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SELBORNE

Village Design Statement

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INTRODUCTION

This Selborne Village Design Statement (VDS) is informed by, and supersedes, the first VDS for Selborne which was adopted by East Hampshire District Council (EHDC) in 2001.

The Selborne Village Design Statement directly covers the village and its immediate surroundings, as shown in the boundary map (see Map 1).

What is a Village Design Statement (VDS)?

A Village Design Statement provides guidance for anyone considering development or other changes. It is intended to be a user-friendly document that provides advice on future development and a context for designers and architects, developers, householders, planners and highways authorities. The aim is to ensure that future development and change in Selborne and its surrounding area is based on an understanding of the history and landscape of the local area. The VDS is based on an objective analysis of the character of the village, its local area, and on its location within the South Downs National Park. The first statutory purpose for the National Park is to conserve and enhance the natural beauty, wildlife and cultural heritage of the area.

Through an evidence-based assessment, the VDS defines the distinctive character and special qualities of the village and highlights those that are particularly valued by residents. It describes

the setting of the settlement; its buildings in terms of their size, shape, proportion, scale and materials; all aspects of the public realm; and the key landscape characteristics and open areas that contribute towards making the village a unique place. Local character can easily be threatened or harmed by unsympathetic development and so the VDS explains how the qualities of the village should be understood and respected and, to that end, it provides Design Guidelines.

A VDS is not about whether development should take place or not: the policies for that are set out within national policies and the South Downs Local Plan (SDLP). This VDS is a Supplementary Planning Document (SPD) to the SDLP. As such, it is a material consideration in the determination of any planning applications which are considered by the South Downs National Park Authority (SDNPA). The SDNPA is the sole Local Planning Authority (LPA) for the VDS area (see Map 1). Accordingly Selborne Parish Council (SPC) will use the VDS to inform and guide its responses to planning applications.

Some measure of change is inevitable, but it is essential that this should not compromise the unique characteristics of this historic village and its surrounding landscape. Change is brought about not only by new buildings, but also by smaller day-to-day alterations to homes and gardens, open areas, paths, walls and hedges, all

of which can affect the look and feel of a whole village.

The VDS is intended to guide:

- local householders, businesses and farmers
- statutory bodies and providers of services and utilities
- local councils and the National Park Authority
- developers and builders
- architects, designers, planners and engineers
- landscape specialists
- historic building specialists

Applicants will need to show that their proposals reflect the VDS guidance. Planning Appeal Decisions at Culvercroft (Burlands Field)^{1 2} and Barnfield (Under the Hill)^{3 4} highlighted the importance of taking landscape character into account. Inspectors dismissed these appeals on account of the great weight attached to the conservation of the landscape; the scenic beauty and cultural heritage in the National Park; the need to preserve or enhance the character, appearance and setting of the Conservation Area, including preserving the setting of listed buildings and the features of historic interest associated with that setting; and the need to preserve the setting of the village itself.

¹ The field known as Culvercroft is also referred to as Burlands Field. The name “Culvercroft (Burlands Field)” will be used throughout this document.

² Appeal Ref: APP/Y9507/A/13/2204544 Burlands Field, Selborne Road, Selborne, Alton, Hampshire, GU34 3JA

³ Appeal Ref: APP/Y9507/A/14/2220580 Land at Barnfield (Under the Hill), High Street, Selborne, Hampshire GU34 3LG

⁴ Throughout the document we refer to the site Under the Hill (aka Barnfield) as Barnfield (Under the Hill).

