

# TRELOAR SCHOOL, UPPER FROYLE

## DRAFT DEVELOPMENT GUIDELINES

### 1.0 Introduction

- 1.1 The main Treloar School site lies in the village of Upper Froyle in the parish of Froyle. The site, for approximately the last 60 years, has formed a key part of Treloar School with a range of institutional buildings constructed during this period. With the rationalisation of the school facilities on the Holybourne site, the Upper Froyle premises have now become surplus to requirements. As a result of this relocation there is now a unique opportunity to consider the future use of the site, improve the setting of the existing listed buildings, redress inappropriate and insensitive past development and to positively integrate any new development within the village settlement.
- 1.2 The site consists of approximately 5.3ha of land and is bounded by Hen and Chicken Hill to the west and Ryebidge Lane to the north. It lies largely within the conservation area, although a small area to the south and east lies outside. The conservation area boundary will be reviewed as part of a more detailed conservation area character appraisal for the village. Some changes are anticipated to address current anomalies. However, these are not likely to significantly affect the main Treloar School site.
- 1.3 The site lies predominantly within the settlement policy boundary for Upper Froyle, the exception being land to the south of the current school buildings. Within the site there are a number of nationally significant listed buildings and historic assets as well as more modern buildings. These have, in recent times, been used for various uses to provide supporting services and facilities for the school. The site also includes areas of open space that complement the existing development. In addition, there is a small area of land to the west of Hen and Chicken Lane that is currently used for informal car parking. Although outside the site itself this small area of land may have some potential for parking in relation to the site or, alternatively, it may be appropriate to return the land to its previous agricultural land use. Appendix 1 shows the current settlement policy and conservation area boundaries and principal statutory listed buildings.
- 1.4 The site forms a major key component of the overall settlement of Upper Froyle. It will therefore be important to understand not only the historic significance of this sensitive site but also to take account of the future impact that any proposals may have on the community as a whole.

## 2.0 Objectives

- 2.1 **1. To establish a satisfactory re-use of the site to provide a high quality sustainable form of development for the future that is informed by, and responds to, the historic assets on the site, the conservation area and broader village context.**
- 2.2 Due to the sensitive historic nature of the site any form of re-use and/or new development will need to ensure that a historically sensitive design led approach is taken. In order for this to be achieved an in depth assessment of the historic significance of the site and its surroundings will be essential. This detailed assessment will then inform any future use or redevelopment of the site. It is of fundamental importance that this is undertaken prior to the consideration of any proposals. In addition, it will be necessary to understand, in full, the context and location of this site and how it relates to the existing settlement both in terms of the built form and also its historic relationship and context.
- 2.3 Included as Appendix 2 are the likely considerations that will need to be taken into account when considering proposals for change of use affecting heritage assets and/or their setting.
- 2.4 **2. The exceptional qualities of Upper Froyle require an exemplary and innovative approach to design proposals so as to complement and integrate any development as part of the overall village settlement.**
- 2.5 The site poses a number of challenges and opportunities. Throughout its history it has been in private ownership either as a series of private holdings or more recently in institutional use as part of Treloar School. The challenge now is to design a development that builds on the established grain of the village, embraces significant features to best effect while introducing greater permeability so it knits into and becomes part of the established village settlement.
- 2.6 From a basic assessment of the site there are clearly some changes that have taken place over time and produced a negative impact. These will need to be redressed in formulating any future development proposals and will include inappropriate and insensitive past development that needs to be resolved through more considered redevelopment. Likewise it is to be expected that the potential for redressing the loss/unsympathetic alteration of the heritage assets (buildings and boundary walls), incursion of parking, underinvestment in the maintenance of walls etc is positively addressed in any future development proposals.

### **3.0 The Buildings**

- 3.1 The site contains a mix of properties varying in architectural quality and use. A significant number are of architectural/historic significance but there are others that have to date fulfilled a more functional use in terms of the school complex. The principal statutory listed buildings are addressed in the section below. Other buildings include the dining hall, the Newton Davis Complex (teaching, medical, administrative and communal facilities), Burnham House (teaching, administration, student accommodation and pool and gym attached), the Heywood Complex and Pike House (student residential buildings).
- 3.2 Conservation area consent will be required for the demolition of unlisted buildings on the site. The 1970's Newton Davis Complex is an obvious detractor. Other buildings provide a more neutral or positive contribution. Examples include the Burnham Courtyard and particularly the more recent Pike House and Heywood Complex. Appropriate justification for their demolition will need to be provided as part of any more in-depth assessment of the site. Due to the size of the site and the proximity of grade I and II\* buildings, English Heritage will be a key consultee. Early engagement is therefore advised.

### **4.0 The Settlement and Landscape**

- 4.1 Upper Froyle is an exceedingly attractive village largely composed of fine old dwellings located in large plots. There are only 64 dwellings in the village. The form of the village is essentially that of a linear settlement probably arising from the piecemeal construction of farm houses along the lane from Lower Froyle as it rises to the west, culminating in the large and imposing Froyle Place, Froyle Manor and Froyle House. Where more recent development has occurred it has been quite insignificant, has maintained the linear form and 'slotted' in where considered appropriate.
- 4.2 The village extends essentially from Rye Bridge over the Ryebridge Stream in the east, where the village lies on the lower ground by the stream, to the high ground around the former Treloar School in the west. By virtue of the nature of the settlement it is wholly subservient to the landscape setting. The views over the open, 'farmed' landscape to the north and west of the village are a particular feature and one of its special delights. To the east and south the landscape has a different character by virtue of the topography and significant tree belt along the A31. Distant views are limited because of these trees, however the broad, higher ground on which the former school lies is apparent.

