

Planning Statement

The Former Queens, Selborne





Contents

1.	Statement of Purpose	1
2.	Site Location and Description	2
3.	Planning History	3
4.	Statement of Community involvement	5
5.	The Proposals	9
6.	Planning Policy and Material Considerations	13
7.	Conclusions	20

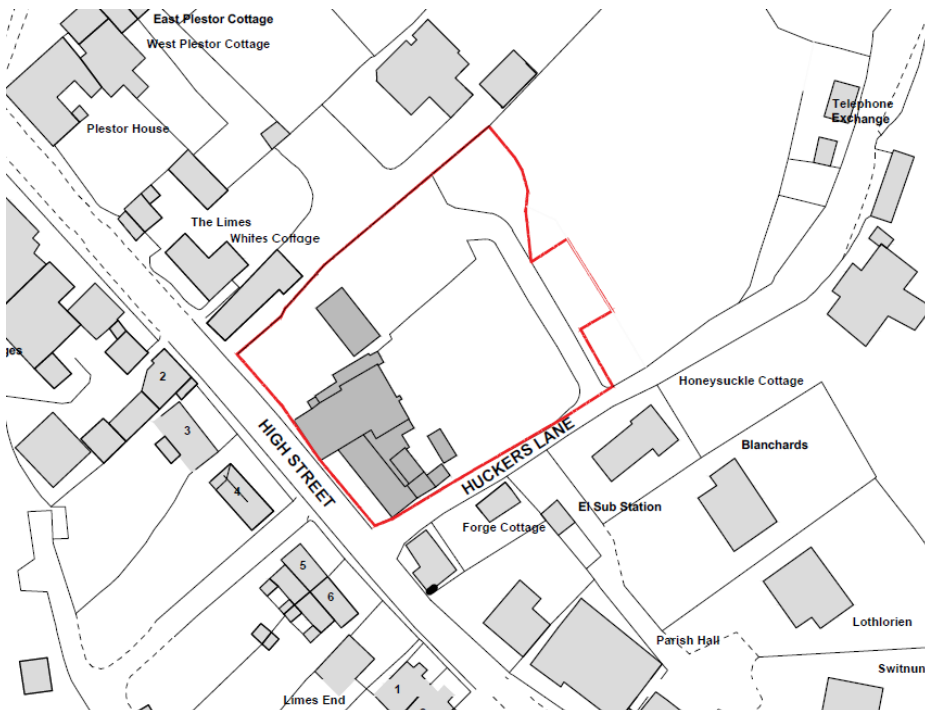
1. Statement of Purpose

- 1.1. This Statement has been prepared in support of a full planning application for the redevelopment of the former Queens in Selborne to deliver an alternative community facility, tourist accommodation and a single residential dwelling. The Statement sets out the development proposal for the site, planning history and policy context, and should be read in conjunction with the submitted drawings and other supporting documentation.
- 1.2. The description of development is as follows:
- 'Conversion and extension of the existing Queens building and barn to form 5no. Aparthotel suites (C1), a Field Study Centre and Tap Room (Mixed Class F.1 and Sui Generis) and 1no. Detached dwelling (C3) within the grounds, with associated parking and landscaping.'*
- 1.3. Following the refusal of the last planning application on the site in February 2019 (SDNP/18/02564/FUL) and the dismissal of the subsequent planning appeal in October 2019 (APP/Y9507/W/19/3229374) the Applicant (Derek Warwick Developments Ltd) has reframed their development aspirations for the site in concert with the wishes of the local community.
- 1.4. The development proposals submitted herein have come as a direct response to the comments of the SDNPA in regard to the previous schemes, the content of the Appeal Inspector's decision and the representations received in response to the public consultation exercise carried out in preparation for this submission.
- 1.5. The redevelopment proposals comprise:
- Conversion and extension of the first and second floor of the former Queens to provide 5no. self-catering 'aparthotel suites', totalling 11 bedrooms (C1).
 - Conversion and extension of the ground floor of the former Queens to provide new flexible space for the Gilbert White Museum's Field Studies Centre and the creation of a Tap Room from which to sell Gilbert White's beer (Mixed Class F.1 and Sui Generis)
 - Conversion and extension of the existing barn to provide one residential dwelling (C3)
 - Demolition of single storey structures.
 - Provision of associated parking and amenity areas for all the respective uses.
- 1.6. As detailed within this Statement, the proposals have been designed to meet a demonstrable need within the village and the National Park, be truly complementary to the existing businesses within the village and deliver a valuable resource for the local community.

2. Site Location and Description

- 2.1. The site measures approximately 0.49 hectares and is located on the north-east side of the High Street, Selborne. The application site is located within the Settlement Policy Boundary, within the Selborne Conservation Area and within the South Downs National Park. The building is not listed, although there are listed buildings nearby.
- 2.2. The former Queens Hotel comprises a three storey building located within the centre of the plot with its south-west elevation fronting the High Street. Immediately to the north-west is a barn used by the former public house for ancillary storage and car parking. The balance of the site comprises the former pub garden and parking areas associated with the previous use. Beyond the barn to the north-west, the site abuts the residential curtilage of Whites Cottage and Plum Tree House. The site is bounded to the south-east by Huckers Lane and to the north by a row of car parking bays and the access track to Plum Tree Cottage. Beyond the track is an area of informal grassland currently enclosed by fencing and boundary hedging on all sides.
- 2.3. The character of the surrounding area is predominantly residential. Access to the site is currently available both from the High Street (B3006) and from Huckers Lane.

