

Durham County Council
Planning Department
County Hall
Akley Heads
Durham
DH1 5UL

Our Ref: GH/ES

Date: 8th February 2024

Dear Sirs,

Planning Application – Detailed Planning Application for the erection of 78no. 2, 3 and 4 bedroom two-storey dwellings and associated works on land at Jack Lawson Terrace, Wheatley Hill, Co Durham

In accordance with the Council's validation checklist and other application correspondence the following information is hereby submitted for your consideration:

Planning Documentation

Covering letter

Planning Forms and Certificates

Application Fee – a BACS payment of £36,068 will be made once I am provided with a reference number.

Application Plans

Location Plan	– Dwg No. 2215.01.01
Planning Layout	– Dwg No. 2215.04.01
Landscaping Plan	– Dwg No. 5062/1
Boundary Treatment Plan	– Dwg No. 2215.06.01
Adoption Plan	– Dwg No. 2215.09.03
Affordable Housing Plan	– Dwg No. 2215.09.04
Highway Closure Plan	– Dwg No. 2215.09.02

Housetype Drawings

250 housetype drawing	– Dwg No. 21-250-U-0001 Rev C03
254 housetype drawing	– Dwg No. 21-254-U-0001 Rev C03
350 housetype drawing	– Dwg No. 21-350-U-0001 Rev C05
353 housetype drawing	– Dwg No. 21-353-U-0001 Rev C04
354 housetype drawing	– Dwg No. 21-354-U-0001 Rev C05
355 housetype drawing	– Dwg No. 21-355-U-0001 Rev C06
358 housetype drawing	– Dwg No. 21-358&9-U-0001 Rev C03
360 housetype drawing	– Dwg No. 21-360-U-0001 Rev C04
450 housetype drawing	– Dwg No. 21-450-U-0001 Rev C03
454 housetype drawing	– Dwg No. 21-454-U-0001 Rev C06

Boundary Treatment and Garage Drawings

1.8m timber fence drawing	– Dwg No. SD100 Rev F
Post & Wire Fence drawing	– Dwg No. SD103 Rev C
3m x 6m Detached Single Garage drawing	– Dwg No. SD1700 Rev D
3m x 6m Detached Double Garage drawing	– Dwg No. SD1701 Rev D
Sales Garage drawing	– Dwg No. SD704 Rev E
Permeable Block Paved Drive Detail	– Dwg No. NSD715 Rev -
EV Charging Point Detail	– Dwg No. NSD251 Rev B

Planning Reports

Planning Statement (inc. Meeting Housing Needs & Mineral Ass)	– Ref: P23-2111_R001v1_NEW_KR v2
Affordable Housing Statement	– Ref: REVA
Design and Access Statement	– Ref: -
Building for Life Assessment	– Ref: 2215
Open Space Assessment	– Ref: P23-2111 v2
Internal Space Standard Assessment	– Ref: 2215
M4(2) Assessment	– Ref: -
Sustainability Assessment	– Ref: 1130_SUS_001

Ecology Reports

Preliminary Ecology Report	– Ref: 23175 V3
Biodiversity Net Gain Assessment	– Ref: 23175 V4

Technical Reports

Phase 2 Ground Investigation Report	– Ref: C9843
Coal Mining Risk Assessment	– Ref: Within C9843
Transport Statement	– Ref: AT/24001/TS/0
Air Quality Assessment	– Ref: NJD23-0222-001R
Arboricultural Impact Assessment	– Ref : ARB/AE/3245
Construction Management Plan	– Ref : -

Engineering

Flood Risk Assessment and Drainage Strategy	– Ref: 23066-FRADS 01
Proposed Levels Sheet 1	– Ref: 23066-21
Proposed Levels Sheet 2	– Ref: 23066-22

I trust this is sufficient information to allow for the validation and determination of the application. I would appreciate any feedback you may be able to give at an early stage to allow for any issues to be resolved as quickly as possible.

If you have any questions or comments please do not hesitate to contact me, otherwise I look forward to receiving confirmation the planning application has been validated.

Yours Faithfully,



Emily Scott
Land Manager

