

FEBRUARY 2020

VISION AND DELIVERY DOCUMENT

LAND AT NEWTON HALL INDUSTRIAL ESTATE, NEWTON, CAMBRIDGESHIRE



Quality Assurance

Site name: Land at Newton Hall Industrial Estate, Newton

Client name: Newton Hall Technical Services

Type of report: Vision and Delivery Document

Prepared by: Jonathan Stewart

Signed:

Date: 24.02.2020

Bidwells OS Licence number 100020449

All OS maps reproduced from Ordnance Survey digital map data ©

Crown copyright, All rights reserved 2020 Licence number 0100031673

CONTENTS

1.	Background	04
2.	The Vision	06
3.	Opportunities	08
4.	Concept Design	12
5.	Summary	16

Appendix 1 - List of Figures



Figure 01; Nondescript site clutter along the southern boundary.



Figure 02; Existing industrial buildings located at the easterly site access.

1. BACKGROUND

THE NEWTON HALL ESTATE

The Newton Hall Estate lies to the west of Newton village. It was formed over the course of the late 18th and 19th centuries, with the Pemberton family building a small grey-brick house on the 12 acre grounds (see figure 04). The Grade II Listed Newton Hall and its Lodge was built in 1910 by Sir Charles Waldstein as a Neo-Georgian style country house and incorporated the original Pemberton house as shown on figure 03.

In the 1970s, planning permission was granted for 40,000 sq ft of new industrial units (B1c Use Class) and a 70-space car park to the north and east of the Hall (see figure 05). This includes a 24.21m high tower structure. In the 1990s, planning permission was granted for the change of use to research and development use with ancillary offices. These units form a small industrial estate, currently occupied by the Newton Technology Group.

Today, Newton Hall provides office accommodation for small, local businesses, with a pre-school nursery located in the conversion of the loggia.



Figure 03; Early image of Newton Hall east elevation.

THE VILLAGE OF NEWTON

The village of Newton provides good range of community infrastructure to support its residents, although children's play areas and outdoor sport provision are underrepresented for a village of around 370 people.

There is a well-attended pre-school on site and nearby villages provide other education and health facilities. The pre-school provides useful facilities for some of the 150 people working in the village in a wide variety of industries and occupations. (Including education, engineering, accountancy, design, consultancy, retail and distillery).

Housing is predominantly 3 bedrooms or more, with a lack of smaller housing for villagers wanting to stay in the village, but downsize. There is no accommodation specifically for the elderly in the village.



Figure 04; Extract from the 1886 Ordnance Survey Map.

FUTURE OF NEWTON HALL

Due to a change in business operations, an alternative use for the industrial area is sought. This provides an opportunity to secure a future use for the Estate, which is more harmonious to its landscape and heritage setting and could bring social and community benefits.

This document sets out the vision to provide a new later living community (C2 Use Class) on the Estate. The vision is supported by an Illustrative Concept Plan to show an option for how this could be delivered.

To conclude, a summary of how the redevelopment of the site for a new later living community supports the Councils 'Big Themes' of Climate Change, Biodiversity and Green Spaces, Social Inclusion and Wellbeing and Great Places in planning new homes and jobs as set out in 'The First Conversation' Greater Cambridge Issues and Options Consultation Paper 2020.



Figure 05; Existing units negatively impact the setting of Newton Hall.

