

ELG Planning



30
YEARS
ANNIVERSARY

Introduction

ELG Planning and ELG Heritage are trusted planning consultants with offices in Darlington and Harrogate. For over 30 years, we've helped clients across the public and private sectors secure planning permission and unlock development potential.

Our experienced team of chartered town planners knows the system inside out. With strong relationships across local authorities, we provide clear, strategic advice that gets results.

We've delivered planning permission for thousands of homes, major schools and hospitals, and millions of square feet of commercial space—across more than 5,000 projects. From renewable energy schemes and strategic housing sites to city-centre regeneration and complex infrastructure projects, we bring proven expertise and practical solutions.

All eligible staff are RTPI Members, and we're proud to be an RTPI Learning Partner—reflecting our commitment to quality and professional excellence.

Our award-winning track record includes regional and national recognition, most recently Best in Region at the 2024 North East Planning Awards, with a national nomination for our work on Newcastle University's Stephenson Building, Fletton Quays, Peterborough, and Wynyard Hall, Stockton-On-Tees.

If you need planning advice that delivers, we're ready to help.



Why ELG Planning?

We tailor our role to suit your brief. Whether you need full project management, strategic planning advice, a standalone planning report, or simply expert support at the end of the phone, we deliver exactly what's required.

Now in our 30th year, we work on projects across the UK, leading schemes from inception to approval and beyond. Our experienced, long-established team collaborates seamlessly with architects, consultants and technical specialists to keep projects moving and deliver results.

Whatever the scale or complexity, we provide clear advice, strong coordination and a dependable service you can rely on.

SERVICES

Planning Applications

Financial Viability Assessment

Heritage Impact Assessment

Lawful Development Certificate

Development Appraisal

Retail Impact Assessment

Sequential Assessments

Site Promotion

Building Recording

Public Consultation

Expert Witness

Planning Appeals

Enforcement

Objections

Site Finding

SECTOR
Residential

SERVICES PROVIDED
Planning & Heritage
Advice

CORE TEAM
ELG Planning
ELG Heritage

Boilershop, Gateshead

Mandale

The Boilershop, Gateshead is a Grade II listed building which formed part of the Greenesfield Works. Set in a stunning location overlooking the River Tyne, the building had been vacant for decades and was in state of disrepair, making it a difficult and unviable proposition for most developers. ELG worked carefully with our client, Mandale Homes, to bring forward a high quality, and sensitive solution for the building, finally securing its conversion to residential apartments, and thus completing the development of the Ochre Yards site and securing a new chapter in the life of this important historic building.



Rural Projects- Residential

Various

We have worked for a variety of clients and alongside noted architectural practices to help realise the rural dream. This involves capitalising on the opportunity to transform older and often redundant farmsteads or isolated dwellings to create expansive landmark new build family homes necessitating the pursuit of an appropriate strategy to overcome the notable planning constraints typical of development in the countryside. An array of projects for building conversion to residential use, including both traditional and modern structures, as well as new farmsteads arise from our extensive links with the farming community.

SECTOR
Rural

SERVICES PROVIDED
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Advice

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Rural Projects- Commercial

Various

Assisting rural businesses in ensuring a vibrant and working countryside is a key part of our planning activity. Rabbit Hill Business Park evolved from a redundant council farmstead and now boasts 70,000 sqft commercial floorpace and a dozen businesses. We have also helped Thirsk Farmers Auction Mart to evolve into a similar business hub with several commercial tenants and expansion for Carrs Billington to provide new workshop facilities. Northern Energy are progressing their new energy storage and distribution facility following a successful planning application in 2023 for 30,000sqft maintenance workshop, office space, service yard and oil and LPG storage areas. All set within the countryside and areas where development is strictly controlled – the right approach and evidenced based arguments helped achieve success.



SECTOR
Mixed Use

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Indigo (Northminster), Peterborough

Cross Keys Homes & Willmott Dixon

Working initially with Peterborough Investment Partnership then with the end operator and the contractor, ELG secured planning consent for a landmark redevelopment of 315 one, two and three bed units along with some commercial uses to the ground floor. The units are provided as discounted rent to help to meet affordability issues in the city.

Indigo is Cross Key's largest development delivering city centre living. It was a complex project with many planning considerations given the city centre location, the proximity to the Cathedral and a number of other townscape and heritage factors.

Having started construction in March 2022, the final apartments have been handed over.



