
**Tees Valley Joint Minerals and Waste
Development Plan Documents**

Policies and Sites (v12)

Publication Document

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Foreword

The preparation of Joint Minerals and Waste Development Plan Documents (DPDs) for Darlington, Hartlepool, Middlesbrough, Redcar and Cleveland and Stockton-on-Tees Boroughs presents an important opportunity to understand and deal with the cross boundary issues which arise from minerals and waste developments in the Tees Valley.

Two DPDs are being prepared. The Core Strategy contains the long-term spatial vision and the strategic policies needed to achieve the key objectives for minerals and waste developments in the Tees Valley. This Policies and Sites DPD will be in conformity with the Core Strategy and will identify specific sites for future minerals and waste development to deliver the strategy and provide a limited range of supporting policies.

The DPDs will form part of the Local Development Framework for each Borough, which together with the Regional Spatial Strategy for North East England will form the Development Plan for the area. The DPDs cover all of the land within the five Boroughs except for the part within Redcar & Cleveland Borough that also falls within the North York Moors National Park.

The Publication Document represents the third 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 second stage was the Preferred Options Reports which identified which of the options were the preferred choices to proceed with. This Publication Document allows people to make formal representations on the 'soundness' of the documents which are submitted to the Secretary of State for consideration at the independent examination.

This process has allowed anyone who has an interest in minerals and waste and the Tees Valley the opportunity to get involved in the preparation process, resulting in a robust and locally relevant document.

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1. Introduction

1.1 Background

1.1.1 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, which provides support and guidance on matters which affect the whole of the Tees Valley.

Figure 1 The Tees Valley



1.1.2 In the case of minerals and waste planning, the five authorities have joined together to prepare planning policies on minerals and waste. 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-ordination with the preparation of a Joint Municipal Waste Management Strategy. The local authorities decided to combine minerals and waste planning policies in one set of DPDs because minerals and waste operations have many planning issues in common. In addition, the Tees Valley has relatively few remaining minerals operations or viable mineral reserves and the preparation of minerals-only DPDs would not

be justifiable. These planning documents cover all of the land within the Tees Valley except for that land which 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. The Joint Minerals and Waste Development Plan Documents (DPDs) will cover the period from 2010 to 2025.

- 1.1.3 The Minerals and Waste Core Strategy, being prepared alongside this document, will provide the overarching vision, objectives and policies for all minerals and waste development as well as identifying the capacities and sites which are required in the Tees Valley over the plan period. This Policies and Sites DPD will be in conformity with the Minerals and Waste Core Strategy and will identify land to provide for the requirements identified in the Strategy. This Policies and Sites DPD also provides policies which cover issues that are minerals and waste specific, and not covered elsewhere in the development plans for the Tees Valley, to allow appropriate assessment of minerals and waste planning applications to be undertaken.
- 1.1.4 The production of the Minerals and Waste DPDs has been subject to a Sustainability Appraisal¹. The Sustainability Appraisal incorporates 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 community². The DPDs have also been the subject of an Appropriate Assessment as required by Articles 6(3) and 6(4) of the Directive 92/43/EEC on the Conservation of Natural Habitats and of Flora and Fauna (the Habitats Directive) and emerging regulations. The Directive and emerging regulations provide an assessment framework which will inform land use plans to ensure that any adverse impacts on the integrity of any sites designated as being of international or European importance for biodiversity are properly addressed.

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

² 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.

2. General Development

2.1 Environmental Impacts

- 2.1.1 It is considered that the protection and enhancement of environmental assets and the issues to be considered in the assessment of minerals and waste planning applications is adequately covered by existing planning policies provided in national, regional and local policy documents. No locally specific issues pertinent to minerals and waste developments in the Tees Valley have been identified during the plan making processes which are significant enough to warrant specific policies.
- 2.1.2 Advice on how proposals for minerals and waste development proposals will be assessed will be provided in the Minerals and Waste Development Assessment Supplementary Planning Document. This will be a joint document prepared by the five authorities and will describe the issues which minerals and waste developments can raise and provide guidance on how minerals and waste applications will be assessed. The guidance will be based on national and regional planning policy and guidance and other independent advice.
- 2.1.3 Appendix A identifies the existing policy and guidance on minerals and waste development proposals. This will assist the minerals and waste industry, key stakeholders and the general public in identifying the relevant policy context.

2.2 Waste Audits

- 2.2.1 The Regional Spatial Strategy states that minerals and waste development frameworks should develop policies requiring the submission of waste audits for major developments and provide detail on the in-house or on-site waste management facilities which will be provided. A waste audit 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 on site waste management facilities. The definition of major developments for the purposes of the following policy is: developments consisting of 10 or more dwelling houses, developments creating 1,000 square metres of floorspace or more, or development on a site having an area of 0.5 hectare or more.

Policy MWP1: Waste Audits

A waste audit will be required for all major development proposals. The audit should identify the amount and type of waste which is expected to be produced by the development, both during the construction phase, and once it is in use. The audit should set out how this waste will be minimised and where it will be managed in order to meet the strategic objective of driving waste management up the waste hierarchy.

Waste audits should consider the following management options in their recommendations:

a) Residential Developments

Sufficient storage space should be provided, both internally and externally, for household waste disposal, recycling and composting bins, ensuring that appropriate access is provided to move these bins from their storage positions to their collection points. Adequate access and turning facilities must be provided for refuse collection vehicles.

b) Retail, Employment and Industrial Development

Sufficient space should be provided for either individual organisations, or groups of organisations located close together, to separate and store their waste so it is ready for collection. For proposals involving groups of buildings or developments, such as industrial estates, business parks or retail parks, consideration should also be given to on-site waste processing or treatment facilities of a suitable scale. Appropriate access should be provided for the collection of materials.

