions are made on minerals or waste planning applications in the Tees Valley.

[1] As required by the SEA Directive of the European Union (2001/42/EC) and the Planning and Compulsory Purchase Act 2004.

[2] As required by the EU Habitats Regulations (92/43/EEC) and the Conservation (Natural Habitats, &c.) Regulations 1994

[3] There are various pieces of legislation and guidance relevant to Equalities Impact Assessment including the Race Relations (Amendment) Act 2000, the Disability Discrimination (Amendment) Act 2005, the Equality Act 2006, the Sex Discrimination Act, European Directives on age, faith and sexual orientation and the Equality Standard for Local Government.

1.3 Timescales

1.3.1 The key milestones for the remainder of the preparation of the Development Plan Documents are set out in Table 1.1, along with the relevant part of the sustainability appraisal at each milestone.

Table 1.1 Timetable for Production of the Minerals and Waste DPDs

Document	Date	Contents	Period of Consultation	Sustainability Appraisal
Preferred Options	February 2008	Identifies the preferred options for the Core Strategy and the Policies and Sites Document, to deal with the issues facing minerals and waste. These options will be informed by responses to the Issues and Options consultation.	6-weeks	Consultation on Sustainability Appraisal Report
Submission to the Secretary of State	January 2009	Submission of the Core Strategy and Polices and Sites Document to the Secretary of State, as well as a final public consultation on the submitted documents.	6 weeks	Consultation on changes to the Sustainability Report
Examination	July 2009	An independent inspector will examine the Core Strategy and Policies and Sites Documents to ensure they are sound.		
Adoption	April 2010	Adoption of the Core Strategy and Policies and Sites Document.		

1.4 Community and Stakeholder Involvement

1.4.1 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 has happened previously. Involvement to date has included direct contact with the minerals and waste industries in the Tees Valley. A stakeholder workshop was held in December 2006 where a range of organisations with an interest in minerals and waste and/or the Tees Valley were involved. The information obtained from these contacts and the workshop influenced the production of the Issues and Options report

1.4.2 An Issues and Options Report was issued for public consultation in May 2007, with close to 1,800 organisations, companies, community groups, councillors and individuals contacted directly about the consultation and invited to take part. Information about the consultation exercise was also advertised on the websites of the five authorities, the Tees Valley JSU and Entec, via the local press, in local libraries and 6 drop-in events were held in libraries to allow people to come and discuss the Issues and Options Report[4].

[4] Further information on community and stakeholder consultation can be found in the Statement of Compliance with Regulation 28

Throughout the Core Strategy you will find text boxes surrounded by dashed lines like this one. These boxes are placed next to the different issues being considered and they detail where in the Issues and Options Report you can find the corresponding section.

1.4.3 The Sustainability Appraisal also examined the Issues and Options Report to help confirm the most sustainable options available. The comments received from the consultation exercise and the Sustainability Appraisal were used to produce the Preferred Options Report. The Preferred Options Report is now being issued for public consultation for 6 weeks, in order for comments to be made on the options chosen by the Tees Valley Authorities.

1.5 The Preferred Options Consultation

1.5.1 Please help us to prepare the Minerals and Waste DPDs by letting us know what you think on the preferred options. The best way to do this is to complete the comments form accompanying this Report and return it to us as set out below.

1.5.2 Your comments will be used to help us establish whether the preferred options are sound, or whether they need amending before the next stage - publication of the Submission Draft of the Development Plan Documents. A DPD is considered sound when it meets the following tests:

- It has been prepared in accordance with the relevant planning authority's Local Development Plan Scheme;
- It has been prepared in compliance with the authority's Statement of Community Involvement;
- The plan and its policies have been subjected to sustainability appraisal;
- It is a spatial plan which is consistent with national planning policy and in general conformity with the regional spatial strategy for the region and it has proper regard to any other relevant plans, policies and strategies relating to the area or adjoining areas;
- It has regard to the authority's community strategy;
- The strategies/policies/allocations in the plan are coherent and consistent within and between DPDs prepared by the authority and by neighbouring authorities, where cross boundary issues are relevant;
- The strategies/policies/allocations represent the most appropriate in all the circumstances, having considered the relevant alternatives, and are founded on a robust and credible evidence base;
- There are clear mechanisms for implementation and monitoring;
- The plan is reasonably flexible to enable it to deal with changing circumstances.

1.5.3 Your comments on the preferred options in this report should be related to these tests of soundness where possible.

1.5.4 There are various ways in which you can make comments on the Preferred Options Report:

- by downloading the form from the web (addresses below) and emailing it to 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

1.5.5 Please make your response by 2nd April 2008 and mark it for the attention of Neil Marlborough.

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

www.entecuk.co.uk

www.teesvalley-jsu.gov.uk and then follow the 'Waste & Resources' link;

www.darlington.gov.uk/planning and then follow the 'Planning Policy' and 'Minerals & Waste' links;

www.hartlepool.gov.uk and follow the 'Planning' and 'Planning Policy' links;

www.middlesbrough.gov.uk and follow the 'Planning Services', 'Local Development Framework' and 'Minerals and Waste Core Strategy and Site Allocations Development Plan Documents' links;

www.redcar-cleveland.gov.uk/LDF and follow he 'Waste & Minerals' link;

www.stockton.gov.uk and follow the 'On-line Planning Services', 'Spatial Planning Section', 'Local Development Framework' and Minerals and Waste Planning' links**.**

2. Policies

2.1 Development Control Criteria Policies

2.1.1 Applications for minerals and waste developments will be assessed against all relevant policies at national, regional and local level, including all relevant parts of the Local Development Framework. However, given the specific nature of minerals and waste developments, which are very distinct from other forms of development, the policies to be provided in the Policies and Sites DPD will be of particular significance in their appraisal.

Protecting and Enhancing the Environment and Local Communities

Strategic Objective A: To reduce the impacts of development on the causes of climate change and the effects of climate change on development;

Strategic Objective E: To protect and enhance the environment, amenity and human health

Issue 18 of the Issues and Options Report

Assessing the Benefits of the Proposed Development

2.1.2 This policy would be used to assess all minerals and waste proposals whatever their nature or location. The purpose of the policy is to assess the benefits which are claimed to arise from the proposals. Other policies in this DPD and elsewhere will provide appropriate protection to various elements of the environment and public amenity. The benefits which have been identified have arisen from a list provided in the Issues and Options Report, and comments received in response to that consultation.