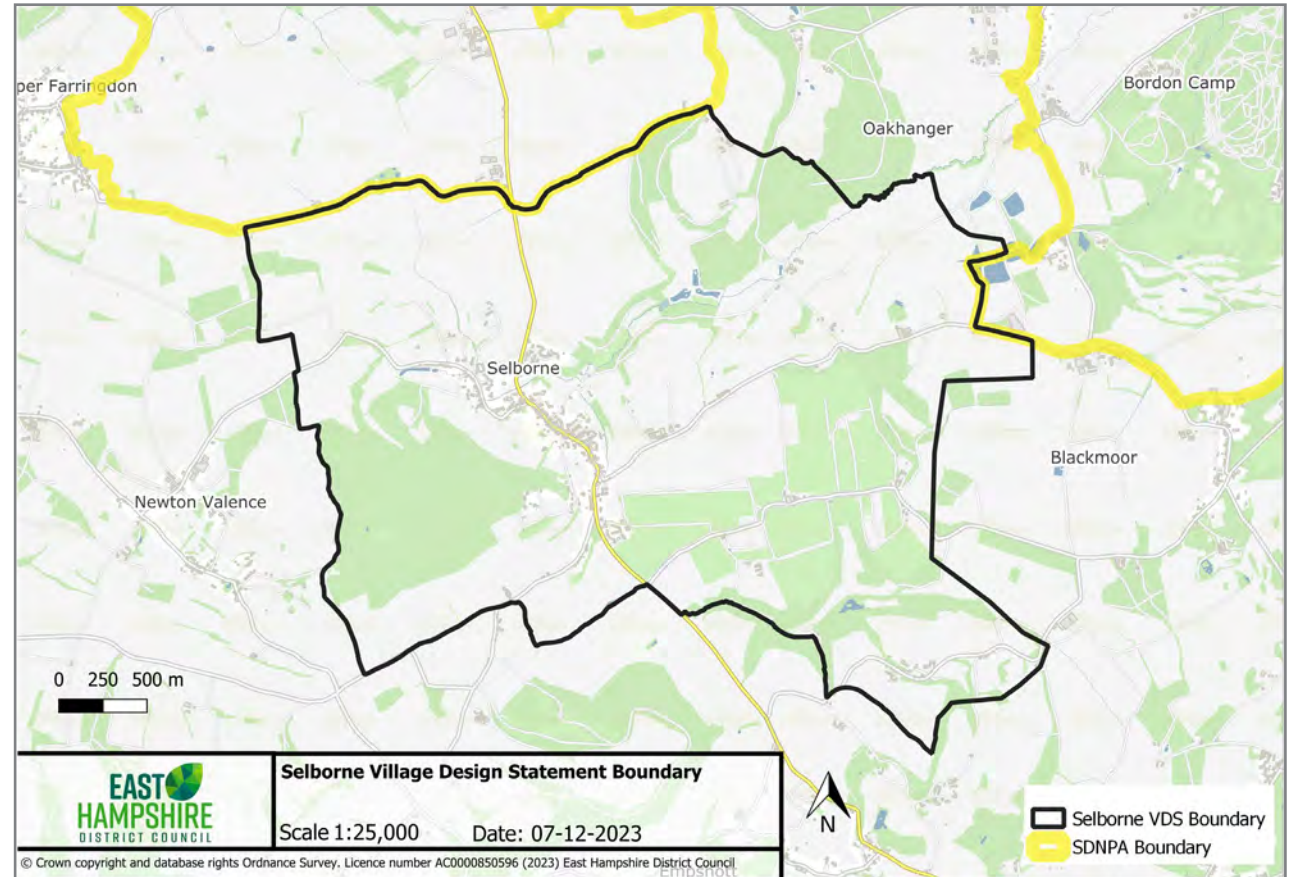
How has the Selborne Village Design Statement been produced?

Members of the local community, supported by the Parish Council and by the South Downs National Park Authority, took the lead in writing the new Village Design Statement. The document is the result of work done by a number of focus groups formed from the community of Selborne which also included:

- a number of public meetings and an exhibition
- an extensive questionnaire distributed to each household
- the involvement of local schoolchildren
- the opportunity for each household to comment on a draft version
- consultation with the SDNPA and District Council officers

The work included desk-based research and surveying in the village to consider the traditional and characteristic design features in the village. This led to the Design Guidelines that aim to conserve and promote those characteristics and avoid designs that are out of harmony with them.

Further information regarding the consultation events can be found in **Appendix 1 Village Design Statement Consultation Process**.



Map 1⁵

⁵ The Selborne Village Design Statement (VDS) Boundary Area follows the historic Selborne Ward Boundary, but excludes the areas outside of the South Downs National Park

SELBORNE'S CHARACTER, DEVELOPMENT AND HERITAGE SIGNIFICANCE

Selborne's name simply originates from the stream (bourne) along which willows grow, and clearly the abundance of springs and streams (caused by the junction of the clay with easily permeable chalk) attracted early habitation.

The village of Selborne lies within the East Hampshire part of the South Downs National Park. One of the most celebrated villages in England, Selborne owes its world renown to the 18th-century curate, naturalist and chronicler Gilbert White, who was born in the village, lived there nearly all his life and wrote the much-acclaimed *'The Natural History and Antiquities of Selborne'* (1789), which has been translated into many languages and remains in print today.

