

Policies & Sites DPD

Adopted
September 2011



Foreword

The Tees Valley Minerals and Waste Development Plan Documents (DPDs) - prepared jointly by the boroughs of Darlington, Hartlepool, Middlesbrough, Redcar and Cleveland and Stockton-on-Tees - bring together the planning issues which arise from these two subjects within the sub-region.

Two DPDs have been prepared. The Minerals and Waste **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, which conforms with that Core Strategy, identifies specific sites for minerals and waste development and sets out policies which will be used to assess minerals and waste planning applications.

The DPDs form part of the local development framework and development plan for each Borough. They cover all of the five Boroughs except for the part of Redcar and Cleveland that lies within the North York Moors National Park. (Minerals and waste policies for that area are included in the national park's own local development framework.)

The DPDs were prepared during a lengthy process of consultation. This allowed anyone with an interest in minerals and waste in the Tees Valley the opportunity to be involved. An Inspector appointed by the Secretary of State carried out an Examination into the DPDs in early 2011. He concluded that they had been prepared in accordance with the requirements of the Planning and Compulsory Purchase Act 2004 and were sound.

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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 (LDF) for their own area, which will include spatial planning policies for minerals and waste. These five authorities are supported in their work by Tees Valley Unlimited, 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 Development Plan Documents (DPDs) because minerals and waste operations have many planning issues in common. In addition, the Tees Valley has relatively few remaining minerals operations and the preparation of minerals-only DPDs would not be justifiable. These planning documents cover all of the Tees
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Valley except for that part which falls within the North York Moors National Park. Responsibility for minerals and waste planning policy in the National Park falls to the Park Authority. The Joint Minerals and Waste DPDs cover the period from 2011 to 2026.

- 1.1.3 This DPD has been prepared following extensive consultation and involvement from the public and non-statutory and statutory groups and organisations. There have been three key stages in this process: the Issues and Options stage in May 2007, the Preferred Options stage in February 2008 and the Publication stage, which was subject to two separate consultation periods in August 2009 and 2010.
- 1.1.4 Following the second Publication stage, the DPD was submitted to the Secretary of State in November 2010 and subject to examination in public. An independent Planning Inspector concluded that the DPD satisfied statutory requirements and met the Government's criteria for soundness. The DPD was adopted by the five Borough Councils on 15 September 2011.
- 1.1.5 The Minerals and Waste Core Strategy, adopted alongside this document, provides 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 conforms with it, and identifies specific sites for future minerals and waste development and sets out a range of policies which will be used to assess minerals and waste planning applications.
- 1.1.6 The Minerals and Waste DPDs have been subject to a Sustainability Appraisal¹ in accordance with the Planning and Compulsory Purchase Act 2004. This also satisfies the requirements of the European Strategic Environmental Assessment Directive 2001/42/EC. 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 community.² The DPDs have also been the subject to Habitats Regulations 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 Strategic Environmental Assessment 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.³ 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 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 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. Waste audits would identify what waste would be generated from a development and how this waste would be minimised and managed to promote the recovery of value from it. This could include the provision of on site waste management facilities. It is considered that waste audits will be relevant to major developments. For the purpose of Policy MWP1, 'major developments' include residential schemes comprising 10 or more dwellings and other developments where there is a floorspace of at least 1000 square metres proposed or where 0.5 hectares or more land will be developed.

³ The Government has signalled its intention to abolish regional strategies in Section 89(3) of the Localism Bill (published 13th December 2010). Until this is enacted any references to the development plan(s) or relevant planning policy should be considered to include regional policy from with the North East of England Plan, Regional Spatial Strategy to 2021, where appropriate.

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 Minerals Sites

3.1 Aggregates

Sand and Gravel

- 3.1.1 The Minerals and Waste Core Strategy has identified that the Tees Valley is required to produce 170,000 tonnes of sand and gravel for the period 2010 – 2026. It is expected that the existing permitted extraction sites at Stockton Quarry (Stockton-on-Tees) and North Gare (Hartlepool) will deliver these requirements. However, due to the forthcoming review of the planning permission at North Gare, and given that the site at Stockton Quarry has yet to be worked, the Core Strategy also identified the need to set out policies to guide proposals for alternative sand and gravel provision.
- 3.1.2 Core Strategy Policy MWC2 sets out a sequential approach for providing primary aggregate minerals, giving priority to production from existing extraction sites and sites with permitted reserves, and extensions to them. In the event of further sites being required, they will be assessed against the criteria set out in the Policy MWP3.