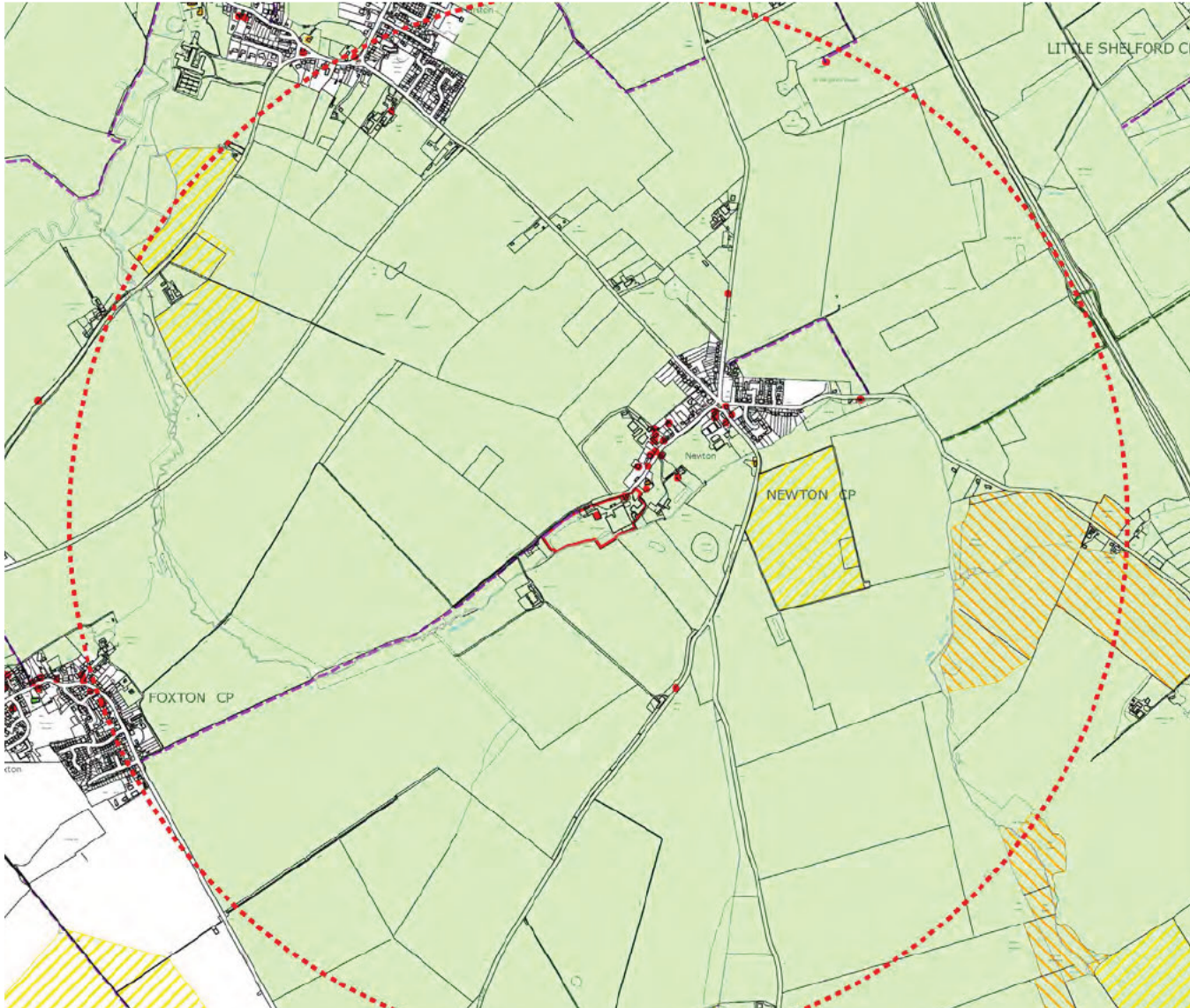


Figure 06; Site Location Plan

SITE CHARACTERISTICS

The Estate is enclosed by historic woodland tree planting, with the Hoffer Brook, a degraded chalk stream, running along its southern boundary. There are a variety of wetland, grassland and woodland habitats located within the grounds.

The Estate lies within the Cambridge Green Belt. However, it is well-enclosed by existing vegetation with limited views from sensitive receptors (see accompanying Landscape and Visual Assessment prepared by Bidwells). The site falls within Flood Zone 1, with a small area of Flood Zone 2/3 surrounding the Hoffer Brook to the south of the site.

There are currently two access points to the Estate via Town Street, which provides vehicular and pedestrian access towards the village centre. Public footpath 165/3 begins at the western site access point and continues west towards Foxtan.

LEGEND

- Site Boundary
- 2km Radius
- Public Footpath
- Public Bridleway
- SSSI
- Scheduled Ancient Monument
- Green Belt
- Grade II* Listed Building
- Grade II Listed Building

2. THE VISION

“A new later living community set in a unique and beautiful Estate setting surrounded by open countryside, promoting health, wellbeing and social inclusion for older people”

The redevelopment of the Estate provides a unique opportunity to create a new later living community centred around the health and well-being of the older generation.