Policy MWP1: Assessing the Benefits

Proposals for minerals and waste developments will not be permitted unless the benefits which would arise from the proposal outweigh any negative impacts created.

Benefits which will be assessed include, but are not limited to:

- Meeting society's needs;
- Employment and economic growth;
- Development of technology;
- Community improvements;
- Biodiversity;
- Educational uses; and
- The after-use of the site.

Regard will be had to other relevant policies in the examination of the balance between the benefits and any negatives created.
Reasons and Rejected Options There were no specific options rejected for this issue, as all of the identified benefits were considered appropriate to include, along with some extra ones. Feedback from the early stages of the plan preparation process was that the benefits of a development are not always given the weight they deserve, and therefore this issue was considered an important one to cover.

Environmental Impacts

2.1.3 The following policies provide guidance on how minerals and waste development should take into account factors of landscape and visual impact, bio-diversity, geo-diversity, the historic and cultural environment and water resources, and also how they will protect local and residential amenity.

2.1.4 Responses to the Issues and Options Report (Issue 17) indicate that stakeholders would prefer to see a comprehensive range of development control policies included in the plan to ensure that the environment and public amenity is fully protected. This was also recommended by the sustainability appraisal as being the most sustainable option. However, many environmental protection issues are already the subject of other legislation and planning policies at national, regional and local levels, and these already provide protection against any adverse impacts occurring. National planning policy states that these policies should not be repeated and therefore the preferred option is to provide a limited suite of policies. These will refer to the specifics of minerals and waste developments and the Tees Valley, and will leave the basics of environmental and public amenity protection to the other existing policies and environmental legislation.

Landscape and Visual Impact

2.1.5 The nature of minerals and waste developments often mean that they may create more visual impact than other types of development. Minerals extraction sites tend to be located in the countryside, and are potentially open, un-vegetated voids amongst the surrounding green landscape. If not carefully designed to incorporate screening and assimilate in to the landscape of the area, they can have a significant visual impact in any location. Many modern waste facilities can be located within buildings and there is opportunity to consider the design in relation to their surroundings. However, certain operations, particularly landfill sites, composting operations and household waste recycling centres will be open sites which could create adverse visual impacts. The plant, machinery and vehicles used on minerals and waste sites can also be of a large scale and have a significant visual impact, especially in rural areas.

Issue 17 of the Issues and Options Report

Policy MWP2: Landscape and Visual Impact

Proposals for minerals and waste developments will only be permitted where:

a) for waste developments, they are in keeping with the landscape or townscape character of their location;

b) for minerals developments, they are designed to minimise the effect on the landscape and visual impact by means of the phasing of development, screening measures and the restoration scheme;

c) they include, where appropriate, suitable measures to screen or mitigate any adverse visual or landscape impacts;

d) they include, where appropriate, a restoration scheme which assimilates the restored site into the existing landscape character of the area and where possible, enhancement to the landscape;

e) the application provides evidence that a proposal which would have a significant adverse effect on the North Yorkshire and Cleveland Heritage Coast can not be located in a less sensitive location.

In exceptional circumstances planning permission will be granted for proposals which have an adverse visual impact on the landscape or townscape character of an area where the application provides evidence that the benefits of the proposals would outweigh the effects created.

Issue 17 of the Issues and Options Report

Bio-diversity and Geo-diversity

2.1.6 Minerals extraction can only take place where the minerals are found and the Core Strategy identifies the traditional industrial areas around the River Tees as a preferred location for clusters of waste related developments. Both of these factors could lead to minerals and waste developments being located in proximity to the international and national biodiversity designations around the River Tees. These designations are protected from harmful developments by policies in PPS9, the RSS, development plans and environmental legislation. The Tees Valley is also home to a range of more locally designated biodiversity sites which could be affected by minerals and waste developments. The reclamation of certain minerals and waste can also provide the opportunity for enhancing the existing bio-diversity of an area or introducing new features to a locality.

Policy MWP3: Bio-diversity and Geo-diversity

Proposals for minerals and waste developments will only be permitted where:

- they would comply with all relevant planning policies on the protection of features, habitats or species which are the subject of international, national, regional and local legislations, and where they would adhere to the recommendation in the Tees

Valley Bio-diversity Action Plan, or the appropriate parts of the Durham Bio-diversity Action Plan;

- where mitigation or compensation measures are proposed as part of an application, these measures are appropriate and deliverable;
- the development, operation and reclamation of the site, provides appropriate measures for enhancing the bio- and/or geo-diversity interest of an area.

In exceptional circumstances planning permission will be granted for proposals which have an adverse effect on bio- and geo-diversity interests where the application provides evidence the benefits of the proposals would outweigh the effects created.

Issue 17 of the Issues and Options Report

Flood Risk

2.1.7 Planning Policy Statement 25 (PPS25) Development and Flood Risk, classifies different types of development by their vulnerability to damage by flood waters. The following are described as 'less vulnerable':

- waste treatment, with the exception of landfill and hazardous waste facilities;
- minerals working and processing, with the exception of sand and gravel working; and
- sewage treatment plants, where they have adequate pollution control measures.

2.1.8 Less vulnerable developments are consider to be appropriate, in principle, for all areas of flood risk except for land which is specifically used for the flow or storage of flood waters (the functional floodplain).

2.1.9 The following minerals and waste developments are considered to be 'water compatible':

- sewage transmission infrastructure and pumping stations; and
- sand and gravel workings.

2.1.10 Water compatible developments are considered, in principle, to be appropriate development sin all areas at risk of flooding, including the functional floodplain.

2.1.11 Significant areas of land around the mouth of the River Tees, along with other areas along water courses and coastal areas through out the Tees Valley, are identified by the Environment Agency as being within flood risk zones 2 and 3. These are areas which are at higher risk of flooding from either the sea or from watercourses. The Core Strategy identifies the traditional industrial area around the River Tees as being suitable for clusters of waste related developments. In addition, minerals extraction can only be located where the minerals are located, could be within identified floodplains. Both of these

strategies could potentially lead to minerals and waste developments being located within areas of flood risk. Although some minerals and waste developments may be acceptable in principle in these areas because they are less vulnerable or water compatible uses, they could still lead to an unacceptable increase in flooding or be seriously affected by flooding themselves, if they are not carefully designed.