3. Provision of Waste Sites

3.1 The Provision Process

3.1.1 The Minerals and Waste Core Strategy has identified that no further minerals extraction sites are required in the Tees Valley over the plan period but that additional waste management capacity is required. Sites are therefore allocated in this document to provide this capacity and policies are set out for the assessment of those types of sites where no allocation can be made. The policies in this section also look to secure some capacity contained in facilities which already have planning permission but have not been developed. Appendix B provides more information on how the policies provide the additional capacity and secure existing planning permissions.

3.2 Waste Sites

3.2.1 The additional capacities identified in the Minerals and Waste Core Strategy correspond to the following number of sites³:

- At least one composting site;
- At least two sites for commercial and industrial waste recovery;
- A combination of fixed sites and the use of mobile plant on development sites for recycling construction and demolition waste;
- One large facility, or a number of smaller facilities, for hazardous waste;
- One household waste recycling centre in Stockton-on-Tees Borough; and
- One household waste recycling centre in the South Tees area.

3.2.2 Policies and site allocations are set out below to provide the required waste capacity. Appendix B summarises how the allocations and policies will meet the requirements of the Core Strategy.

3.3 Site Allocations

Land at Graythorp Industrial Estate, Hartlepool

3.3.1 A site at Graythorp Industrial Estate, Hartlepool has potential for development as a waste management facility to increase the capacity of the recycling operations already undertaken here. The primary issue with the site is flood risk, with part of the site falling within an identified area of flood risk. The

³ Capacity calculations detailed in Tees Valley Joint Minerals and Waste Development Plan Documents: Waste Background Paper, Entec UK Ltd on behalf of Tees Valley JSU, Draft December 2007

redundant buildings on the site are mainly located within this risk area and are considered to be suitable for recycling operations without the need for their further development. Should new development be required on the site, it can be located within the land which is not at risk of flooding. Existing access infrastructure is considered to be appropriate for the re-use of redundant buildings meaning that substantial development work should not be required. The site has potential to deal with around 65,000 tonnes of waste per year.

Table 3.1 Delivery of Graythorp Industrial Estate, Hartlepool

Issues Effecting Delivery	Support / Responsibility
Planning permission required for any new structures	Waste Planning Authority (Hartlepool) / Developer
Development of buildings / facilities	Developer

Policy MWP2: Graythorp Industrial Estate, Hartlepool

A site of approximately 4ha at Graythorp Industrial Estate, Hartlepool, is allocated for the development of facilities to manage and recycle 65,000 tonnes of commercial and industrial wastes per year by 2021.

Proposals should prioritise the re-use of existing buildings on the site. If any further buildings are required, these should be restricted to those areas of land on the site that are not identified as being at risk of flooding.

Land at Haverton Hill, Stockton-on-Tees

3.3.2 The existing waste management complex exists off Haverton Hill Road, Haverton Hill, Stockton-on-Tees consists of an energy from waste plant, household waste recycling centre and green waste composting facility. Planning permission was granted in 2008 to increase the capacity of the energy from waste facilities to 580,000 tonnes per year. Around 256,000 tonnes of this total capacity is not yet developed. There is also sufficient land available within the site to accommodate an extension to the composting facilities and to connect to the adjacent rail infrastructure to allow the delivery of waste material by rail. Existing access to the public highway is sufficient to accommodate the full range of waste management facilities proposed for the site, electricity export to the National Grid will be able to utilise the existing ducting system and the site's drainage system is sufficient to service the extended facilities. Improvement work required to infrastructure includes landscaping works, parking areas and internal access roads, but this can all be accommodated within the site boundaries. The operator is currently negotiating the purchase of land to allow connection to the rail network and discussions with Network Rail regarding this connection have not raised any significant concerns.

3.3.3 The Haverton Hill complex currently plays a major role in the implementation of the Tees Valley authority's waste management strategies and contracts.

The expansion of the facilities here will continue to support this, and also have the potential to help other authorities in the North East region move their waste management up the waste hierarchy.

Table 3.2 Delivery of Haverton Hill, Stockton-on-Tees

Issues Effecting Deliverability	Support / Responsibility
Planning permission is required for additional composting facilities	Waste Planning Authority (Stockton-on-Tees) Waste Operator / Developer
Potential link to rail network	Network Rail - renewal and improvement of existing rail infrastructure across the Tees Valley area. Initial discussions over connection to rail services show no significant obstacles.
Securing waste arisings	4 former 'Cleveland' authorities within the Tees Valley - existing waste management contract with operator

Policy MWP3: Haverton Hill, Stockton-on-Tees

A site of approximately 6ha at Haverton Hill Road, Haverton Hill, Stockton-on-Tees, is allocated for the development of a range of waste management facilities to deliver additional annual capacity by 2021, as follows:

- the recovery of value of 256,000 tonnes of municipal solid waste and commercial and industrial waste; and
- the composting of 50,000 tonnes of municipal solid green waste.

Appropriate waste management processes for the site include energy from waste, physical reprocessing, biological treatment, waste transfer stations and materials recovery facilities.

Land at New Road, Billingham, Stockton-on-Tees

3.3.4 Planning permission was granted in 2008 for the development of an Eco-Park on 29ha of land to the north of New Road, Billingham, Stockton-on-Tees. This permission granted approval for the initial development of a 25,000 tonnes per annum capacity waste transfer station and a 50,000 tonnes per annum capacity glass recycling plant on the site, although these have not been developed. Further waste related developments would make up the rest of the Eco-Park. Improved access to the public highway will be required but is included in the existing planning consent. An existing freight rail link runs through the site which could be used by the development in the future. Sufficient space exists within the site boundaries to provide this connection to the rail network and to allow other works, such as landscaping, to be undertaken. The waste transfer station is anticipated to replace existing

operations in Grangetown, Redcar and Cleveland and therefore would not lead to an increase in overall recycling capacity in the Tees Valley.

- 3.3.5 The Eco-Park planning permission encompasses development which might normally be classed as an employment / general industrial (B2) use, for example, processing of recyclate or other environmental industries. Allocation of land for waste management uses in this DPD does not rule out development on the site by other industrial uses.