It could deliver new well-designed, modern and warm homes that older people want, alongside communal areas, landscaped courts and generous gardens.

OLDER PERSONS HOUSING

A new later living community could provide a variety of purpose-built C2 specialist housing for older people. For instance, a new care home with or without nursing care could be provided alongside extra care housing or retirement apartments and bungalows, recognising the diverse range of needs that exist as people age.

In addition, affordable homes for care workers needed to support older people with more complex needs and visitors' accommodation could be provided. The precise model can evolve through consultation with the Council, statutory consultees and the local community.

LATER LIVING COMMUNITY

The Estate grounds also provide an ideal setting for a new later living community and could offer:

- New landscaped and sensory gardens, habitat areas, small-scale informal allotments, community orchard and walking routes could be provided, where residents and visitors are encouraged to exercise in the fresh air or jointly participate in food growing and gardening activities. The public realm could also be purposefully designed to meet dementia needs.
- New recreational facilities, such as cricket pitch, bowls, croquet, tennis, walking netball, could also be provided within the grounds. These could also be accessible to the wider community.
- Complementary communal facilities, including dining areas and residents' lounges, care and therapy provision, IT facilities and exercise rooms within Newton Hall.
- Access to the wider countryside, with new footpaths provided on site to link with the existing public right of way network.

New residents would also be able to engage with and support the wider village community and its amenities, such as the village hall (home of Newtons Sports and Social Club), St Margaret's church and the Queens Head public house. In addition, new facilities and amenities on the Estate could create a “community hub” welcoming non-residents to share facilities and activities. The village provides a range of employment opportunities. These and facilities within Newton Hall could enable working into later life.

BUILDING FOR AN AGEING POPULATION

Almost 25% of the UK's population is currently over 65 and by 2050, this proportion will have grown to an estimated 37%. Both rented and owner-occupied retirement living is becoming a popular option. Forecasts suggest that demand for such housing could easily rise fivefold over the next 25 years.

The National Planning Practice Guidance sets out a requirement for plans to provide for specialist housing for older people. It also recognises the significant amount of variability in the types of specialist housing for older people. Any single development can contain a range of different types of specialist housing as part of innovative and diverse housing models.

The Greater Cambridge Issues and Option Paper 2020 acknowledges the need to provide specialist housing. With people living longer, we need more homes that are flexible in terms of their accessibility and adaptability as we age, as well as specialist housing with care facilities for older people. Providing suitable homes in the right locations for those looking to downsize will also enable family homes to be freed up, making best use of the housing that exists already.

Bidwells Socio-Economic team have undertaken an assessment of care home needs in the Greater Cambridge area. This has revealed that demand for bed spaces within care homes is projected to exceed supply. Thus, there is a need to plan for more care homes across the Greater Cambridge area.