Policy MWP4: Flood Risk

Proposals for minerals and waste developments will only be permitted within the areas identified as being within flood risk zones 2 and 3 by the Environment Agency where:

a) they can not be located within a less sensitive flood risk area unless an exception can be made;

b) they will not lead to an unacceptable increase in the risk of flooding occurring;

c) the design of the development has taken account of the effects of flooding; and

d) appropriate mitigation measures have been put in place to reduce the risk of harm arising from flooding.

Issue 17 of the Issues and Options Report

Operational Practices

2.1.12 The operational practices undertaken on minerals and waste sites have the potential to lead to adverse effects on local communities from issues such as dust, noise, vibration, odour, vermin and litter if the operations connected with a site are not managed in an appropriate way. However, the modern management of minerals and waste sites can effectively remove the risk of the effects occurring in the majority of instances through the use of good practice working techniques.

Policy MWP5: Operational Practices

The assessment of planning applications for minerals and waste developments will take into account how the site would be managed and the operational working techniques proposed.

Proposals for minerals and waste developments will not be permitted where the proposed operations would lead to an unacceptable effect on the amenity of surrounding land uses, from effects which include, but are not limited to, dust, noise, vibration, odour, vermin and litter.

Issue 19 of the Issues and Options Report

Transport

Strategic Objective F: To promote the use of sustainable transport

2.1.13 The promotion of sustainable transport choices would, in terms of freight, entail a decrease in the use of vehicles travelling on the road network, and an increase in the use of water and rail transport. Responses to the Issues and Options Report were supportive of a policy to promote sustainable transport. It is considered appropriate to include such a policy in this DPD as transport issues rising from minerals and waste developments are distinct from other types of development.

2.1.14 The Tees Valley has a number of existing rail links, used by both passenger transport and freight vehicles, and also has a number of facilities on the River Tees for the loading and unloading of waterborne vehicles.

2.1.15 Sustainable transport would also promote safe travel, reduce the need to make journeys and minimise the length of those journeys which do take place.

Policy MWP6: Transport

Proposals for minerals and waste development should promote sustainable transport options and will not be permitted where:

a) The proposals would lead to the safety of other transport users being put at risk; and

b) The use of non-road based transportation, particularly the rail network and the port facilities on the River Tees and at Hartlepool, have not been considered in the proposals.

Proposals should be located so that the need to travel and the length of journeys are both minimised. Consideration will therefore need to be given to how easily accessible the proposals are to potential employees and users of the facilities, as well as the locations where freight will be moved to.

Reasons and Rejected Options:

In the Issues and options Report (Issue 19) two options were considered. The rejected option was that transport matters would already be covered elsewhere in the LDF and therefore that it was not necessary to cover the issue again in the DPDs. The option chosen was that minerals and waste transport is sufficiently different from other transport to warrant a policy here. This option was also identified as being the most sustainable of the two in the sustainability appraisal.

Issue 20 of the Issues and Options Report

Reclamation of minerals and landfill sites

2.1.16 Reclamation is an important issue for minerals and waste developments as both minerals extraction and the landfilling of waste are temporary operations. Reclamation schemes involve both the restoration works undertaken once the site, or parts of the site, have been worked, and aftercare to ensure that the restoration works are maintained after they have been completed. It is important that reclamation schemes are considered at an early stage in the planning process. Where possible phased restoration should begin before the end of the operational phase and schemes should plan for long term benefits. The Issues and Options consultations found that there was strong support for a flexible approach to reclamation schemes, where each scheme should be designed specifically for that site, rather than a 'one size fits all' approach. The preferred option is therefore:

Policy MWP7: Reclamation

Where relevant, reclamation schemes must be included as part of the planning application for minerals and waste developments. Reclamation schemes must consider both the restoration and the aftercare of a site, propose reasonable timescales for restoration work and seek to undertake phased restoration during the operational phase of sites.

Proposals will not be permitted where the reclamation scheme does not enhance the environment and public amenity and is not appropriate to the character of the area and the surrounding land uses.

Reasons and Rejected Options:

The rejected option (A) for the reclamation of sites (Issue 20) was for there to be a particular focus for all reclamation schemes. Following the comments received, this was rejected as it was felt a more flexible approach (Option B), in which schemes were tailored to their surroundings, would bring about more satisfactory results. The sustainability appraisal concluded that this was also the more sustainable option.

Issue 21 of the Issues and Options Report

Waste Audits

2.1.17 The RSS requires that waste audits be submitted alongside planning applications for all major developments. In these audits the applicant must identify how waste which is generated from the development will be minimised and managed to promote the recovery of value from it. This could include the provision of one site waste management facilities as required by Policy MWP9. The policy sets out how major developments will be defined in the sub-region.

Policy MWP8: Waste Audits

Proposals for all major developments must be accompanied by a waste audit. The audit must identify the amount and type of waste which would be produced by the development during both the construction and on completion and how and where this waste will be minimised and managed to be in accordance with the waste hierarchy.

Major developments will be 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 dwelling houses where either-
   i) the number of dwelling houses 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.

Reasons and Rejected Options:

The requirement for waste audits is set by regional policy and therefore there were no other options considered. However Issue 21 of the Issues and Options Report asked whether the limits set in the General Development Procedure Order (GDPO) were relevant, or whether they should be higher or lower in the Tees Valley. Responses were evenly split between Option A - the limits being appropriate and Option C - the limits needing to be lower. Given this split in opinion is it was felt that as the GDPO was a national document, the limits set out in it would be appropriate and therefore Option A was chosen.

Waste Facilities within Developments

2.1.18 The re-use, recovery and recycling of waste can be encouraged by ensuring that there are suitable facilities available within developments to store different types of materials (e.g. glass, paper, plastics etc).