The quintessential character of Selborne and its setting in the Hampshire countryside is much as it was at the time of White's death at the end of the 18th century. Many of the scenes recorded by Gilbert White can still be seen in and around the village today.

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).

There is evidence of settlement within the parish from the Early Mesolithic with radiocarbon dates ranging between c. 7300 – 6800BC at Oakhanger.

Bronze Age, Roman, and Anglo-Saxon sites surround the area providing evidence of long episodes of, or perhaps continuous, habitation.

A scatter of worked flints found near Grange Farm in Gracious Street suggest Neolithic or earlier settlement. In and around the village, there are approximately 30 sites on Hampshire County Council's record of archaeological sites. There are also in excess of 55 listed buildings within the area covered by this VDS.

The strong landscape setting, many historic buildings, narrow winding streets, the use of local materials and varied viewpoints and spaces combine successfully to create the attractive character and setting of Selborne.

The Church of St Mary stands on land believed to have been given for a church by Edith, wife of Edward the Confessor. A church was recorded as being there in the Domesday Book of 1086. A market was held on The Plestor open space from 1271.

Selborne is a small-scale rural village which is linear in design. It has grown piecemeal over the centuries from its centre around The Plestor, along the Selborne Road which for the most part runs parallel to the green apron that links the famous Selborne Hanger⁶ to the village. Its characteristic buildings are not regularly laid out or of uniform design but have a composed variety. They were developed by different hands, at different times, but all contribute to the creation of an attractive, animated public realm. The absence of any street



The Church of St Mary



The Plestor



The Wakes Museum

⁶ The name Hanger is derived from the Anglo Saxon, Hang'r, and was one of many words used for woodland. Selborne Hanger is The Hanger.



Fishers Buildings

lighting ensures that the rural feel of the village is conserved and enhanced.

The village has a distinctive form and relationship to its landscape setting that is unusually well-conserved and highly sensitive to change. It is characterised by a strong linear pattern following the foot of Selborne Hanger and the line of the Seale and Well Head Stream. This linear settlement pattern is determined by, and responds closely to, topography. This pattern is intrinsic to Selborne's cultural heritage and should be respected and reflected in future development to ensure its conservation and enhancement.

Selborne Conservation Area & Heritage Assets

The importance of the village and its adjoining countryside was acknowledged by the

designation of the Selborne Conservation Area in 1970.

The Selborne Conservation Area is one of the earliest conservation areas to have been designated in East Hampshire, and was extended in 1976 and 1993 following public consultation. The Selborne Conservation Area Guidance Leaflet⁷ includes a great deal of detail about the character and historic interest of the conservation area. However, it is important to note that at the time of writing, the SDNPA is preparing a new Conservation Area Appraisal & Management Plan (CAAMP) for the Selborne Conservation Area. This will supersede the Selborne Conservation Area Guidance Leaflet.

A Conservation Area is legally defined as an "area of special architectural or historic interest, the character and appearance of which it is desirable



The Forge on the High Street



Wheelwrights in Gracious Street

⁷ Available at: <https://www.easthants.gov.uk/planning-services/heritage-and-trees/conservation-areas/conservation-area-guidance>

to preserve or enhance". A Conservation Area Appraisal & Management Plan (CAAMP) is a document which sets out what features the Local Planning Authority (LPA) believes contribute to the special architectural and historic interest, along with some management aspirations for the area. The CAAMP is a planning document to be used by the LPA, potential developers, householders, and residents to guide, inform and help shape any proposed development in order to respect the character and appearance of the conservation area.

The Selborne VDS and the anticipated Selborne CAAMP have similar aims and so are complementary to one another. The main difference is that the CAAMP relates solely to the Conservation Area (and so provides greater detail for the Conservation Area), whilst the VDS relates to a much wider area as set out in Map 1.