## 5.0 Planning Policy

- 5.1 The East Hampshire District Local Plan: Second Review contains saved policies that will be used to judge any forthcoming proposals for the site. Government guidance will be critical in terms of the need to achieve a high quality form of development and to take account of the historic significance of this sensitive site. Other forms of guidance, for example that provided by English Heritage, will also be key.

## 6.0 Historic Buildings and Conservation Area

- 6.1 There are a number of statutory listed buildings located on and immediately adjacent to the site which include:

**Church of St Mary (listed Grade I):** The Church originally dates from the late 13<sup>th</sup> and early 14<sup>th</sup> century and has a distinctive tower of 1722. The building lies immediately adjacent to, but outside, the school site.

**Gasston House/Froyle Place (listed Grade II\*):** A stone house believed to date from 1588 and altered during the Jacobean, Georgian and Victorian periods. This building requires more detailed investigation to fully inform any proposals. However, the link building which crudely connects to the rear, alongside similar inappropriate modern accretions, would be expected to be removed and an appropriate elevation reinstated. In considering any potential new uses, the opportunity should be taken to reinstate lost features, including ceilings, staircases that have been removed through more recent work.

**Manor House (North and South & Annexe) (listed Grade II\*):** A large red brick Queen Anne house dating from the 17<sup>th</sup> century, with alterations made between 1910 and 1950. The main Manor House (formerly Froyle Manor) is split into two and contains good interior features eg panelled rooms, staircases, and joinery consistent with its listing, exterior and attributed date.

**Manor House Barn (listed Grade II):** This is an early 19<sup>th</sup> century agricultural building adapted for garaging and storage.

**Froyle Place Barn (listed Grade II):** A late 18<sup>th</sup> century building. Last used for purposes ancillary to the school.

**Former Oasthouses (listed Grade II):** These are mid 19<sup>th</sup> century buildings that have been extended and altered. Mixed residential and school use.

## **Conservation Area:**

- 6.2 The conservation area was designated in 1976. The supporting Conservation Area document for Upper Froyle outlining the boundary, listed buildings within the village and some of the notable features contributing to its character and distinctiveness is attached as Appendix 3. It is intended to update this document with a full conservation area character appraisal in accordance with the latest guidance and best practice. Until such time as the appraisal has been published and subject to consultation, the appended document remains a material consideration in determining any applications affecting the site. Any proposals for the site will need to include an appraisal of the conservation area to demonstrate how it takes account of and embraces the area's special character.

## **7.0 Issues**

1. Impact on existing settlement and surrounding rural area
2. Historic environment
3. Design
4. Natural environment including landscape and trees
5. Highway and traffic issues
6. Community
7. Economy and employment
8. Future use of the site

## Principles of Development

*Note: In this section only the 'suggested text' will form part of the final principles of development document. Text in italics shows the comments that have been made and the response to these comments.*

### 1. Impact on existing settlement and surrounding rural areas

#### Summary of consultation comments:

- 7.1 *Needs to be proportionate to existing village (only 64 dwellings in Upper Froyle) and not detract from village centre. Should reflect the rural nature of the village.*  
*Concern that new development will 'overpower' Upper Froyle and change the essential character that people are seeking to protect. A potential increase, of say 30% (population).*  
*Suggestion that development ought to be seen in terms of an increase in population as that is what would affect the village, and put pressure on existing facilities such as schools etc.*  
*Question if settlement boundary/conservation area are a clear limit to development.*

#### Response:

- 7.2 *It is agreed that any form of re-use or alternative new form of development must take into account its impact on the existing settlement and community. This will be implicit in the consideration of any forthcoming proposals. Upper Froyle is a small settlement and largely dominated in scale by this site. Consequently, the nature of any future use and its design will have a substantial impact that will require careful incorporation with the existing community in order to achieve an all-inclusive design solution and community cohesion.*
- 7.3 *Settlement boundaries are enshrined in the Local Plan, a statutory document, and can not be changed. The Conservation Area was established in 1976 and currently cuts through buildings, and will in due course need to be reviewed. There may be some instances where development goes outside the line (enabling works, affordable housing in certain cases) but there is no reason why any development would be granted outside the current settlement boundary, including for affordable housing.*

Suggested Text:

- 7.4 Upper Froyle represents a small rural village community. The re-use or development of the site must therefore ensure that an inclusive design solution is produced and community cohesion is encouraged.
- 7.5 Any proposals must pay careful attention to the site's location and its context within the built settlement and the wider local community of Upper Froyle. Consideration will need to be given to any impact on the profile of the village (for instance in terms of its demographics) as well as to the impact on the built form of the settlement (including its landscape setting) and the relationship between the site and the village.

**2. Historic Buildings and Conservation Area**

Summary of consultation comments:

- 7.6 *Concern expressed over building in a conservation area; need to restore and retain listed buildings and their character and setting; retain the setting of St Mary's Church. Demolish parts that would not normally have been allowed.*

Response:

- 7.7 *These matters will be addressed by means of a thorough detailed historic assessment of the site. Any proposals will require the provision of a description of the significance of the heritage assets affected and the contribution of their setting to that significance.*

Suggested Text:

- 7.8 A detailed historic assessment of the site is required to inform any development proposals. This will include the provision of a description of the significance of the heritage assets affected and the contribution of their setting to that significance using appropriate expertise. In addition, a comprehensive assessment of the impact of any proposals should be set out as part of any design concept. Account will be taken of the nature of the significance of the heritage asset and the value that it holds for this and future generations. The purpose is to shape change, to work with the building grain in a way which contributes to the assets' significance and to address past inappropriate interventions.
- 7.9 Any form of development must make a positive contribution to the character and local distinctiveness of the historic environment. Where any form of substantial harm or loss of significance may result, full justification

will be required including that this harm is outweighed by public/community benefits.

- 7.10 Key heritage assets and their settings should be used to inform and inspire place-making.

