Tees Valley Joint Minerals and Waste Local Plan

Scoping Consultation
November 2026





DARLINGTON Borough Council

Hartlepool Borough Council

Middlesbrough moving forward

Redcar & Cleveland Borough Council

Stockton-on-Tees Borough Council

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1 Introduction

Purpose of This Report

1.1 The new Tees Valley Joint Minerals and Waste Local Plan (Joint Plan) is being prepared jointly by the five Tees Valley authorities of Darlington, Hartlepool, Middlesbrough, Redcar and Cleveland and Stockton-on-Tees. The Joint Plan will cover all of the five authority areas in the Tees Valley, with the exception of the area of Redcar and Cleveland that is located within the North York Moors National Park (minerals and waste planning for that area is the responsibility of the North York Moors National Park Authority). When adopted, the plan will sit alongside the separately prepared Local Plans for each area.

1.2 The Joint Plan will set out the vision, objectives, spatial strategy and policies for minerals and waste development in the Tees Valley over the plan period, which will be at least 10 years from adoption.

1.3 This Scoping Document is the first stage in identifying what the Tees Valley Joint Minerals and Waste Local Plan will need to address in order to meet the aim set out above. This document will set out our thoughts on what the new plan should cover and how we should engage with residents and other stakeholders throughout the preparation of the plan. It will provide the context for preparing the new plan, set out key priorities for the Joint Plan and local issues that could be addressed. It will also present some options for the vision and outcomes of the new Joint Plan.

1.4 The purpose of the consultation on the Scoping Document is to seek your views on what minerals and waste issues the plan should cover. No decisions have yet been made on the priorities of the plan or its content. The Councils have set out a series of questions to gather opinions and insights from residents, and other stakeholders. We will then use any feedback received to help us prepare a new Joint Plan that reflects the aspirations of local communities.

1.5 This report is available for comments from **24th November 2026 to 8th January 2027**. Comments can be submitted via the online form at: https://www.darlington.gov.uk/teesvalleyminerals. Comments can also be sent via post or email to any of the individual Councils using the contact details set out in Appendix 1.

1.6 Following this consultation, we will use your feedback to develop an Engagement Strategy for the plan and to help us progress to the next stage in the plan-making process, which will be a consultation on the Proposed Joint Plan Content and Evidence. We will also publish a summary of the consultation responses received.

The Plan Making System

1.7 In March 2026, the Government published The Town and Country Planning (Local Planning) (England) Regulations 2026, which brought into effect a new plan-making system that aims to speed up the process of preparing Local Plans and Minerals and Waste Plans and to make them easier to use.

1.8 The new system sets out a clear process which must be followed when preparing plans and this consultation on this Scoping Document is the third stage in that process, following the publication of the Timetable and Notice to Commence on 23rd October 2026.

1.9 The new Joint Plan must also be prepared in accordance with the National Planning Policy Framework (NPPF). The current version of the NPPF was published on 17th August 2026 in order to reflect the new plan-making system. The NPPF sets out national planning policies for minerals development and explains how these should be applied in practice.

1.10 While national planning policy for minerals is included within the NPPF, the national policies for waste management are set out in a separate government document, National Planning Policy for Waste 2014. The Joint Plan must be in accordance with the policies set out in both of the national policy documents and in the Government's Planning Practice Guidance.

Why Prepare a Joint Plan

1.11 The current strategy and policies for minerals and waste in the Tees Valley are set out within the Tees Valley Joint Minerals and Waste Development Plan Documents, which are the Core Strategy DPD and Policies and Sites DPD. These documents were adopted in September 2011 to cover the period from 2011 to 2026 and, as a result, are recognised to be out of date. As the Planning and Compulsory Purchase Act 2004, as amended, sets out a duty for each minerals and waste planning authority to prepare a minerals and waste plan, there is a need for the existing 2011 DPDs to be replaced.

1.12 Issues relating to minerals and waste developments are often best addressed at a scale that goes beyond local authority boundaries. It is normal for extracted mineral resources and waste arisings to be transported across local authority boundaries and preparing a Joint Plan that covers the whole of the Tees Valley gives a better understanding of the minerals and waste supply chains and allows us to plan strategically for these movements.

Timetable

1.13 The Tees Valley Councils have agreed a new Tees Valley Joint Minerals and Waste Plan Timetable to set out when the key stages in the preparation of the Joint Plan are expected to be met. The timetable is available on each Council's website and will be updated regularly as work progresses.