Figure 1: Site Location



3. Planning History

Planning Applications

SDNP/16/05403/FUL (6 no. Dwellings)

- 3.1. In October 2016 an application was submitted to the SDNPA, with the following description of development:
- 'Change of use from public house (Use Class A4) to 6 residential units (Use Class C3) (five X 2 bed apartments and one X 3 bed dwelling), with demolition of single-storey structures.'*
- 3.2. Amended drawings and supplementary supporting information were submitted on 24 November 2016, 14 February 2017, 1 March 2017 and 31 March 2017.
- 3.3. The application was formally withdrawn by the applicant, as confirmed by the Council on 28 April 2017.

SDNP/17/04565/FUL (Change of Use of the Barn to 1no. Dwelling)

- 3.4. On 27 September 2017, a full planning application was submitted proposing the change of use and extension of the existing barn adjacent to The Queens to form a single residential dwelling, single garage and associated parking and landscaping.
- 3.5. On 14 November 2017, the application was refused via delegated powers by the SDNPA.

SDNP/17/04753/FUL (Demolition of Single Storey buildings)

- 3.6. On 15 September 2017, an application was submitted for the demolition of the flat roofed toilet block and single storey function room and kitchen.
- 3.7. On 22 November 2017, the application was refused via delegated powers by the SDNPA.

SDNP/17/05420/FUL (Single detached dwelling)

- 3.8. On 8 November 2017, an application was submitted for the erection of a stand-alone three bedroom dwelling in replacement of the proposed function room (shown for demolition under SDNP/17/04753/FUL).
- 3.9. On 3 January 2018, the application was refused via delegated powers by the SDNPA.

SDNP/18/02564/FUL (5 dwellings)

- 3.10. On 11 May 2018, an application was submitted for the conversion and alteration of the existing Queens building and barn to form 4 residential dwellings, including demolition of single storey structures, and the erection of 1 detached dwelling within the grounds.
- 3.11. On 13 February 2019, the application was refused at East Hampshire District Council Planning Committee (on behalf of the SDNPA).

3.12. The single reason for refusal was:

'The application is not supported by sufficient information to satisfactorily demonstrate that the requirements of policy CP16 of the East Hampshire District Local Plan: Joint Core Strategy and policies SD 23 and SD43 of the emerging South Downs Local Plan have been met. Specifically, it has not been satisfactorily demonstrated that:

- the community facility (public house) and associated tourist accommodation use is no longer required,*
- there are alternative facilities which are easily accessible for the community,*
- through a rigorous marketing exercise that the existing public house / tourist accommodation use is no longer viable and that all reasonable efforts have been made to retain it, and,*
- there is no market demand for the existing use or an equivalent community or tourism use.*

In consequence, the proposal would result in the loss of a community facility and associated visitor accommodation, to the detriment of the local community, and contrary to the aims of policy CP16 of the East Hampshire District Local Plan: Joint Core Strategy and policies SD 23 and SD43 of the emerging South Downs Local Plan.'

Planning Appeal (APP/Y9507/W/19/3229374)

3.13. An appeal was made against the LPA's refusal planning application SDNP/18/02564/FUL in May 2019.

3.14. The Inspector dismissed the appeal in a letter dated 11 October 2019. The substantive reason for dismissal was:

'For the foregoing reasons, I conclude that the proposal would not be acceptable, having regard to local and national planning policies in respect of community facilities and sustainable rural tourism. The appeal scheme would result in the loss of a valued community facility and associated visitor accommodation, which would be harmful to the surrounding community and would not be outweighed by the provision of five additional dwellings. The appeal scheme would therefore conflict with LP Policies SD23 and SD43, as well as the Framework.'

3.15. The revised proposals submitted herein have been framed to deal directly with the most recent refusal (SDNP/18/02564/FUL) and the Inspector's reasons for dismissal. The compliance of the proposal with the highlighted policies of the South Downs Local plan is set out in this Statement.

Asset of Community Value

3.16. On 11 May 2018 EHDC confirmed in writing that the applicant's listing review had succeeded and the Queens would be removed from the Council's ACV List and would be placed on the Unsuccessful List.

4. Statement of Community involvement

- 4.1. In readiness for this planning submission the applicant has undertaken a robust and sustained public consultation exercise in order to fully gauge the opinion of the local community.
- 4.2. In June 2020 the applicant circulated a ‘consultation postcard’ to addresses in the village of Selborne. The postcard directed recipients to the consultation website (www.Queens2020.co.uk) via which the proposals for the site could be reviewed. The website was also advertised via posters around the village and via the Selborne Facebook Group.



Figure 2: Consultation Postcard

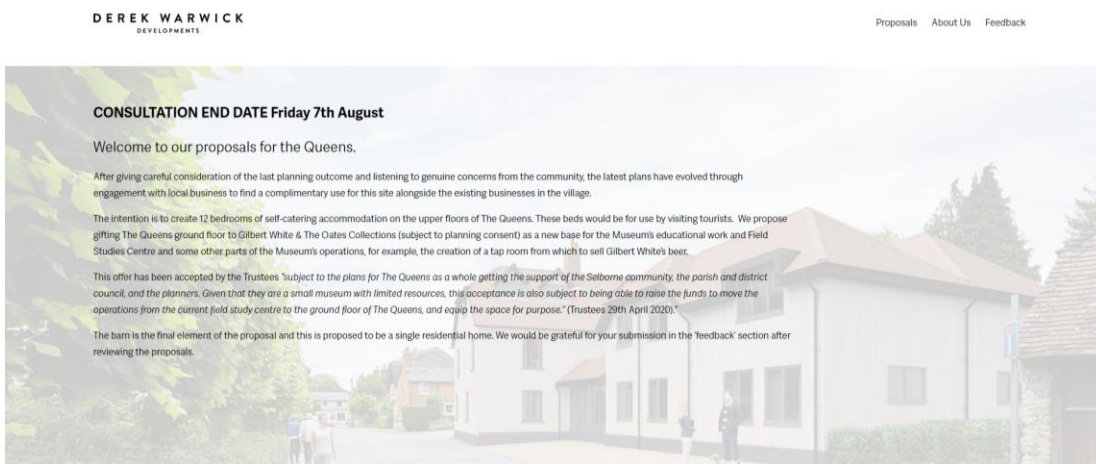


Figure 3: Website Home Page

4.3. Visitors to the website were invited to submit their feedback on the scheme via a 3-questions 'survey-monkey' questionnaire. The consultation period ran up until 7th August 2020. In total the questionnaire received 82 individual submissions.

