

LAND NORTH WEST OF LITTLE TEW – SUMMARY OF BENEFITS ASSOCIATED WITH NPPF PARA 84e HOUSE PROPOSALS

A INTRODUCTION

The list below (with cross-reference to extract supporting documents) sets out the benefits of the proposals for a new NPPF Para 80e dwelling and associated landscape proposals on land north-west of Little Tew.

B PROJECT BENEFITS

1. House Design and Associated Sustainability/Energy Proposals as progressed through Design Review Process

The Architect's Design Statement from Francis Terry (**Appendix I to D&A/HS Volume 3**) sets out the basis for the scheme design and as noted by the Design South East Review Panel (Report dated 19th December 2024):

“This is an outstanding piece of architecture and landscape design.”

A particular benefit of the scheme design is how it has combined with measures to deliver very high standards of energy-saving and overall sustainable design – as summarised in the Green & Castle Energy and Sustainability Statement (Application **Appendix 9**).

The proposal would help to achieve sustaining and enhancing the traditions that so define rural areas and their economic/social and property structures (and recognised as being a familiar and cherished aspect of our countryside and the associated traditions)?

2. Combining Classically Inspired Design with achieving Passivhaus Premium Standard

It is thought that scheme proposals would be the first classically inspired house to achieve the Passivhaus Premium Standard (see Application **Appendix 10**) and as noted by the Design South East Review Panel:

“The house could add to the layers of history of the site as it is both unique and of the highest quality. Coupled with the achievement of Passive House, this is an incredibly successful design with the potential to become a future heritage asset.”

As an exemplar to achieve both outstanding classical design and the Passivhaus Premium Standard is considered a highly significant benefit, whilst also sustaining the role of the country house in leading by example?

3. Landscape Proposals will deliver significant enhancement of the site in accordance with identified priorities for the related landscape types (see attached Colson Stone Practice Figure 13 from Landscape Report).

The attached Figure 39 from the Application Appendix 2 Report demonstrates the significant additional planting and landscape enhancement associated with the application...all designed to be in keeping with and fulfil aspirations for these identified landscape types. The benefits of what have been achieved were summarised in the DSE Report Para 4.4.

4. Associated with the significant landscape enhancement are the following related to habitats being created or with enhanced management.

Biodiversity Net Gain arising from combined Landscape and Habitat Proposals, achieving figures of:

- 669% increase in Habitat Units
- 133% increase in Hedgerow Units.

This will be of significant benefit for the immediate setting and also within the wider area context.

The benefits for habitat and wildlife are therefore highly significant and to be progressed through a combined Landscape and Ecology Management Plan (LEMP).

5. **Provision of a native tree nursery (Colson Stone Practice Landscape Masterplan Drawing LA/301C)** will allow for trees to be provided for local community projects as well as further onsite planting.

As shown at Annotation 25 on the Landscape Masterplan, the native tree nursery will allow for some engagement with the local community and use of trees for local/community tree planting projects.

6. **Proposed Permissive Footpath on the land will extend through the southern part of the site**

A new permissive footpath (Annotation 26 to Masterplan) will extend through the southern part of the site, joined with the potential for a future link of this permissive path to the nearby footpath to the west. Creating this allows for public access (on the land currently with no such access) is considered a major benefit for enjoyment of those walking in the countryside and able to appreciate the enhanced landscape and setting of the new country house.

7. **Proposal for Apprenticeship(s)**

As has worked effectively on another MLA truly outstanding house project (on the Holkham Estate) the creation of one or more apprenticeships will offer a worthwhile opportunity for one or more people to learn traditional trade skills and craftsmanship associated with this type of buildings and its landscape enhancement.

The opportunity for apprenticeships provides not just skills training but also helps to sustain the industry and contributes to the resilience and specialisms within the trade. Individuals need to be learning the skills for their own benefit but also to be able to pass those skills onto future generations.

8. **Demonstrating Overall Proposals as an Exemplar of Design and Environmental Enhancement**

The opportunity exists for the overall house build and landscape enhancement process to be documented or illustrated online in a way that will relate not just to new build but also the craftsmanship being incorporated that are also needed for repairs and renovations – particularly with regard to traditional architecture but also construction that can meet the Passivhaus Premium Standard.

C CONCLUSIONS

9. **The Context of Identified Benefits**

All of the above noted benefits and the details associated with this summary form part of, or are additional to, the achievement of the criteria for an NPPF Para 84e house, ie. that:

“The design is of exceptional quality, in that it:

- i) is truly outstanding, reflecting the highest standards in architecture and would help to raise standards of design more generally in the rural areas; and**
- ii) would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.”**

10. Overall Benefits

In fulfilling the above noted NPPF Para 84e criteria, it can be seen that the overall benefits go further than just the criteria identified by the NPPF – although in the applicant’s view, design of exceptional quality would indeed include a range of not just environmental benefits but also those related to the local setting and community.

Attachments: Colson Stone Practice Figures 13 and 39

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