Table 3.3 Delivery of New Road, Billingham, Stockton-on-Tees

Issues Effecting Deliverability	Support / Responsibility
Planning permission has been granted for a 50,000 tonnes per annum glass recycling facility and a 25,000 tonnes per annum waste transfer station. Detailed permission will be required for any other developments proposed.	Waste Planning Authority (Stockton-on-Tees) Waste Operator / Developer
Potential link to rail network	Network Rail - renewal and improvement of existing rail infrastructure across the Tees Valley area.
Improvement to vehicular access	Developer

Policy MWP4: New Road, Billingham, Stockton-on-Tees

Proposals for waste management facilities to deal with up 200,000 tonnes per annum of municipal solid waste and commercial and industrial waste within land to the north of New Road, Billingham will be supported.

Appropriate waste management facilities for the site could include biological treatment, waste transfer stations, materials recovery facilities and public and commercial 'bring' depots.

Land at Port Clarence, Stockton-on-Tees

- 3.3.6 The existing Port Clarence Landfill Site is located off Huntsman Drive, Port Clarence, Stockton-on-Tees. This site received planning permission in 2008 for the development of 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 facilities permitted include thermal desorption, physio-chemical treatment, biological treatment, mechanical sorting, heat treatment, separation/recovery and plasma destruction. 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. In addition, permission also exists for a soil washing and recovery facility. This would have a capacity of 250,000 tonnes per year, with a likely 50/50 split between contaminated soils (hazardous waste) and other soils (construction and demolition waste).

- 3.3.7 The proposals will provide additional treatment facilities for hazardous waste and therefore help to reduce the amount of waste which is sent to landfill. Existing vehicular access to the site to the public highway is sufficient to accommodate the traffic generated from the proposed facilities and there is sufficient space within the existing site boundaries to provide other infrastructure requirements such as parking, landscaping and water storage/drainage.

Table 3.4 Delivery of Port Clarence, Stockton-on-Tees

Issues Effecting Delivery	Support / Responsibility
Development of buildings / facilities	Developer

Policy MWP5: Port Clarence, Stockton-on-Tees

Proposals for waste management facilities to recover value from 175,000 tonnes of hazardous waste every year, and to allow the recovery of 250,000 tonnes of soils every year, within 16ha of land within the Port Clarence site will be supported.

Appropriate waste facilities for the site could include thermal desorption, physio-chemical treatment, biological treatment, mechanical sorting, heat treatment, separation/recovery, plasma destruction and soil washing and recovery.

South Tees Eco-Park, Redcar and Cleveland

- 3.3.8 The 27 ha South Tees Eco-Park site in Redcar and Cleveland was previously used for steel making operations. Proposals have been approved for 9 ha of land to be developed to provide a waste autoclaving plant and facilities to deal with the products of the process although this development has not yet commenced. Autoclaving heats the waste under pressure to separate and clean the materials so they can be recycled or re-used. This autoclave plant would have capacity to deal with around 300,000 tonnes of waste per annum, principally municipal solid waste but also commercial and industrial wastes, and will produce materials suitable for re-use, recycling or energy recovery. Community recycling facilities have also been approved as part of the initial developments at the site, with a household waste recycling centre and facilities to receive trade wastes being proposed. This would have an annual capacity of approximately 100,000 tonnes. Outline planning permission for the remainder of the site has also been granted which provides permission for the development of processes related to the autoclave and community recycling facilities, such as bio-fuel production, plastics pyrolysis, onsite power generation and the recycling of plastics. The additional processes will be able to deal with approximately 50,000 tonnes of waste per annum, giving a total site capacity of 450,000 tonnes per year. There is opportunity to link the site into the existing rail and port facilities in the South Tees area.

- 3.3.9 Public sector funding and assistance will be required to assist in the delivery of the project and the following support is planned:

Table 3.5 Delivery of the South Tees Eco-Park, Redcar and Cleveland

Item	Support / Responsibility
Planning permission has been granted for a 300,000 tonne per annum autoclave and a 100,000 tonnes per annum community recycling facility. Detailed permission would be required for any other developments	Waste Planning Authority (Redcar and Cleveland) Waste Operator / Developer
Access and off site highways improvements	ONE North East - funding Redcar and Cleveland BC - procurement of works
Potential link to rail network	Network Rail - improvements to signalling, rail gauge and capacity thresholds in South Tees area.

- 3.3.10 In addition, the development would deliver an Eco-Park for recycling industries in accordance with Policy CS4 of Redcar and Cleveland Borough Council's adopted Local Development Framework Core Strategy.

- 3.3.11 The delivery of the South Tees Eco-Park within the plan period will provide a strategic waste management hub in the Tees Valley with wide reaching benefits.

Policy MWP6: South Tees Eco-Park, Redcar and Cleveland

A site of approximately 27ha is allocated for the development of the South Tees Eco-Park.

The development is expected to recover value from 450,000 tonnes of municipal solid waste and commercial and industrial waste every year. Symbiotic relationships between developments, where each facility is related to others within the site, will be promoted to deliver the Eco-Park concept.

Appropriate development for the site could include large scale waste management facilities including autoclave, physical reprocessing and biological treatment, waste transfer stations, materials recovery facilities, construction and demolition waste recycling, household waste recycling centres and commercial 'bring' depots.

Stockton South Household Waste Recycling Centre, Stockton-on-Tees

- 3.3.12 The requirement for a household waste recycling centre has been identified in the south of Stockton-on-Tees Borough to address a spatial imbalance which exists between the location of the Borough's population and household waste recycling centre facilities. However, difficulties have been encountered to date in identifying a specific site for the facility due to the tightly constrained population distribution and associated development pressure around Thornaby-on-Tees, Ingleby Barwick, Yarm and Eaglescliffe. It is therefore

considered appropriate to provide a flexible approach to the delivery of a household waste recycling centre by the identification of an area of search. This area of search covers land which is either currently in industrial use, or proposed for such uses, As a specific site is not identified at this stage, it can not be known exactly what deliverability issues may arise but the need for the development is fully supported by the Care for Your Area team at Stockton-on-Tees Borough Council who are responsible for waste disposal.