A number of key buildings and features that are important to Selborne include:

- The Grade I listed Church of St Mary;
- The listed buildings around The Plestor, Plestor House and The Old Vicarage being 'landmark' buildings;
- The Wakes Museum (Grade I Listed) which holds the collections of Gilbert White and the Oates family of explorers;
- The former village workhouse, Fishers Buildings, scene of the Selborne riots of 1830, still exists but is now converted into private housing;
- There were two forges in the village: Wheelwrights in Gracious Street, where farm vehicles were made, and The Forge on the High



LEFT: Cobbles in front of the Old Butchers Shop
RIGHT: Blue ragstone path in front of the Gallery



Old petrol pumps adjacent to Wheelwrights



Standpipe outside Copper Beech House

Street, which was a farrier's. Both buildings still retain some of the forging equipment;

- The old petrol pumps adjacent to Wheelwrights are of historic interest;
- The lime trees in front of the Old Butchers Shop opposite The Wakes were planted by Gilbert White to screen the unpleasant sight of hanging meat;
- The cobbles in front of the Old Butchers Shop and the blue ragstone path in front of the Gallery leading up to the Church are typical of the area.
- The local water supply used to come from stand pipes that were fed from the spring behind the Lion's Mouth at Well Head. Some of these stand pipes remain and are part of the history of the development of the village.
- At the time of writing there are three designated Local Green Spaces in the village, namely Culvercroft (Burlands Field) (LGS12), Dowlings



Culvercroft (Burlands Field)

Little Mead and Church Meadow (LGS8), and the Recreation Ground (LGS25).⁸

Selborne Today⁹

The village is nestled into the surrounding countryside, in part because of its small and contained scale. Although most of the lanes and roads enter the village uphill, an enduring part of Selborne's charm is that it remains hidden from view. Approached from the north, the Selborne Hanger dominates the view across the fields of Norton Farm until the B3006 bends sharply into the village past Goslings Croft. In 1783, Gilbert White, recorded that Selborne's population was 313 with house numbers around 60. The population is now over 600 and house numbers exceed 300. It has, of course, grown since White's day but the settlement has retained its linear character. Although it has expanded to the north in the form of Goslings Croft, (originally a council estate for agricultural workers) and to the south with an



Church Meadow

affordable housing estate at Ketchers Field, the overall shape of the village has been maintained.

The community supports St Mary's Church, a primary school of outstanding quality, a retail shop, a mobile Post Office, a pub/restaurant, a pottery, an art studio, a village hall, a tea room/ coffee shop, a recreation ground with pavilion, a children's playground, two discrete allotment areas and Gilbert White's House, The Wakes, a world famous museum that has its own café/ bistro called White's.

There are numerous walks, footpaths and bridleways. The village is surrounded by woodland, arable and livestock farms and a lavender farm. Rural tranquillity and landscape is an integral part of the village centre.

Selborne has the busy B3006 road running through it, with up to 10,000 vehicles a day using the road in a commuter traffic tidal flow. The traffic level, its speed, noise and fumes have



The Recreation Ground

⁸ See Policy SD47 of the South Downs Local Plan: <https://www.southdowns.gov.uk/wp-content/uploads/2018/06/Chapter7-Towards-a-Sustainable-Future.pdf>; and Selborne Settlement Policy map: https://www.southdowns.gov.uk/wp-content/uploads/2019/07/51_SDLP_Policies_Map_Selborne.pdf

⁹ This section of the VDS includes extracts from <https://www.selbornelandscape.org.uk/introduction-to-selborne/>

already been cited as the village's biggest problem; daily jams mask the beauty of the place as well as causing physical damage.

The village street and the lanes that branch off it provide great visual interest – narrow, bending, rarely flat, they give ever-changing views. Mature hedgerows and trees and few, narrow, pavements give a rural feel throughout the village. One of the key characteristics of Selborne is its network of footpaths and of ancient sunken lanes, sometimes known as hollow lanes or hollow ways.¹⁰ These lanes are pre-Roman and filled with a rich variety of flora and fauna. Some of them are metalled nowadays, some are green lanes and others are Byways Open to All Traffic (BOATs). They provide opportunities for people to enjoy walking, nature study and cycling.

Farming remains an important part of Selborne life. Even though the village has lost its two farms situated within the settlement to housing development, farming in the area still informs its character. There is mixed farming, with pasture for cattle and sheep, grazing for horses, cereal crops, vegetables and extensive apple, pear and cherry orchards.

Diversification of farming in the wider landscape is increasing. It is recorded that grapes were grown on strip lynchets at Selborne in the 17th and 18th centuries, so perhaps the vineyards will return, as has already happened in a neighbouring parish. Coppicing of woodland and the rearing of game birds are well established throughout the parish. Selborne Brickworks, although now inactive, has historically produced many of the bricks employed locally. Malmstone, a sandstone



View of the Selborne Hanger from Gracious Street

from the Greensand formation which has a chalky / marly quality and is found in many older buildings in Selborne, is no longer quarried here.