1.14 The timetable published on 23rd October 2026 is set out below.

Activity	Date
Notice of intention to commence local plan preparation	23rd October 2026
Scoping consultation starts	24th November 2026
Scoping consultation ends	8th January 2027
Publication of Gateway 1 self-assessment	30th April 2027
Consultation on proposed local plan content and evidence starts	17th September 2027
Consultation on proposed local plan content and evidence ends	29th October 2027
Gateway 2 Submission	30th November 2027
Consultation on proposed local plan starts	15th October 2028
Consultation on proposed local plan ends	10th December 2028
Gateway 3 Submission	30th March 2029
Submit plan for examination	30th April 2029
Adoption	31st October 2029

SEA and HRA

1.15 The Environmental Assessment of Plans and Programmes Regulations 2004 require that plans setting the framework for consent on future development projects are subject to an environmental assessment. The object of the Strategic Environment Assessment (SEA) is to provide for a high level of environmental protection and the integration of environmental considerations into the preparation and adoption of plans and programmes.

1.16 The Government has stated its intention to replace SEAs with Environmental Outcomes Reports (EORs). However, at the current time these requirements have not been formalised through regulations and, as such the Environmental Assessment of Plans and Programmes Regulations 2004 continue to apply.

1.17 The Councils will, therefore, be preparing an SEA to inform the development of the plan. The first stage of this will be a draft SEA Scoping Report, which will be subject to consultation in due course. This SEA Scoping Report will set out the proposed scope, methodology, and environmental considerations for assessing the potential impacts of the Joint Plan.

1.18 Regulation 61(1) of the Conservation of Habitats and Species Regulations 2017 requires that:

"A competent authority, before deciding to undertake, or give any consent permission or other authorisation for, a plan or project which:

- is likely to have a significant effect on a European site or a European offshore marine site (either alone or in combination with other plans or projects), and
- is not directly connected with or necessary to the management of that site,

1.19 must make an appropriate assessment of the implications for that site in view of that site's conservation objectives."

1.20 This assessment is known as a Habitat Regulations Assessment (HRA). The Councils will be preparing a HRA to accompany future drafts of the Joint Plan and to ensure that the implications of the plan upon European protected sites are identified and fully considered.

Call for Sites

1.21 We are conducting a 'Call for Sites' alongside this consultation. This is where landowners, minerals and waste developers, and others with an interest in developing land in the area for minerals and waste extraction, facilities or associated infrastructure, are asked to submit potential sites for consideration.

1.22 The Call for Sites will be open for submissions until the 8th of January 2027. Later submissions may be possible, but we will not be able to guarantee that they will be assessed beyond the closing date. Please contact one of the individual Councils if a later submission is expected. Further information on the Call for Sites process and how to submit a site is available on our Joint Plan website at: https://www.darlington.gov.uk/teesvalleyminerals

Community Engagement

1.23 How we consult on the future draft stages of the Joint Plan will be set out in a communication and engagement strategy that we will prepare after this scoping consultation. In the engagement strategy, we will set out how we will involve residents and other stakeholders in the

process of preparing the Joint Plan. This strategy will be published when we publish our Gateway 1 self-assessment information. The engagement strategy will inform how we consult at the 'proposed local plan content and evidence' and 'proposed local plan' stages.

1.24 In our engagement strategy, we intend to propose a range of methods to involve local residents and communities. The table below sets out what these might include.

Table 1: Potential Methods for Consulting on the Joint Plan in future plan-making stages.

Potential Communication Method	Target Audience
Letters and Emails	• Sent directly to relevant stakeholders and residents whose details are on our Consultation Lists. • Businesses working within the minerals and waste development sectors. • Industry representatives. • Statutory consultees.
Press Releases	All residents, businesses and other stakeholders.
Social Media	
Posters and Documents in Councils' Offices and Libraries	
The Tees Valley Joint Minerals and Waste Local Plan Website (www.darlington.gov.uk/teesvalleyminerals)	
Engagement with Parish and Town Councils, and Neighbourhood Forums	

Question 1: Are there any other methods of communication or engagement that you would like us to use when consulting on the Joint Plan?

Question 2: Do you have any other views on how the Council should be involving local communities and stakeholders in the Joint Plan?

2 Scope of the Tees Valley Joint Minerals and Waste Local Plan

2.1 The second part of this scoping document sets out the potential content for the new Joint Plan. It sets out the policy context of the plan, what the vision for the Joint Plan might be and what priorities we might have for future policies. We are also seeking your comments and suggestions on the potential plan content.