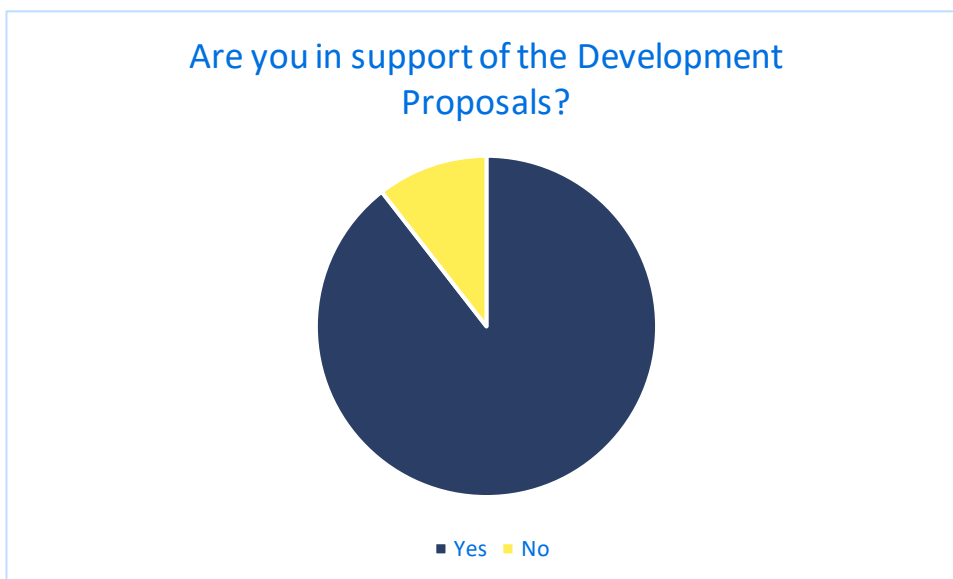
4.4. Question 1 asked for the submission of a postcode. These details have not been reproduced herein for GDPR purposes.

4.5. Question 2 of the questionnaire asked:

'Are you in support of the Queens site being developed into the following;

- *Gilbert White field study centre to the ground floor.*
- *12 bedrooms of self-catering tourist accommodation on the upper two floors.*
- *Conversion of the barn into a residential home.'*

4.6. A 'Yes/No' options was provided with 87% of respondents clicking yes (72 of 82).



4.7. Question 3 asked respondents to submit any comments towards the application. The responses were overwhelmingly positive with the majority of respondents using this opportunity to express their broad support for the proposals. Positive comments included:

- *Highly valuable to have visitor/tourist accommodation.*
- *This looks like an excellent solution for the site. It addresses all the issues raised by objectors to previous plans without trying to restore a pub on the site which has not been viable for at least 15 years and would be detrimental to the other businesses in the village.*
- *Plans look great and is now in keeping with the village and its history. Serving a purpose to*

education and community.

- *Fantastic plans which will benefit the local community.*
- *Finally, a proposal that will provide much needed tourist and business accommodation in the village, an opportunity to expand the good work done by the Wakes and a new home for a family to enjoy in Selborne.*
- *I hope it will bring money to local business and see it as an enhancement to the village.*
- *I think this is a very reasonable proposal, and one that is in keeping with Selborne village's history and which would support its future. Prior feedback has clearly been taken into account. It's time to move on - let's get the Queen's up and running again - in its new capacity - and give Selborne the chance to reach its full potential once again.*

4.8. Respondents used the consultation to request minor amendments/points of clarification (responses in blue):

- *I would support this application and will be pleased to see the site in use. There are two modern dormer windows which I think should be more traditional. In the render they are shown seamlessly blending with the soffit but that's unlikely to happen in reality. I appreciate you're trying to keep the dormer height low but I think a pitched dormer roof would be favourable.*

Response: The flat roof dormer is now a gable.

- *A greatly improved proposal but think could be improved if the new extension to the original building had window frames similar to the existing attached building.*

Response: The windows have a mid-level transom line to better reflect the prevailing local style of fenestration.

- *Who will own and manage the holiday accommodation?*

Response: The accommodation will be maintained by a company in the developer's group of businesses which currently has two other sites planned to provide holiday accommodation.

- *The rooms are allocated for visiting tourists. What will stop the owner from just renting these out long term? Are they a different use class?*

Response: The holiday accommodation will be in Use Class C1 and occupancy can be controlled via condition.

- *There will need to be parking for residential guests.*

Response: 11 car parking spaces are to be provided to the rear of the site (1 per bedroom)

- *The ground-floor should have a community space available for villagers to use (Parties, clubs, exercise classes, lunch clubs etc.) for a nominal/reasonable donation to the museum.*



Response: Community use is a central arm of the Trust's evolving business plan for the space.

- 4.9. The responses to the questionnaire demonstrate an overwhelmingly positive endorsement for the application scheme from the local community. The individual responses to the consultation exercise and the subsequent amendments have aided in shaping the detail of the final proposals.