### **3. Design**

#### Summary of consultation comments:

- 7.11 *Maintain and reflect architectural styles within the village; maintain 'clunch' walls. Visual impact is important as are views of approaches; maintain open character and parkland settings. New buildings should not exceed existing building heights; impact of high buildings close to boundaries; low with reasonable sized gardens. Concern over density. Should include a mix of housing size; if any social housing included then this should reflect other non-social housing and blend in, not stand out; do not want gated complex; no new entrances.*

#### Response:

- 7.12 *These issues need to all be carefully assessed in any design led approach. It is agreed that this represents a sensitive site and any proposals will require careful consideration and need to be informed by the historic assessment in the first instance. It will be essential to achieve exemplary standards of design and architecture with a high quality external appearance that respect the area's particular characteristics.*
- 7.13 *It is difficult to define a particular density that may be appropriate for the site. Any final design solution will need to take account of all the characteristics of the site. This will also include careful consideration of the various forms, materials and detailing found in the village.*

#### Suggested Text:

- 7.14 Any form of development must achieve exemplary standards of design and architecture with a high quality external appearance that respect the area's particular characteristics. Any Design and Access Statement will show clearly how the design has been arrived at and how the proposal fits in within the context of its surroundings and how it reflects the character of the settlement.
- 7.15 The design and layout of the development should use the historic assessment as the starting point for any proposals. From this, and a careful analysis of the existing character of the locality, an imaginative

high quality form of design should emerge that minimises the environmental impact of the development.

- 7.16 Buildings should complement the architectural vernacular of buildings in the area. It will be important to recognise how the design, materials and any proposals provide a cohesive identity to provide character and definition to both the site and the locality.

#### **4. Natural Environment including Biodiversity, Landscape and Trees**

##### Summary of consultation comments:

- 7.17 *Concern about impact on landscape; effects on views from Saintbury Hill. Preserve existing trees and encourage enhanced planting; density of tree planting and shelter on A31.  
Need to protect wildlife and incorporate and encourage bio-diversity measures.  
Concern about light pollution and noise.  
Question if there is a requirement for detailed proposals for the protection/augmentation of ecology could be included in the development guidelines.  
Concern expressed about the construction period and impact on village environment and whether anything could be included in the guidelines.  
A percentage of renewable energy is required to be provided as part of any major scheme. Solar panels may detract from character of village, but a biomass CHP plant or heat pumps might be applicable.*

##### Response:

- 7.18 *These are all issues that will need to be carefully considered when formulating any proposals for the site. A detailed landscape assessment, including all significant trees, will be required. In addition, it will be necessary for any forthcoming proposal to take account of the location of the site in a largely rural area where light and noise pollution should be minimised.*
- 7.19 *Developers will have to submit detailed plans as part of any application. These would be submitted to HCC Ecologist, and in some cases, Natural England. More detailed discussion on this will need to be held in due course.*
- 7.20 *The impact of construction works would generally be likely to be outside the scope of planning and typically dealt with by Environmental Health. However, in some instances on large sites, an informative note can be included in the permission, including stipulation made on operatives' car park, and warning that any breach may lead to reference to Environmental Health.*

7.21 *Further information on the issue of renewable energy will be fed back to the steering group in due course.*

Suggested Text:

- 7.22 The settlement of Upper Froyle is currently complemented by its landscape setting. Any proposals for the redevelopment of this site will therefore need to pay particular attention to the attractive landscape setting of both the village and site itself. They will need to take into account the very fine setting of the village, its linear form, the fact that virtually the entire village lies in the conservation area, and that although the school is quite extensive it does contrast markedly with the characteristically linear form of the village. Any redevelopment must therefore take these factors into account whilst being sympathetic to the landscape context of the site.
- 7.23 A comprehensive Landscape Impact Assessment will be required that gives detailed consideration to the impact of any proposals on the wider views and landscape setting of the site and the village. This will be supported by an accurate topographical and tree survey which should inform a Tree Constraints Plan and Arboriculture Impact Assessment and include all significant trees and other important landscape features either on the site, boundaries or where they contribute to key features of the site or its setting. Overall it is clear that existing trees and hedges enhance the local environment, amenities and habitats as well as complementing the built form and providing visual screening. However, there are areas where trees and vegetation are in need of management to ensure that any future damage to walls is prevented. This needs to be addressed as part of any overall scheme.
- 7.24 Any proposals will need to be accompanied by a report that assesses the ecological implications arising from the development. The report should identify opportunities for biodiversity enhancement as well as any impacts that require mitigation along with details of what mitigation will be provided to overcome those effects.
- 7.25 Light pollution should be minimised. Any lighting scheme required for the development should therefore provide the minimum amount of lighting to achieve its purpose so that glare and light spillage from the site is minimised.

## 5. Highway and Traffic Issues

### Summary of consultation comments:

- 7.26 *Concern about access to the A31 and the impact of higher traffic volumes and HGVs travelling through the village; pattern of traffic in rural area; restrict road signs in village to maintain look of village.  
Concern about road layout at Hen and Chicken and garage.  
Speed of traffic and concern for walking and cycling safety.  
Additional access points to site to reduce traffic entering/exiting at single point; safety issue in ice/snow on Hen and Chicken Hill.  
Parking capacity at Bentley and Alton Stations needs to be considered.  
Strong opposition to lighting (e.g. junctions etc.) and noise.  
Concern over effect of new development on Hen & Chicken junction, and that it would not become a roundabout with big lights and signage.*

### Response:

- 7.27 *Careful attention will be paid to the impact of any proposals on existing traffic levels and movements and the potential for any increases through the village. In addition, the access points to the site will be given full consideration as part of any overall comprehensive set of proposals. Implicit in such deliberations will be the rural nature of locality as well as its proximity to well used transport routes such as the A31. The character of roads and lighting will need to be in keeping with the rest of the village.*
- 7.28 *Particular measures to address bad weather conditions can not be included in the principles of development. However, adverse weather conditions remain part of the overall responsibility of Hampshire County Council as the Highway Authority and will be addressed accordingly.*

### Suggested Text:

- 7.29 Any re-use or development of the site must show a sustainable transportation strategy and allow for the safe movement of pedestrians and cyclists within the site and to link with the existing settlement. The site provides an opportunity to create carefully integrated pedestrian/cycle links into the village and the wider area. Consideration of such links will need to be addressed during the drawing up of any detailed layout for the site.
- 7.30 A Transport Assessment in accordance with the DfT's *Guidance on Transport Assessment* will be required detailing the impact of any re-use or development and providing detailed proposals to encourage non-car modes of travel including the potential for trips to be made by public transport, cycling and walking.