Policy Context

2.2 The Tees Valley Joint Minerals and Waste Local Plan will set out where minerals and waste development should be located in the area over at least the next 10 years. The Joint Plan will be written in accordance with the requirements of the Planning and Compulsory Purchase Act (2004) (as amended) and the Town and Country Planning (Local Planning) Regulations (2026). These set out the legislative framework for the preparation of the plan.

2.3 The Joint Plan must also be prepared in accordance with national planning policy requirements and must have regard to other relevant policies and strategies. This policy context is outlined below.

National Policy

2.4 The key national planning policies relevant to minerals and waste planning are set out in the following documents:

- National Planning Policy Framework (NPPF), 2026
  - Procedural policies for Plan Making (PM1 – 17)
  - Decision-making policies (DM1 – 10)
  - Facilitating the sustainable use of minerals (M1 – 6)
- National Planning Policy for Waste, 2014

2.5 The NPPF (2026) sets out the Government's policies for plan-making and for making decisions on development proposals in England. It specifies what can and can't be included within a local plan and, in relation to minerals and waste plans, it states 'minerals and waste plans should set out specific proposals to facilitate a sufficient supply of minerals to meet society's needs and enable the delivery of sustainable waste management and a circular economy'.

2.6 The procedural requirements for plan-making are set out within NPPF policies PM1-PM17 and policies specifically relating to facilitating the sustainable use of minerals are set out within policies M1-M6. The policies within our new Joint Plan will have to be prepared in accordance with these NPPF policies.

2.7 The NPPF also includes policies that relate specifically to decision making. These are known as the National Decision-Making Policies (NDMP) and are DM1-DM10. These policies provide consistent national policies on certain planning matters that must be used in decision-making on planning applications, such as achieving sustainable development, adapting to climate change and improving the natural environment. These NDMPs are intended to improve consistency and reduce repetition across local plans and minerals and waste plans and we will not be able to replicate, replace or modify any of these policies through our Joint Plan.

2.8 While the NPPF includes policies relating to the sustainable use of minerals, it does not currently include policies in relation to waste management. The national policies for waste are set out within the National Planning Policies for Waste (NPPW) (2014). The NPPW includes policies relating to using a proportionate evidence base, identifying need for waste management facilities, and identifying suitable sites and areas. The policies within the NPPW must be read alongside the NPPF and must be followed when preparing our Joint Plan.

The Emerging Tees Valley Spatial Development Strategy

2.9 Spatial Development Strategies (SDS) set out the vision for future growth and change at sub-regional level and they include strategic policies to set a spatial framework for investment and growth for at least 25 years. They are able to cover strategic land-use matters and set out broad locations for growth, nature conservation and strategic infrastructure but cannot include specific allocations for development. The Spatial Strategy for the Tees Valley is being prepared by the Tees Valley Combined Authority (TVCA).

2.10 The emerging Tees Valley Spatial Development Strategy is currently at an early stage of development, but our Joint Plan will still be required to support the delivery of the SDS and we must take account of the SDS as it progresses.

The Tees Valley Local Nature Recovery Strategy

2.11 The new Joint Plan must take account of the Local Nature Recovery Strategy (LNRS) for the area. This is a strategy that identifies important habitats and species and areas of opportunities for nature recovery. The Tees Valley LNRS is being prepared by the Tees Valley Combined Authority and was published for consultation in 2026. It is expected to be adopted soon.

Local Policy

2.12 The existing local policy framework for minerals and waste development is contained within:

- Tees Valley Joint Minerals and Waste Core Strategy DPD (2011)
- Tees Valley Joint Minerals and Waste Policies & Sites DPD (2011)

2.13 Each of the constituent local planning authorities are preparing Local Plans that cover development issues other than minerals and waste. Each authority is at a different stage in preparing its Local Plan:

- **Darlington** – currently consulting on Darlington Local Plan – Reg 19 Submission Draft with a view to submitting for examination by end of December 2026.
- **Hartlepool** – published a new Hartlepool Local Plan timetable on 23rd October 2026.
- **Middlesbrough** – the Local Plan was submitted for examination in September 2025, with the Independent Examination ongoing. Consultation on the Main Modifications commenced in September 2026.
- **Redcar & Cleveland** – published a new Redcar & Cleveland Local Plan timetable on 23rd October 2026.
- **Stockton-on-Tees** – published a new Stockton-on-Tees Local Plan timetable on 5th August 2026.

