Comments on Planning Application 21NP0045 2/7/21

Firstly, I have no objection to the application in principle. I do, however, have some concerns over some details relating the application documents:

* The drainage proposals appear very unclear, as they were with the previous, approved application (it was a surprise that Northumbrian Water did not pass comment as such). A new foul drainage connection is suggested that appears to cross Hosedon Burn, but no detail as to how this is to be achieved is provided. I would suggest that a detailed drainage strategy be conditioned and discharged pre-commencement to ensure that the development not only interfaces properly with the main sewer network, but also to mitigate any risk to the very close Site of Special Scientific Interest, to the south.

* The proposed elevations indicate an overall building height and the Design and Access Statement states ‘The land and topography will be altered to allow the proposal to be as low lying as possible’. Being a neighbour directly opposite, this is welcomed. However, the drawings do not offer a height of floor level nor eaves from road level.
* The previous, approved application on the site featured timber cladding. I would suggest that this is a more suitable material for a new building in this location. Sitting on former agricultural land, the proposed development will sit apart from the historical setting of the village and its long-established relationship to the village green. The Local Development Framework identifies the significance of village forms and how these can be disrupted by inappropriate development. My view is that a stone structure in this location would form a modern and alien intervention, at odds with the Local Design Guide, whereas a timber-clad building would read more like an agricultural structure and would not, therefore, be quite so jarring in this prominent location.

Mal Lorimer

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