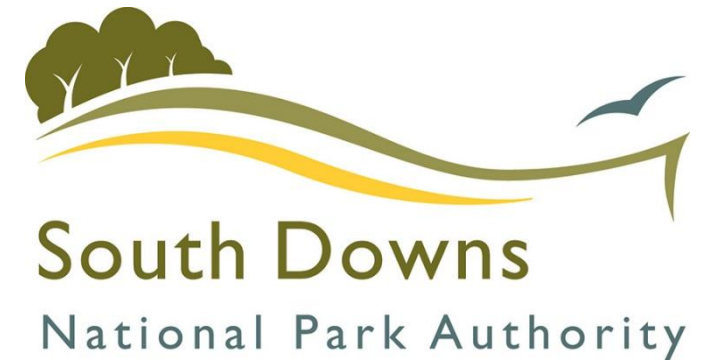


# SOUTH DOWNS NATIONAL PARK



## **Selborne Village Design Statement (EPDS) Consultation Statement**

---

July 2023

- I.1 A Village Design Statement (VDS) describes the distinctive character of a village and the surrounding countryside. They are prepared by Town and Parish Councils with the support of the wider community. Community consultation and engagement will establish the key design issues in a local area. This information is used to develop design principles based on the distinctive local character which helps planners, developers and individuals to understand local issues and design aspirations. Design Statements are also used to influence future local design policies and support good planning in order to improve design and support sustainable change.
- I.2 Subject to consideration and testing, a VDS can be adopted as a supplementary planning document (SPD) and will be a material consideration that will be taken into account by decision makers at the Authority and the host authorities when determining planning applications.
- I.3 This Consultation Statement has been prepared in accordance with Regulation 12(a) and (b) of the Town and Country (Local Development) (England) Regulations 2004.
- I.4 This statement sets out the details of the consultation. It sets out details of how, when and with whom the initial consultations with interested parties and organisations took place and how this has informed the VDS.
- I.4 The VDS has been prepared by volunteers with the support of Selborne Parish Council. The volunteer group have carried out an extensive programme of public consultation in the preparation of the VDS separate to the former consultation undertaken by the SDNPA. This consultation has informed the preparation of the VDS and the design guidelines identified. Following the preparation of the draft VDS, the South Downs National Park Authority (SDNPA) resolved to undertake an eight week consultation from Tuesday 11 April 2023 to 23:59 on Tuesday 6 June 2023. As part of the consultation, the SDNPA:
- Published the draft VDS on the SDNPA website.
  - Sent emails to our Statutory Consultees (including relevant town and parish councils), and other interested parties
- Selborne Parish Council also notified local residents through a poster on local notice boards and the Parish Website
- I.5 Consultation responses were received from four individuals and organisations. The comments received are summarised in Appendix I. Responses to comments received and how the VDS has been amended in response to these are also set out in Appendix I.

**Respondent List**

| <b>Respondent number</b> | <b>Respondent Name / Organisation</b> |
|--------------------------|---------------------------------------|
| R1                       | Environment Agency                    |
| R2                       | Historic England                      |
| R3                       | National Highways                     |
| R4                       | Southern Water                        |

## Appendix I

| Individual or Organisation making the Representation (Rep Number) | Issue raised   | Selborne Parish Council response  | Proposed action |
|---|--|---|-----------------|
| R1  | The Environment Agency supports the VDS and compliment the group for their efforts. They note that the EA are particularly supportive of design guidelines that seek to ensure that habitats for flora and fauna are not compromised and that alternative accommodation for birds and bats and other wildlife is provided where possible | Acknowledge the response and thank the EA for their response  | None            |
| R2  | The extent of the design guidelines offers welcome detail, including significant cross referencing to a range of evidence base documents; however, the approach also gives cause to reflect on the role of this document in the evolving landscape of policy and guidance, and how its guidelines will be implemented                    | The levelling up and regeneration bill proposes to remove SPDs from the policy framework, in which case the Selborne VDS would not be an SPD. SDNPA have made representations to the consultation on levelling up to raise concerns with this approach. The vds will progress to adoption as SPD and the guidelines will be implemented as a material consideration in determination of any applications. If the position regarding SPDs changes the SDNPA will address this matter | None            |
| R2  | For a guidance document, it includes several “musts” and some circumstances under which development should be resisted. Presumably the Authority is  | There are a number of Design Guidelines which include the term ‘must’ however, the Parish Council and SDNPA are not   | None            |