SECTOR
Healthcare

SERVICES PROVIDED
Planning & Heritage
Advice

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ELG Heritage

Healthcare

Various

ELG Planning achieved detailed planning permission for a number of new medical facilities across the country all of which have now been completed. These include the Tees Valley Hospital in Middlesbrough which opened in 2018 and ELG have subsequently secured planning permission for an extension to the hospital and car park. The site sits within the grounds of the Grade I Listed Acklam Hall which until purchased by our client in 2014, was vacant and falling into disrepair. The site for the medical facility presented numerous challenges given its sensitive location. ELG Planning worked extensively with the Local Planning Authority and other statutory consultees to ensure that the scheme received a positive recommendation. Planning permission was granted in just over 8 weeks, well within the standard 13 week determination period. The hospital is operated by Ramsay Healthcare.

Planning permission has also been secured for new day case units in Stafford, Peterborough, Chorley and Kettering.



Newcastle University

NORR



ELG provided planning advice to support the application for the redevelopment of the existing buildings to create a new state of the art facility on a gateway site into the University. The scheme has been nominated and has achieved success in a number of award categories including the RTPI awards 2024 and the construction excellence awards 2025.

SECTOR
Higher Education

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Planning & Heritage

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ELG Planning



Yarm School, Stockton-On-Tees

Yarm School



In a sensitive historic context with a number of heritage assets including listed buildings and a Conservation Area, ELG Planning & Heritage have been supporting Yarm School to deliver a number of new projects across their multiple sites. These have included improvements to teaching and sporting facilities through the campus.

SECTOR
Education

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Advice

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Nene Wharf, Peterborough

Various

Fletton Quays, now known as Nene Wharf, is a £150 million development situated on 20 acres of prime riverfront and on Peterborough's South Bank.

The site contains significant technical constraints including ecology, TPO's, flood risk and highways issues. Sight lines to and from the Cathedral were also carefully worked into the scheme, with in-depth consultation with the Conservation Officers

The program for Fletton Quays includes:

- Conversion of a Grade II listed former Victorian railway building into office accommodation and the addition of a new Category A office building creating 175,000 sq ft of office space, which includes new offices for Peterborough City Council.
- Five multi-storey apartment blocks containing over 300 high quality homes with views across the River Nene.
- A 160-bed hotel with bar and restaurant.
- PRS Apartment scheme
- 412 space multi-storey car park
- New Pedestrian Footbridge across the Nene.

The scheme has won two RTPI award nominations and planning awards in 2018 and 2019 and continues to see new buildings being completed to this day.

SECTOR
Mixed Use

SERVICES PROVIDED
Heritage Advice,
Masterplanning,
Planning & Viability

CORE TEAM
ELG Planning & ELG
Heritage

The **PLANNING**
AWARDS 2018
Celebrating excellence in planning and placemaking

WINNER



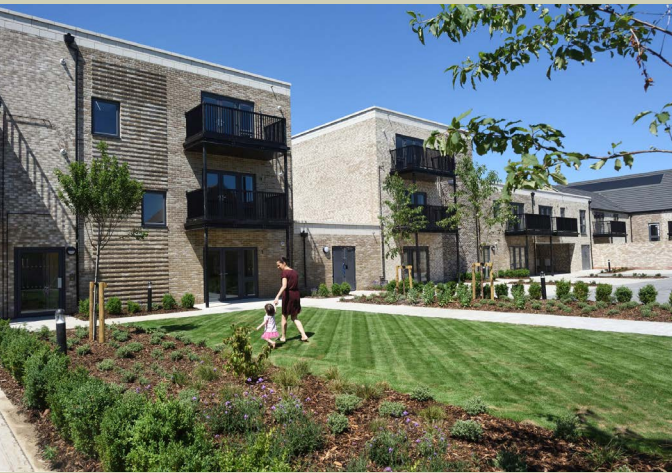
Cambridge Affordable Housing

Cambridge Investment Partnership (CIP)

SECTOR
Residential

SERVICES PROVIDED
Planning & Heritage
Advice

CORE TEAM
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ELG Planning were appointed by Cambridge Investment Partnership (CIP) to provide planning and heritage advice on a range of council owned sites across Cambridge.

CIP are an equal partnership between Cambridge City Council and Hill Investment Partnerships, which has been formed to support the council in the delivery of 500 new affordable homes across the City by developing council owned land and other sites. The sites include car parks, redundant garages along with larger estate redevelopments.