Policy MWP9: Waste Facilities in Developments
Facilities are provided in new developments to facilitate the reuse, sorting, recovery and recycling of waste in the following circumstances: Communal facilities: a) Developments of 50 or more houses; b) New developments, redevelopment or refurbishment of shopping centres or facilities where the floorspace of existing or new development amounts to 500 square metres of more; c) Major transport, leisure, tourist or community facilities; d) Appropriate smaller developments, which frequently attract a significant number of people (for example community or shopping schemes); Individual facilities: e) Facilities for screened storage and collection of refuse, including recyclable materials.
Reasons and Rejected Options: Stockton Borough Council had included a similar policy to this in the Preferred Options of their Core Strategy in response to comments made by their Waste Management Team. However, comments received from the Government Office North East on the preferred options were that it would be more appropriate if the matter was covered in the Minerals and Waste Development Plan Documents. This policy has therefore been included as a preferred option.

3. Allocating Sites

3.1 The Allocation Process

3.1.1 The Minerals and Waste Core Strategy DPD has identified the amount of minerals extraction required up to 2021 in the Tees Valley, and the amount of waste which will need to be dealt with in this time. The existing capacity of the Tees Valley to supply these minerals and to deal with this waste has also been identified. Where the existing capacity is not sufficient to deal with the identified amounts (a capacity gap) additional sites need to be allocated to cover these gaps. The allocation of sites can be done in a number of ways but it basically involves identifying land which would be of a sufficient size to accommodate the facility required, which would allow the facility to be developed and operated to accord with the principles of sustainable development and would not be affected by any constraints which would mean that the development of the facility could not proceed.

3.1.2 In the allocation process for this DPD we:

- invited minerals and waste operators to submit sites which they wished to be considered for allocation;
- examined previously developed land, brownfield land and land designated for industrial uses; and
- assessed the land against a set of criteria[5] to identify if it was suitable.

3.2 Minerals Sites

3.2.1 The Minerals and Waste Core Strategy identifies that there is no requirement to allocate further sites for primary minerals extraction.

3.2.2 However, the submissions for waste sites by SITA for Haverton Hill and by Augean Waste for Port Clarence, contain elements which will produce alternative aggregate materials. The Haverton Hill site already accommodates a facility to recycle the incinerator bottom ash generated from the energy from waste plant into secondary aggregate. This facility is proposed to be extended to deal with the increased ash which would result from extending the energy from waste operations. Augean Waste's proposals for the Port Clarence site include a soil washing and recovery facility. As part of the cleaning operations, sand and gravel would be separated from the soil, which can then be used as a recycled aggregate. Both these sections of the

[5] The criteria used is detailed in the Tees Valley Joint Minerals and Waste Development Plan Documents: Minerals Background Paper and Waste Background Paper, both Draft December 2007.

site submissions would accord with Policy MWC3 on the provision of facilities to produce alternative aggregates on existing waste sites.

3.3 Waste Sites

3.3.1 The Minerals and Waste Core Strategy has identified that facilities should be provided in the Tees Valley to enable the following:

- Provision of one composting site for green MSW;
- Provision of one Household Waste Recovery Centre in Stockton-on-Tees Borough;
- Recovery of 505,000 tonnes of C&I waste per year;
- Recycling of 500,000 tonnes of C&D waste per year;
- A significant contribution to the management and treatment of 285,000 tonnes of hazardous waste across the North East per year.

3.3.2 These capacities correspond to the following number of sites[6]:

- One composting site;
- One Household Waste Recovery Centre in Stockton-on-Tees Borough;
- Up to three sites for C&I waste recovery;
- A combination of fixed sites and the use of mobile plant on development sites;
- One large facility, or a number of smaller facilities, for hazardous waste

Sites currently within the planning process

3.3.3 These are sites which have been submitted by the industry for consideration in the Polices and Sites DPD, but are already subject to a planning application. Given the timescales for adoption of this DPD it is likely that these applications will have been determined before adoption and should permission be granted there would be no need to allocate them as a site here. They are therefore detailed here for information. Should permission not be granted, then these sites will be examined, alongside the reasons for refusal, to see if they should be allocated.

The Prairies (Graphite Resources Ltd)

3.3.4 This site is currently owned by Corus and measures approximately 27ha in area. Graphite Resources Ltd would be looking to occupy a portion of the site (9ha) 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 tonnes of waste per annum, principally of MSW but also of C&I wastes, and would produce materials suitable for re-use, recycling or energy recovery.

[6] Tees Valley Joint Minerals and Waste Development Plan Documents: Waste Background Paper, Draft December 2007

3.3.5 The remainder of the site would be promoted for related processes such as bio-fuel production, plastics pyrolosis, onsite power generation and the recycling of plastics. A HWRC would also be provided as part of the overall package. The additional processes would be able to deal with approximately 100,000 tonnes of waste of per annum, giving a total site capacity of 400,000 tonnes per year. The applicants consider that the whole of the application site could be developed as a regional or national strategic location for waste management, should a need for this type of facility be identified.

3.3.6 30,000 tonnes of this capacity has already been considered in the capacity gap analysis, meaning that this site could contribute a further 370,000 tonnes to wards bridging the capacity gap[7]. The application was submitted to Redcar & Cleveland Borough Council in October 2007 and it is currently planned to go to a Committee meeting on 29th November 2007. A plan showing the site boundaries is shown in Appendix B.

3.3.7 The main issues which will be considered in the determination of any planning applications on the site include:

- Need: Although the site would deal with C&I waste, for which a need has been identified, it is also proposed to deal with MSW. The site is being promoted as being of regional importance and therefore evidence of the regional need for MSW treatment would need to be provided.
- Contaminated land: The site has a long history of industrial uses centred on the iron and steel industries. The potential for contaminated land being disturbed during the construction operations must therefore be examined in any application.
- Flood Risk Assessment: Although the site is not within a medium or high risk flood zone, as identified by the Environment Agency, the size of the site and nature of the proposals mean that a Flood Risk Assessment must be produced. This should cover the site's vulnerability to flooding from all sources (sea, river and ground waters, as well as from surface drainage) and the effect the proposals would have on flooding elsewhere.
- Traffic: The A66, which is the main road from which the minor roads accessing the site lead from, already runs at or close to capacity at many of its junctions in the surrounding area. The planning application will therefore need to assess the levels of traffic being generated by the proposals, and whether improvements can be made to the A66 to ease any resulting traffic congestion.
- Amenity, including dust, noise and air quality: Although the site is within an established industrial area, there are residential properties and public footpaths in the locality. Both construction works and operational

[7] Apportionment of Future Waste Arisings, Draft Waste Apportionment Report. Entec UK Ltd for the North East Assembly. October 2007

procedures could lead to impacts on public amenity which must be examined.