The rural character of the village is typified by views and glimpses of the Selborne Hanger between buildings, across gardens and over farm gates. Undermining its appreciation, the 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.

Selborne trades on the legacy of Gilbert White, the economic well-being of the people who live there

depends on it. The museum and the stunning village landscape with some of the county's best walking, attracts up to 40,000 visitors per year. The recreational opportunities that it offers for the public to enjoy the special qualities of the area must remain unharmed, for the sake of the village itself and for the many thousands of people who come to visit it.

It is of critical importance that the natural beauty, wildlife, and cultural heritage of Selborne and its setting should all be conserved and enhanced.

¹⁰ <https://maps.hants.gov.uk/historicenvironment/>

LANDSCAPE SETTING & WATER SYSTEMS

The foundation stones for this VDS are the South Downs Landscape Character Assessment (LCA) 2020¹¹ and the Selborne Local Landscape Character Assessment (LLCA), which detail the historical, geographical and topographical data about Selborne, together with descriptions of the local landscape.

Selborne's landscape has long been recognised as an outstandingly beautiful area, and given extensive protection since originally being included within the East Hampshire Area of Outstanding Natural Beauty (AONB). It now forms part of the South Downs National Park. In addition to the Park Authority protection, the Selborne section of the Wealden Edge Hangers, more commonly known as the East Hampshire Hangers, falls within a Special Area of Conservation (SAC). This enhances the protection that Selborne Hill and the Lythes receive as Sites of Special Scientific Interest, (SSSI). Additional site-specific areas are Sites of Importance for Nature Conservation, (SINCs). It is fortunate that two of the prime landscape areas, the Selborne Hanger/Selborne Common and Church Meadows/The Lythes are owned and well maintained by The National Trust. The VDS is founded on landscape character evidence to ensure that the guidance within it should be landscape-led, supporting the SDNPA's approach specifically relating to the protection of the landscape, local distinctiveness and design matters. It informs the LPA as to the kind of design characteristics that are appropriate to Selborne. The European Landscape Convention

definition of "Landscape" is: "an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors." Landscape includes settlements, roads and buildings; landscape character helps us to understand the identifying features of these

different landscape elements. Landscape is the framework within which all other disciplines sit (archaeology, cultural heritage and ecology). They are all integrated, therefore dealing with landscape first ensures a well-rounded holistic



The Selborne Hanger dominates the village

¹¹ <https://www.southdowns.gov.uk/landscape-design-conservation/south-downs-landscape-character-assessment/south-downs-landscape-character-assessment-2020/>

approach to defining guidance, policy and decisions.

The village and its immediate environs share three distinct landscape character areas.

The Selborne Scarp covers the north and south leading ridges of the east facing Selborne Hanger arrow head, plus the base of the Chalk scarp on the north face (LCA 16).

Selborne Hanger is extremely well wooded throughout its length. The steep and in places precipitous landform of the Hanger at the junction of the Chalk and the Upper Greensand is formed by the erosion and undercutting of the chalk mass, revealing bands of Middle and Lower Chalk, the latter becoming more calcareous where it steepens.

The Downland Mosaic area covers the base of the scarp on the south face and the entire western section of the parish, almost up to the B3006 road, except in the extreme north end (LCA D4a).

This is defined as gently rolling chalk landscape, eroded by dry valleys with a series of hills, such as Selborne Hill along the eastern edge, forming the summit of the steep scarp to the east. Drift deposits of clay-with-flints cap the highest ridges, including Selborne Common that tops Selborne Hill and the surrounding farmland to the south, west and north. Small areas of chalk grassland surround Selborne Hill.

The Greensand Terrace area covers the entire eastern side of the parish, plus a small area in the north west of Norton. An area of Gault Clay covers the higher area of the Greensand Hangers (LCA K1).



Long Lythe Pond



The Wakes from the garden



Kimbers



Church Meadow



Culvercroft (Burlands Field)

A terrace formed from Upper Greensand with a locally prominent escarpment clothed in woodland defining its eastern edge. To the east of the B3006 road, all Selborne landscape is on the Greensand terrace and the sandstone geology gives rise to sunken lanes, (Cow Lane, Nine Acres Lane, Gracious Street, Huckers Lane, Honey Lane, Galley Hill, Sotherington Lane, Bradshott Lane), and is cut by both the Wellhead and Seale streams that rise from the foot of the chalk escarpment.

