

FORRES SANDLE MANOR SCHOOL, FORDINGBRIDGE

Application for the continued siting of temporary classroom building
(variation of condition 1 of application 18/0942 to allow building to
remain for a further 3 years)



PLANNING & HERITAGE STATEMENT

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1. Introduction

1.1 This Planning and Heritage Statement has been prepared on behalf of Forres Sandle Manor School Limited and is submitted in support of an application for the continued siting of a temporary classroom building for a further 3 years (variation of condition 1 of application 18/0942 which is due to expire 3/8/2023). The temporary classroom is one of three temporary buildings within the grounds of Forres Sandle Manor School in Fordingbridge. Separate applications have recently been approved for the continued temporary siting of the other two temporary classrooms until February 2026 (applications 22/11398 and 22/11413).

2. Site context

2.1 Forres Sandle Manor School occupies a large site to the west of Fordingbridge town centre, with the main entrance off Station Road. Sandle Manor originally formed part of the Breamore Estate, but has operated as a private boarding school since 1935. The site contains a series of buildings, some of which have been altered or extended in association with the operations of the school. The main school building is a grade II listed building. The temporary classroom the subject of this application is located to the northeast of the main school building, adjacent to the sports pitch. The land to the east of school buildings is designated as school playing fields.



Aerial view of the site, red line marks the temporary classroom, blue triangle the listed building (www.google.co.uk)

2.2 The temporary classroom is sited away from the listed building, adjacent to the sports pitches. Temporary permission for the building was originally granted in 1999. Further temporary permission was granted in July 2018 with an expiration date of 3/8/2023. The intention has always been to remove the temporary building in favour of a more permanent solution, and extant permission exists to construct an extension to the school building that has been partially implemented, however the School is in the process of revising the plans for the extension and a replacement permanent classroom block, and therefore requires another temporary consent for the classroom until the new plans have been approved and constructed.

3. The proposed development

3.1 The proposal is to retain the temporary classroom in situ for a further period of 3 years to allow time for a permanent replacement to be constructed. The temporary classroom has been in continued use since 1999 and remains essential to the school operations. The granting of a further temporary permission will not intensify the use of the site. The classroom is located in an area of the site where there are other buildings and has been maintained to an appropriate standard and is still in a reasonable condition. As such its further retention will not have a detrimental impact on the surrounding area.



Existing east elevation of the temporary building

3.2 Concurrent with this application the Applicants will be submitting a pre-application enquiry proposing the replacement of two temporary classroom blocks with a new permanent school building. If that permanent replacement building is subsequently approved then it is likely that

the building the subject of this application will only need to remain in situ for a relatively short time before being removed and replaced. However, a further three years temporary permission are sought in the interim and pending the outcome of that other planning application.

4. Relevant planning policies

National Planning Policy: The National Planning Policy Framework

- 4.1 The National Planning Policy Framework (NPPF) confirms that the purpose of the planning system is to contribute to the achievement of sustainable development.
- 4.2 The NPPF confirms that there is a presumption in favour of sustainable development. For decision-taking this means approving development proposals that accord with the development plan without delay; and where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
- 4.3 Paragraph 126 of the NPPF confirms that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and helps make development acceptable to communities.
- 4.4 Paragraph 199 of the NPPF advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Paragraph 201 advises where the proposals would lead to less than substantial harm to the significance of a designated heritage asset, the harm should be weighed against the public benefits of the proposals including, where appropriate, securing its optimum viable use.

The Local Development Plan

New Forest District Local Plan 2016-2036 Part 1: Planning Strategy and the Local Plan Part 2: Sites and Development Management (2014) saved policies

- 4.5 Policy STR8 'Community Services, infrastructure and facilities' aims to ensure provision of adequate infrastructure and services to meet current and future needs of residents and businesses, including protecting existing education facilities and other community services.