- Ecology: Although there is no land designated for ecological reasons within 1km of the site, there are a number of international, national and local designations within the Teesmouth area; all of which have the potential to be affected by operations happening outside of their boundaries, including on the Prairies site.

3.3.8 The planning application includes an Environmental Impact Assessment which covers all of the above points, along with others of relevance. The development of an eco park in the South Tees area is supported in the adopted Core Strategy of Redcar and Cleveland, and should the application not be approved, it is likely that the site would be put forward as an allocated site, with further work undertaken to overcome the reasons for refusal.

Port Clarence (Augean Waste)

3.3.9 Port Clarence has been put forward by Augean waste for a range of advanced waste treatment technologies focussed primarily on the treatment of hazardous waste, but which could also deal with the more difficult C&I wastes. The technologies being considered for the site include thermal desorption, physio-chemical treatment, biological treatment, mechanical sorting, heat treatment, separation/recovery and plasma destruction. The proposed working of the site would allow these facilities to be brought on and off line in response to the market conditions of the time, without the need to submit a fresh planning application each time. These facilities would be supported by the existing waste management operations, including the existing landfill, run by Augean at Port Clarence, and they would all be within the existing landholdings at the site. The site could support the use of all of these facilities at the same time, which would provide a capacity of around 173,000 tonnes per year to treat hazardous waste.

3.3.10 In addition to the treatment processes above, the site would also include a soil washing and recovery facility. This would have a capacity of 250,000 tonnes per year and would be capable of dealing with contaminated soils, alongside cleaner soils mixed with other materials. The soils produced will be used for covering the landfill operations at Port Clarence, as well as being exported off site for use elsewhere. Although the exact split of the capacity between contaminated soils (hazardous waste) and other soils (C&D waste) will depend on the nature of the soils dealt with, an assumption of a 50/50 split is used for these DPDs. A plan showing the site boundaries is provided in Appendix B.

3.3.11 A planning application has been submitted to Stockton-on-Tees Borough Council for the proposals would need to consider the following main issues:

- Ecology: Although there are no are no ecological designations within the site there is a Ramsar site, SPA, and SSSI located directly adjacent to the site boundaries. Four other SSSIs, a National Nature Reserve and four Local Nature Reserves are also located within 5km of the site. The nature of the activities which could be undertaken at Port Clarence all have the

potential to impact on these designations and evidence will have to be provided that there would be no adverse impacts created.

- Contaminated Land: The site has a long history for heavy industrial uses which means the site has a high potential to be located on contaminated land. The proposed process could also lead to pollution of land and ground waters.
- Amenity: There are residential properties approximately 1km away from the site boundaries and public amenity issues as noise, dust, litter and air quality will all need to be addressed in the application.

3.3.12 The capacity of this site has not been taken into consideration in the calculations on the capacity gap, and therefore if this site was approved it would be able to provide a significant contribution (60%) of the 285,000 tonnes of capacity required each year in the North East. This would therefore cover the requirement identified for the Tees Valley.

Plan proposals

Municipal Solid Waste - Composting

3.3.13 The Haverton Hill site includes a range of waste management facilities including an energy from waste plant, a household waste recycling centre and green waste composting facilities. There existing composting facility has an annual capacity of 25,000 tonnes. The current operators, SITA, have submitted information in support of a proposed extension to the composting operations which could take the capacity up to 75,000 tonnes per year.

3.3.14 The composting operations are located within the middle of the existing Haverton Hill site, which is located within the strategic area identified for large scale waste management facilities in the Minerals and Waste Core Strategy DPD (Policy MWC10). As part of the 'cluster' of waste management facilities at Haverton Hill, the extension of the composting facilities to provide a further 50,000 tonnes per year would accord with Policies MWC8, MWC10 and MWC11 of the Minerals and Waste Core Strategy DPD. The proposal would also reduce the need to export green MSW outside of the Tees Valley for composting.

Policy MWP10: Haverton Hill - Composting

The land identified in Appendix B at Haverton Hill is allocated for the development of a facility for the composting of green waste.

Planning permission will be granted for the composting of municipal solid waste providing the proposals accord with all other relevant policies.

Municipal Solid Waste - Recycling

Bowesfield (Stockton-on-Tees Borough Council)

3.3.15 Stockton-on-Tees Borough Council have identified the need to provide a site for a new household waste recycling centre. Such a site would complement the existing household waste recycling centre used by residents of Stockton-on-Tees at Haverton Hill, and provide better access to this type of facility for residents of the south of the Borough. No details of the exact layout and design of the facilities have been put forward to date, but a proposed area of 3ha has been put forward which would be sufficient to house a household waste recycling centre.

3.3.16 The main issues which would need to be considered at the site in a planning application are:

- Traffic: In particular ensuring the access points off the A66 and 1825 Way/Bowesfield Lane are suitable for the amount of traffic anticipated.

3.3.17 This site would provide the one household waste recycling centre identified as being required for Stockton Borough (Policy MWC7) and is consistent with the spatial distribution for small individual sites providing a local service to the residents in the South of the Borough (Policy MWC9). To achieve this, a new site is required rather than utilising an existing site. It conforms to Policy

MWC10 in terms of identifying the type of waste to be used, provide a clear boundary for the site and is located on previously developed land.

Policy MWP11: Bowesfield Lane

The land identified in Appendix B at Bowesfield Lane is allocated for the provision of a household waste recycling centre.

Planning permission will be granted for the development of a household waste recycling centre providing the proposals accord with all other relevant policies.

