



ELG Planning

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South Tyneside Council
Development Management
Town Hall & Civic Offices
Westoe Road
South Shields
NE33 2RL

20 July 2026

Dear Ms Lynch,

RE: LPA Ref: 260049: Residential development of up to 205 dwellings including vehicular access, associated infrastructure and landscaping on land off Mill Lane, Whitburn

Thank you for sharing all the consultee comments received to date. As previously agreed, we have awaited the receipt of all the comments before progressing with any required changes to the submitted scheme. Whilst the consultee comment from Greenspaces remains outstanding, we understand that they welcome the overall approach that has been taken.

Many of the comments raised have not required changes to be made to the plans or supporting information, and support the conclusions formed in the original package of planning documents. This includes comments from the Council's Historic Environment Officer, which does not identify any harm to above ground heritage assets; and the Council's Climate Change and Sustainability Team, who acknowledge the site's sustainable location and access to local services and facilities by walking, cycling and public transport.

Of the remaining comments that do require changes, I am pleased to be able to confirm that the applicant has taken on board all the comments and feedback received to date and produced the enclosed package of updated planning drawings and documents. This includes:

- Updated Planning Drawing Package:
 - PLN.01/P2 – Site Location Plan;
 - PLN/CEP/P3 - Draft Construction Execution Plan;
 - [REDACTED] O/100/B – Site Layout Plan;
 - [REDACTED] O/101/B – Boundary Treatment Plan;
 - [REDACTED] O/102/B – Surface Treatment Plan;
 - STO/103/B – Elevational Treatment Plan;
 - STO/104/B – Adoption and Management Plan;
 - STO/105/B – NDSS and M4 Compliance Plan;



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- STO/106/B – Parking Plan; and
- STO/107/B – Road Hierarchy Plan;
- Retaining Wall Details:
 - SD-250-A-001/C1 – Brick Retaining Wall Sections – Type A;
 - SD-250-A-002/C1 – Brick Retaining Wall Sections – Type B;
 - SD-250-A-003/C1 – Brick Retaining Wall Sections – Type C;
 - SD-250-A-004/C1 – Brick Retaining Wall Sections – Type D (D1 & D2);
 - SD-250-A-005/C1 – Brick Retaining Wall Sections – Type E (E1 & E2); and
 - SD-250-A-019/C1 – General Notes;
- Design and Access Statement;
- P21-2566_EN_0001/RevD - Landscape Masterplan;
- Planning Statement;
- Updated Flood Risk and Drainage Details;
 - Flood Risk Assessment and Drainage Strategy:
 - 95/P4 – SUDS Sections;
 - 201/P5 – Engineering Appraisal Sheet 1 of 6;
 - 202/P8 – Engineering Appraisal Sheet 2 of 6;
 - 203/P7 – Engineering Appraisal Sheet 3 of 6;
 - 204/P6 - Engineering Appraisal Sheet 4 of 6;
 - 205/P6 - Engineering Appraisal Sheet 5 of 6;
 - 206/P8 – Engineering Appraisal Sheet 6 of 6;
 - 207/P6 – Surface Water Flood Route Diversion; and
 - 1001/P4 – Impermeable Areas Plan;
- Transport Technical Note 01 responding to consultee comments;
- Ecology Documents:
 - Ornithological Report;
 - Wader Compensation Strategy;
 - Shadow Habitat Regulations Assessment;
 - Biodiversity Net Gain Assessment (and supporting metric);
 - Draft Habitat Management and Monitoring Plan; and
 - Ecological Impact Assessment;
- Noise Assessment;
- Arboricultural Assessment; and
- Draft Construction Method Statement.

As will be seen most clearest on the submitted proposed site layout plan, the changes made are relatively minor in nature and have picked up on all the feedback received to date. As is often the case with consultee feedback, the applicant has looked to balance competing demands (e.g. climate change and landscape) to deliver the optimum balance. However, instances of any [REDACTED], with the vast majority of comments/requests being addressed by the [REDACTED]

We would specifically highlight the following areas that have been addressed by the changes and supporting information.