Crushed Rock

- 3.1.3 The Minerals and Waste Core Strategy has identified that there is a shortfall of 1.903 million tonnes of crushed rock reserves in order to meet the requirements identified for the plan period. There is one existing extraction site which produces crushed rock for aggregates purposes, at Hart Quarry (Hartlepool), and this has the potential to be extended to provide additional reserves of around 1.32 million tonnes of aggregate grade limestone.
- 3.1.4 A key issue with the site is biodiversity, with part of the existing quarry being designated as a Local Wildlife Site due to small areas of magnesian limestone grassland being found on the perimeter of the site and the use of the quarry faces by breeding peregrine falcon, kestrel and little owls. The scale of the existing quarry and the location of the extension area in relation to the features of interest mean that extraction can be undertaken without the loss of the grassland areas. Existing quarry faces will also be able to be left undisturbed for use by breeding birds. In addition, the restoration of both the existing quarry and the extension area can be designed so as to accommodate and improve these features. The extension will bring workings closer to residential properties around Nightingale Close, however all workings will continue to use the processes exercised in the existing quarry which have not directly led to any complaints from local residents. In addition these properties will be shielded from these properties by the quarry face. The existing access infrastructure is considered to be appropriate to accommodate the continued use of the quarry.
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Table 3.1 Delivery of Hart Quarry Extension

Issues Affecting Delivery	Support / Responsibility
Planning permission required for extraction	Minerals planning authority (Hartlepool) / Developer
Extraction of minerals	Developer

Policy MWP2: Hart Quarry Extension (Hartlepool)

A site of approximately 8 hectares is allocated for the extraction of crushed rock from an extension to Hart Quarry (Hartlepool). It is expected that 1.32 million tonnes of aggregate grade limestone will be recovered from this allocation.

- 3.1.5 The Hart Quarry extension allocation would still leave a shortfall of 0.583 million tonnes of crushed rock aggregates, and it is in any case unlikely that all of the material would be extracted during the plan period. Planning permissions for additional resources are likely to be needed by 2015 to allow time for sufficient rock to be extracted within the plan period to meet the requirements.

Additional Aggregates Provision

- 3.1.6 As identified above, there is a potential requirement for additional sand and gravel resources and a requirement for additional crushed rock resources. No appropriate sites came forward during the preparation of this DPD so further sites will be required to meet these requirements. Proposals for any such sites will be considered against Policy MWP3.
- 3.1.7 The location of aggregates resources in the Tees Valley, as identified by the British Geological Survey (BGS), overlap with certain other designations and policies. These include the Teesmouth and Cleveland Coast Special Protection Area and Ramsar site, the Teesdale Way, flood risk zones and certain green wedges. All of these issues are considered to be potentially significant in relation to the aggregates resources due to their importance, scale and/or their numbers within the resource areas. Other designations and policies will also be relevant but these are not considered to affect the resource areas in the Tees Valley as directly as those identified above.

Policy MWP3: Additional Aggregates Provision

Proposals for aggregates extraction will be supported where it can be demonstrated that:

1. the proposals would reduce reliance on imports of aggregates from outside of the Tees Valley sub-region;
2. there would be no unacceptable loss or significant adverse impact on important environmental designations or heritage assets. In particular, the following will be

taken into account,

- a) the impact on the integrity of the Teesmouth and Cleveland Coast Special Protection Area and Ramsar site,
 - b) the impact on the Teesdale Way, flood risk zones and the green wedges along the River Tees between Yarm and Preston-on-Tees (Stockton-on-Tees) and the Burn Valley (Hartlepool);
3. priority has been given to the use of non road based transport. Where this is not possible, proposals should demonstrate how impacts from any traffic generated on the highway network or its adjacent land uses will be mitigated;
 4. for sand and gravel, there is a need for the sand and gravel that cannot be met from Stockton Quarry (Stockton-on-Tees), North Gare extraction site (Hartlepool) or other permitted sites; and,
 5. for crushed rock, there is a need for the crushed rock which cannot be met from planning permissions or allocated land at Hart Quarry (Hartlepool) or other permitted sites.
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4. Provision of Waste Sites