Table 3.6 Delivery of the Stockton South Household Waste Recycling Centre, Stockton-on-Tees

Issues Effecting Delivery	Support / Responsibility
Identification of a site within the area of search	Stockton-on-Tees Borough Council and/or Waste Operator/ Developer
Planning permission is required for any development	Waste Planning Authority (Stockton-on-Tees) Waste Operator / Developer

Policy MWP7: Area of Search for Stockton South Household Waste Recycling Centre, Stockton-on-Tees

Proposals for a household waste recycling centre to deal with up to 25,000 tonnes per year of household waste will be supported within the 'Stockton South' area of search.

Proposals should provide acceptable access for both members of the public and operational vehicles.

Construction and Demolition Waste - Recycling

3.3.13 The soil recovery facility proposed as part of the Port Clarence, Stockton Tees allocation has an assumed capacity of 125,000 tonnes per year for construction and demolition waste. To meet the remaining capacity gap, the provision of facilities to recycle construction and demolition waste will be encouraged on certain existing minerals and waste sites and also on development sites where construction and/or demolition is occurring. The North Gare sand extraction site is specifically excluded from this policy due to its location within the Teesmouth and Cleveland Coast Special protection Area and Ramsar designations. The minerals and waste sites identified in Policy MWP8 each have the potential to provide capacity of at least 50,000 tonnes per year given their size, but their exact capacities will depend on issues such as site layouts, other uses of the land and cumulative effects.

3.3.14 Over and above the sites identified, other existing waste sites are also in appropriate locations to accommodate construction and demolition waste recycling facilities but are presently constrained due to the existing occupancy or site layout. However, should a situation change in the future this land could become available for development of construction and demolition waste recycling facilities and it is important to acknowledge this and provide support for any such proposals which may come forward through this route. The

promotion of facilities on sites will help to deal with arisings as close to source as possible thereby reducing the need to transport the materials to a recycling facility. Operations would be temporary, and linked to the development process already occurring, thereby reducing disruption. The flexibility offered across these different sites is considered to be able to deal with the annual capacities identified.

Table 3.7 Delivery of Construction and Demolition Waste Recycling Facilities

Issues Effecting Delivery	Support / Responsibility
Securing of planning permission	Waste Planning Authority Waste Operator / Developer
Development of facilities	Developer

Policy MWP8: Construction and Demolition Waste Recycling

Proposals for facilities to recycle up to a combined total of 700,000 tonnes per year of construction and demolition wastes by 2016, rising to 791,000 tonnes per year in 2021, will be prioritised to the following locations:

- a) Hart Quarry, Hartlepool and Stockton Quarry, Stockton-on-Tees,
- b) the allocated waste sites at South Tees Eco-Park, Redcar and Cleveland, Haverton Hill, Port Clarence and New Road, all Stockton-on-Tees, and
- c) sites where construction and demolition waste is being produced.

Proposals for construction and demolition waste recycling on other waste sites, including the use of mobile plant, will be required to satisfy the following criteria:

- d) the site is located close to the sources of construction and demolition waste arisings;
- e) there will be sufficient space for both the plant required for the recycling operations and the stockpile areas required for the waste materials and the materials produced.
- f) traffic associated with the proposals will not lead to unacceptable impacts on the local highway network;

Proposals for all construction and demolition waste recycling facilities will only be permitted where it can be demonstrated that there will not be significant adverse impacts on public amenity or the environment arising from the development. Consideration will be given to the potential for impacts to arise in accumulation with those from existing developments.

3.4 Assessing Other Sites

Small Scale Facilities

3.4.1 Small scale facilities for waste management are considered here to be those with a maximum capacity of 25,000 tonnes per annum. This figure has been reached from examining the licensed capacities of those existing facilities which would be considered appropriate for approval under the essence of policies MWP9 and MWP10.

Small Scale Composting Facilities

3.4.2 The Minerals and Waste Core Strategy identifies a capacity gap for facilities to compost household waste in the Tees Valley. This gap is currently met by the exportation of green waste to small scale on-farm composting sites located just outside of the Tees Valley. Allocation is being made at Haverton Hill, Stockton-on-Tees for composting facilities to allow this capacity to be provided within the Tees Valley. There are advantages in making provision for additional small scale composting facilities for green waste elsewhere in the Tees Valley. The benefits of this provision are both economic and environmental in providing opportunities for farm diversification and reducing the distance that the waste has to travel. It also provides flexibility in meeting the required capacity over the plan period.

Policy MWP9: Small Scale Composting Facilities

Proposals for small scale green waste composting schemes will be permitted where it can be demonstrated that they:

- a) are well located in relation to the sources of green waste or to the markets for the compost produced;
- b) would not lead to unacceptable impacts due to odour, visual impacts or water pollution; and
- c) would not lead to unacceptable impacts on the local highway network from any traffic generated.

Small Scale Waste Management Operations

3.4.3 Public 'bring' sites can encourage the collection and sorting of waste by providing storage bins or 'banks' for different waste streams in locations which are already well visited such as supermarket car parks. Opportunity also exists for the development of small scale waste management facilities, including sorting, recovery and recycling operations across the Tees Valley. These types of operation already exist on many industrial estates within the area to deal with both municipal solid waste and commercial and industrial wastes. These facilities can often be housed in standard industrial units meaning specially designed buildings are not required. Developments of this nature would allow more waste to be dealt with close to where it arises and provide additional capacity to enable flexibility in meeting the capacity gaps identified.

Policy MWP10: Small Scale Waste Management Operations:

Public 'bring sites' should be located on sites which are already well used by members of the public such as retail developments and public car parks.

