



South Tyneside Council

Reference:	250370
Location:	9 Monkton Hall Hebburn NE31 2RH
Ward:	Monkton
Description:	Discharge of deemed condition (Biodiversity Gain Plan) to previously approved Planning Application ST/0622/24/FUL
Recommendation:	Approve details of Condition
Case Officer:	Casey Scott
Case Officer Contact No.:	0191 4246780 or 07442 655446

Assessment

Planning permission ref: ST/0622/24/FUL was granted on 12.05.2025, subject to a deemed planning condition which requires the submission of 'biodiversity gain condition'. The Biodiversity Net Gain (BNG) Condition sets out that:

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and*
- (b) the planning authority has approved the plan.*

This application seeks to approve the required details required this biodiversity net gain deemed condition.

To accompany this application, the applicant has submitted the following:

- Department for Environment, Food and Rural Affairs Biodiversity Gain Plan – received 15.05.2026.

The Countryside Team has been consulted on this application and considers that the submitted details are acceptable. The information they have provided sets out in total 0.020 other neutral grassland units have been acquired from Green Acres, Netherton Park in Northumberland. The submitted information states the units have been secured in a registered habitat bank, are allocated to the development, and they are deliverable. As such, the proposal now achieves over the 10% net gain and satisfies the trading rules. As such, the Countryside Team conclude that the development achieves the 10% net gain required and complies with all statutory requirements, and it is recommended that the Biodiversity Gain Plan is approved and that the biodiversity gain plan condition is met.

Therefore, it is considered that the information required by the biodiversity net gain deemed condition are acceptable having regard to the Countryside Team's consultation responses in regard to the information submitted, and the proposal would accord with LDF Policy EA1.

Recommendations

Approve details of Condition.

List of plans etc. for standard note on decision

Plan Reference

Department for Environment, Food and Rural Affairs Biodiversity Gain Plan – received 15.05.2026.

Case officer: Casey Scott

Signed: C.Scott

Date: 15.06.2026

Authorised Signatory: Helen Lynch

Date: 16/06/2026