



ELG Planning

01325 469 236

info@elgplanning.co.uk

Gateway House, 55 Coniscliffe Road,
Darlington, Co. Durham, DL3 7EH

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

16 January 2026

Dear Sir / Madam,

**RE: TOWN AND COUNTRY PLANNING ACT 1990. PLANNING APPLICATION FOR
RESIDENTIAL DEVELOPMENT OF UP TO 205 DWELLINGS INCLUDING VEHICULAR
ACCESS, ASSOCIATED INFRASTRUCTURE AND LANDSCAPING ON LAND OFF MILL
LANE, WHITBURN**

Please find enclosed an application for the above development, which has been submitted on behalf of Story Homes Ltd. The application comprises:

- Completed Application Form;
- Completed Ownership Certificate;
- Planning Drawing Package prepared by Pod;
- Planning Statement;
- Green/Grey Belt Assessment;
- Design and Access Statement prepared by Pod;
- Statement of Community Involvement ELG;
- Landscape and Visual Impact Assessment prepared by Pegasus Group ;
- Landscape Strategy/Plan prepared by Pegasus Group;
- Heritage Assessment prepared by BWB Consulting Ltd;
- Geophysical Survey prepared by Durham University Archaeological Services;
- Flood Risk Assessment and Drainage Strategy prepared by Coast Consulting Engineers;
- Drainage Drawing Package prepared by Coast Consulting Engineers;
- Arboricultural Assessment prepared by Elliot Consultancy Ltd;
- Noise Impact Assessment prepared by NJD Environmental Services;
- Air Quality Assessment prepared by NJD Environmental Services;
- Transport Assessment including Framework Travel Plan prepared by Edisons;
- Ecological Impact Assessment prepared by BSG;



England & Lyle Ltd trading as: ELG Planning

VAT Registration No. 660033965
Registered in England No. 3409505
Registered address: Gateway House (as above)

www.elgplanning.co.uk

- Ornithological report prepared by BSG;
- Wader Compensation Strategy prepared by BSG;
- Biodiversity Net Gain report prepared by BSG;
- Energy Report prepared by Award Energy Consultants;
- Phase 1 Ground Investigation prepared by Story Geo;
- Draft Construction Management Plan prepared by Story Homes Ltd;
- Social Infrastructure Assessment Report prepared by EFM; and
- Housing Need Report prepared by Marrons.

The application fee has been paid via the Planning Portal.

We trust the submitted information allows the application to be validated and progressed through to a positive decision. Please do not hesitate to contact me should you have any queries.

Yours faithfully

Kevin Ayrton MRTPI, **Associate**