2.14 The Tees Valley Joint Minerals and Waste Core Strategy DPD and the Tees Valley Joint Minerals and Waste Policies & Sites DPD (2011) (the 2011 Joint DPDs) will be replaced entirely by the

adoption of the new Joint Plan. The individual local plans will include policies that address matters that are outside of the scope of the new Joint Plans. They provide policies that, amongst other things, set out each Council's settlement limits and identify important areas for nature, and the Joint Plan will need to be cognisant of these policies and areas but will not replace or modify them.

Other Strategies

2.15 There are a number of other strategies that may influence the policies or strategy that we seek to adopt within the new Joint Plan. These include the Tees Valley Joint Waste Management Strategy (2020-2035), which sets out the approach to the sustainable management of waste within the Tees Valley and which provides the framework for how the Tees Valley Councils will work towards reducing the amount of waste produced and to finding the most sustainable solution for waste that remains.

2.16 They also include the Tees Valley Local Growth Plan (2026-2036), which was prepared by the TVCA. The Growth Plan was developed in support of the UK's Modern Industrial Strategy, and it sets out a vision for growth in the Tees Valley and local growth priorities for innovation, productivity and connectivity.

Question 3: Are you aware of any locally specific minerals and waste development matters in relation to sustainable development that are not addressed through the national decision-making policies?

Question 4: Do you have any other comments on the Planning Policy Context section?

The Vision

2.17 In preparing the new Joint Plan, it will be important to propose a Vision setting out how the policies will impact the Tees Valley by the end of the plan period. The 2011 Tees Valley Joint Minerals and Waste Core Strategy included the following Vision.

In 2026, the Tees Valley will be a place where:

- priority is given to the production of secondary and recycled aggregates for the construction industry. Whilst the limited extraction of primary aggregate minerals is carefully managed, the remaining primary minerals resources and essential infrastructure for the transport and landing of minerals are safeguarded for the future;
- the specialist industries which re-use, recycle and recover value from waste are thriving. By taking advantage of the specific locational advantages of the Tees Valley and the opportunities for symbiotic relationships with petrochemical, steel and environmental industries, the waste management industry in the Tees Valley forms a centre of excellence; and
- local communities, industry and local authorities can identify and access the waste management facilities they require.

The integrity of the international and nationally-important areas of biodiversity within and adjacent to the Tees Valley, together with the area's broad range of historic, cultural and natural assets are protected from minerals and waste developments, and opportunities are taken through minerals and waste proposals to enhance the local environment, thus contributing to a high quality of life for present and future generations.

2.18 The 2011 Joint DPDs covered a period of 15 years, from 2011 until 2026. The NPPF now requires that plans are prepared to cover a period of no less than 10 years from the point of adoption of the plan. Plans can cover a longer time period where this would, for example, help support the delivery of longer-term infrastructure or strategic development. As we progress with the preparation of the plan, the Councils will have to identify the most appropriate term for the new Joint Plan and consider whether the plan should cover a longer period than 10 years.

Question 5: Do any aspects of the 2011 Vision remain relevant?

Question 6: What do you think should be included within the new Vision for the Joint Plan?

Question 7: Do you have any comments on the period the Joint Plan should cover from adoption?

Strategic Objectives

2.19 The NPPF also requires that the Joint Plan include no more than 10 measurable outcomes that support the vision and which:

i. Articulates how the area should change over the plan period;
ii. Sets aspirational aims and objectives underpinned by a realistic appreciation of what the plan's policies can genuinely shape and deliver;
iii. Reflects longer term expectations extending beyond the plan period where appropriate, including for any broad locations for growth and regeneration identified in the spatial development strategy, and any specific strategic site proposals; and
iv. Has particular regard to meeting the identified development needs of the area in a sustainable manner in accordance with policy S1 (NPPF, 2026)

2.20 To achieve the vision in the 2011 Joint Plan and to guide the direction of the policies, the strategic objectives listed below were identified. These objectives will need to be revised to support a new vision and to meet the requirement of the NPPF to have no more than 10 outcomes.

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;

B. to minimise the use of primary aggregates and prioritise the use of secondary and alternative materials for construction use;

C. to safeguard minerals resources from unnecessary sterilisation;

D. to support the implementation of the Tees Valley Joint Municipal Waste Management Strategy in particular in seeking to minimise waste production;

E. to promote the re-use, recycling and recovery of value from waste;

F. to provide a network of small-scale waste management facilities which is accessible to local communities;

G. to promote the development of resource recovery parks where symbiotic relationships between industries can flourish;

H. to promote the management of waste close to its point of production whilst recognising the existing role and future potential of the Tees Valley in specialist waste management;

I. to safeguard sustainable minerals transport infrastructure and promote the use of sustainable transport, in particular the existing rail and port facilities in the Tees Valley for the movement of minerals and waste;

J. to ensure that minerals and waste developments protect and enhance the quality and diversity of public amenity and the natural, historic and cultural heritage of the Tees Valley;

K. to ensure the highest standards in the operation, environmental management and restoration of existing and new minerals extraction and landfill sites; and

L. to ensure the highest standards of design, operation and environmental management of waste management and minerals processing facilities.