5. The Proposals

5.1. Full planning permission is sought for the redevelopment of the former Queens to deliver an alternative community facility, tourist accommodation and a single residential dwelling. The rationale for the balance of proposed uses and the needs case for each is outlined below.

Field Study Centre and Tap Room (Ground Floor)

The Details

- 5.2. It is proposed to convert and extend the ground floor of the former Queens to provide a new flexible-use space in which to relocate the Gilbert White Museum's Field Studies Centre and create a Tap Room from which to sell 'Gilbert White's' beer.
- 5.3. The extended ground floor will create 234 sqm of floorspace to be used flexibly through the day by the Museum Trust. The retention of the key internal walls, external walls, chimneys and windows allows for an efficient layout within the characterful building. The additional commercial space on the ground floor of the extension is designed to offer a more open-plan area better suited to the Trust's educational activities (i.e. as a classroom). This area will be connected to the existing building with a glazed link.
- 5.4. Parking for the Field Study Centre is provided within the existing car park, accessed off High Street. Bicycle storage for the commercial space will be made available within the timber clad bike store in the communal garden area.

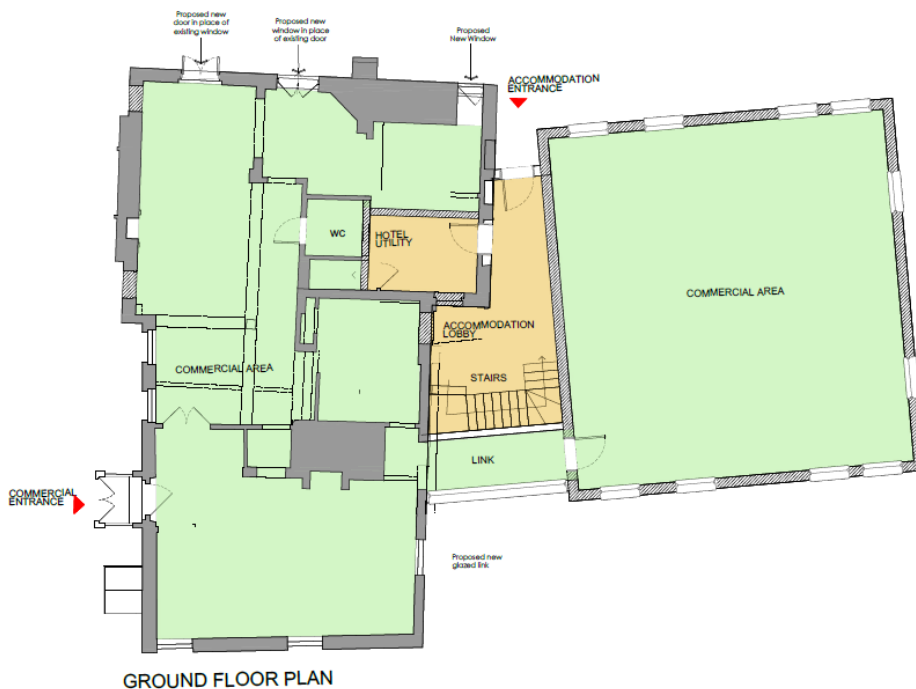


Figure 2: Ground Floor Proposals

Planning Statement

The Former Queens, Selborne



The Need

- 5.5. The proposals for the ground floor of the former Queens have been formulated in close liaison with the Gilbert White's Museum Trust ('the Trust') who have long struggled to achieve financial sustainability (see Appendix 1).
- 5.6. In recent years significant investment has improved the quality of the visitor experience and helped the Trust to develop new sources of income, however, growing visitor numbers and income from visitors to the museum and garden have remained stubbornly difficult. Patronage of the house and gardens is affected by many factors beyond the Trust's direct control and the Trust cannot rely on this as their main source of income in the future. The ongoing Covid-19 pandemic has served to bring the need to diversity their income into sharp focus.
- 5.7. Whilst the Trust will continue to invest in its visitor facilities to ensure that it is still competitive as a museum and historic garden, the need to deliver a new business model that secures income from known and tested income streams in order to secure our long term future is paramount.
- 5.8. In December 2019 the Trust made a pre-application submission to the SDNPA for the creation of seven holiday cabins and a new education centre within the grounds of the House. It is clear from the Council pre-application advice that whilst there was overarching support for the proposals in and of themselves, there were sensitivities in regard to new development within the site that would be difficult to overcome. The Council clearly acknowledged that the site is an asset within the National Park and there is a need to diversify and secure its income, however, the scale and siting of the proposals within the grounds of the house itself could have negative impacts upon cultural heritage and landscape.
- 5.9. The relocation of the Field Study centre into the former Queens and the creation of a tap room are proposed to deliver financial sustainability and greater resilience for the museum, which are key to its ongoing operation, whilst also addressing the concerns of the Council in respect to heritage and landscape raised in the pre-application. Centrally, the development will extend the museum's capacity to deliver its aims and charitable objectives by expanding the museum's education programme.
- 5.10. As detailed in the Trust's pre-application submission the museum currently hosts a large number of school groups in the Field Studies Centre throughout the year, including many children who do not frequently encounter the natural world. The building is also used for weddings and other events that financially support the museum, and while the building suits both uses the cohabitation is to the detriment of both. The need to change furniture, lighting and other equipment between the two uses prevent the barn from being permanently furnished for either use and the time required for setup and takedown for both limit the number of sessions and events that can be offered. A separate education centre will allow an increase in the number of education sessions able to be offered for school groups as well as allowing for educational events outside of school hours. It will also allow the existing Field Studies Centre to be used primarily for events, increasing income to directly support the museum's financial sustainability.
- 5.11. The proposed development would benefit the village and the wider national park by increasing opportunities for visitors to enjoy and stay within the National Park, leading to an increase in understanding of the special qualities, nature and history of the Park and of Selborne. The greatest impact here will of course be for school-aged children through school groups visiting the education centre. However, the provision of evening

and weekend educational and wellbeing events would draw adults and families, and together with the provision of the tourist accommodation would also lead to an increase in localized spending. It is envisaged by the Trust that the Field Study Centre will be made available for hire outside of traditional school hours for the use of the local community.