Commercial and Industrial Waste - Recovery

3.3.18 Given the average size of facilities, it has been identified that up to three sites are required to cover the extra capacity needed for the recovery of C&I waste. The three sites that are being considered are the Prairies site (see paragraph 3.1.10), Graythorp Industrial Estate and Haverton Hill. As discussed in the Minerals and Waste Core Strategy (paragraph 6.2.5) certain waste management facilities have the potential to deal with both MSW and C&I waste. The Prairies and Haverton Hill sites are two such facilities. The capacity of all such sites are initially considered against the predicted MSW arisings, and then any remaining capacity considered against the predicted C&I arisings. The inclusion of the Prairies and Haveton Hill sites here does not therefore mean that they will solely deal with C&I, but that their capacity will contribute to the C&I requirements identified, along with other sites.

Graythorp Industrial Estate (Youngs Recycling Group)

3.3.19 A site at Graythorp Industrial Estate operated by Youngs Recycling Group (YRG) has potential for development as a waste management facility to increase the recycling operations they undertake. YRG currently send approximately 90,000 tonnes of waste a year to landfills and they consider that up to 70% of this waste is recyclable. This would correspond to around 63,000 tonnes of waste per year. A range of redundant industrial buildings are present on the site which YRG wish to utilise for contained recycling operations. The site is considered to be a suitable location due to these existing buildings, its proximity to existing landfill sites, good road access and the surrounding land uses (few residential properties and the existing 'bad neighbour' operations).

3.3.20 The main issue which any planning application would need to consider is:

- Ecology. The proposed site does not contain any ecologically important land but the Teesmouth and Cleveland Coast Ramsar site and SPA, the Seaton Dunes and Common SSSI, a National Nature Reserve and a Local Nature Reserve all lie within 1km of the site. There are also a number of other sites designated for their ecological importance within a 5km radius of the site. Any planning application will have to prove that the proposals would not have an adverse affect on the integrity of the Ramsar site SPA, SSSI or the National Nature Reserve and that the benefits of the development outweigh any harm caused to the Local Nature Reserve.

3.3.21 The site is located within the strategic area identified for waste management facilities identified by Policy MWC7 and would be an extension of the existing recycling operations undertaken by YRG at Greythorp Industrial Estate. The proposals would utilise existing buildings on the site which are currently unused. The allocation is therefore considered to accord with Policies MWC7, MWC9 and MWC10.

Policy MWP12: Graythorp Industrial Estate

The land identified in Appendix C at Graythorp Industrial Estate will be allocated for the recycling of C&I wastes.

Planning permission will be granted for the development of facilities to manage commercial and industrial wastes providing the proposals accord with all other relevant policies.

Haverton Hill (SITA)

3.3.22 The existing operations at Haverton Hill already provide a sub-regional role for MSW through the energy from waste, household waste recycling centre and composting facilities, and it is considered that the site is suitable for the expansion of the existing facilities. This would provide the opportunity to achieve additional capacity in the energy from waste plant and the recycling/composting facilities and connect to the rail network. The site currently only deals with MSW but is able to deal with other waste streams, including C&I waste. The recycling operations include the incinerator bottom ash recycling plant, which has the potential to make a significant contribution to the provision of secondary aggregates. These proposals could be accommodated within the existing SITA landholdings at the site, without the need to physically extend the site. he energy from waste facility currently runs two 'lines' which have a capacity of around 200,000 tonnes per year. Planning permission has been obtained for a third line which will provide an extra 125,000 tonnes per year and there is scope to incorporate a fourth line which would provide around 100,000 tonnes of additional capacity per year. In addition the extension of the composting facility could see an additional 50,000 tonnes of green MSW composted every year, and an extension to the incinerator bottom ash recycling plant could provide an additional 100,000 tonnes of capacity for these operations per year.

3.3.23 The main issues which any proposals at the site would have to consider are:

- Ecology: There are no environmental designations within the site boundaries, but the Teesmouth and Cleveland Coast Ramsar site, and Special Protection Area (SPA), along with the Tees and Hartlepool Foreshore and Wetlands Site if Special Scientific Interest (SSSI) are located within 1km of the site, and a number of further designations can be found within 5km of the site. Any planning application will have to prove that the proposals would not have an adverse affect on the integrity of the national and international designations and show that the benefits of the development outweigh any harm caused to the local designations.

- Transport: The opportunity should be taken to connect the site to the local rail network, but until this occurs, the impact of increased vehicle movements on the local road network will need to be assessed.

- Air Quality: The existing energy from waste facility utilises modern filtration and cleaning systems to ensure all emissions to air meet the relevant standards. However, public perception of these processes can still be negative and there are residential properties within 800m of the

site. Any planning application will therefore have to show that all emissions will meet acceptable standards, and that there will not be any cumulative effect on air quality in the area.

Policy MWP13: Haverton Hill

The land identified in Appendix C at Haverton Hill is allocated for the management of municipal solid waste and commercial and industrial waste.

Planning permission will be granted for the development of waste management facilities for MSW and C&I wastes providing the proposals accord with all other relevant policies.

Construction and Demolition waste - recycling

3.3.24 Alongside the soil recovery facility proposed as part of the Port Clarence submission (para 3.1.15) which has an assumed capacity of 125,000 tonnes per year for C&D waste, there has only been one further site submitted by the industry. This was the Carlin Howe Farm site, submitted by SITA. The site is already home to a landfill (although this is not currently in use) and a household waste recycling centre. The recycling plant would have a capacity of up to 100,000 tonnes per year.

3.3.25 The main issues which a planning application for this facility would have consider are:

- Landscape and Visual: The Carlin Howe Farm site is located within the open countryside and is also visible from the North Yorks Moors National Park, around 3km to the south. The impact of the proposals on the surrounding landscape, and any visual impact on the National Park will need to be examined.
- Traffic: The site is accessed directly from the B1269 and any vehicles associated with the proposals would have to use this road to access the major road network (A174 to the north or A171 to the south). The impact of extra traffic on this road will have to be considered by the application.
- Residential amenity: There are number of residential properties in the nearby area, including the hamlet of Mount Pleasant to the west and Dunsdale to the north. The landfilling operations at Carlin Howe farm, and also nearby at Thornton Fields, have in the past led to numerous complaints from local residents from issues such as dust, noise, litter and vermin. Although these proposals are not directly related to the landfill operations it is likely that there would be a high level of local concerns on these issues which would need to be examined.

3.3.26 The site would be located within the boundaries of the existing waste management facility at Carlin Howe Farm on land which has previously been landfilled. The site is considered to accord with policies MWC7 and MWC10 of the Core Strategy, in addition to MWC3 on the provision of recycled aggregate.