Proposals for other small scale waste management operations involving the sorting, recycling or recovery of value from municipal solid waste and commercial and industrial waste, will be permitted where it can be demonstrated that they:

- a) are located on land allocated for industrial uses or where there is an existing industrial use;
- b) are well located in relation to the sources of waste to be managed or the markets for the materials being produced;
- c) would create no unacceptable impacts on the amenity or operational viability of neighbouring land uses either on their own or cumulatively; and
- d) would not lead to an unacceptable impact on the local highway network from any traffic generated; or

4. Monitoring and Implementation

- 4.1.1 All five boroughs prepare Annual Monitoring Reports which review the progress made in the preparation and delivery of their Local Development Frameworks. The need to review any part of the Local development framework is considered.
- 4.1.2 The following table sets out indicators to be used to measure the effectiveness of the policy, highlights the means of delivering the policy, timescales and the bodies with main responsibility for their implementation.
- 4.1.3 References to Core Output Indicators refer to the indicators identified by the Department of Communities and Local Government in 'Regional Spatial Strategy and Local Development Framework Core Output Indicators - Update 2/2008' (July 2008).

Policy	Indicators	Implementation / Delivery	Timescales	Responsibility
MWP1: Waste Audits	Number of applications approved where a waste audit is required and included. 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	Number of applications requiring waste audits, and the number including them, can be checked annually.	Minerals and Waste Planning Authorities Minerals and Waste Developers Other Developers
MWP2: Graythorp Industrial Estate, Hartlepool	Planning permission(s) and development of 65,000 tonnes per annum of commercial and industrial waste management capacity at Graythorp Industrial Estate.	Development/re-use of existing buildings Determination of planning applications	80,000 tonnes of annual capacity for municipal solid and commercial and industrial waste recovery is required from 2010, rising to 83,000 by 2021. Development at Graythorp is required from the beginning of the plan period.	Waste Planning Authority (Hartlepool Borough Council) Waste Operators / Developers
MWP3: Haverton Hill, Stockton-on-Tees	Planning permission(s) and development of waste management facilities to provide a total site capacity of 630,000 tonnes for the recovery of value of municipal solid waste and commercial and industrial waste and 75,000 tonnes of municipal green waste composting per annum.	Planning permission has been granted for the recovery of value of municipal solid waste and commercial and industrial waste to take the capacity up to 630,000 tonnes per annum. Determination of planning applications for extended composting facility.	80,000 tonnes of annual capacity for municipal solid and commercial and industrial waste recovery is required from 2010, rising to 83,000 by 2021. .	Waste Planning Authority (Stockton Borough Council) Waste Operators

Policy	Indicators	Implementation / Delivery	Timescales	Responsibility
			<p>16,000 tonnes of annual composting capacity is required from the beginning of the plan period, rising to 24,000 tonnes by 2016 and 31,000 tonnes by 2021</p> <p>Development at Haverton Hill is anticipated to be provided by 2013.</p>	
MWP4: New Road, Billingham, Stockton-on-Tees	<p>Planning permission(s) and development of facilities for MSW and commercial and industrial waste with capacities of:</p> <p>Waste Transfer facilities for 25,000 tonnes per annum;</p> <p>Glass Recycling for 50,000 tonnes per annum;</p> <p>Other recovery facilities for 125,000 tonnes per annum.</p>	<p>Planning permission has been granted for the waste transfer station and glass recycling identified.</p> <p>Determination of planning applications for 125,000 tonnes per annum of recovery facilities.</p>	<p>80,000 tonnes of annual capacity for municipal solid and commercial and industrial waste recovery is required from 2010, rising to 83,000 by 2021. Development at New Road is anticipated between 2016 and 2021.</p>	<p>Waste Planning Authority (Stockton-on-Tees Borough Council)</p> <p>Waste Operators</p>
MWP5: Port Clarence, Stockton-on-Tees	<p>Planning permission(s) and development of hazardous waste management facilities with capacities of:</p> <p>Contaminated soil treatment of 250,000 tonnes per annum;</p> <p>Hazardous waste recovery of 175,000 tonnes per annum.</p>	<p>Planning permission has been granted for the contaminated soil treatment and hazardous waste recovery facilities identified.</p>	<p>Development of the soil treatment facility required by 2016.</p> <p>Hazardous waste recovery facilities will be developed between 2010 and 2021.</p>	<p>Waste Planning Authority (Stockton-on-Tees Borough Council)</p> <p>Waste Operators</p>
MWP6: South Tees Eco-Park, Redcar and Cleveland	<p>Planning permission(s) and development of 450,000 tonnes per annum of waste management capacity for municipal solid and commercial and industrial wastes, including a household waste recycling centre, on the South Tees Eco-Park site over the plan period.</p>	<p>Planning permission has been granted for a household waste recycling centre and an autoclave which would provide a combined capacity of 400,000 tonnes per annum.</p> <p>Determination of planning applications for around 50,000 tonnes per annum of recovery facilities.</p>	<p>80,000 tonnes of annual capacity for municipal solid and commercial and industrial waste recovery is required from 2010, rising to 83,000 by 2021. Development at South Tees Eco-Park is anticipated to be provided between 2016 and 2021.</p>	<p>Waste Planning Authorities</p> <p>Waste Operators</p>

Policy	Indicators	Implementation / Delivery	Timescales	Responsibility
MWP7: Area of Search for Stockton South Household Waste Recycling Centre, Stockton-on-Tees	Planning permission(s) and development of a 25,000 tonnes per annum household waste recycling centre on land within the area of search identified.	Determination of Planning Applications	Development required by 2025.	Waste Planning Authority (Stockton-on-Tees Borough Council) Waste Operators
MWP8: Construction and Demolition Waste Recycling.	Planning permission(s) and/or development of construction and demolition waste management facilities at Hart Quarry, Stockton Quarry, South Tees Eco-Park, Haverton Hill, Port Clarence, New Road and those sites where construction and demolition waste is produced or is to be used, for the recycling of 700,000 tonnes per annum of construction and demolition waste by 2016, rising to 791,000 tonnes per year by 2021. The amount of recycled aggregates being produced (Survey of Arisings and Use of Alternative Primary Aggregates in England) (Core Output Indicator M2)	Determination of planning applications	Development required across the plan period.	Minerals and Waste Planning Authorities Minerals and Waste Operators Developers
MWP9: Small Scale Composting Facilities	Planning permission(s) and development of small scale composting schemes over the plan period.	Determination of planning applications.	Development required across the plan period.	Waste Planning Authorities Waste Operators
MWP10: Small Scale Waste Management Operations	Planning permission(s) and development of small, scale recycling operations at existing or allocated industrial land and public 'bring' sites in locations well used by the public.	Determination of planning applications	Development required across the plan period, including 15,000 tonnes of annual capacity from the beginning of the plan period to meet the requirement for 80,000 tonnes of annual municipal solid and commercial and industrial recovery facilities.	Waste Planning Authorities Waste Operators