ELG were appointed to act alongside the project teams to take the sites from initial concept design through the pre-application process and to a detailed planning approval.



As part of our commission ELG have now secured planning approval for over 150 new Council rented homes, new retail units and a community centre across eight sites with a planning application pending for a further 75 homes and community space.

Coniscliffe Park, Darlington

Taylor Wimpey PLC

ELG Planning were appointed by Taylor Wimpey UK Ltd to promote the land north of Coniscliffe Road, Darlington for residential development in 2014. The site was promoted through the Darlington Local Plan for approximately 535 homes with an allocation being secured when the Local Plan was adopted in 2022.

ELG worked pro-actively with Taylor Wimpey, the landowner to the north, and the Council to prepare a masterplan for the wider Coniscliffe Park proposals.

Outline planning approval for up to 535 homes was approved in December 2023 with reserved matters for the detailed layout of 475 homes subsequently approved in November 2024.

SECTOR
Residential

SERVICES PROVIDED
Planning Advice

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Retail

Various

ELG Planning continue to act on behalf of developers on a range of retail schemes throughout the country, including large-scale retail warehouse and foodstore projects, as well as smaller scale local convenience foodstores.

This includes securing planning approval for 2 No. retail units at Ashdown Business Park, Uckfield, which opened in late 2023 and are occupied by M&S Food and Home Bargains. ELG Planning also provided retail policy and wider planning support on a retail and leisure scheme at South Beach, Blyth. Planning permission has also been secured for a discount foodstore in Goldthorpe, Barnsley.

We are also continuing to act for numerous developers and retailers on proposals for local convenience foodstores, with planning permission recently achieved for such stores in Darlington, Congleton, Ellington, Wrenthorpe, Rochdale and Boroughbridge Conservation Area.

SECTOR
Retail

SERVICES PROVIDED
Planning & Retail Advice

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EV Charging & Drive Thru

Various



ELG Planning have vast experience of the drive thru sector having secured planning approval for numerous drive thru restaurants and coffee shops throughout the country.

This included acting on behalf of WM Morrison Supermarkets PLC to secure planning approval for drive thru and other associated commercial units within 19 of their store car parks throughout the country. We have also recently secured planning approval for drive thru coffee shops on a number of sites throughout the UK, including Colburn, Guisborough, Bradford, Stoke, Skelmersdale and Blackburn, a number of which also accommodate a complementary ultra fast EV charging hub.

We have also secured planning approval for dedicated ultra fast EV charging hubs at various locations throughout the country, including Birmingham, Dudley, Leeds and Harrogate. ELG Planning also continue to act on behalf of Tesla on proposals for new showroom and servicing centres and Supercharger sites throughout the UK.

SECTOR
Retail

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Planning & Retail Advice

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Renewable Energy Schemes

Various

ELG Planning have been involved in a wide variety of renewable energy developments across the UK, assisting the country as we transition towards Net Zero. From small scale solar arrays on existing buildings, to large solar farms in the Green Belt and everything in between.

We also have prepared and submitted a number of planning applications for Battery Energy Storage Systems (BESS) which are the key to unlocking the full potential renewable energy.

ELG have provided expert witness to a number of recent public inquiries in the renewable sector in both planning and heritage aspects.

SECTOR
Renewables

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SECTOR
Residential

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Planning

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Financial Viability Appraisal (FVA)

Various

ELG Planning have undertaken a number of viability appraisals across the country to address shortfalls in development viability. The introduction of BNG and cost issues introduced by Nutrient Neutrality in certain regions has resulted in a surge in viability work. We have also undertaken appraisals on a number of heritage assets where clients have been seeking to bring such buildings back into a viable use.

The reports are produced in support of planning applications where a reduction in affordable housing or Section 106 contributions is sought.

All reports are undertaken in line with RICS and RTPI Code of Conduct.



Wynyard Housing & Local Centre

Cameron Hall Developments

ELG Planning act for Cameron Hall Developments Ltd promoting their land interests at the historic Wynyard Estate on Teesside. This has included the preparation and submission of planning applications for a large scale extension to Wynyard Village to include up to 899 new homes, a primary school, retail units and community facilities. The proposals will provide the additional housing and facilities needed to enhance the sustainability of Wynyard Village and deliver much needed executive housing in the Tees Valley.