Policy MWP14: Carlin Howe Farm

The land identified in Appendix D at Carlin Howe Farm is allocated for the recycling of C&D waste.

Planning permission will be granted for the development of appropriate recycling plant providing the proposals accord with all other relevant policies.

3.3.27 To meet the remaining capacity gap, the provision of facilities to recycle C&D waste will be encouraged on other existing minerals and waste sites and also on other development sites where appropriate. The promotion of these facilities on other development sites will help to deal with C&D arisings as close to source as possible, thereby reducing the need to transport the materials. Operations would also be temporary, and linked to the development process already occurring, thereby reducing disruption.

Policy MWP15: Construction and Demolition Waste Recycling - Existing Sites.

Planning permission will be granted for the recycling of C&D wastes on existing minerals and waste sites and, where appropriate, on any site where development is occurring, providing the proposals accord with all other relevant policies.

3.3.28 In SITA's submission concerning Haverton Hill they have also stated that they would look to extend their operations for the recycling of the incinerator bottom ash which is produced from the Energy from Waste plant on the site. This process produces a material which can be used as an aggregate, the same as much of the recycled construction and demolition waste. However the ash which is recycled is not classed as construction or demolition waste and therefore this cannot be counted against the capacity gap identified. The proposal would however make a contribution to Policy MWC3 of the Core Strategy on the production of alternative aggregate materials as set out at paragraph 3.1.4.

Hazardous Waste

3.3.29 Two site submissions have been made relating to the management and treatment of hazardous waste. One of these was the site at Port Clarence submitted by Augean Waste which is discussed above (paragraph 3.1.15). The other site was the former anhydrite mines which lie beneath Billingham. The site was submitted by NPL Estates for the storage (landfill) of hazardous wastes such as ash and other residues from energy from waste facilities. The site would be able to store 100,000 tonnes a year for a 20 year period (2million tonnes in total).

3.3.30 It has been identified that the Tees Valley would need to make a significant contribution to the provision of 285,000 tonnes of hazardous waste management capacity per year across the whole of the North East. The Port Clarence proposal is currently subject to a planning application and, if approved, would provide capacity of around 173,000 tonnes per year for the treatment of hazardous waste and would also have an assumed capacity of 125,000 tones per year for the washing and recovery of contaminated soils. This proposal is considered to provide a more sustainable management process than the storage of wastes at the former anhydrite mines, and therefore is in accordance with the waste hierarchy. Further more it has been identified that of the different management facilities needed for the management of hazardous waste, there is currently sufficient landfill capacity. The application at Port Clarence is therefore supported by the Minerals and Waste DPDs and the anhydrite mines is not being put forward as a preferred option. Should the application at Port Clarence be refused, the situation would then need to be reconsidered, but it is likely that the Minerals and Waste DPDs would continue to favour treatment and recovery technologies over storage/landfill.

4. Monitoring and Implementation

4.1.1 Within the Annual Monitoring Reports produced by each of the Boroughs, a review of the progress made through their LDFs is considered. The AMRs examine whether the timescales of the Local Development Scheme are being met and how well the policies of the LDF are meeting the objectives. It can then be identified if any part of the LDF requires revising or updating.

4.1.2 The following table sets out how the policies in the Minerals and Waste Policies and Sites DPD can be assessed, how they can be implemented and which bodies will have responsibility for their successful implementation.

Policy	Indicators	Implementation / Delivery	Responsibility
MWP1: Assessing the Benefits	Indicators will depend on the nature of the development which comes forward but could include employment figures, economic performance, number of community improvements facilitated, state of SSSIs etc	Determination of planning applications	Minerals and Waste Planning Authorities Developers
MWP2: Landscape and Visual Impact	Landscape Character Assessments and subsequent reviews	Determination of planning applications	Minerals and Waste Planning Authorities Developers North Yorkshire and Cleveland Coastal Forum North Yorks Moors National Park

MWP3: Biodiversity	Bio-diversity Action Plans Condition of designated sites such as SPAs, SSSIs etc	Determination and monitoring of planning applications	Minerals and Waste Planning Authorities Developers Natural England Other related organisations
MWP4: Flood Risk	Number and severity of instances of flooding Amount of land covered by EA flood risk areas	Determination of planning applications	Minerals and Waste Planning Authorities Developers Environment Agency
MWP5: Operational Practices	Number and nature of complaints made about the site, and breaches of planning conditions Number and nature of enforcement action taken against activities on the site	Determination of planning applications Monitoring / enforcement of operations	Minerals and Waste Planning Authorities Developers
MWP6: Transport	Number of transport related accidents connected to minerals and waste operations Amount materials carried/number of journeys made by non-road transport	Determination of planning applications Other documents in the LDF Transport Plans	Minerals and Waste Planning Authorities LPAs Developers
MWP7: Reclamation	Amount of land 'signed off' as successful by the M&WPA at the end of a reclamation scheme compared with the amount of land which was required	Determination and monitoring of planning applications	Minerals and Waste Planning Authorities

	to undergo reclamation		Developers
MWP8: Waste Audits	Number of major applications refused due to lack of a waste audit, or due to the audit being of insufficient quality.	Pre-application discussions Determination of planning applications	Minerals and Waste Planning Authorities Developers
MWP9: Waste Facilities in Developments	Number of application meeting the criteria and being refused due to lack of suitable facilities in the proposal.	Determination of planning applications	Minerals and Waste Planning Authorities Developers
MWP9: Haverton Hill - Composting	Planning permission(s) and development of composting facilities at Haverton Hill.	Determination of planning applications	Minerals and Waste Planning Authority (Stockton Borough Council) Waste Operators
MWP10: Bowesfield Lane	Planning permission(s) and development of a HWRC at Bowesfield Lane.	Determination of planning applications	Minerals and Waste Planning Authority (Stockton Borough Council) Waste Operators Waste Operators
MWP11: Greythorp Industrial Estate	Planning permission(s) and development C&I waste management facilities at Greythorp Industrial Estate.	Determination of planning applications	Minerals and Waste Planning Authority (Hartlepool Borough Council) Waste Operators
MWP12: Haverton Hill	Planning permission(s) and development of MSW and C&I waste management facilities at Haverton Hill.	Determination of planning applications	Minerals and Waste Planning Authority (Stockton Borough Council)