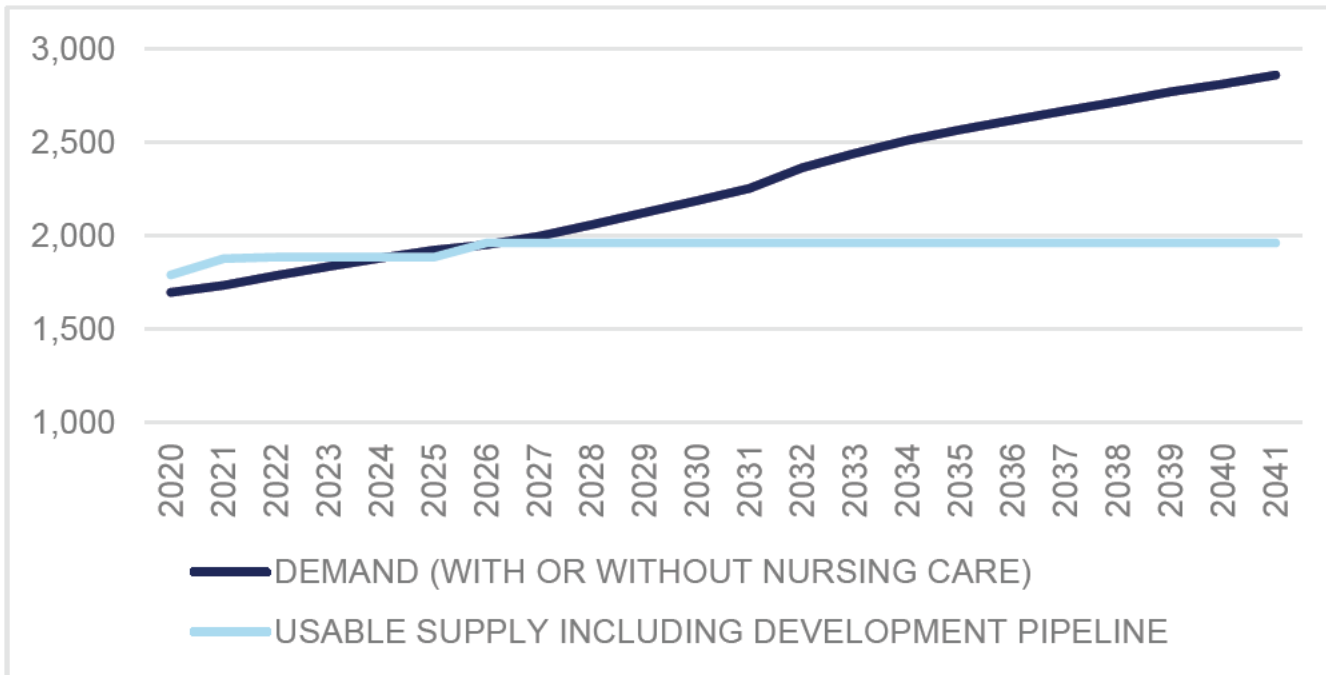


Figure 07; Care Home Needs Assessment Graph

In addition, the need for specialist care is also rising. There are currently 850,000 people living with dementia in the UK. This is set to increase to 1 million by 2021 and to 2 million by 2051 (Source: Alzheimer's Society). Evidence has shown that good quality housing and well-planned, enabling environments can have a substantial impact on the quality of life of someone living with dementia, helping them to live well for longer.

Retirement communities can be an attractive option for older people; they can provide safe environments which promote physical activity and social interaction to help address issues of isolation and social inclusion particularly for those in need of living environments when caring for partners but who don't need care themselves, can have their socialising needs met, within a supportive and understanding community.



Figure 08; Healthcare provision and advice



Figure 09; Community gardening activities



Figure 10; High quality outdoor spaces to enjoy

3. OPPORTUNITIES

Initial baseline technical studies have identified the following opportunities for the redevelopment of the site:

HERITAGE

- Improve the setting of the Grade II Listed Newton Hall and Lodge by replacing existing structures with a more sensitively designed built form and adding a softer, greener landscaping scheme.
- Re-establish the key view of Newton Hall as you enter the site from Town Street and restore its prominence as the principle building on the site.
- Safeguard the future of Newton Hall by providing complementary facilities, such as a large dining area and resident's lounge, care and therapy provision, IT facilities and an exercise room.
- Re-instate the range from the northern side, which was previously used as servants accommodation, as additional floorspace for users of the building.

LANDSCAPE

- Removing the existing industrial structures, including the 24m tower, which is visible from outside the Estate will improve the openness of the Cambridge Green Belt.
- The existing industrial structures detract from the historic landscape setting of Newton Hall. Therefore, a more sensitively designed built form will provide a betterment to the landscape setting of such assets,
- Similarly, enhanced architecture and landscape areas would constitute considerable improvements in the setting of other sensitive receptors such as Public Rights of Way.

VISIBILITY

- The visual receptors mostly effected by the proposal are those in close proximity to the Site (viewpoint 1 in Figure 12. These include pedestrians on public footpath 165/3. Opportunity exists to de-cluster these views by eliminating the nondescript industrial buildings while retaining views of important historic assets.
- Visual receptor at St Margaret's Church cemetery (viewpoint 2 in Figure 13) affords glimpsed views of the site and opportunities should be sought to increase the vegetative buffer.
- Although less than substantial and virtually absent there will be a change experienced in views that are further away from the Site, an opportunity exists to improve the skyline by removing Newton Industrial Estate's tower (viewpoint 3 in Figure 14).