- 7.31 The assessment should consider the impact of any re-use or development on the local highway network including its relationship with the nearby A31 and its junction at the Hen and Chicken public house. The assessment will also need to consider how the site links with any other local pedestrian and cycle routes, including routes to local schools and services, including rail. The community has also identified capacity issues with parking at Bentley Station and the impact of any proposals on this, and any potential improvements that may be required, should also be taken into account.
- 7.32 The preferred access to the site is to be taken through the south of the site not via the village. There may, however, be some potential for access to a limited form of development to be taken from Ryebriidge Lane running along the northern boundary. This will need to be carefully considered as part of any overall proposals for the whole site.
- 7.33 Parking provision in new forms of developments in East Hampshire has not always been adequate due to parking requirements set by Government policies. In this instance it will be essential that any parking is located and designed to be sensitively incorporated into any overall scheme as well as being conveniently located. If well designed this will make a positive contribution to the overall site and local area and will avoid problems arising from inappropriate haphazard on-street parking. Care is required to ensure that parking is convenient, easy to use and well located to overcome problems from haphazard parking. In addition, opportunities for natural surveillance will improve overall safety. The small area of land to the west of the site may have some potential for parking in relation to this site or, alternatively, it may be appropriate to return the land to its previous agricultural land use.
- 7.34 The Council continues to apply the car parking standards as set out in 'Hampshire Parking Strategy and Standards (Summer 2002)' published by Hampshire County Council. Account will also be taken of 'Manual for Streets' as part of any forthcoming proposals.
- 7.35 To ensure that the site makes the best of opportunities to reduce reliance on the private car a Full Green Travel Plan should be submitted with any application in accordance with the Department for Transport's 'Making residential travel plans work: guidelines for new development' and Hampshire County Council's 'A Guide to Development Related Travel Plans'.

## 6. Community

### Summary of consultation comments:

7.36 *Need to have integration with village and village life – needs to enhance not spoil it; ensure that community facilities are sufficient; impact on GP surgery and health services. Social integration will be key as village is so small.*

*Would like a shop and post office on site maybe with community input to run it; a garage that sells petrol.*

*Need more information on developer requirements; need sports facilities (including all weather tennis courts); allotments; open space play areas; bowls green; skate park.*

*Use of main hall for joint events; community swimming pool; keep theatre as local facility.*

*Combine all local schools on one site; infants' school linked to Bentley.*

### Response:

7.37 *Agree that it is important that any use of the site is well integrated into the village not only in terms of its built form but also in terms of community life. Any impact on the provision of services and infrastructure will be taken into account, however it is important to recognise that new development can not make up for existing deficiencies.*

7.38 *In terms of its previous use as a school there are some services that exist on the site that may offer opportunities to the wider community (for example, pool, gym etc). However, these can only be considered on their merits when any proposals are forthcoming.*

7.39 *Section 106 of the Town and Country Planning Act 1990, as amended, provides the legal basis for the agreement of planning obligations between local planning authorities and anyone with an interest in a piece of land.*

*They are intended to make acceptable development which would otherwise be unacceptable in planning terms. Planning obligations may:*

- *restrict the development or use of land;*
- *require operations or activities to be carried out with regard to the land;*
- *require the land to be used in a specified way; and*
- *require payments to be made to the local authority.*

7.40 *As such, planning obligations are a key tool in securing provision, and appropriate contributions towards, infrastructure and services to support development. In all cases due regard must be taken to the existing legal and national policy framework.*

Suggested Text:

- 7.41 The Community Infrastructure Levy Regulations 2010 enshrine into law three tests for the sound use of planning obligations. Section 122 (2) states:  
A planning obligation may only constitute a reason for granting planning permission for the development if the obligation is:  
(a) necessary to make the development acceptable in planning terms;  
(b) directly related to the development; and  
(c) fairly and reasonably related in scale and kind to the development.
- 7.42 Further Government policy on the use of planning obligations is set out in ODPM Circular 05/05. The Circular makes it clear that:
- planning obligations should only be used where planning conditions are inappropriate.
  - planning obligations can be used to:
    - prescribe the nature of development (e.g. require a proportion of the housing to be affordable);
    - compensate for loss or damage caused by the development (e.g. loss of habitat); or
    - mitigate a development's impact (e.g. unacceptable congestion on the local road network).
  - the effect of the infrastructure investment may be to confer some wider benefit on the community but planning obligations should not be used solely to resolve existing deficiencies in infrastructure provision or to secure contributions to the achievement of wider planning objectives that are not necessary to allow consent to be given for a particular development.
  - contributions may be made in kind or in the form of a financial contribution.
  - contributions may include those designed to cover maintenance costs.
- 7.43 An element of community/planning gain may be expected as part of any proposed re-use or development of this site. This will be the subject of negotiation at the time of any individual planning applications. Obligations are likely to include, for example, landscape considerations, affordable housing, and financial contributions towards community facilities and open space provision.
- 7.44 Further discussions with the local community will be need to be undertaken to identify precisely what facilities are required. A combination of evidence and community engagement will be used to assist this process.