Appendix A

National, Regional and Local Policy Guidance

In accordance with government advice this Development Plan Document does not repeat policy or guidance that is published in national or regional planning documents, or policy that is set out in other parts of the LDF. For the sake of completeness, this Appendix sets out where national, regional and local planning policy and other guidance which is relevant for considering proposals for minerals and waste developments can be found. The information provided is correct as of April 2009.

Planning Policy which will be relevant for all developments can be found in Planning Policy Statement 1: Delivering Sustainable Development. Planning Policy Statement 10: Planning for Sustainable Waste Management, should be considered for all waste management developments. Minerals Planning Statement 1: Planning and Minerals, including its annexes, and Minerals Planning Statement 2: Controlling and Mitigating the Environmental Effects of Minerals Extraction in England should be considered for all minerals extraction proposals.

The following tables provide an indication of where policy and guidance can be found for a number of specific subjects.

Landscape and Visual Impact
Policy
Planning Policy Statement 7: Sustainable Development in Rural Areas
RSS Policy 31: Landscape Character
Darlington Local Plan E1, E3, E4, E7, E8, E9, E10, E11, E12, E14, E15, E16, E17, E18, E29
Hartlepool Local Plan GEP1, GEP7GEP9, GEP12, GEP13, GN1, GN2, GN3, Rur7, Rur20
Middlesbrough Core Strategy CS4 Local Plan E2, E3, E7, E10, E20, E21, E49
R&C Core Strategy CS20, CS22, CS23 Development Policies DPD DP2, DP3, DP8
Stockton-on-Tees Local Plan GP1, EN7, EN8, EN11, EN13, EN14, EN15,

Landscape and Visual Impact
Guidance
Countryside Commission and English Nature Landscape Character Areas: Tees Lowlands, North Yorkshire Moors and Cleveland Hills, Durham Coalfield Pennine Fringe and Durham Magnesian Limestone Plateau.
Redcar and Cleveland Landscape Character Assessment
North Yorkshire and Cleveland Coastal Forum Strategy North Yorkshire and Cleveland Heritage Coast Management Plan
Water
Policy
Planning Policy Statement 23: Planning and Pollution Control Planning Policy Statement 25: Development and Flood Risk
RSS Policy 34: The Aquatic and Marine Environment RSS Policy 35: Flood Risk
Darlington Local Plan E1
Hartlepool Local Plan GEP1, GEP4, PU4
Middlesbrough Core Strategy CS4
Redcar and Cleveland Development Policies DPD DP3, DP4, DP6, DP7
Guidance
Environment Agency Policy and Practice for the Protection of Groundwater Environment Agency Pollution Prevention Guidance Notes www.ciria.org
Cultural Heritage
Policy
Planning Policy Guidance Note 15: Planning and the Historic Environment Planning Policy Guidance Note 16: Archaeology and Planning
RSS Policy 32: Historic Environment
Darlington Local Plan E9, E32, E34, TO2, TO3
Hartlepool Local Plan GEP1, HE1, HE2, HE3, HE4, HE6, HE7, HE8, HE9, HE10, HE12, HE13, HE14, HE15
Middlesbrough Core Strategy CS4 Local Plan E44

Landscape and Visual Impact
Redcar and Cleveland Core Strategy CS25 Development Policies DPD DP3, DP9, DP10, DP11
Stockton-on-Tees Local Plan EN8, EN9, EN24, EN25, EN26, EN27, EN28, EN29, EN30
Biodiversity and Geodiversity
Policy
Planning Policy Statement 9: Biodiversity and Geological Conservation
RSS Policy 33: Biodiversity and Geodiversity
Darlington Local Plan E1, E3, E11, E15, E18, E20, E21, E22, E23
Hartlepool Local Plan GEP1, GEP5, GEP9, WL1, WL2, WL3, WL4, WL5, WL7, WL8
Middlesbrough Core Strategy CS4 Local Plan E2, E3, E4, E7, E10,
Redcar and Cleveland Core Strategy CS24 Development Policies DPD DP2, DP3
Stockton-on-Tees Local Plan GP1, EN1, EN2, EN4, EN5, EN12, EN15
Guidance
Tees Valley Biodiversity Action Plan Durham Biodiversity Action Plan
Tees Valley Geodiversity Action Plan
Traffic
Policy
Planning Policy Guidance Note 13: Transport
RSS Policy 48: International gateways RSS Policy 54: Parking and Travel Plans RSS Policy 57: Sustainable Freight Distribution
Darlington Local Plan T8, T11, T12, T13, T31, T37, T40, T47
Hartlepool Local Plan GEP1, GEP2, GEP5, GEP9, Tra2, Tra5, Tra6, Tra7, Tra11, Tra12, Tra13, Tra15, Tra16, Tra17, Tra18, Tra19, Tra20

Landscape and Visual Impact
Middlesbrough Core Strategy CS1, CS4
Redcar and Cleveland Core Strategy CS26, CS27 Development Policies DPD DP3
Stockton-on-Tees Local Plan GP1, TR8, TR11, TR12, TR13, TR15, TR19, TR20
Guidance
Institute of Environmental Assessment Guidance Notes No.1. Guidelines for the Environmental Assessment of Road Traffic
Recreation and Leisure
Policy
Planning Policy Guidance Note 17: Planning for Open Space, Sport and Recreation
RSS Policy 16: Culture and Tourism
Darlington Local Plan E3, R4, R8, R9, R12, R13, R19, TO3, TO9
Hartlepool Local Plan GEP1, GEP9, Rec4, GN1, GN2, GN3, GN6
Middlesbrough Local Plan E4, E5, E7, E10
Redcar and Cleveland Development Policies DPD DP13, Local Plan L10, TO5, T12, T16
Stockton-on-Tees Local Plan GP1, EN15, REC1, REC8, REC13, REC16
Guidance
Good Practice Guide on Planning for Tourism Tees Valley Green Infrastructure Strategy

Specific minerals and waste related matters, including design, operational practices, environmental management and reclamation.