ELG were the planning practice commissioned by the land owner and were responsible for bringing the partners together and co-ordinating the planning and listed building consent applications. Early dialogue with the Council, setting out the Wynyard Estate Masterplan, planning and conservation issues and mitigation strategies together with the overall commercial objectives helped secure a smooth passage for the scheme through the development control process.

ELG Planning also secured planning consent for a flagship visitor attraction in on historic park and garden at Wynyard Hall, the garden restaurant and have recently secured planning permission for a new spa facility.

Wynyard Gardens has quickly become an important part of the Tees Valley visitor economy complementing the other tourist attractions in the area. The scheme was awarded the RTPi North East Award for planning excellence in 2016.

SECTOR
Mixed

SERVICES
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Introduction

ELG Heritage have undertaken a number of commissions throughout the country and we are competent in the assessment of significance and heritage impact and have advised on a wide range of schemes including Conservation Areas, Scheduled Monuments, Listed Buildings, Historic Parks and Gardens and Non-Designated Heritage Assets.

ELG Heritage work with planners, architects, developers, Local Authorities and private clients. We also undertake work for local authorities whether that be sustained heritage advice or one off pieces of work associated with Local Plans or development plan work and appeals.

Why ELG Heritage?

The planning system is complex and development affecting the historic environment is a particular challenge, but not with ELG. We have vast experience of heritage projects, from new development within historic settings to alterations to Grade I listed buildings. The team are commercially minded, which gives ELG the edge when advising clients on what developments will be acceptable, reducing lengthy negotiations and saving clients money.

With a long established and settled team, we work alongside many other professions during the course of a project and these contacts are essential in providing the level of service we commit to with every project.



INSTITUTE · OF · HISTORIC ·
BUILDING · CONSERVATION

Historic Building Recording

Various

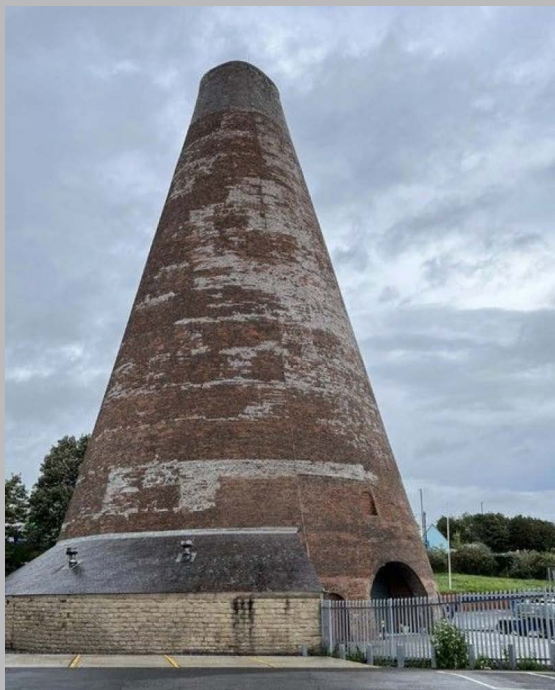
Building recording is undertaken ahead of substantial change to, or demolition of, historic buildings and structures. Often this is conditioned as part of planning permission, but can be offered as part of the planning application process to provide understanding of the significance of any heritage assets as well as a photographic record for posterity.

ELG Heritage consider all building recording requests, although regularly undertake recordings of Level 1-3. Our services extend to archiving the resultant photographs and report (digitally) either through the local Historic Environment Record and/or the Archaeological Data Service. We have undertaken a variety of building recordings including agricultural buildings, industrial and commercial as well as domestic structures.

SECTOR
Heritage

SERVICES PROVIDED
Building Recording

CORE TEAM
ELG Heritage



Darlington Yards/ Project Darlington

Darlington Borough Council

Alongside Darlington Borough Council, Partners and with building owners, ELG Planning have assisted in delivering a transformation of the town's historic yards and wynds through a range of planned works. Upgraded shop fronts, a living green wall, decorative lighting, benches, pots, planters and artwork have been carried out as part of the Council's Towns Fund. Project Darlington has revitalised the yards, the 'hidden gems' that make Darlington town centre unique driving town centre footfall and helping regenerate the conservation area.

SECTOR
Public Realm

SERVICES PROVIDED
Planning & Heritage Advice

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For award winning planning & heritage advice