- 5.12. The Trust have recently restored Gilbert White's Brewhouse and installed brewing equipment. Volunteers have begun to undertake the first set of trial brews and the Trust expect to go into production in the new year. The proposed Tap Room will provide a venue from which to sell the beer and serve to further diversify the Trust's income. The provision of a Tap Room within the former Queens will pay homage to the historic use of the building as a public house and will allow the Trust to utilise many of the remaining features of the former public house (i.e. the retained cellar).

Apart-hotel Tourist Accommodation (First and Second Floors)

The Details

- 5.13. At first and second floor it is proposed to convert and extend the former Queens to provide 5no. self-catering 'aparthotel suites', totalling 11 bedrooms of C1 tourist accommodation (310 sqm).
- 5.14. The hotel apartments will be accessed via a new entrance and stair located to the rear of the property. This core forms a new link between the existing Queens building and the new extension. At first floor there are 2no. 2 bed apartments in the extension and a 2 bed and 3 bed in the existing Queens building. The link also leads to an existing staircase which runs up to the 2nd floor apartment. The second floor of Queens houses suite no. 5 - a 2 bed unit. The existing dormer windows have been retained, and two additional dormers are also proposed in order to enhance the existing façades, and also provide more natural light into the rooms.
- 5.15. Parking for the hotel suites is provided to the rear of the Site and is accessed from Huckers Lane.

The Need

- 5.16. The first and second floors of the former Queens have historically provided ancillary hotel accommodation to the public house use, however, this proposal will reconfigure and extend this space to deliver 5no. high quality self-catering suites as opposed to the more traditional 'double bedroom' provision of hotel. Apart-hotels are designed to provide the best of both worlds; providing the comfort, amenities and luxury of a hotel with the space, privacy and facilities of a self-catering accommodation perfect for larger family groups.
- 5.17. As part of the evidence base for the SDNP Local Plan, a Visitor Accommodation Review was published. The executive summary to that review document states that visitor accommodation in the National Park is performing very strongly at weekends and during the week in peak summer months and that there is a strong demand for high quality accommodation, which generally trades at the highest levels of occupancy and price. The assessment identifies clear prospects for future growth in the demand for all types of visitor accommodation in the National Park, alongside good potential for the South Downs to expand on many of the current and emerging rural visitor accommodation development trends.
- 5.18. It is well understood that supporting the development of visitor accommodation provides opportunities to improve the vitality of the National Park's villages, particularly boosting the evening economy and creates

local employment and sustains existing businesses. Indeed, it is a clear and longstanding ambition of the Museum Trust to develop their wedding business. The Trust report that wedding bookings reached 20 in 2018, 15 in 2019 and enquiries for the next 2 years are strong. However, the Trust list the lack of proximate and high quality accommodation as a key barrier in allowing their wedding business to develop even further.

- 5.19. It is clear that the delivery of 5no. self-catering apart-hotel suites will deliver upon a clear and evidenced need for high quality accommodation within the National Park and will protect the ongoing vitality of Selborne Village.

The Barn (Grounds)

- 5.20. The barn to the north of the former Queens is proposed to be redeveloped and extended to create a 185sqm 3 bedroom detached family home with associated parking and amenity space.
- 5.21. The barn is proposed to be converted and extended at the rear, set down within an area excavated by 800mm, enabling the ridge of the addition to be lower than on the main barn. The new rear addition to the barn would be clad in black vertical hit and miss cladding. The roof would be covered in natural slate. Conservation roof lights are proposed to be introduced into the barn
- 5.22. The weatherboarding on the barn would maintain its rural character and the limited new openings for conservation-type rooflights would result in minimal impact on its character. The addition to the barn would not be prominent and would appear subservient. The use of contrasting materials and contemporary design, will provide a clear distinction from the original building.
- 5.23. Access to the residential dwelling would be provided by Huckers Lane. In accordance with the Council's Parking Standards 2no. surface car parking spaces are provided.

Summary

- 5.24. The proposals described above have come as a direct response to the comments of the Council and the Planning Inspectorate in regard to the previous scheme. Compliance with the Council's Development Plan is covered in the following section.

6. Planning Policy and Material Considerations

- 6.1. Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The relevant statutory development plan comprises the South Downs Local Plan 2014-2-33 (SDLP).

Principle of Development

- 6.2. The site falls within the settlement policy boundary of Selborne, as adopted through the South Downs Local Plan (2019-33), where the principle of development is generally accepted. Policy SD25 supports development within settlement boundaries providing that this is of a scale and nature appropriate to the character and function of the settlement in its landscape context; makes best use of suitable and available previously developed land in the settlement; and makes efficient and appropriate use of land.
- 6.3. The overall acceptability of any scheme is dependent on a design response that is appropriate to the site's context, in particular the character and appearance of the Conservation Area, and the setting of the nearby Grade II listed buildings. This and other matters are considered in more detail below.