Site Reclamation

Minerals extraction and the landfilling of waste are temporary operations and the reclamation of these sites must be considered at the initial feasibility and design stage of planning. Reclamation works are an opportunity to provide enhanced biodiversity and landscape through the creation of additional features during and post operations.

Site Design, Operations and Management

The design of minerals and waste sites, the operational practices undertaken and the management of sites can all have a significant impact in controlling any effects which may arise from the preparation, operation or reclamation works. There is a large amount of policy and guidance available at national and regional level which deal with these issues.

Specific Minerals

There is also policy and guidance available for certain specific minerals which are found in the UK and which seek to deal with the particular issues and matters related to them.

Policy
Planning Policy Statement 10: Planning for Sustainable Waste Management Minerals Planning Statement 1: Planning and Minerals, including Practice Guide - which include sections on aggregates, brick clay, building and roofing stone, onshore oil and gas storage Minerals Planning Statement 2: Controlling and Mitigating the Environmental Effects of Minerals Extraction in England, including annexes on Dust and Noise Minerals Planning Guidance 2: Applications, Permissions and Conditions Minerals Planning Guidance 3: Coal Mining and Colliery Spoil Disposal Minerals Planning Guidance 5: Stability in Surface Mineral Workings and Tips Minerals Planning Guidance 7: Reclamation of Minerals Workings Minerals Planning Guidance 8: Planning and Compensation Act 1991 - Interim development order permissions (IDOS): statutory provisions and procedures Minerals Planning Guidance 8: Planning and Compensation Act 1991 - Interim development order permissions (IDOS): conditions Minerals Planning Guidance 11: Control of Noise at Surface Mines Minerals Planning Guidance 14: Environment Act 1995 - Review of Mineral Planning Permissions
Regional Spatial Strategy Policy 24: Delivering Sustainable Communities Regional Spatial Strategy Policy 42: Overall Minerals Strategy Regional Spatial Strategy Policy 44: Opencast Coal
Guidance
Minerals Industry Research Organisation www.goodquarry.com
Designing Waste Facilities: A Guide to Modern Design in Waste (DEFRA, 2008)

Appendix B

Delivering the Minerals and Waste Core Strategy and Policies and Sites DPD

Strategic Objective	Policy
A. To provide an agreed and appropriate contribution from sources in the Tees Valley towards the provision of a steady supply of minerals to the construction and other industries	MWC1, MWC2, MWC3, MWC4, MWC5
B. To minimise the use of primary aggregates and prioritise the use of secondary and alternative materials for construction use	MWC1, MWC3
C. To safeguard minerals resources from unnecessary sterilisation	MWC1, MWC3, MWC4, MWC5
D. To support the implementation of the Tees Valley Joint Municipal Waste Management Strategy in particular in seeking to minimise waste production	MWC6 and the Minerals and Waste Policies and Site DPD Policy MWP1
E. To promote the re-use, recycling and recovery of value from waste	MWC6, MWC7, MWC8 and the Minerals and Waste Policies and Site DPD Policy MWP1, MWP2 - 10
F. To provide a network of small scale waste management facilities which is accessible to local communities	MWC6, MWC7, MWC8 and the Minerals and Waste Policies and Site DPD Policy MWP9 and MWP10
G. To promote the development of resource recovery parks where symbiotic relationships between industries can flourish	MWC6, MWC7, MWC8 and the Minerals and Waste Policies and Site DPD Policy MWP6
H. To promote the management of waste close to its point of production	MWC6, MWC7, MWC8, MWC9 and the Minerals and Waste Policies and Site DPD Policies MWP1, MWP6 - 10
I. To safeguard minerals transport infrastructure and promote the use of sustainable transport, in particular the existing rail and port facilities in the Tees Valley	MWC10, MWC11 and the Minerals and Waste Policies and Site DPD Policies MWP3, MWP4, MWP6
J. To protect and enhance the quality and diversity of the natural, historic and cultural heritage of the Tees Valley through minerals and waste development	MWC1 and MWC6
K. To ensure the highest standards in the operation, environmental management and restoration of existing and new minerals extraction and landfill sites	MWC1 and MWC6
L. To ensure the highest standards of design, operation and environmental management of waste management and minerals processing facilities	MWC1 and MWC6