4.1 The Provision Process

4.1.1 The Minerals and Waste Core Strategy has identified 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.

4.2 Waste Sites

4.2.1 The additional capacity requirements identified in the Minerals and Waste Core Strategy (Policy MWC7) correspond to the following number of sites:⁴

- 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.

4.2.2 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.

4.3 Site Allocations

Land at Graythorp Industrial Estate (Hartlepool)

4.3.1 A site at Graythorp Industrial Estate 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

⁴ Details of capacity calculations are provided in the Tees Valley Joint Minerals and Waste Development Plan Documents: Waste Background Paper 2009.

of the site falling within an identified area of flood risk. The 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 4.1 - Delivery of Graythorp Industrial Estate

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

Policy MWP4: Graythorp Industrial Estate (Hartlepool)

A site of approximately 4 hectares 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 directed 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)

4.3.2 The existing waste management complex at Haverton Hill Road consists of an energy from waste plant, a household waste recycling centre and a 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.

4.3.3 Existing access to the public highway is sufficient to accommodate the full range of waste management facilities proposed for the site, and electricity export to the National Grid will be able to utilise the existing ducting system. Part of the site is identified as being within an area of flood risk, however the site's drainage system is sufficient to service the extended facilities which already have planning permission and there is also land available for development outside the area at risk of flooding. 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.

- 4.3.4 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 4.2 - Delivery of Haverton Hill

Issues Affecting 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	The four former Cleveland authorities within the Tees Valley: existing waste management contract with operator

Policy MWP5: Haverton Hill (Stockton-on-Tees)

A site of approximately 6 hectares 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.

Development should be directed to the area of land within the site which is not identified as being at risk of flooding.

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

- 4.3.5 Planning permission was granted in 2008 for the development of an Eco-Park on 29 hectares of land to the north of New Road, Billingham. 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 and 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.

- 4.3.6 The Eco-Park planning permission encompasses development which might normally be classed as an employment/general industrial (B2) use, for example the 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 for other industrial uses.

Table 4.3 - Delivery of New Road, Billingham

Issues Affecting 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 MWP6: New Road, Billingham (Stockton-on-Tees)

Proposals for waste management facilities to deal with up to 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)

- 4.3.7 The existing Port Clarence Landfill Site is located off Huntsman Drive, Port Clarence. 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 commercial and industrial 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).

- 4.3.8 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 4.4 - Delivery of Port Clarence

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

Policy MWP7: 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 16 hectares 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)

- 4.3.9 The 27 hectares South Tees Eco-Park site was previously used for steel making operations. Proposals have been approved for 9 hectares 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 biofuel production, plastics pyrolysis, on-site 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.

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

Table 4.5 - Delivery of the South Tees Eco-Park

Issues Affecting Delivery	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.

- 4.3.11 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 LDF Core Strategy.
- 4.3.12 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 MWP8: South Tees Eco-Park (Redcar and Cleveland)

A site of approximately 27 hectares 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)

- 4.3.13 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 4.6 - Delivery of the Stockton South Household Waste Recycling Centre

Issues Affecting 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 MWP9: 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

4.3.14 The soil recovery facility proposed as part of the Port Clarence (Stockton-on-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 site. The minerals and waste sites identified in Policy MWP10 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.

4.3.15 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 4.7 - Delivery of Construction and Demolition Waste Recycling Facilities

Issues Affecting Delivery	Support / Responsibility
Securing of planning permission	Waste planning authority Waste operator / developer
Development of facilities	Developer

Policy MWP10: 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.

Any proposals at Stockton Quarry or Haverton Hill (both Stockton-on-Tees) should be directed to that land which is not identified as being at risk of flooding.

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; and
- 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.

4.4 Assessing Other Sites

Small-Scale Facilities

- 4.4.1 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 MWP11 and MWP12.