## **7. Economy and employment**

### Summary of consultation comments:

- 7.45 *A local shop that is viable; re-use of site for care home preferred as use in relation to economy; businesses supplying services to local people in Froyle and live/work home-based could also be considered. Local jobs similar to those available to local residents (eg gardening, catering etc); potential for community businesses such as shops for local food production/sale.*

### Response:

- 7.46 *An employment use on this site is unlikely to be realistic except as an indirect result of re-use of the site. For example, an institutional use, such as a care home, may generate some form of local employment by way of supporting services. Similarly, there may also be some knock on effects on local services and facilities depending on what proposals are forthcoming. This can not, however, be guaranteed.*

### Suggested Text:

- 7.47 *See response and suggested text in Section 8 in relation to any potential commercial use.*

## **8. Future use of the site**

### Summary of consultation comments:

- 7.48 Single institutional use:  
*Residential home for all ages of people who need a form of care is the most popular use; also home for 'Help for Heroes' or other rehabilitation; residential care home for ex-Treloar students.  
Some form of single commercial use such as hotel (or part use of site), spa, hostel with link to countryside and town, conference centre, field studies centre, private hospital.  
Holiday home for severely sick children.  
College/learning establishment (vocational studies, apprenticeships etc).*

### Retirement village options:

*Mixed use to include retirement/care accommodation; retirement village; retirement village including facilities for all.*

### Mixed use:

*Mix of housing including some affordable and small business units; mixed use (business, recreation, housing); mixed community.*

*Offices, business to maintain sustainable community.  
Concern over what was meant by employment use.  
Residential development with integral workspaces (such as over garages) may be applicable. This will also reduce car usage, bring daytime life to the village, increase security and support local businesses.*

*Residential:*

*Low density development or will affect community; conversion rather than new build.*

*Affordable housing for local people; for purchase not just rent.*

*Existing Buildings:*

*Lot of village investment in new buildings, shame if they were demolished.*

*Could uses be found to re-use them, perhaps as 'sheltered workshops'?*

*There still would be a lot of room elsewhere for other development.*

*It was noted that some of the blocks were relatively new, but that they could not be re-used for same purpose because they were not up to modern standards.*

*A contrary opinion was offered on the quality of the newer buildings, which some people thought looked like a Tesco! Others noted that they were single storey, which would be preferable to higher 'oast houses' as suggested.*

*Response:*

- 7.49 *It is not possible to prescribe any form of re-use or development for this site. We can express a preferred form of re-use and/or new build but do not have the necessary powers or justification to ensure such development is carried out. The site lies primarily within the settlement policy boundary for Upper Froyle and, as such, the general principle of development is accepted allowing for various forms of development to be considered.*
- 7.50 *The principles of development document will set rigorous guidelines that any proposed form of re-use or development should take into account. In this way a high quality form of sustainable development can be achieved that will complement the community both in terms of its context and location and its impact on community life.*
- 7.51 *In terms of employment use it is likely that only a few forms of employment would be applicable. For example, an industrial estate would not be acceptable.*

Suggested Text:

- 7.52 This is a sensitive historic site set in a small rural settlement. Any proposed re-use or new development for the site will clearly have a significant impact not only on the site and location but also on the nature of the community of Upper Froyle. Its historic importance, in terms of the listed buildings within and nearby the site along with its conservation area location and landscape setting, will be a key component in any future use. It will therefore be essential for any proposals to undertake a detailed historic assessment of the site to use as the starting point for any proposed design solution.
- 7.53 Within Upper Froyle the community has, to date, expressed a preference for a single institutional use on the site. This may potentially take a number of forms including some form of residential care home, a commercial use (for example a conference centre, hotel etc) or a college/vocational enterprise. Where appropriate opportunities arise it may be possible to re-use existing buildings.
- 7.54 Alternatively, residential use may be envisaged. This may have the potential to include some element of business use, although this may well be only through the entrepreneurial nature of residents who may chose to operate a business from home rather than any specific commercial use or live/work proposals.
- 7.55 Bearing in mind the small rural nature of Upper Froyle, it will be necessary to pay particular attention to the overall demographic profile of the village, both now and in the future, in order to limit the impact that any new development may have on the local community. A mixed residential use will be required to address the need for affordable housing for local people.
- 7.56 The Council's housing strategy requires affordable housing provision of 35%. The affordable housing need for Froyle Parish is currently 39 homes. However, the Council will require a housing needs survey to be undertaken by the developer to determine and analyse the actual local need. The on-site affordable housing provision will be restricted to those households with a genuine association with the village and this will be controlled through a S106 agreement. Any additional provision to meet the 35% will be met through a contribution to provision elsewhere.
- 7.57 Any on-site affordable housing will need to be pepper-potted throughout the site although the Council recognises that small clusters of no more than five units may be acceptable.

- 7.58 There may be the potential for the conversion of existing properties and also the removal of part or whole of other buildings currently present on the site. In addition, the re-use of existing facility buildings (for example those used for student accommodation) will also need to be explored. Proposals for any such changes will need to be addressed by means of the historic assessment, in the first instance, prior to more detailed consideration of any overall layout and use.
- 7.59 It may be that residential development would afford the opportunity to better integrate with the village by providing greater permeability by well designed pedestrian links through the site as part of any development. At the same time a key feature of the area is the mix of brick and stone boundary walls, which enclose the site, that are afforded protection by virtue of their association with listed buildings and inclusion within the conservation area.
- 7.60 Other detailed considerations as set out in this document will also be required to be adhered to prior to any proposals being put forward for consideration by the local planning authority.