Strategic Objective	Policy
Waste Requirements	Minerals and Waste Policies and Sites DPD Policy
MWC6 Waste Strategy	MWP1 - MWP10
MWC7(a) Composting facilities to deal with at least 16,000 tonnes per year of municipal solid waste rising to at least 24,000 tonnes per year by 2016 and 31,000 tonnes per year by 2021.	MWP3: Haverton Hill - 50,000 tonnes per annum MWP9: Small scale composting facilities - criteria to assess any small scale composting facilities which may come forward
MWC7(b) Facilities to recover value from at least 80,000 tonnes per year of municipal solid and commercial and industrial waste by 2016, rising to 83,000 tonnes per year by 2021.	MWP2: Graythorp Industrial Estate - 65,000 tonnes per annum MWP3: Haverton Hill - 256,000 tonnes per annum MWP4: New Road, Billingham - up to 200,000 tonnes per annum MWP6: South Tees Eco park - 50,000 tonnes per annum MWP10: Small scale waste management operations (see note 1)
MWC7(c) Facilities to recycle at least 700,000 tonnes of construction and demolition waste per year by 2016, rising to 791,000 tonnes per year by 2021.	MWP5: Port Clarence - capacity for the treatment of 125,000 tonnes per year of construction and demolition waste to recover soils. MWP8: Construction and Demolition Waste Recycling - use of existing or permitted minerals and waste sites at Hart Quarry, Stockton Quarry, South Tees Eco-park, Haverton Hill, Port Clarence and New Road, and development sites whilst operational. Criteria is also provided to assess proposals outside of these sites.
MWC7(d) To provide additional treatment and management facilities to reduce the amount of hazardous waste that is sent for landfill or disposal each year from the 2007 level of 130,000 tonnes.	MWP5: Port Clarence - capacity for 175,000 tonnes per annum of hazardous waste treatment and management
MWC7 One household waste recycling centre within the south of Stockton-on-Tees Borough.	MWP7: Stockton South Household waste Recycling Centre - one household waste recycling centre in the area of search identified
MWC7 One household waste recycling centre in the South Tees area.	MWP6: South Tees Eco-Park - allocation identifies a household waste recycling centre as an appropriate development for the site
MWC8(a) Large waste sites to be located in identified land North of the River Tees	MWP2: Graythorp Industrial Estate - 65,000 tonnes per annum MWP3: Haverton Hill - 256,000 tonnes per annum* MWP4: New Road, Billingham - up to 200,000 tonnes per annum* MWP5: Port Clarence - capacity for 175,000 tonnes per annum of hazardous waste treatment and management
MWC8(b) Large waste sites to be located in identified land to the South of the River Tees	MWP6: South Tees Eco-Park - allocation identifies a household waste recycling centre as an appropriate development for the site

Strategic Objective	Policy
MWC8 Small waste management sites and any landfill sites required will be provided throughout the plan area	MWP9: Small scale composting facilities MWP10: Small scale waste management operations

NOTE 1:

Policy MWP6 for the South Tees Eco-Park supports the development of facilities to provide capacity of 450,000 tonnes per year for recovery of value from municipal solid and commercial and industrial waste. 100,000 tonnes of this amount relates to the provision of a household waste recycling centre to meet the requirement of policy MWC7. Of the remaining 350,000 tonnes, 300,000 tonnes relates to capacity contained within development which already has full planning permission but is not yet developed. These 300,000 tonnes were included in the waste calculations as existing capacity as the permission had already been granted at that time. 300,000 tonnes of the capacity in MWP6 therefore seeks to secure this 'existing capacity' and does not provide additional capacity to meet the capacity gap requirements identified. Other developments which have planning permission but are not yet developed (Haverton Hill, Port Clarence, New Road) were granted permission after the waste calculations and therefore were not contained within the 'existing capacity' section. The allocations on these sites therefore provide capacity to meet the identified requirements, but they also 'secure' the remaining capacity in the planning permissions, hence why there appears to be a significant over provision.

Appendix C

Plans

Appendix D

Supporting Documents

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

- i) Tees Valley Joint Minerals and Waste Development Plan Documents: Waste Background Paper, Entec UK Ltd for Tees Valley Joint Strategy Unit, December 2008

Appendix E

Superseded Policies

The following Local Plan policies are to be replaced by policies in the Minerals and Waste Policies and Sites DPD:

Local Plan Policy	Policies and Sites DPD Policy
Darlington	
E24.4: Conservation of Land and other Resources (consumer waste collection points)	MWP1, MWP10
S14: Recycling facilities	MWP10
EP17: Waste material storage, processing and transfer	MWP10
Hartlepool	
Was1: Major Waste Producing Developments	MWP1
Was2: Provision of 'Bring' Recycling Facilities	MWP10
Was3: Composting	MWP3, MWP9 (plus MWC6 and MWC7 of the Minerals and Waste Core Strategy DPD)
Middlesbrough	
No adopted policies are being superseded	
Redcar and Cleveland	
No adopted policies are being superseded	
Stockton-on-Tees	
No adopted policies are being superseded	

Appendix F

Glossary and Abbreviations

Aggregates:	Minerals that are used in construction processes such as concrete manufacture and road making.
Biological Treatment:	The treatment of appropriate wastes by biological methods such as composting or anaerobic digestion, where waste is broken down to natural, organic components.
Bring Site	A site where the public can deposit waste items for recycling or re-use. Usually refers to a collection of storage bins found in car parks to encourage people already using these car parks to also utilise the recycling bins.
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. Also known as Development Management
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.
Eco-Park:	A name given to a cluster of businesses, including waste management facilities, which are located adjacent to each other and whose operations are related in terms of the materials they accept/produce.
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 Regulations Assessment (HRA):	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.
Heat Treatment:	The treatment of waste by heating, which alters the properties of the waste materials, and produces materials which can then be recycled, re-used or are more suitable for further treatment.
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 for 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.
Large Waste Management Sites:	In this DPD, large waste management sites are considered to be those over 1ha in size and which deal with at least 25,000 tonnes of waste per annum. Can include sites containing clusters of facilities.
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.
Mechanical sorting:	The sorting of mixed waste streams by mechanical methods to allow the different materials to be sent for appropriate treatment or processing.
Physio-chemical Treatment:	The treatment of wastes using a combination of physical (eg filtration, air stripping) and chemical methods (eg chlorination, ozonation).
Plasma Destruction:	The treatment of waste by plasma, which involves heating to very high temperatures (up to 6,000 degrees Celsius) where all materials will 'melt' down to form a non-toxic residue.
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.
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).
Separation / Recovery:	The separation of different waste streams to recover materials for treatment or processing.
Small Waste Management Sites:	Waste management sites which are generally under 1ha in size and deal with less than 25,000 tonnes per annum.
Soil Washing:	The processing of contaminated soils to provide clean, usable soil materials.
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.
Thermal Desorption:	Similar process to heat treatment, in that waste materials are heated so that contaminants can be removed from other materials which can then be re-used or recycled.
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.