BIODIVERSITY

- Enhance existing and provide new habitats to achieve a biodiversity net gain.
- Add a natural buffer of at least 8 metres from the Hoffer Brook along the southern boundary to provide a habitat and biodiversity corridor.

CONNECTIVITY

- Improve pedestrian connectivity of the site by integrating public footpath 165/3 and enhancing footway provision along Town Street.

FLOOD RISK AND DRAINAGE

- Incorporate a new surface water drainage strategy which includes features that improve water quality, biodiversity, amenity and habitat creation.

SOCIOECONOMICS

- Additional children's play areas will address the lack of facilities within walking distance of the southern part of the village.
- Outdoor sport and recreation facilities will broaden the range of sports provision in the village, addressing current quantitative and qualitative deficiencies.
- A need for affordable, smaller 1-2 bed homes to provide choice for people wishing to downsize.
- A shortage of care home spaces in the future throughout Greater Cambridge.
- Newton Hall can provide space for community use, particularly the large ballroom, augmenting and complimenting existing facilities in the village.
- Broadening of employment opportunities.
- Communal garden / food growing area on site brings accessible health and socialising benefits to residents.



LEGEND

















-  Site Boundary (4.97ha)
-  Existing Industrial Units
-  Nursery
-  Existing Vegetation
-  Public House
-  Existing Play Space
-  Village Hall
-  Green Belt
-  Flood Zone 3
-  Hoffer Brook
-  Listed Building
-  Scheduled Ancient Monument
-  Public Right of Way
-  Existing Access Point
-  Existing Highway
-  Newton Settlement Framework (adopted Local Plan 2018)



Figure 11; Opportunities Plan



Figure 12; Viewpoint 01, site access from Town Street



Figure 13; Viewpoint 02, St Margaret's Church Cemetery



Figure 14; Viewpoint 03, Bridleway 199/3



Figure 15; Viewpoint Locations

4. CONCEPT DESIGN

The illustrative concept plan, informed by the site analysis and technical work undertaken to date, proposes a built form contained entirely within the existing hard surface and building footprint of the current industrial units. A sensitively designed extension to Newton Hall, which could provide additional floorspace for existing occupiers, is also proposed.

LAYOUT

The proposed development area replaces the existing industrial units on the site providing a flexible building footprint to provide a range of Use Class C2. This could include a new care home with or without nursing care in the form of a block provided alongside extra care housing or retirement apartments. An extension to the Hall is also proposed as part of the development of the site, which will provide a modern space to meet the requirements of the existing user, Little Hands Nursery.

Any proposed layout must retain Newton Hall as the principal structure on the site. The relationship between the proposed development and Newton Hall can also be improved through the provision of a greener separation between the two, which could also provide an opportunity for a wildlife corridor connecting through to Hoffer Brook.

The existing garden area to the west will be retained as recreational space for users of the site to enjoy, maintaining the open and green character. Views from this area to the open fields to the north and the brook to the south exist through breaks in the boundary foliage.

As part of the site's conversion to office use, much of the gardens of the house have been converted to hard-surface car parking to the north and east of the Hall. A return to a softer, greener landscaping scheme would improve the setting of the site.

SCALE AND APPEARANCE

The proposed development will have a maximum building height of 10m above ground level. The buildings could step down in height towards the existing heritage assets to reduce any potential impact on the setting as shown on the Illustrative Concept Plan (Figure 16). The proposals should provide carefully designed facilities to support the needs and requirements of the users of the buildings.

Regarding appearance, development within the immediate vicinity includes existing heritage assets such as Newton Hall. There is an opportunity through the careful consideration of scale and appearance of the new development to improve the setting of these heritage assets. It is expected that proposals will adopt a local vernacular and will reflect the style and materials used within this local context to complement the historic and landscape setting of the site.

