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29th September 2021

John Macholc
Ribble Valley Borough Council

Via Online Planning Application Submission

Dear John,

PLANNING APPLICATION FOR HODDER GRANGE: NEW HOUSE OF EXCEPTIONAL QUALITY (NPPF PARAGRAPH 80E) OF PASSIVHAUS PLUS AND ZERO ENERGY DESIGN WITH ASSOCIATED LANDSCAPING AND BIODIVERSITY ENHANCEMENTS

Further to our discussions at the pre-application stage please find enclosed planning application documents for Hodder Grange.

The proposed new house is advanced under the 'exceptional quality' clause incorporated within paragraph 80e of the National Planning Policy Framework.

The proposals for Hodder Grange have been through an extensive period of site and wider area review and design development, as confirmed in the accompanying Design and Access Statement. As confirmed some months ago, the proposals were the subject of a design review process with the Traditional Architecture Group, the national expert in the review of traditional design.

The proposals have also been discussed at various stages of development with the Forest of Bowland Area of Outstanding Natural Beauty (AONB) Management Team. The proposal is intended to enhance the natural beauty of the area which has been defined by Natural England as: 'landform and geology, plants and animals, landscape features and the rich history of human settlement over the centuries'.

Within this part of Lancashire, the country house tradition is particularly rich, and the Hodder Grange proposals seek to continue this rich history with a new house that is both exceptional in design quality and sensitive to the local area.

The house is in a traditional design style however it will also reflect how society can respond to the challenges of climate change. As confirmed in the Sustainability Statement from an eminent sustainability engineer, Hodder Grange will be:

- The **first example in the world** of a new house in traditional design style built to Passivhaus Plus standard.
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- The first example in the North West of a new house of any style built to Passivaus Plus standard.
- A Zero Energy / Zero Carbon design.

In terms of the surrounding environment to the house, Biodiversity Net Gain calculations demonstrate that based the Landscape Masterplan will deliver an enhancement of 609.2% in the ecological value of the land. For comparison, the draft Environment Bill sets out a requirement for development proposals to enhance the ecological interest (biodiversity net gain) of a site by 10%. This is a 5990% increase above the regulatory minimum to be introduced. The proposal can therefore act as a local exemplar.


This biodiversity net gain is achieved by 1.4ha of new woodland as part of the proposals, as well as the delivery of 1,120m of new hedgerows across the site, amongst numerous other enhancements.

We look forward to engaging with you during the course of the application process. In particular we are prepared to produce a S106 Agreement (Unilateral Undertaking) to ensure that the house is built to Passivhaus Plus standard and all of the landscape and biodiversity enhancements take place, to provide additional surety to the Council on the applicants' intentions for the site.

We trust that you will agree that on the basis of the detail and design of the proposed development it can be considered to be of exceptional quality as required by policy.

Should you have any queries please do let me know.

Yours sincerely



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