

**THE COUNCILS OF THE BOROUGHES OF DARLINGTON, HARTLEPOOL,
MIDDLESBROUGH, REDCAR AND CLEVELAND AND STOCKTON-ON-TEES
THE TOWN AND COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND)
REGULATIONS 2026**

**NOTICE OF INTENTION TO COMMENCE TEES VALLEY JOINT MINERALS AND WASTE
LOCAL PLAN PREPARATION**

NOTICE is hereby given under Regulation 44 of the Town and Country Planning (Local Planning) (England) Regulations 2026 that, on 23rd October 2026, the Borough Councils of Darlington, Hartlepool, Middlesbrough, Redcar and Cleveland and Stockton-on-Tees (“the Councils”) intend to commence preparation of the Tees Valley Joint Minerals and Waste Local Plan.

The Tees Valley Joint Minerals and Waste Local Plan is intended to incorporate all of each Council's minerals and waste plan and, when adopted, will replace the current Tees Valley Joint Minerals and Waste Core Strategy Development Plan Document and Policies and Sites Development Plan Document (2011).

The Tees Valley joint Minerals and Waste Local Plan will apply to the administrative areas of Darlington, Hartlepool, Middlesbrough, Redcar and Cleveland and Stockton-on-Tees, excluding land within the North York Moors National Park, as shown edged black on the plan annexed to this Notice.

The Tees Valley Joint Minerals and Waste Local Plan will guide future growth and development of minerals and waste across the five boroughs. It will set out policies on matters relating to the future development minerals and waste on land within the boroughs. Matters that do not relate to minerals and waste will be dealt with through each borough's Local Plan.

A copy of the Tees Valley Joint Minerals and Waste Local Plan Timetable and this Notice can be viewed at the following locations within all five boroughs and on the Councils' web sites.

Darlington

Town Hall, Feethams, Darlington, County Durham, DL1 5QT

<https://www.darlington.gov.uk/planning-and-building-regs/planning/planning-and-environmental-policy/minerals-and-waste/>

Hartlepool

Hartlepool Civic Centre, Victoria Road Hartlepool, TS24 8 AY and Hartlepool Central Library.

[Emerging Tees Valley Joint Minerals and Waste Plan | Existing local plan and planning policy | Hartlepool Borough Council](#)

Middlesbrough

Middlesbrough House, 50 Corporation Road, Middlesbrough, TS1 2RH.

<https://www.middlesbrough.gov.uk/planning-and-development/planning-policy/tees-valley-joint-minerals-and-waste-local-plan>

Redcar and Cleveland

Redcar & Cleveland Civic Centre, Ridley Street, Redcar, TS10 1TD.

<https://www.redcar-cleveland.gov.uk/planning/planning-strategy/emerging-joint-minerals-and-waste-local-plan>

Stockton on Tees

Dunedin House, Columbia Drive, Thornaby, Stockton-on-Tees, TS17 6BJ

Stockton Central Library and Customer Service Centre, Church Road, Stockton-on-Tees, TS18 1TU and all other libraries within the borough during normal opening hours.

<https://www.stockton.gov.uk/minerals-and-waste>

The notice of intention to commence (this notice) is a statutory requirement and is an important step in informing the Government that the councils are doing preparatory works prior to the official commencement date of 30th April 2027. The formal commencement date (30th April 2027) is the date from which the councils anticipate publishing the Gateway 1 self-assessment and then have 30 months to start and then adopt the Tees Valley Joint Minerals and Waste Local Plan

Dated: 23rd October 2026.

Annex - Tees Valley Joint Minerals and Waste Local Plan area (the plan making planning authority areas of Darlington, Hartlepool, Middlesbrough, Redcar and Cleveland and Stockton-on-Tees.

