



Public Consultation for Proposed Residential Development

ELG Planning are submitting a planning application on behalf of Story Homes for the construction of 205 new homes on land at Mill Lane in Whitburn, ranging from 1-bedroom apartments through to 5-bedroom family homes.

We welcome your comments on the draft development proposals.

There are three ways in which you can make your views known.



Complete and submit the electronic form available at: <https://elgplanning.co.uk/contact-us/>



Write to: ELG Planning, 55 Coniscliffe Road, Darlington, Co. Durham, DL3 7EH



Send an email to: consultation@elgplanning.co.uk leaving your name and address along with your comments.

Please submit all comments by the 21 December 2025.

Story Homes

Story Homes is a highly-respected, premium housebuilder with a proven track record of delivering high-quality homes in sought-after locations. With over 35 years of experience, Story Homes prides itself on its commitment to excellence, craftsmanship, and customer satisfaction.

Story Homes is proud to offer this exciting opportunity to future residents and is dedicated to building a community that will thrive for years to come.

A copy of this information leaflet, draft site layout plan and further details of the proposed development are available online at:

<https://elgplanning.co.uk/projects/mill-lane-whitburn/>



The Proposal

The proposed development includes 205 new homes, ranging from 1-bedroom apartments through to 5-bedroom family homes. The homes are designed to be energy-efficient, with a strong emphasis on sustainability and modern living standards. Each home will be carefully constructed to provide a high level of comfort, with ample outdoor space and access to community amenities.

Key aspects of the proposal include:

- **Affordable housing:** 82 affordable housing units spread throughout the site, which equates to 40% of the overall provision of housing.
- **Nationally described space standards:** 100% of the house types meet the Government's nationally described space standards, ensuring high-quality, well-designed homes.
- **Sustainable Drainage Systems (SuDS):** To manage surface water efficiently and reduce flood risk, the development will feature a comprehensive SuDS strategy, including an above ground basin, to allow for betterment in terms of the management of surface water drainage and impact on the local drainage network.
- **Public open space and play areas:** The adjacent Corner Stone Park play area will be enhanced, with new areas of public open space provided throughout the development.
- **Connectivity and active travel:** New pedestrian and cycle connections will link the site to the wider network of footpaths and cycleways, including the National Cycle Network Route 1 along Mill Lane.
- **Biodiversity Net Gain:** As part of our commitment to environmental sustainability, the development will include measures to improve local biodiversity, ensuring that the natural surroundings are protected and enhanced for future generations. High-quality landscaping and green spaces will ensure that the development does not disrupt the local environment but instead integrates harmoniously into the community.
- **Site access:** A priority junction will be created off the A183 (Mill Lane) to provide safe and efficient vehicular access.



Please Note

This community involvement exercise has been commissioned to involve the public in the planning application process prior to any planning application being submitted. It will not replace the normal consultation exercise undertaken by South Tyneside Council when dealing with any formal planning application. All responses will be held by the company in accordance with GDPR 2018. Your contact details will not be made public or be retained on any database.