### **Conclusion *(to be included in document)***

- 7.61 A plan of the site is attached at Appendix 1. It gives an indication of some of the main issues that will require detailed and careful examination when any future use of the site is being considered. Not all features are comprehensively identified but the plan serves as an indicator of the sensitive nature of the site and its location in Upper Froyle. Appendices 2 and 3 include more detailed guidance on issues relating to change of use and a copy of the current Upper Froyle Conservation document. Consideration of these, along with the issues raised in this document, will be necessary in order to ensure an exemplary and imaginatively designed high quality sustainable form of development for the future.

### **Background Information**

East Hampshire District Local Plan: Second Review (2006)  
Planning Policy Statement 1: Delivering Sustainable Development  
Planning Policy Statement 3: Housing  
Planning Policy Statement 5: Planning for the Historic Environment  
Planning Policy Statement 5: Planning for the Historic Environment:  
Historic Environment Planning Practice Guide

National Planning Policy Framework (consultation draft)

Understanding Place: Historic Area Assessments: Principles and Practice

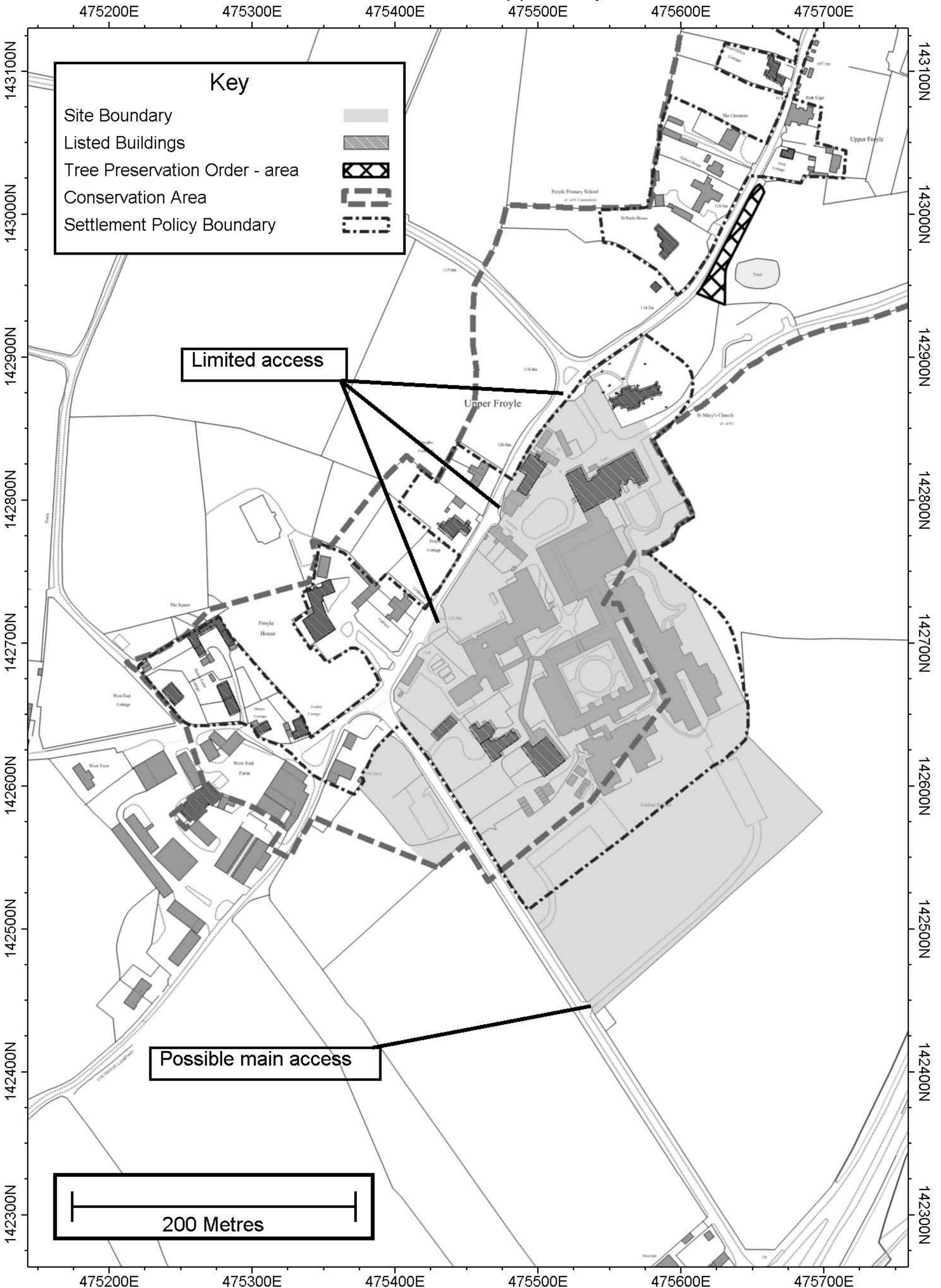
Understanding Place: Historic Area Assessments in a Planning and Development Context

The Setting of Heritage Assets – Consultation Draft

Society for the Protection of Ancient Buildings (SPAB) – [www.spab.org.uk](http://www.spab.org.uk)

Comments made on Community Consultation Exhibition on behalf of the Treloar Trust (July 2011)

# Appendix 1 Treloar School - Upper Froyle



## APPENDIX 2

**Guidance on factors to be considered when considering the change of use of historic buildings or those likely to have an influence on their setting.** (Based on published guidance first published by SPAB 2002).

