

**Appeal by: Derek Warwick Developments Limited**

**Appeal Site: The Queens Hotel, High Street, Selborne GU34 3JJ**

**PINS reference: APP/Y9507/W/21/3289423**

**SUMMARY OF  
PROOF OF EVIDENCE OF  
MICHAEL DE COURCY BSc(Hons) BTP MRTPI**

**ON BEHALF OF SAVE THE QUEEENS**

**September 2024**

The logo for de Courcy town planning is centered on a solid olive-green square background. It features the word "de" in a bold, lowercase, sans-serif font. Below "de" is the word "Courcy" in a larger, white, serif font. Underneath "Courcy" is the phrase "town planning" in a smaller, lowercase, sans-serif font.

**de**  
**Courcy**  
town planning

1. The Queens is an important building located in the historic centre of Selborne. The village has retained much of its historic character and is highly sensitive to change. The Queens is also an important community facility and highly valued by the local community.
2. Regarding preliminary matters and the proposed visitor accommodation, having regard to the case law I have referred to in my Proof of Evidence, the appeal decision relating to 74 Warwick Way and the proposed plans, it is my view the proposed visitor accommodation can be regarded as C3 use. The description of the development would need to be amended to reflect this which in turn would have an impact on the proposals accordance with policy. It would also be appropriate to ensure that the use of the flats remained for short term holiday lets through the imposition of conditions.
3. The Appellant has chosen to carry out significant works to site prior to the quashing of the former appeal decision. These works are unauthorised. The current lawful use of the property as a pub with ancillary visitor accommodation is therefore the baseline to assess whether the loss of these facilities and replacement with a FSC, tap room and holiday flats would be of equivalent or better quality than the current lawful facilities which would be lost.
4. I do not consider that the proposals would provide alternative facilities which would be as accessible, inclusive and available compared to the lawful use. Furthermore, I do not consider that the alternative facilities proposed would provide at least an equivalent level of benefit to the community than the lawful use. I also consider that the proposals would result in an unreasonable reduction in service provision and loss of an important pub in the village which provided a large catered events space and short term visitor accommodation. I am therefore of the opinion that that the proposed development would fail to satisfy the requirements of policy SD43 of the Local Plan.
5. Cumulatively the proposals to the rear of the site, particularly when viewed from Huckers Lane, would result in an overdevelopment of the site, harming the landscape character of both the site and Huckers Lane. I do not consider that the proposals respond positively to the landscape context of the site and are not landscape led. Nor do the proposals represent high quality design. I therefore consider that the proposal would conflict with policies SD1, SD4 and SD5 of the Local Plan.
6. I also consider that the proposals would harm the special character of the Selborne Conservation Area, and the special character of Huckers Lane in particular. I do not therefore believe that the proposals would preserve or enhance the character and appearance of the Conservation Area. The proposals would consequently fail to satisfy the requirements of policies SD12 and SD15 of the Local Plan. I consider that the level of harm would be less than substantial and therefore this harm would need to be outweighed by the public benefit. I do not consider that there are public benefits arising from the scheme which would outweigh the harm identified.
7. I have identified that the proposals would deter visitors to the village through the loss of the short term inn/bed and breakfast accommodation at The Queens. This change would also detract from visitors experience and through the harm caused to the

character and historical significance of the village. I therefore consider that the proposals would conflict with policy SD23 of the Local Plan.

8. I therefore conclude that the appeal proposals would conflict with the policies of the Local Plan which I refer to above. The proposals therefore conflict with the development plan as a whole. I am unaware of the appellant putting forward any material considerations that would justify departing from the development plan. On this basis s.38 (6) directs that permission should be refused.
- 7.7 Having regard to the above, the Inspector is respectfully urged to dismiss this appeal.