This includes the use of brick, given the close proximity to Newton Hall, of various shades and textures as the main building material and a subtle variation in detailing and colour palettes to create variety across the development. Glazing and timber could also be used as part of the materials palette to help reinforce way finding and legibility around the building.

LEGEND


















	Site Boundary (4.97ha)
<i>Older Persons Development:</i>	
	Up to 3 Storeys
	Up to 2.5 Storeys
	Up to 2 Storeys
	Building Frontage
	Extension to Newton Hall
	Proposed Parking Area
	Heritage Asset
	Existing Landscaping
	Proposed Trees
	Existing Road
	Improvements to Footway
	Primary Vehicular Entrance
	Potential Emergency Access
	Vehicular Access
	Pedestrian / Cycle Route
	Garden / Public Open Space / Recreational Area (1.30ha)
	Hoffer Brook



Figure 16; Illustrative Concept Plan

ACCESS AND CONNECTIVITY

The proposed residential development and extension to Newton Hall will be accessed via the existing access arrangement from Town Street, which will be upgraded to meet current highway standards. This will include improvements to the existing pedestrian/cycle route to the site as well as the provision of a new link to the west across the site towards the existing public right of way (165/3). This will help improve connectivity to and from the village providing better access to the existing amenities on the site.

It is proposed that the easterly access is retained as the primary access to the development, with the western access used as an emergency access.

HERITAGE

Historically, there would have been a clear hierarchy on the site with Newton Hall being the principal structure. The later industrial units have somewhat diminished the legibility of this hierarchy due to their incongruous scale and design. An opportunity exists, through the re-development of this area, to restore the Hall as the principal structure on the site.

The re-development of the existing industrial area will result in an alteration in the immediate setting of the listed Newton Hall and the Lodge building as well as to the Stables.

There is also the potential for the site to contribute to the setting of a number of heritage assets located beyond the site boundary. As such, any development proposals would have the potential to impact the assets through alterations to their setting.

However, it is not necessarily the case that the whole site forms an equally significant part of an asset's setting. Consequently, the location, grain, height, scale and materiality of any new development would need to be carefully considered to ensure that the existing and historic hierarchical relationships between the assets on-site and the site's relationship with the surrounding heritage assets can be maintained.

It is considered that the illustrative concept plan would have a beneficial impact upon Newton Hall, the Lodge and the Stables. Further detail is provided within the accompanying Initial Heritage Assessment prepared by Bidwells.



Figure 17; Existing grassland area to the western part of the site

GREEN BELT AND LANDSCAPE

In terms of preserving the openness of the Green Belt, the site makes a limited contribution both visually and spatially as it is well enclosed by existing vegetation. The proposals would not have any greater impact on the rural character and openness of the Green Belt than the existing development. The landscape is not particularly susceptible to change and has a good ability to accommodate the proposed development.

The existing green space located on the western half of the site (Figure 17) will be retained as a garden area / public open space for recreational use by residents and visitors of the site. This retained green space is also some of the more visible land, particularly when appreciated from the views from the north and west. Retention of this as rural landscape also preserves the context and setting of the heritage assets including Newton Hall.

Further detail is provided within the accompanying Landscape and Visual Assessment prepared by Bidwells.

ECOLOGY

Semi-natural habitats are limited to peripheral areas around the site and include bands of historic mixed and broadleaved plantation woodland with mature broadleaf trees and amenity garden land.

Through the proposed re-development of the industrial area, the scheme will aim to achieve a 10% net gain in biodiversity through the enhancement of 1ha of grassland on the site which equates to 20% of the total site area. This would be focused on land to the west of the development area (Figure 17), including the area of flood zone associated with Hoffer Brook which runs adjacent to the southern site boundary.

Further details are provided within the accompanying Ecology Report prepared by Applied Ecology.

TRANSPORT

The proposed use would not have any greater impact on the local highway network than the existing use, therefore the proposed re-development would have no detrimental highway impact.

Moreover, there would be a betterment to the existing situation as the proposed use would remove the HGV lorry movements currently associated with the industrial units.