Community Facility

- 6.4. SDLP Policy SD43 (New and Existing Community Facilities) states that

'1. Development proposals for new and/or expanded community facility infrastructure will be permitted where:

- a) They demonstrate a local need;*
- b) The scale of the proposed infrastructure is proportionate to the local area;*
- c) There has been prior local community engagement;*
- d) They are accessible and inclusive to the local communities they serve; and*
- e) Appropriate consideration has been given to the shared use, re-use and/ or redevelopment of existing buildings in the host community.'*

- 6.5. The Inspector's Appeal decision states (Savills emphasis):

*'The appeal scheme **would result in the loss of a valued community facility and associated visitor accommodation**, which would be harmful to the surrounding community and would not be outweighed by the provision of five additional dwellings. **The appeal scheme would therefore conflict with LP Policies SD23 and SD43**, as well as the Framework.'*

(APP/Y9507/W/19/3229374)

- 6.6. Policy SD43 lists community facilities as (Savills emphasis):

- **Cultural facilities**
- **Education**
- Healthcare
- Libraries
- **Public houses**
- Recreational open space
- Sports pitches, pavilions and leisure centres
- Town and village halls

6.7. The provision of an Educational Field Study Centre and Tap Room would fall squarely within the ‘*new and/or expanded community facility*’ provision of Policy SD43. Therefore, the second part of Policy SD43 which guards against the loss of community facilities (against which the Appeal was dismissed) is not enacted in this case.

6.8. In respect to the other criteria of Policy SD43 it is evident that there is a demonstrable local need through the involvement and endorsement of the project by the Gilbert White’s Museum. The proposals would successfully bring about the re-use of a currently redundant local building. As detailed in Section 4 it is clear from the results of the public consultation that there is broad local support for the scheme.

6.9. The proposals fall squarely in line with Policy SD43.

Tourist Accommodation

6.10. SDLP Policy SD23 (Sustainable Tourism) seeks to guard against the loss of visitor accommodation within the National Park. The Policy sets out that development proposals for visitor accommodation will be permitted where, amongst other things, it is demonstrated that:

- a) *The proposals will provide opportunities for visitors to increase their awareness, understanding and enjoyment of the special qualities;*
- b) *The design and location of the development minimises the need for travel by private car and encourages access and/or subsequent travel by sustainable means, including public transport, walking, cycling or horse riding;*
- c) *Development proposals will not detract from the experience of visitors or adversely affect the character, historical significance, appearance or amenity of the area;*
- d) *Development proposals make use of existing buildings, and, if no suitable existing buildings are available, the design of any new buildings are sensitive to the character and setting;*

- e) *Ancillary facilities are not disproportionately large in relation to the rest of the visitor facilities;*
- f) *Any proposal does not have an adverse impact on the vitality and viability of town or village centres or assets of community value;*

6.11. It is clear from the responses to the public consultation event that there is overwhelming local support for the provision of additional tourist accommodation within the village. This is commensurate with the Council's Visitor Accommodation Review that shows there is a strong demand for high quality accommodation within the National Park. Notwithstanding the need of the Park in general, there is a discrete and demonstrable need for additional visitor accommodation to support the growth and development of the Gilbert White Museum's burgeoning wedding business. The proposals are therefore in accordance with SDLP Policy SD23.

Design, Heritage and Landscape

- 6.12. In accordance with sections 66 and 72 of the Town and Country Planning (Listed Buildings and Conservation Area) Act (1990), Local Planning Authorities must have special regard to the desirability of preserving listed buildings and their setting, and pay attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas. Any proposal would therefore need to demonstrate an acceptable heritage and landscape character impact in terms of the nearby listed buildings and their setting, and the character and appearance of the Selborne Conservation Area.
- 6.13. SDLP Policies SD13, SD14 and SD15 require development to conserve and enhance the historic environment; preserve and enhance the significance of listed buildings and their setting; and preserve or enhance the special architectural or historic interest, character or appearance of conservation areas.
- 6.14. As set out within the Selborne Conservation Area Guidance Leaflet, the Conservation Area was originally designated in 1970 and has been extended twice. The combination of a strong landscape setting, many historic buildings, narrow winding streets, the use of local materials and varied viewpoints and spaces, combine successfully to create the character and setting of Selborne. All new development will be required to respect the details, materials and pattern of existing buildings in the village and seek to blend in with them.
- 6.15. Proposals must also comply with policies SD4 and SD5, which require the design of development to adopt a landscape-led approach in order to conserve and enhance existing landscape character features. SD6 requires new development to preserve the visual integrity, identity and scenic quality of the National Park, in particular by conserving and enhancing key views and views of key landmarks within the National Park.
- 6.16. The Queens is a non-designated heritage asset within the Selborne Conservation Area and is located close to a number of listed buildings. The former pub is of local historic interest and it contributes to the character and appearance of the conservation area.
- 6.17. The contribution the former pub makes derives mainly from its form, materials and elevational treatment. The proposed redevelopment of the pub for three apartments would maintain these elements of significance, thus preserving the character and appearance of the conservation area.

- 6.18. There would be an enhancement to the conservation area through the refurbishment of the former pub, the removal of the unsympathetic single-storey additions and tarmac hardstanding, and the introduction of traditional boundary treatments. The conversion of the barn for residential use would see this building given a new lease of life, ensuring its retention and long-term conservation.
- 6.19. As set out within the submitted Heritage Statement, the function room is a post-1933 structure that has been much altered and does not represent a good example of its era or type such that its replacement with a building of good quality materials or design, i.e. the proposed extension, would not cause harm to the conservation area.
- 6.20. The merits of retaining the function room were raised by the Heritage Officer in regard to the previous application and have been addressed in the submitted Heritage Statement. The Heritage Officer previously raised concern with the efficacy of the piecemeal redevelopment of the site and consequently that the redevelopment or reinstatement of the land could be guaranteed.
- 6.21. Under this proposal the proposed extension in place of the function room would be of high quality design and materials, and would be sympathetic to its surroundings and would guarantee the sensitive reuse of the previous function room area.
- 6.22. The scheme offers a holistic approach to the site. It would preserve and enhance the character and appearance of the Selborne Conservation Area and the setting of nearby listed buildings in accordance with policies SD4, 5, 13, 14 and 15, the national policies contained within the NPPF and the guidance contained within the Selborne Conservation Area Leaflet (1993).

