

Development Management
Town Hall and Civic Offices
Westoe Road
South Shields
NE33 2RL

Date: 30 July 2026

Our ref: 71915/01/NW/DBA/40704958v1

To Whom It May Concern

Application for Reserved Matters Approval pursuant to Application ST/0412/20/FUL: Land South of Argyle Street, Hebburn

We are pleased to submit on behalf of our Client, Oakley North East [the Applicant], an application for the approval of Reserved Matters relating to land south of Argyle Street, Hebburn. The description of development is as follows:

“Approval of reserved matters application (appearance, landscaping, layout and scale) for up to 7 dwellings (Use Class C3) pursuant to outline planning permission ST/0412/20/FUL”.

This letter has been updated to reflect the revised proposals.

Background

This application relates to an area of the wider land comprising the former Ashworth Frazer Industrial Estate which has planning permission for residential development under application ref. ST/0412/20/FUL. The approved application comprises detailed planning permission for 82 dwellings, associated access, parking landscaping and infrastructure, and outline planning permission for up to 18 dwellings. This application seeks approval of Reserved Matters for the outline area of this site.

The Application Submission

The following documentation has been submitted with the planning application:

Plans

- Location Plan – Drg.no. P15 – Rev A
- Existing Site Plan – Drg.no. P16 – Rev A
- Planning Layout – Drg.no. P07 – Rev U
- Materials and Enclosures – Drg.no. P18 – Rev A

- Planning Layout 2026 – 7no. Houses Drg.no.P17 – Rev A
- Planting Plan – Drg.no. 2336.01B

Reports and Other Documents

- Planning Compliance Statement, prepared by Lichfields
- Design and Access Statement, prepared by MWE
- Noise Assessment Addendum, prepared by NJD Environmental Associates
- (This) Covering Letter, prepared by Lichfields

We trust that sufficient information has been provided to ensure this application can be advanced to determination at the earliest opportunity, and we will contact you in due course to discuss progress.

If you have any queries about any of the above, please do not hesitate to contact me.

Yours faithfully



Chris Smith

Planning Director

BA (Hons) MA MRTPI