|    |  |  |                          |
|----|--|--|--------------------------|
|    | comfortable that this VDS is indeed compatible with local adopted planning policies as stated on page 3  | concerned by the use of this term as it is being used in reference to matters which are controlled closely by South Downs Local Plan Policy. It should be noted that the VDS, once adopted, will provide additional detail to the SDNPA Design Guidance and South Downs Local Plan. Therefore these terms are not an issue   |                          |
| R2 | The absence of any reference to design coding implies this is a standalone piece of guidance; however, noting its focus and its “musts” and “shoulds”, might selected content help to inform any future work on a design code for the area? Indeed, we’d be interested to hear from the Authority when the time is right about its interest in and approach to design coding             | Currently there is no intention to prepare a design code for the entire National Park, but this matter will be considered through the local plan review process. Obviously a design code is an option for Selborne through the neighbourhood plan process, but that is for the parish to decide. As it stands SDNPA encourage VDS to provide local design guidance to supplement the policies of the local plan and our Design SPD | None                     |
| R2 | The VDS identifies several assets that are not designated heritage assets, but which could be non-designated heritage assets (NDHAs). While we’re unaware of the Authority’s work on NDHAs and local listing, there may be benefits from developing a local list that identifies the NDHAs in this area and connects more clearly with the local plan policy on the historic environment | The Authority are not preparing a NDHA list or a local listing at this stage. We have advised parishes to identify particular assets through NDP or VDS, but we are not currently resourced to produce such a list, therefore we are content that the identification of other heritage assets in this way is appropriate.  |                          |
| R2 | Contents List and Page 5: Selbourne’s history pervades the document. But when reviewing the structure outlined in its contents list, a casual reader   | Agreed, modification made to the VDS   | VDS modified accordingly |

|    |  |                                      |                          |
|----|--|--------------------------------------|--------------------------|
|    | might not grasp the heritage significance of the village. We recommend bringing this to the fore by changing the heading “Background” to a more informative heading such as “Selborne’s character, development and heritage significance   |                                      |                          |
| R2 | Page 5 (first column): we recommend including a few lines after the third paragraph (which ends “around the village today”) that refers to The Wakes. The RPG makes an important contribution to Selborne’s character and merits early acknowledgement. We offer the following for consideration: “Gilbert White designed and laid out the gardens, parkland, and woodland around his home in the mid-18th century. The designed landscape is a Registered Park & Garden (RPG) known as The Wakes (Grade II*), sharing its name with his former home (listed Grade I and now a museum, as explained on page 7) | Agreed, modification made to the VDS | VDS modified accordingly |
| R2 | Page 5 (second column): reference is made to 30 archaeological sites in and immediately around the village. It is not clear what is meant by a registered site. Does this relate to what is on the Historic Environment Record? Or perhaps it relates to sites where archaeological fieldwork has taken place? We suggest clarifying this point, including the source of this information if appropriate (e.g. for someone wishing to find out more) and perhaps deleting the word “registered   | Agreed, modification made to the VDS | VDS modified accordingly |

|    |   |                                      |                          |
|----|---|--------------------------------------|--------------------------|
| R2 | The following sentence would benefit from minor editing: "There are also 44 listed Historic Buildings within Selborne and its immediate environs, and a further 10 Listed Buildings to make a total of 54 listed buildings." Where are the further 10 buildings? Presumably there are more than 10 other listed buildings in the Parish. Also, this sentence contains a mix of "listed Historic Buildings", "Listed Buildings" and "listed buildings". For simplicity and consistency, we suggest "listed buildings | Agreed, modification made to the VDS | VDS modified accordingly |
| R2 | On Page two, second column, The Plestor is the name of the listed building on its list entry, for extra clarity might the first reference to "The Plestor" be expanded as follows: "A market was held on The Plestor open space from 1271   | Agreed, modification made to the VDS | VDS modified accordingly |
| R2 | Page 6: could a weblink be included for the Conservation Area Guidance leaflet  | Agreed, modification made to the VDS | VDS modified accordingly |
| R2 | Page 6: a minor point: when referring to the Church, it looks as though the text states Grade 1 rather than Grade I (as is the convention and used on page 7)   | Agreed, modification made to the VDS | VDS modified accordingly |
| R2 | Page 7: it would be helpful to the reader to indicate where the local green spaces are designated i.e. add a footnote or other reference to the South Downs Local Plan 2014-33 (as is done on page 30)  | Agreed, modification made to the VDS | VDS modified accordingly |
| R2 | Page 8: to minimise repetition, noting The Wakes collections were mentioned on the prior page, might the text be abridged e.g. "and Gilbert White's House, The Wakes, a world famous museum that holds the  | Agreed, modification made to the VDS | VDS modified accordingly |