Neighbouring Amenity

- 6.23. Policy SD5 of the SDLP requires that design principles should have regard to avoiding harmful impact upon, or from, any surrounding land uses. Within the scheme, windows have been placed with care to avoid overlooking and respect interfaces to neighbouring properties. Additionally, good separation distances would remain between the new dwelling and the existing dwellings to the north. The retention of the trees and provision of generously sized rear gardens (communal and private) will ensure sufficient separation distances and that the landscaped setting of the site is retained.
- 6.24. In regards to the conversion of the barn, objections were raised to the previously submitted application and the effect of the conversion on the residential amenity of White's Cottage. This scheme does not include any windows at first floor level facing White's Cottage with the only element of glazing being restricted to 3no rooflights. A large garden is retained to the rear, with the existing trees serving to naturally screen the site from adjacent dwellings. Accordingly, there will be no harm to the residential amenity of Whites Cottage.
- 6.25. There are no windows above first floor level on the proposed extension which will preclude any direct overlooking to the south. Accordingly, there will be no harm to the residential amenity of Forge Cottage.

Ecology and Trees

- 6.26. Policies SD2, SD9 and SD11 require proposals to identify and incorporate opportunities for net gains in biodiversity; conserve and enhance trees and hedgerows; and have a positive impact on the ability of the

natural environment to contribute goods and services.

- 6.27. The Ecological impact Assessment submitted with the application demonstrates that the development can proceed with minimal impact to ecological features if the avoidance/mitigation measures outlined within the report are implemented. As detailed in the Assessment, the proposed development will also demonstrate biodiversity net gain by including the enhancements outlined in Section 7. The avoidance/mitigation measures outlined in the EclA can readily be secured via an appropriately worded condition in order to ensure compliance with Policy SD2.
- 6.28. There are a number of mature trees located within the site including along the boundaries and particularly along the north-eastern boundary of the site. Care has been taken in designing the layout of the proposal to respect the existing trees that exist within and beyond the site boundaries, with full details set out within the Arboricultural Method Statement submitted in support of the Application (Partridge Associates).
- 6.29. The implementation of the measures shown on the submitted Tree Protection Plan will minimise the impact of the proposed development on trees to be retained on the site. The viability of the retained trees can therefore be assured in both the short and the long term, with the benefit that their contribution to visual amenity will not be affected.

Highways and Access

- 6.30. Policies SD19 and SD21 seek the continued safe and efficient operation of the strategic and local road network, and the promotion of sustainable modes of transport to minimise the need to travel.
- 6.31. As detailed in the submitted Transport Statement, The proposed development is likely to generate no more than 9 and 7 two way peak hour traffic movements, in the AM and PM peaks respectively, onto the local road network. If the proposed site is fully occupied, the resultant peak hour movements would be similar, and there would be less daily movements, than the existing hotel use. Therefore it is concluded that the development would not have any adverse impact on the operation of the local road network.
- 6.32. Drawing 5540.001 (appended to the Transport Statement) indicates that a good standard of access and visibility can be achieved onto Huckers Lane and the B3006 and carriageway and visibility improvements to enhance Huckers Lane and the site access can be provided. In order to improve the road safety when entering and leaving the site via Huckers Lane, land along the south east and south west boundaries have been relinquished to help widen the entrance to Huckers Lane and improve visibility. The existing access point has also been widened to allow for two cars to safely pass when entering or leaving the site. Visibility can be maintained by condition, as appropriate.
- 6.33. As borne out in the Transport Statement, it is considered that overall the proposed development would be acceptable in highways terms and would not result in a detrimental impact on the local highway network.
- 6.34. Refuse collections and emergency access would continue to be provided via the High Street (B3006). The access provides adequate visibility in both directions and a turning head is provided within the site, sufficient to allow vehicles to enter and leave the site in a forward gear. This arrangement was not previously a matter of concern to the Highways Authority.