Small-Scale Composting Facilities

- 4.4.2 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 MWP11: 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

- 4.4.3 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. Public 'bring' sites can encourage the collection and sorting of waste by providing storage bins or
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'banks' for different waste streams in locations which are already well visited, such as supermarket car parks.

Policy MWP12: Small-Scale Waste Management Operations

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.

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.

5. Monitoring and Implementation

- 5.1.1 All five boroughs prepare Annual Monitoring Reports that review the progress made in the preparation and delivery of their LDFs, and consider the need to review any part of the LDF.
- 5.1.2 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.
- 5.1.3 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: Hart Quarry Extension, (Hartlepool)	Planning permission(s) and extraction of up to 1.32 million tonnes of crushed rock aggregates from the extension to Hart Quarry, Hartlepool.	Determination of planning applications.	By 2015	Minerals planning authorities Minerals developers
MWP3: Additional Aggregates Provision	North East Regional Aggregate Working Party reports showing 170,000 tonnes of sand and gravel and 2,853,000 tonnes of crushed rock being produced between 2010 and 2026. (Core Output Indicator M1)	Determination of planning applications.	By 2015	Minerals planning authorities Minerals developers
MWP4: 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.	103,000 tonnes of annual capacity for municipal solid and commercial and industrial waste recovery is required from 2010, falling to 83,000 by 2021. Development at	Waste planning authority (Hartlepool Borough Council) Waste operators / developers

Policy	Indicators	Implementation / Delivery	Timescales	Responsibility
			Graythorp is required from the beginning of the plan period.	
MWP5: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.	103,000 tonnes of annual capacity for municipal solid and commercial and industrial waste recovery is required from 2010, falling to 83,000 by 2021. 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. Development at Haverton Hill is anticipated to be provided by 2013.	Waste planning authority (Stockton Borough Council) Waste operators
MWP6: New Road, Billingham (Stockton-on-Tees)	Planning permission(s) and development of facilities for municipal solid waste and commercial and industrial waste with capacities of: waste transfer facilities for 25,000 tonnes per annum; glass recycling for 50,000 tonnes per annum; other recovery facilities for 125,000 tonnes per annum.	Planning permission has been granted for the waste transfer station and glass recycling identified. Determination of planning applications for 125,000 tonnes per annum of recovery facilities.	103,000 tonnes of annual capacity for municipal solid and commercial and industrial waste recovery is required from 2010, falling to 83,000 by 2021. Development at New Road is anticipated between 2016 and 2021.	Waste planning authority (Stockton-on-Tees Borough Council) Waste operators
MWP7: Port Clarence (Stockton-on-Tees)	Planning permission(s) and development of hazardous waste management facilities with capacities of: contaminated soil treatment of 250,000 tonnes per annum; hazardous waste recovery of 175,000 tonnes per annum.	Planning permission has been granted for the contaminated soil treatment and hazardous waste recovery facilities identified.	Development of the soil treatment facility required by 2016. Hazardous waste recovery facilities will be developed between 2010 and 2021.	Waste planning authority (Stockton-on-Tees Borough Council) Waste operators

Policy	Indicators	Implementation / Delivery	Timescales	Responsibility
MWP8: South Tees Eco-Park (Redcar and Cleveland)	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.	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. Determination of planning applications for around 50,000 tonnes per annum of recovery facilities.	103,000 tonnes of annual capacity for municipal solid and commercial and industrial waste recovery is required from 2010, falling to 83,000 by 2021. Development at South Tees Eco-Park is anticipated to be provided between 2016 and 2021.	Waste planning authorities Waste operators
MWP9: 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 2026.	Waste planning authority (Stockton-on-Tees Borough Council) Waste operators
MWP10: 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
MWP11: 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
MWP12: Small-Scale Waste Management	Planning permission(s) and development of small-scale recycling operations at existing or	Determination of planning applications	Development required across the plan period, including 15,000	Waste planning authorities

Policy	Indicators	Implementation / Delivery	Timescales	Responsibility
Operations	allocated industrial land and public 'bring' sites in locations well used by the public.		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 operators