			Waste Operators
MWP13: Carlin Howe Farm	Planning permission(s) and development of C&D waste recycling facilities at Carlin Howe Farm.	Determination of planning applications	Minerals and Waste Planning Authority (Redcar and Cleveland Borough Council) Waste Operators
MWP14: Construction and Demolition Waste - Existing Sites	Planning permission(s) and development of C&D waste management facilities at existing minerals and waste sites and other development sites.	Determination of planning applications	Minerals and Waste Planning Authorities Minerals and Waste Operators Developers

Appendix A
Sites Subject to Current Planning Applications

2 Pages

Appendix B
Municipal Solid Waste Management Sites

2 pages

Appendix C
Commercial and Industrial Waste Management Sites

2 Pages

Appendix D
Construction and Demolition Waste Recycling Sites

2 Pages

Appendix E
Glossary and Abbreviations

3 Pages

Aftercare:	Following the restoration of developed land, the management of the restoration measures for a period of time to ensure they are successful.
Aggregates:	Minerals that are used in construction processes such as concrete manufacture and road making.
Autoclave:	A waste treatment process, where waste is heated under pressure to clean and separate the different materials.
Biodiversity Action Plan (BAP):	Provides a detailed plan for the protection and enhancement of biodiversity in a particular area.
Commercial and Industrial (C&I) Waste:	Waste which is produced from commercial companies, such as shops and banks, and from industrial processes such as manufacturing.
Composting:	The controlled decomposition of plant life to form compost, which can then be used to improve existing soils, or as soil replacement itself.
Construction and Demolition(C&D)Waste:	Waste that arises from construction activities like building works, and from the demolition of buildings and structures.
Development Control:	The process undertaken by Local Authorities where they make decisions on whether to approve or refuse planning applications.
Development Plan Documents (DPDs):	The Documents within a Local Development Framework which outline how planning will be managed in a particular area.
Disposal:	When waste is managed without any value being recovered from the waste, normally through landfill.
Energy from Waste (EfW):	The name given to the energy recovery process used by SITA in the Tees Valley, where waste materials are used as fuel to generate electricity.
Energy Recovery:	Waste, or by products from the processing of waste, are used as a fuel to generate heat or electricity.
Habitats Assessment:	Also known as Appropriate Assessment. An appraisal of a document to determine its effect on European level sites of nature importance.
Hazardous Waste:	Waste which has specific properties which make it dangerous or harmful to human health or the environment.
Household Waste Recovery Centre (HWRC):	Formerly known as Civic Amenity sites. A facility where residents of an area can deposit waste, which is then sent fro re-use, recycling, composting etc.
JMWMS:	Joint Municipal Waste Management Strategy; a management strategy focusing on waste collected by or on behalf the five Borough Councils in the Tees Valley.

Landfill:	Where waste is disposed of by burial in the ground. Traditionally the most popular method of waste management in the UK.
Local Development Frameworks (LDF):	A folder of documents which outlines how planning will be managed in a particular area.
Local Development Scheme (LDS):	Sets out what documents will be included in a Local Development Framework, and when they will be produced.
Minerals Planning Guidance (MPG):	National planning policy and guidance on minerals, published by central Government. They are being replaced by Minerals Planning Statements, but remain adopted policy until withdrawn.
Minerals Planning Statements (MPS):	National planning policy on minerals, published by central Government. Replacing Minerals Planning Guidance.
Municipal Solid Waste (MSW):	Waste which is collected by Local Authorities and can include wastes from households, public litter bins and Household Waste Recovery Centres.
NE RAWP:	The North East Regional Aggregates Working Party. Provides advise on the provision and planning for aggregates in the North east
Nuclear Waste:	Waste which contains radioactive elements and can come from sources including the medical profession and nuclear fuel production.
Planning Policy Guidance (PPG):	National planning policy and guidance on a range of issues, published by central Government. They are being replaced by Planning Policy Statements, but remain valid until withdrawn.
Planning Policy Statements (PPS):	National planning policy on a range of issues, published by central Government.
Primary Aggregates:	Materials that are used in construction processes, and are sourced from their natural locations in the ground.
Reclamation:	The process of restoring land following development (restoration) and the management of the restored land (aftercare).
Recovery (of value):	The management of waste in a way which recovers value from the waste. Recovery incorporates re-use, recycling, composting and energy recovery.
Recycling:	The processing of materials found within waste streams into another form, which can then be used for a beneficial use.
Restoration:	The process of restoring developed land to its original state, or to another beneficial use.
Re-Use:	Where materials found in waste streams are re-used without the need for them to be re-processed into another form.
Regional Spatial Strategy (RSS):	Contains planning policies and guidance on a regional level. Formerly known as Regional Planning Guidance (RPG).
Secondary Aggregates:	Materials that are used in construction processes, and are sourced from the by-products of industrial processes or salvaged from demolition activities.

Statement of Community Involvement	Provides details as to how the Community will be involved in the planning process in a particular area.
Sub-Region:	The Tees Valley is a sub-region of the North East region, along with County Durham, Tyne and Wear and Northumberland.
Sustainability Appraisal:	An appraisal of a document throughout its production process, which determines how sustainable it is, and how it could be made more sustainable.
Tees Valley:	The southern part of the North East region, consisting of the Boroughs of Darlington, Hartlepool, Middlesbrough, Redcar & Cleveland and Stockton.
Waste Audit:	Details how the waste arising during the life of a development will be managed.
Waste Minimisation:	Where the amount of waste produced from a specific source is minimised. The need to manage this waste is therefore reduced.
Waste Management Strategy:	Provide details on how waste will be managed in a particular area over a set period of time.

Appendix F
Supporting Documents

3 Pages

The following documents are referenced directly in the Policies and Sites Preferred Options Report:

i) Apportionment of Future Waste Arisings Draft Waste Apportionment Report, Entec UK Ltd for the North East Assembly, October 2007

ii) Tees Valley Joint Minerals and Waste Development Plan Documents: Waste Background Paper, Entec UK Ltd for Tees Valley Joint Strategy Unit, Draft December 2007