There is also potential to improve and promote sustainable modes of transport in the village including pedestrian connectivity and bus viability. It is proposed that the existing footway along Town Street could be extended to the Estate entrance. Although, due to the nature of the location and low traffic flows along Town Street, it would be appropriate for pedestrians to share the carriageway.

Further detail is provided within the accompanying Transport Note prepared by EAS.

FLOOD RISK AND DRAINAGE

The proposed redevelopment could include a range of Sustainable Urban Drainage systems, though use of swales, filter drains, rainwater harvesting and wet ponds. The to multi-purpose landscaping and biodiversity.

Further detail is provided within the accompanying Flood Risk Assessment prepared by EAS.



Figure 18; Woodland pond at the southern site boundary



Figure 19; Primary Access Point

5. SUMMARY OF PLANNING BENEFITS

GREATER CAMBRIDGE BIG THEMES	BENEFITS
CLIMATE CHANGE	<ul style="list-style-type: none">• Redevelopment of brownfield land for specialist housing.• Removal of HGV lorry movements from the site.• Provide new energy-efficient buildings with potential for use of on-site renewable energy technologies.• Provide new and enhanced footpath to provide walking routes within the site, linking to the village and open countryside.
BIODIVERSITY AND GREEN SPACES	<ul style="list-style-type: none">• Achieve a biodiversity net gain from the demolition of existing structures and associated hard standing and the provision of new semi-natural habitats and tree planting.• Create a new wildlife corridor along the Hoffer Brook.• Provide new open green spaces for both formal and informal recreation, which could be used by new residents and the existing community.
SOCIAL INCLUSION AND WELLBEING	<ul style="list-style-type: none">• Providing new, well-designed, warm homes which are energy efficient, cheap to run and are adaptable to the range of needs for older people.• Provide a safe, tranquil environment with access to the natural environment, promoting interaction and visual connection with nature.• Provision of communal spaces and activities, such as gardens, allotments, orchards and sports and recreational facilities to promote social interaction and physical well being.• Provide future residents with a social network and support, with opportunities for inter-generational interaction to help tackle loneliness.• Additional children's play area to address village deficiency.• Additional flexible community space within Newton Hall.
GREAT PLACES	<ul style="list-style-type: none">• Enhance the historic environment by improving the setting of the Grade II Listed Newton Hall and its Lodge.• Improve the openness of the Green Belt through the demolition of the existing industrial structures.• Create a new, high quality development enhancing the character of site and delivering a much needed local service.



Figure 20; Care Home, Cambridgeshire



Figure 23; Making New Friends



Figure 21; Social Interaction



Figure 24; Nursing Home, Bridgewater



Figure 25; Care Home, Surrey



Figure 22; Care Home, Great Yarmouth



Figure 26; Healthy Living

APPENDIX A

LIST OF FIGURES

Figure 01; Under-Descriptive Site Clutter	3	Figure 17; Existing Grassland Area to the West	14
Figure 02; Tired Looking Industrial Buildings	3	Figure 18; Woodland Pond	15
Figure 03; Early Image of Newton Hall East Elevation	4	Figure 19; Primary Access Point	15
Figure 04; Extract from 1886 Ordnance Survey Map	4	Figure 20; Care Home, Cambridgeshire	17
Figure 05; Existing Units Negatively Impact	4	Figure 21; Social Interaction	17
Figure 06; Site Location Plan	5	Figure 22; Care Home, Great Yarmouth	17
Figure 07; Care Home Needs Assessment Graph	7	Figure 23; Making New Friends	17
Figure 08; Healthcare Provision and Advice	7	Figure 24; Nursing Home, Bridgewater	17
Figure 09; Community Gardening Activities	7	Figure 25; Care Home, Surrey	17
Figure 10; High Quality Outdoor Spaces to Enjoy	7	Figure 26; Healthy Living	17
Figure 11; Opportunities Plan	9		
Figure 12; Viewpoint 01 - Site Access from Town Street	10		
Figure 13; Viewpoint 02, St Margaret's Church Cemetery	10		
Figure 14; Viewpoint 03, Bridleway 199/3	11		
Figure 15; Viewpoint Locations	11		
Figure 16; Illustrative Concept Plan	13		

[REDACTED]

[REDACTED]