Highways

The submitted Transport Technical Note prepared by Eddisons picks up and responds to the consultee comments provided by the local highway authority (LHA), Systra and Nexus. The response has also informed some of the changes included to the proposed site layout plan. Some of the conclusions formed in the technical note include:

- The proposed vehicular access arrangements off the A183 Mill Lane have been designed to accord with the required highway design standards and updated to address comments from the LHA.
- The access design has been amended to increase the initial carriageway width at the site access, while the proposed pedestrian refuge on the A183 Mill Lane has been increased to a width of 2.7 metres to better accommodate pedestrian and cycle movements.
- The internal layout has been amended to respond to the comments raised by the LHA, including matters relating to visibility splays, visitor parking distribution, shared footway/cycleway provision and future highway adoption requirements.
- The trip rates requested by Systra have been applied for completeness, and robustness, and the proposed development traffic has been assessed at the A183 Mill Lane/Site Access junction and the A183 Mill Lane/B1299 Front Street/North Guards signalised junction.
- The junction capacity assessments demonstrate that the site access and assessed off-site junctions are forecast to operate within their theoretical capacity, with the proposed development traffic not resulting in a detrimental impact on the operation of the local highway network.
- Overall, the proposed residential development is considered to be acceptable in highways and transport terms. The proposals will provide safe and suitable access for all users, will not result in an unacceptable impact on highway safety or the operation of the local highway network, and will support sustainable travel in accordance with the objectives of the NPPF.

The applicant has also updated the draft Construction Method Statement to pick up on feedback provided by the LHA, and a condition can be used to secure the preparation and submission of a final Construction Method Statement.

Landscape

The submitted landscape masterplan has been updated to pick up on the comments raised by [REDACTED] landscape officer. Whilst these were largely positive, they suggested further [REDACTED] given to areas of landscaping throughout the site (e.g. amenity shrub area in the [REDACTED] of the site) along with requesting further details of proposed levels and retaining wall features.



The updated masterplan has also given consideration to other consultee comments (e.g. ecology and climate change) with wider consultant input (e.g. BSG ecology). This is to ensure that competing demands (e.g. biodiversity net gain and public open space) continue to be carefully balanced to provide the best outcome. This has also included additional street tree planting within the site.

Details of the retaining walls proposed have also been included in the updated package.

Affordable Housing

The scheme has been updated to include the Council's request to a minor revision to the tenure mix of affordable housing. This includes changing two of the 4-bed discounted market houses to social rent. The updated mix has been included on proposed site layout plan.

Ecology

Following the submission of the planning application, BSG ecology have continued to liaise with the Council's ecologist to ensure the suite of ecology reports is robust and includes suitable mitigation and compensation. The updated package of ecology documents has addressed consultee feedback and also includes reference to an increased area of compensation land for non-breeding curlew, to provide long-term foraging and roosting habitat. It also includes management, monitoring and performance target prescriptions associated with the proposed enhancement measures.

It is also understood that the South of Tyne and Wear Local Nature Recovery Strategy (LNRS) has moved closer to publication. Therefore, in response to a request from the LPA, whilst still in draft form, the LNRS has been used to determine strategic significance within the updated BNG assessment. The assessment has also been updated to reflect further refinements to the landscape masterplan. However, the amount of on-site habitat gain and overall conclusions remain consistent with the originally submitted scheme. A draft Habitat Management and Monitoring Plan has also been submitted to detail the appropriate management interventions in order to achieve the proposed habitats at their target condition.

Other Documents

The other submitted documents have been updated to align with the minor changes made to the proposed site layout plan. These include the Design and Access Statement, Flood Risk Assessment and Drainage Strategy, Noise Assessment, and Aborigicultural Assessment.

[REDACTED] at you will be undertaking a full re-consultation on this revised package and we receiving the updated comments.



Emerging Local Plan

As the LPA will be aware, the applicant has fully engaged with the emerging Local Plan process, and the submitted scheme has been progressed in light of the draft planning policies. Since the application was submitted, the Local Plan Examination had continued to progress. This included a consultation on the Main Modifications, which ran during the months of March and April 2026.

More recently, the examining Inspector issued their final report on the 29 June 2026. The report concludes that the Local Plan is sound, subject to a number of main modifications. The Council's Cabinet will now go on to consider formal adoption.