Question 8: Are there any specific measurable outcomes that could be used to measure the delivery of the vision within the new Joint Plan?

Spatial Strategy

2.21 As well as setting out a positive vision for the area, the Joint Plan will also need to identify a spatial strategy for the location of development and where land should be protected or enhanced for specific purposes. This would set out how any development will be distributed and will direct the allocation and provision of any future minerals and waste sites that may be identified and needed.

2.22 The spatial strategy in the Joint Plan will not address the setting of settlement boundaries or the locations of town centres within the area. These, and other matters not specifically related to minerals and waste, will be addressed by the individual local authorities in their Local Plans.

2.23 To develop the minerals and waste spatial strategy, the Councils will need to identify the amount of minerals provision and waste management capacity needed, any opportunities for the distribution of development and the location of constraints, such as protected landscapes and important habitats. We intend to commission the production of a comprehensive evidence base that will set out the development needs for the plan and that will support any decision made about the spatial strategy.

Question 9: Do you have any thoughts on how the spatial strategy for minerals and waste should be developed?

Policy Areas

2.24 As well as considering the spatial context for minerals and waste, the Joint Plan will also include locally specific policies relating to a number of policy areas. Our intended themes for these policies are set out here.

<u>Providing for Minerals</u>

2.25 A key requirement for minerals and waste plans is that they facilitate a sufficient supply of minerals to meet the needs of society. These minerals include aggregates, industrial minerals and oil and gas. The aggregates we should plan for are sand and gravel, crushed rock, recycled aggregates (reclaimed and recycled from demolition processes) and secondary aggregates. Secondary aggregates are materials that can be used in the place of aggregates, such as blast furnace slag, power station ash, glass chips and shredded tyres.

2.26 In line with the NPPF, the Joint Plan will not consider the identification of sites for peat or coal extraction. It is also only able to identify new oil and gas extraction sites or extensions to existing sites inside licensed areas. The licensed areas in the UK currently include the Kirkleatham area, across part of Stockton-on-Tees and Redcar and Cleveland boroughs (Licence PEDL68, North Sea Transition Authority).

2.27 To assist with planning for aggregates, mineral planning authorities prepare Local Aggregate Assessments (LAA). These are required by the NPPF and provide an assessment of the demand for, and supply of, aggregates and an assessment of all supply options in their area. The LAA for the Tees Valley is prepared jointly by the five Councils and will be updated to provide evidence for our need for aggregate supply and to support our minerals policies.

2.28 New evidence will also be commissioned to identify the level of provision needed for other minerals within the area. However, the 2011 Joint DPDs found that there was limited viability from existing or previously permitted minerals extraction sites in the Tees Valley. These included brine fields in Stockton-on-Tees and Redcar and Cleveland, gas extraction at Kirkleatham in Redcar and Cleveland and anhydrite extraction in Billingham (Stockton-on-Tees). The new Joint Plan will have to consider whether there are any existing or new extraction sites that can be allocated or safeguarded.

2.29 The safeguarding of minerals resources and infrastructure is also required by the NPPF. This means that the Joint Plan will have to identify areas of minerals resources and existing and planned sites for the bulk transport, handling and processing of minerals, that should not be rendered incapable of being extracted or operating by non-minerals development taking place on or close by. In the 2011 Joint DPDs, we mapped significant areas of deep and shallow minerals resources and safeguarded infrastructure sites, such as wharves at Tees Dock, Graythorp Yard and Billingham Reach.

Question 10: Do you have any comments on the proposed content of the Providing for Minerals theme?

<u>Providing for Waste Management</u>

2.30 Providing for waste management means identifying sufficient opportunities to meet the identified needs of the area for the management of waste streams, including waste that travels into and out of the plan area. To do this, the Councils will have to prepare a new evidence base that includes data on existing capacity and existing and future waste arisings in our area and other authority areas, and national requirements and forecasts on future waste arisings and the proportion of waste that can be recycled.

