



VISTA

Our Ref: 25.222

Your Ref: 250371

10th July 2026

South Tyneside Metropolitan Borough Council
Planning Department
Town Hall & Civic Offices,
Westoe Road
South Shields
South Tyneside
NE33 2RL

Dear Sir/Madam

Application to discharge Condition 18 in respect of 250371 pertaining to the extension and change of use to form 2no. retail units and 2no. residential units plus associated car parking and landscaping and infrastructure at The New Mill, Chesterton Road, South Shields, NE34 9HG

I refer to the above permission and specifically Condition 18 which relates to a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan. To this end, the enclosed application seeks to discharge this condition.

For ease of reference, Condition 18 reads:

The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan and including:

- (a) a non-technical summary;*
- (b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;*
- (c) the planned habitat creation and enhancement works to create or improve habitat (including plans and planting details to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;*
- (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and*
- (e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority;*



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Has been submitted to, and approved in writing by, the Local Planning Authority. Notice in writing shall be given to the Local Planning Authority when the:

- i. the HMMP has been implemented; and*
- ii. habitat creation and enhancement works as set out in the HMMP have been completed.*

The created and / or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP; and Monitoring reports shall be submitted to Local Planning Authority in writing in accordance with the methodology and frequency specified in the approved HMMP.

NOTE To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990, the NPPF and LDF Policies EA3 and DM7.

The following information is enclosed pursuant to its discharge:

CROFT ECOLOGY – HABITAT MANAGEMENT AND MONITORING PLAN – V1.0 DATED 10/06/2026

I trust the submitted information is sufficient to fully discharge this condition. However, should you require any further information please do not hesitate to contact me. I would kindly ask that if, based on the information submitted you are unable to discharge the condition, in accordance with the Framework's requirement to approach decision taking in a positive and creative way, this position is communicated to me and a reasonable opportunity given to respond before any formal decision is taken.

Yours sincerely

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