- 4.6 Policy ENV1 'Mitigating the impacts of development on International Nature Conservation Sites' confirms that development will be permitted where the Council is satisfied that any necessary mitigation, management or monitoring measures are secured in perpetuity. For non-residential developments the requirement for mitigation will be considered on a case-by-case basis.
- 4.7 Policy ENV3 refers to design quality and local distinctiveness and states that all new development will be required to contribute positively to local distinctiveness and sense of place, being appropriate and sympathetic to its setting in terms of scale, height, density, layout, appearance, materials, and its relationship to adjoining buildings and landscape features, and shall not cause unacceptable effects by reason of visual intrusion, overlooking, shading, noise, light pollution or other adverse impact on local character and amenities.
- 4.8 Local Plan Part 2: Sites and Development Management (2014) saved policy DM1 'Heritage and Conservation' states that development proposals should conserve and enhance the historic environment and heritage assets, with particular regard to local character, setting, management, historic significance and context of heritage assets.
- 4.9 Saved Policy DM8 'Protection of public open space, private recreation land and school playing fields' does not permit development on these designated areas as shown on the Policies Map.

5. Design and Access

- 5.1 The building is already used as a temporary classroom as part of the day to day operations of the school, the proposal is to continue to use the building in the same way. There will be no intensification of its use as a result of a renewed temporary permission.
- 5.2 There are no proposed changes to the size or design of the building. It has been maintained to a suitable standard that will continue to meet the needs of the school for a further temporary period of time.
- 5.3 The layout will remain unchanged and is defined by the existing building and access arrangements. There are no proposed changes to the doors, windows, appearance or landscaping of the building.
- 5.4 The proposed temporary permission would preserve the educational facilities in accordance with Policy STR8. The building will continue to be appropriate and sympathetic to its setting in accordance with policy ENV3 and will not impinge upon the adjacent designated playing fields.

6. Heritage

- 6.1 Sandle Manor was built as a small, late 'Elizabethan' house in the manor of Sandhill. The house was extended and modernised and the gardens and parkland improved when it formed part of the Breamore Estate. It has operated as a private boarding school since 1935, with various alterations and additions made to the buildings and the grounds. The main school building is characterful and is grade II listed. The listing description for the main building is as follows;

Middle-sized country house now school. C17 core, remodelled c1900, extended early C20. Brick with stone dressings, later parts are rendered with mock-framing on 1st floor, old plain tile roofs. Originally H-shape plan with centre range of 2 storey 4 bays, the end bays being cross-wings, projecting one bay to front and 2 to rear; to one end c1900 2 bay double pile range and beyond, many C20 additions of 2 storey and attic and single storey. Front in Elizabethan style. To RH older part. Between crosswings filled in with single storey range. In centre is projecting porch of keyed doorway, with columns either side supporting Doric entablature, over corner pilasters with finials and armorial panel with carvings around. Each side 3-light mullion window, over parapet wall which ramps-up each end. Behind 2 cross-windows with heads in gabled dormers with ball finials. RH crosswing has external stack in centre which rises to swan-neck pediment a gable level continuing up as rectangular arched panel stack. Either side of stack on both floors 1 or 2-light mullion and transomed windows. In LH crosswing 5-light mullion and transom window on both floors. All gables kneelered with ball finials. Stacks behind main ridge immediately LH of each cross-wing. 2 bays to IH continue in similar style. Interior mainly c1900 although earlier features survive.

- 6.2 The temporary classroom is sited away from the listed building, but within its setting. Temporary planning permission has previously been granted for this classroom on the basis that plans for an appropriate permanent solution would be progressed. The existing design was regarded as acceptable on a temporary basis, but not on a permanent basis in the context of the listed building.
- 6.3 In this application there are no alterations proposed to the design of the temporary structure, as such the impact on the listed building and its setting will remain unchanged. The further retention of the temporary structure will allow the school to continue to operate as it has become accustomed, with minimal disruption to pupils and staff, whilst plans for the permanent

solution continue to be progressed. The benefit of approving the proposed development is considered to outweigh the impact the temporary building has on the significance of the designated heritage asset in accordance with Local Plan policy DM1 and the NPPF.

7. Conclusion

7.1 In accordance with the NPPF consideration needs to be given as to whether the proposal constitutes sustainable development. In this case the proposed retention of the temporary classroom is appropriate to enable the school to operate as it has become accustomed whilst a permanent solution is established. The siting of the temporary classroom will continue to preserve the significance of the heritage asset and its setting. It is therefore considered that the planning justifications and design rationale identified in this Planning and Heritage Statement demonstrate that the development is acceptable.