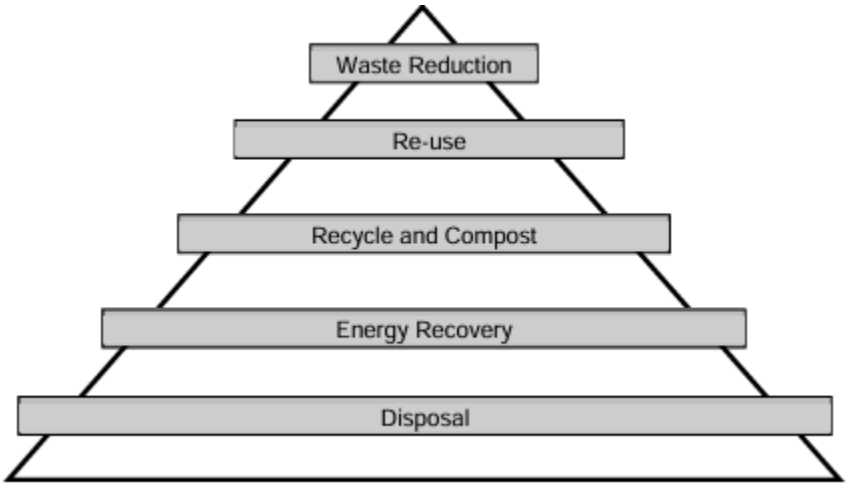
2.31 We will use the new evidence to identify whether any new waste management facilities are needed in our area over the plan period. Only if there is an identified need for further waste management capacity in the plan period, will we seek to identify new opportunities and locations for waste facilities. We will also consider whether any existing waste management sites and facilities should be safeguarded.

2.32 All waste streams, such as household, commercial, construction and hazardous wastes, will need to be considered in our waste needs and capacity assessment but we will also seek to support the driving of waste up the waste hierarchy. This means encouraging waste to be

managed in increasingly sustainable ways, moving waste management from disposal to energy recovery, recycling, or re-use or through the reducing waste.

2.33 In the 2011 Joint DPDs, we did this through a waste strategy policy (Policy MWC6) that made provision for capacity to allow target levels of household waste recycling or composting and recovery of value from municipal solid waste and commercial and industrial waste to be reached. The strategy also sought to promote facilities that drive waste management up the hierarchy.

Figure 1: The Waste Hierarchy



Question 11: Do you have any comments on the proposed content of the Providing for Waste Management theme?

Safeguarding Transport Infrastructure

2.34 Certain types of transport are essential to help facilitate the sustainable transport of minerals and waste. Transport for minerals and waste deals with bulky materials and their transportation to and from developments that are often very restricted in where they can be located. In the Tees Valley, minerals and waste materials are often transported on the strategic road network but can also be transported by the existing rail network and into and out of the area via port facilities on the River Tees.

2.35 To manage the movement of minerals and waste materials, the policies in the 2011 Joint DPDs sought to prioritise the use of non-road-based transport in the movement of minerals and waste resources, due to increasing pressure on the capacity of the Tees Valley road network. The DPDs also safeguarded important port and rail facilities. Policy MWC10 sought to require new developments to be located in areas with easy access by sustainable transport modes for employees and users of the facilities.

2.36 Within the new Joint Plan, the Councils will be considering if there are new and existing transport facilities that should be safeguarded and if we should take a similar approach to encouraging sustainable transport and protecting the road network.

Question 12: Do you have any comment on the proposed approach to transport infrastructure?

Protecting the Environment

2.37 Policies for the protection of the natural and historic environment and in relation to climate change adaptation and mitigation are set out in the National Development Management Policies or will be included in the individual local plans prepared by each of the Tees Valley Councils. However, there is still a need to consider and address environmental impacts in the development of policies for the Joint Plan.

2.38 The environment related effects of the Joint Plan will be identified and assessed by the accompanying Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA), which will be prepared alongside the emerging plan. And the policies of the Joint Plan are currently intended to include support for driving waste management up the hierarchy to more sustainable options and for accessing new facilities via sustainable modes. We will also consider important environmental designation and the need to protect the environment, should we need to seek new sites for allocation for minerals and waste related facilities.

Question 13: Do you have any comments on the approach to environmental protection and climate change for the Joint Plan?

Appendix 1 - Local Authority Contact Details

Darlington Borough Council

Planning Policy, Darlington Borough Council, Town Hall, Feethams, Darlington, DL1 5QT

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Middlesbrough Council

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Redcar & Cleveland Borough Council

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Stockton-on-Tees Borough Council

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