We would particularly highlight the following points that are set out in the examining Inspector's final report.

- The Plan period is for only 14 years on adoption. Whilst the Planning Inspector recognised the conflict with the NPPF, which requires a minimum period of 15 years on adoption, they highlighted the requirement for the Council to promptly start preparing a new local plan.
- The Planning Inspector notes that going forward, the latest housing need output for South Tyneside indicates a very significant increase on the 309dpa figure in this Plan (circa 620 dwellings per annum (dpa)).
- Whitburn is identified as a sustainable location for appropriate levels of growth, with good levels of services and facilities. The Planning Inspector noted that the scale of proposed allocations at Whitburn is markedly lower than the Boldons and Cleadon.
- The two housing allocations (Land at Whitburn Lodge (GA5) and Land to the North of Shearwater (GA6)) allocated in Whitburn, which adjoin the Mill Lane application site, are acknowledged as being well-located to existing bus stops and within easy walking distance of a convenience store and primary school. Other facilities in Whitburn such as the doctors surgery and secondary school are within occasional walking distance and recognisable cycling distance.
- The Planning Inspector formed the view that as submitted, the Local Plan would, at best, only have a 4.4 years supply of housing on adoption. However, the Planning Inspector considered that there was a strong need for pragmatism to get the plan adopted. The solution to this is the inclusion of a stepped trajectory, which reduces the housing requirement for the first few years of the plan before a significant step up for the remainder of the plan period. This allowed the Planning Inspector to be able to identify a 5.6 years supply on adoption. This would still be subject to the delivery in line with the anticipated housing trajectory.
- The Planning Inspector acknowledged that the Housing Delivery Test results (i.e. failed) will require the application of a 20% buffer when measuring supply.

[REDACTED] The Planning Inspector noted that the Whitburn Neighbourhood Plan already includes Policy P12, which requires a '*rigorous analysis*' that there is sufficient capacity in the local sewerage network, adding that the term is not explained in the neighbourhood plan, and the Inspector was not persuaded that such an approach would be necessary for the Local Plan. Nevertheless, they still proposed some changes to the wording of policy 10 to



ensure that development proposals can demonstrate foul water treatment and disposal is available or can be made available. The Inspector also proposed some additional wording to the supporting text, to encourage alignment with NWL's pre-planning enquiry service.

The policies contained in the emerging Local Plan have already been taken into account in the submitted scheme and Planning Statement, having formed part of the pre-application discussions and scheme development. Therefore, whilst the weight afforded to the policies has increased as the emerging Local Plan has progressed, the conclusions formed in the supporting documents and Planning Statement remain unchanged. This will continue to be the case upon adoption of the Local Plan (assuming the Council agree to adopt it). The enclosed version of the Planning Statement includes post submission updates to clarify the updated position.

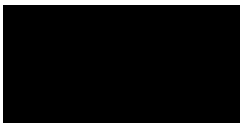
Other Matters

Since the application was submitted, we have picked up on several other comments/queries raised by consultees, and would therefore take the opportunity to confirm the following:

- **Fire Service** – The applicant can confirm that it is not proposed to use timber frame in the construction of the proposed houses.
- **Historic Buildings Officer** – The applicant can confirm that the existing stone wall will be retained and repaired, and they will match the existing materials as closely as possible.
- **Quarry Operation** – We can confirm that the operation of the existing Marston quarry was given full consideration in the preparation of the planning application, including the supporting noise assessment and air quality assessment, which adopted a precautionary approach. The assessment recognises that there are existing receptors located closer to the quarry than the proposed development, and that the quarry operates under regulatory controls designed to manage dust emissions. This is recognised in the representations made by the quarry owner/operator. Therefore the robust conclusions formed in the submitted noise and air quality assessments provide clear evidence that the proximity of the quarry does not represent a prohibitive factor in the determination of this planning application.

We trust the submitted information can be taken into consideration and progressed through to a positive decision as soon as is reasonably possible. As always, we will continue to engage positively with the Council to support the decision making process. If there is anything else you need, please do not hesitate to contact me.

Yours sincerely



Kevin Ayrton MRTPI, **Associate Director**