|    |  |                                      |                          |
|----|--|--------------------------------------|--------------------------|
|    | collections of Gilbert White and also houses the Oates Museum. The Wakes has also includes its own cafe/bistro called White's."  |                                      |                          |
| R2 | Page 8: when referring to hollow lanes, it may also merit referring to hollow ways, which connect with terminology on the Historic Environment Record, a source of further information for those who wish to learn more. Perhaps add "sometimes known as hollow lanes or hollow ways" and include a footnote reference to the local Historic Environment Record: <a href="https://maps.hants.gov.uk/historicenvironment/">https://maps.hants.gov.uk/historicenvironment/</a> | Agreed, modification made to the VDS | VDS modified accordingly |
| R2 | Page 9: the second paragraph would benefit from minor editing to handhold the reader. We suggest the following for consideration: "The rural character of the village is typified by views and glimpses of the Hanger between buildings, across gardens and over farm gates. Undermining its appreciation, tThe tangle of overhead utility wires along the High Street, Gracious Street and Kite Hill is intrusive and detrimental to the natural beauty of the landscape.   | Agreed, modification made to the VDS | VDS modified accordingly |
| R2 | Pages 15, 16 and 17: we suggest clarifying the guidance on views & visibility  | Agreed, modification made to the VDS | VDS modified accordingly |
| R2 | Page 18: assuming the RPG is mentioned earlier in the VDS, as advised above, reference to The Wakes in the second paragraph might be amended a little e.g. "As mentioned above, the gardens, parkland and woodland around Gilbert White's former home The Park and Gardens to the Wakes, and including   | Agreed, modification made to the VDS | VDS modified accordingly |



|    |   |   |                          |
|----|---|---|--------------------------|
|    | the field known as The Punfle, are a Registered Park and Garden (Grade II*) on the National Heritage List for England registered with Historic England as an Historic Park & Garden, Heritage Category Grade II*." Potentially a footnote could be added that connects  |   |                          |
| R2 | Page 20: we suggest a minor change to one of the bullets in the design guidelines on woodlands & trees and biodiversity to acknowledge the overlap between the natural and historic environments: "Trees and hedges should be retained, helping to maintain the enclosed character of the landscape, and to integrate the historic built environment and create wildlife corridors.   | Agreed, modification made to the VDS                        | VDS modified accordingly |
| R2 | Page 21: a very minor point, but might "commonly" be a better term than "vulgarly"?   | Agreed, modification made to the VDS                        | VDS modified accordingly |
| R2 | Page 26: we welcome the content that connects with the public realm. As the Council may know, a source of relevant advice on development in the public realm is 'Streets for All'. The Village Design Statement could include a reference to this advice, if appropriate: <a href="https://historicengland.org.uk/images-books/publications/streets-for-all/">https://historicengland.org.uk/images-books/publications/streets-for-all/</a> | Agreed, modification made to the VDS                        | VDS modified accordingly |
| R2 | Pages 29, 31 and 33: reference is made to Appendix 4, most significantly in the design guidelines on page 33, but we have not seen an Appendix 4  | Agreed, modification made to the VDS to address this matter | VDS modified accordingly |

|    |   |  |      |
|----|---|--|------|
| R3 | There do not appear to be any matters in the VDS which would affect the A3, therefore there are no further comments               | Acknowledge the response and thank the EA for their response | None |
| R4 | Confirming that Southern Water do not provide water or waste water services for the parish, and therefore have no comment to make | None   | None |