South Tyneside Council

Reference:	260418
Location:	Tyne Dock Enterprise Park 3 Site,Port of Tyne,South Shields
Ward:	Simonside and Rekendyke
Description:	Discharge of [TCPA 1990, as amended] deemed condition: Biodiversity Gain Plan, relating to previously approved Planning Application 250725
Recommendation:	Approve Details of Condition
Case Officer:	Adam Williamson
Case Officer Contact No.:	0191 4247434 or 07741120747

Assessment

Planning permission 250725 was granted 04/03/2026, 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 08.06.2026.

The Countryside Team has been consulted on this application and considers that the submitted details are acceptable. The information they have provided sets that BNG will be secured by the enhancement of 0.018ha of modified grassland habitat on-site in poor condition to other neutral grassland in moderate condition. As such, the proposal now achieves +13.01% net gain, 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 and emerging Local Plan Policy 35.

Recommendations

Approve Details of Condition

List of plans etc. for standard note on decision

Department for Environment, Food and Rural Affairs Biodiversity Gain Plan – received 08.06.2026.

Case officer: Adam Williamson
Date: 27/07/2026

Authorised Signatory: *G. Simmonette*
Date: 29/07/2026