Planning Statement

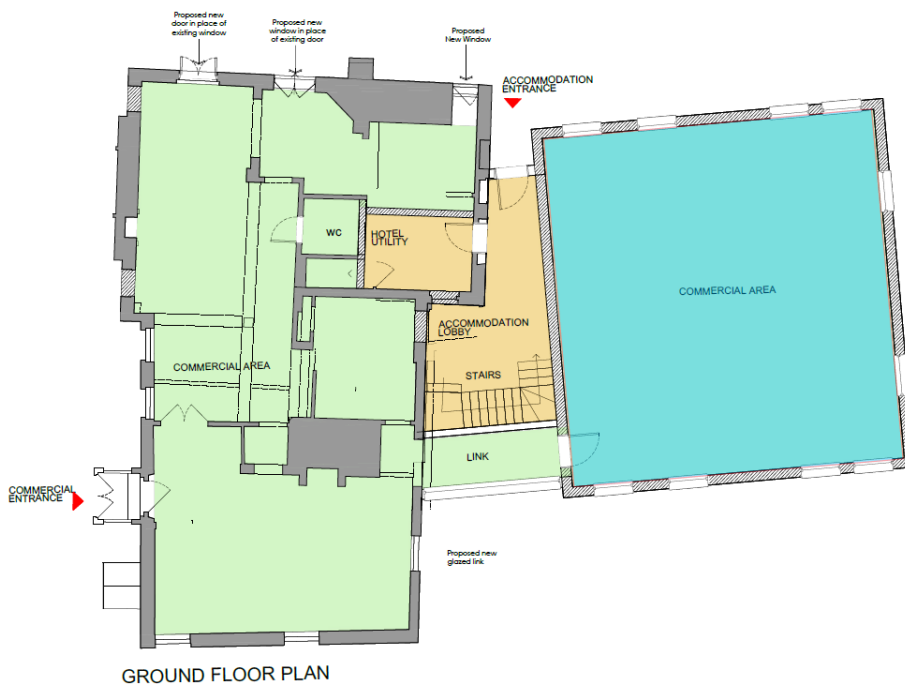
The Former Queens, Selborne



6.35. The quantum of car parking has been provided in line with the East Hampshire Parking SPD:

Type	Quantum	EHDC Standard	Car Spaces Provided
C3 - Resi (The Barn)	3 bed	2 spaces	2
C1 - Hotel	5 apartments (11 beds)	1 space per bedroom	11
D1/D2 Education Centre	234 sqm	1 space per 10 sqm	10 (including 1 disabled space)*
		Total	23

*There is no specific education/visitor centre use class within the Council's Parking Standards, however, a 'community/village hall' is required to provide 1 space per 10sqm of 'open hall'. The extended area of the ground floor (shaded blue in the excerpt below) totals 100sqm and will form the 'classroom' area of the field study centre and is the closest to the 'open-hall' described by the Parking SPD.



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c

6.36. Access for bicycles is provided along the vehicular access routes with individual storage areas for bicycles provided for each use. Timber clad storage units are to be provided in outside amenity spaces for the apartment-hotel suites and field study centre whilst provision for bicycle storage for the detached dwelling will be in the private amenity space.

Affordable Housing

6.37. A single three-bedroom dwelling would make a modest contribution towards meeting the identified market housing need in the National Park for small 2 and 3 bedroom properties, as reflected by SDLP policy SD27.

The quantum of development falls under the minimum threshold for affordable housing under SD28.

Drainage and Water

- 6.38. Policies SD2 and SD50 support proposals that ensure against increase of surface water runoff, taking account of climate change, and deliver sustainable drainage solutions such as porous surfaces, rain gardens/balancing ditches and tree planting where feasible.
- 6.39. The Applicant will defer to the consultee comments of the Council and Southern Water in respect to drainage. However, the provision of on-site solutions such as rainwater harvesting and rain gardens could readily be secured through a suitably worded landscaping condition.

Noise and Light

- 6.40. Dark Night Skies Policy SD8 requires proposals to demonstrate that all opportunities to reduce light pollution and ensure that the measured and observed sky quality in the surrounding area is not affected. The site is located within the Dark Skies Intrinsic Zone of Darkness (E1a). It is considered that harmful light spill could be adequately mitigated through the use of blackout blinds and low transmittance glass. Details of these could be secured via an appropriately worded condition.
- 6.41. It is not considered that the proposed development would give rise to any significant adverse effects in regard to noise or light impact nor is it considered that the acoustic character of the area is deemed to be one that would affect residential amenity of the proposed dwellings.

Community Infrastructure Levy

- 6.42. As per the South Downs CIL Charging Schedule (January 2017) the proposed residential use on the site (the Barn) will be subject to a £200 p/sqm CIL rate (plus indexation). The remainder of the proposed development is zero-rated.

7. Conclusions

- 7.1. The amended development proposals have come as a direct response to the comments of the SDNPA in regard to the previous schemes and the comments of the Planning Inspectorate in dismissing the appeal. As detailed in this Statement, the proposals are in full compliance with Policies SD23 and 43 which seek to protect the National Park's tourist accommodation and community facilities.
- 7.2. As detailed within this Statement, the proposals have been designed to meet a demonstrable need within the village and the National Park, be truly complementary to the existing businesses within the village and deliver a valuable resource for the local community. The responses to the public consultation questionnaire demonstrate an overwhelmingly positive endorsement for the application scheme from the local community (87% in favour).
- 7.3. The relocation of the Gilbert White Museum Field Study Centre into the former Queens and the creation of a tap room are proposed to deliver financial sustainability and greater resilience for the museum, which are key to its ongoing operation. Centrally, the development will extend the museum's capacity to deliver on its aims and charitable objectives by expanding the museum's education programme.
- 7.4. The proposed development would benefit the village and the wider national park by increasing opportunities for visitors to enjoy and stay within the National Park, leading to an increase in understanding of the special qualities, nature and history of the Park and of Selborne. The greatest impact here will of course be for school-aged children through school groups visiting the education centre. However, the provision of evening and weekend educational and wellbeing events would draw adults and families, and together with the provision of the tourist accommodation would also lead to an increase in localized spending.
- 7.5. In design terms the scheme offers a holistic approach to the redevelopment of the site. It would preserve and enhance the character and appearance of the Selborne Conservation Area and the setting of nearby listed buildings. The development would have no adverse impact on the amenities of neighbouring residents and the landscaped nature of the site would be retained through the retention and provision of trees and hedgerows. Each respective use would have sufficient parking in accordance with the adopted parking standards.
- 7.6. The barn conversion would make efficient and effective use of the land and would provide a sustainable form of development, contributing positively (albeit modestly) towards the housing needs of the District in providing a new residential dwelling.
- 7.7. It is respectfully requested that the application is approved.

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