- An appreciation of the history and development of a place is essential in considering future use. Preparation of a Conservation Plan or Statement identifying the special interest of the building and its context, is key.
- To identify what might have least impact on fabric and character, has the nature of the building been fully understood?
- Is the new use likely to secure a future for the building, and be viable for a foreseeable period without major change or addition?
- Have all potentially sympathetic uses been properly explored?
- Can the building accommodate the requirements of the new use without seriously compromising the architectural character and/or historic fabric? Issues may include:
  - New openings: number, type, style
  - Fire & Safety: additional means of escape, protected stairs, upgrading of existing doors, partitions
  - Physical barriers to access: thresholds, ramps, door furniture
  - Sub-division of existing rooms/spaces: cornicing, panelling, plan form
  - Extension: scale, design, use of materials, abutment with the existing building
  - Servicing: introduction of pipework, electrical cabling, altering internal environment
  - Floor loadings: strengthening existing floor structures
  - Sound insulation: increased insulation requirements to floors walls and glazing
  - Thermal performance: increased insulation requirements to floors walls roofs and glazing
- Can the building accommodate the requirements of the new use without seriously compromising its setting? Issues may include: -
  - entrance/exit, sight lines
  - Division of open spaces: building groups, farmyards
  - Separation from any historically-linked curtilage buildings
  - Fragmentation of the long term management of the buildings
  - Impact on standing or buried archaeological remains
  - Hard and soft landscaping: character of existing landscaping
  - Effect on the broader character of the Conservation Area

If circumstances change can any alterations be reversed without damage to the building? Reversibility should not be an excuse for work of poor quality, and sometimes there may be advantage in well conceived and executed permanent alteration, but the case for making change reversible should always be considered.

## APPENDIX 3

### **Conservation Area Leaflet – Upper Froyle**

*(Copy and paste link below into search engine)*

[http://www.easthants.gov.uk/ehdc/formsfordownload.nsf/0/333D12E0B267A4C98025719C005247D1/\\$File/Upper\\_Froyle\\_Conservation\\_Area.pdf](http://www.easthants.gov.uk/ehdc/formsfordownload.nsf/0/333D12E0B267A4C98025719C005247D1/$File/Upper_Froyle_Conservation_Area.pdf)

*Conservation Area*



UPPER FROYLE

## Introduction & Brief History

The village of Upper Froyle was designated as a Conservation Area in December 1976.

Upper Froyle's origins date back to the Celtic Period.

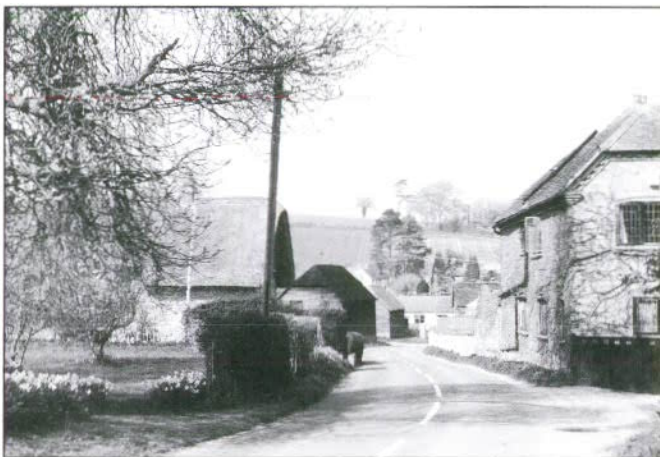
By the 11th Century the Manor of Froyle is recorded as belonging to Edward the Confessor, and later to William the Conqueror (see the Domesday Book of 1086). The estate then changed hands several times, belonging to the Abbey of St Mary in Winchester in the 14th Century. This gave rise to the unusual dedication of the Church to "St. Mary of the Assumption".

The Jephson Family acquired the Estate from Henry VIII following the Dissolution of the Monasteries in 1541 and held it until the 1650's. The Miller Family eventually took over ownership of the estate in the 1770's.

The Miller Family's expertise in animal husbandry meant that the village prospered and expanded, and, to a great extent, dictated the form and layout of the village and the surrounding landscape.

## Character of the Conservation Area

Upper Froyle is a dispersed linear settlement with an attractive mixture of substantial yet isolated two storey 18th and 19th century buildings of a mixed type, including small labourers cottages, barns and associated agricultural buildings as well as substantial dwellings.



*View looking north towards Blundens Farm.*

The position of this elongated village running virtually north to south along a gradual gradient, provides long distance views into and out of the village. These are especially apparent from the A31 travelling from Bentley to Alton, and the approaches into the village from :

- the A31, which is enhanced by the two avenues of fine mature trees: and
- Lower Froyle as the slight meander of the lane slowly reveals some of the more significant buildings.

## Buildings

The buildings are set back from the roadside in their individual plots or courtyards and are interspersed between fields, meadows and a number of more significant buildings including:-

- Lord Mayor Treloar School** : This complex consists of a range of two and three storey historic structures.
- Froyle House** : Dating from about 1830, it is a fine smoothly stuccoed three storey building with a slate roof partly screened by a dwarf parapet.
- Church of St Mary** : A late 13th and early 14th century building, which has a distinctive brick tower of 1722 and further restorations by James Harding (1812).

