

CONTEXT

Nocton Hall and the adjacent former RAF Hospital have been redundant since the mid 1990's when the previous use ceased and both sites were purchased by Leda Properties Ltd. The condition of the Grade II Listed Hall has deteriorated since then due to fire and earthquake damage. The Hall's grounds have become increasingly overgrown due to natural regeneration of scrub and tree growth.

Despite a series of attempts to explore development options by Leda Properties Ltd, a solution has not been found due to the complexities and associated cost presented by Nocton Hall in its current condition. The scale of development required to support any restoration or stabilisation of the Hall, has been considered inappropriate.

Rural Solutions and 360 Rural (Ben Wills) have been appointed by Leda Properties Ltd to help find an appropriate solution for the future use and development of the Hall and Hospital sites which can be supported by the local community, is financially viable and acceptable in planning terms.

The purpose of this document is to present an outline of our emerging proposal to commence an important stakeholder engagement exercise and open lines of communication with the local community. Consideration of feedback and input from the Nocton Parish community will inform the next iteration of the design of the scheme.



THE PROPERTY

Nocton Hall and the former Hospital Site are separate entities in separate legal ownerships. Both sites benefit from independent access ways; access to the Hall via the main drive off Potterhanworth Road and access to the Hospital site via Woodland Drive and Khormaksar Drive respectively.

The ruin of the Grade II Listed Victorian Hall sits relatively centrally in Nocton Village, occupying a quiet position surrounded by what were once the original pleasure grounds and woodland. The Hall itself has suffered substantial collapse and is structurally unsafe. The grounds are evidently enjoyed by the local community, informally.

To the east and south east of the Hall, the former Hospital site was previously densely developed. It comprises a series of single storey buildings arranged around a grid like concrete road network.



KEY CONSIDERATIONS

Nocton Hall

Costs associated with the restoration/ making safe of the Hall ruin

Heritage Legacy

Celebration and preservation of rich heritage of Nocton Hall through legacy

Public Enjoyment

Access to Nocton Hall pleasure grounds and woodland for the local community

Scale of Development

Balance between scale of development in planning policy terms and the scale of development required to support the treatment of Nocton Hall

Environmental Impact

Reuse of existing infrastructure (and associated embedded carbon) where possible

Wider Community Benefit

Economic and social contribution to the local community

Nocton Setting

Development appropriate to place, setting and immediate environment

EMERGING PROPOSAL



OUTLINE PROPOSALS

- A. Existing walled garden enhanced for community use and associated with potential new cafe. Consideration of west wall height / screening and new entrance through east wall
- B. Potential new cafe / leisure offer
- C. Potential new natural play area
- D. New visitor car park (capacity shown 40 spaces)
- E. Nocton Hall in ruin with footpaths running through to connect with wider gardens
- F. New public open space (Nocton Hall Gardens) reflecting historic layout
- G. New residential and / or commercial units with existing barn incorporated
- H. Pleasure grounds to be enhanced through potential woodland management plan - circulation retained and historic south avenue enhanced
- I. Existing access road retained for lodge park access
- J. Existing access roads retained where possible within new residential development
- K. Potential attenuation / wildlife pond to east of development
- L. Amenity meadows with mown paths
- M. Existing access roads retained where possible within lodge park
- N. Potential water body (pond / small lake) to enhance lodge amenity offer
- O. Area of woodland to be enhanced to provide better screening / separation between pleasure grounds and access road - and to enhance 'green corridor' connectivity / ecology
- P. Potential requirement for play associated with new residential development (i.e. LEAP - Local Equipped Area for Play)

EMERGING PROPOSAL

The emerging proposal is for a mixed-use development of a scale and type considered to be proportionate to the setting, responding holistically to relevant policy whilst also providing for appropriate handling of Nocton Hall and in turn, creating a way in which the history associated with the site can be understood and enjoyed.

Nocton Hall

- Reduced to a 300mm 'walled footprint' (and possible conversion of service wing to provide a visitor centre). Together exhibiting a celebration of Nocton Hall's rich history and architectural style.
- Gardens, Woodlands and Pleasure Grounds restored to be enjoyed by the local community and visitors to the Hall ruin.
- Garden Café/ Pavilion situated in/adjacent to the walled garden possibly also acting as event space and venue .
- Ongoing maintenance of site and grounds supported by income generated by visitor attraction and Garden Café.

Former Hospital Site

Residential

- Northern portion of site comprising small residential development of 2, 3, 4 & 5 bedroom properties in style and form in-keeping with Nocton village.
- Re-use of existing road infrastructure where possible.
- Additional green space for wildlife and recreational enjoyment to east.
- Vehicular access from Nocton village via Woodlands Drive/Khormaksar Drive.
- Pedestrian links to Hall ruin, pleasure grounds and woodland.

Leisure

- Southern portion of site comprising a thoughtfully designed development of holiday lodges set within carefully landscaped green space.
- Re-use of existing road infrastructure where possible.
- Access to be taken via main Nocton Hall drive.
- Potential addition of small-short term glamping operation of premium log cabins.



NEXT STEPS