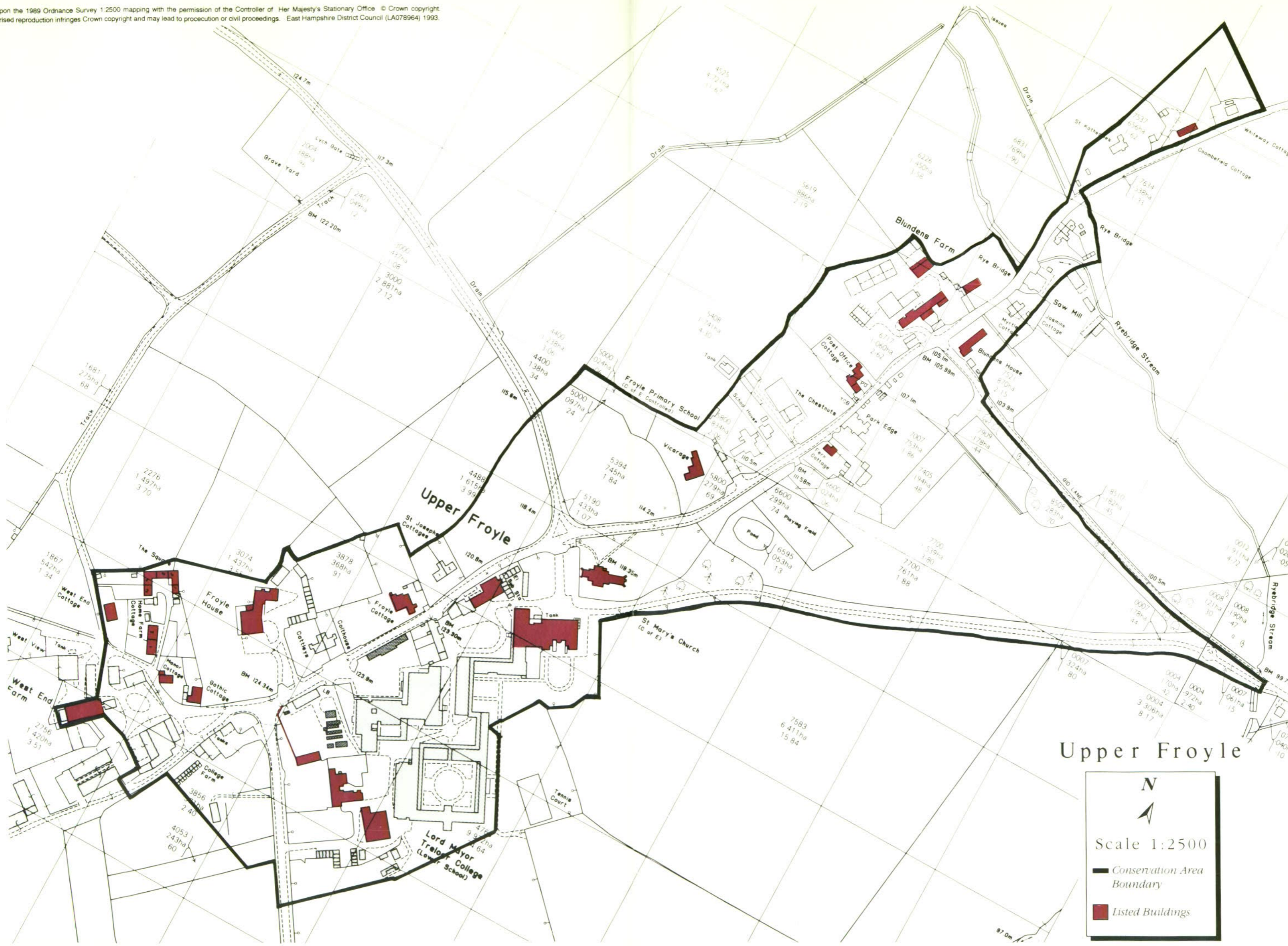


*Lord Mayor Treloar College, next to St Mary's Church.*

- Froyle Place** : A Medieval stone house believed to date from 1588 and extensively altered in the Jacobean, Georgian and Victorian periods. It has an attractive front which has three steeped gables and mullioned windows.
- Froyle Manor** : A large red brick Queen Anne house recased to some extent in the Edwardian era so that the symmetry of the front has been lost. The large projecting wing to the rear reveals an older, possibly 17th century structure.

Other buildings of interest are

- Froyle Cottage** : An attractive red brick 18th century building.
- The Vicarage** : An 18th century limewashed building, of Elizabethan origin.
- The Post Office and adjoining Cottage** : This is an attractive L-shaped timber framed dwelling.
- Blunden's Farmhouse and Cottage** : Both timber framed buildings of 18th century origin.



# Upper Froyle

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Scale 1:2500

— Conservation Area Boundary

■ Listed Buildings



*Blunden's House along the main village street.*

- **West End Farm** : This group consists of some good farm buildings near to an attractive U-shaped group of labourers' cottages.

One of the most prominent aspects giving a profound individuality to the village are the unusual statuettes positioned discreetly on ledges on some of the front elevations. These are statues of Saints and have led to the local name for Upper Froyle as "the village of the Saints".



*An example of a statuette.*

### **Materials & Building Details**

A wide range of materials are used in the village, varying from the local orange/red brick to local malmstone and sandstone. Some of the stonework is regularly coursed in blocks and some are random. Timber framing is evident on some buildings. Tile hanging covers some walls. Weatherboarding is common on agricultural buildings.

The roofs are mainly clad in either clay tiles, or thatch. Other details such as the projecting dentil brick courses at eaves level, the half-hipped and gabled roofs, the leaded-light windows and gabled, pitched, half-hipped and ornamental dormers, also contribute to the village's unique character.



*Fern Cottage, along the main village street.*

Other features include the medium and high plain brick or malmstone block walls with brick capping, small neatly trimmed hedges and trees demarcate the private areas from the public domain. These visually link the buildings and give a degree of unity to the village's appearance.

### **New Development**

The design of new buildings, extensions and alterations to existing buildings and new uses within the Conservation Area will all affect its character. The design of development will need to respect the details, overall form and materials within the Conservation Area. Those who undertake development should do so with care.

Further advice is given in the following leaflets which are published by East Hampshire District Council as part of the Conservation Directory:-

- East Hampshire's Conservation Areas.
- Caring for East Hampshire's Conservation Areas and Historic Buildings.

#### **Further Reading**

- The Buildings of England: Hampshire and the Isle of Wight. N Pevsner and D Lloyd, 1985. (Penguin Books)
- The Victorian County Histories.
- Hampshire Treasurers. Hampshire County Council, 1982.

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