Although it is the Chalk Scarp Hanger that provides the drama in the Selborne landscape, it is the Greensand Terrace that provides the most defining character. The terrace supports a mixed land cover of woodland and farmland, of small pasture fields and paddocks and is the largest of the three character areas covering the settlement area.

Much has been written about the history, geography, climate and natural history of Selborne by its most famous son and by many others. In *The Natural History of Selborne* Gilbert White records:

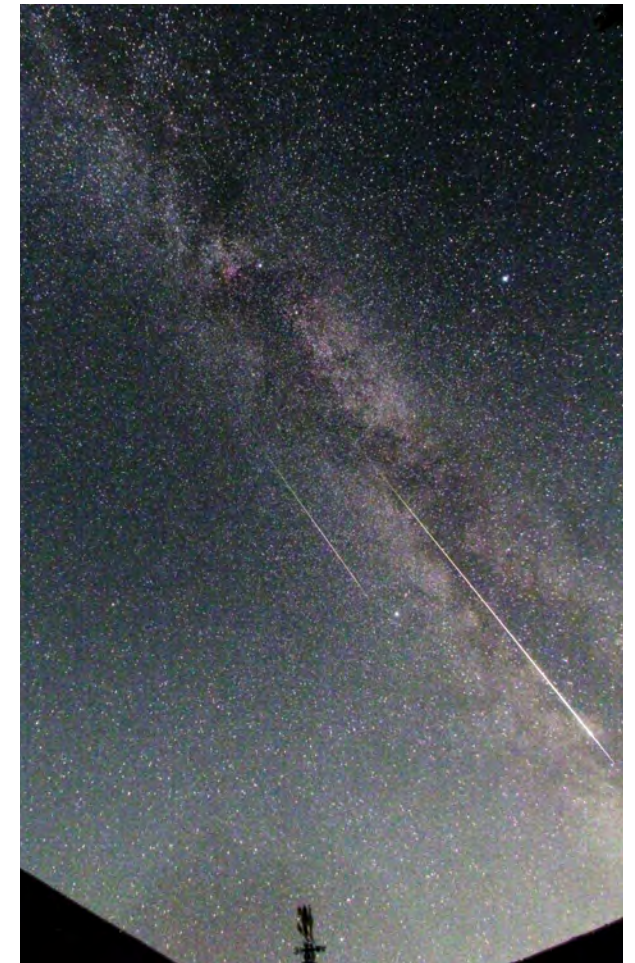
'The village stands in a sheltered spot, secured by The Hanger from the strong westerly winds. The air is soft, but rather moist from the effluvia of so many trees; yet perfectly healthy and free from agues. The quantity of rain that falls on it is very considerable, as may be supposed in so woody and mountainous a district.'

There are many features in the landscape, all relating to the village in different ways, contributing to its character and sustaining its reputation for the field study of flora and fauna. These include:

- The Selborne Hanger as a dominating backdrop to the village
- The valleys of the Lythes and Rifle Range
- The Wakes and its restored gardens and Park providing a picturesque setting
- Kimbers, an unusually steep-sloped pasture with the look of an alpine meadow;
- The Plantation
- The woods of Milking Hanger and Great Dorton
- The view of Church Meadow from the churchyard
- The views across Culvercroft (Burlands Field)
- The Nature Reserves of Selborne Common and Noar Hill; and,
- The gushing spring of Well Head



The Lion's Mouth at Well Head



Selborne lies within an International Dark Night Sky Reserve

The Green Apron

The green apron – as illustrated in Figure 1 – in relation to Selborne village comprises a swathe of land which is open, rural, and largely undeveloped. The hanging woodland of Selborne Hanger and Selborne Common form a dramatic backdrop to Selborne Conservation Area and Selborne Village.

The apron defines the relationship between, and positively contributes to the characters and settings of: Selborne Hanger, Selborne Common, Selborne Conservation Area, and Selborne Village. In doing so, the apron helps to support the linear and valley bottom character of Selborne Village whilst also influencing a number of experiential qualities including, but certainly not limited

to, the feeling of relative tranquility and an appreciation for the dark night skies of the area. The apron is also critical in the views to, from, and between Selborne Hanger, Selborne Common, Selborne Conservation Area, Selborne Village, and the wider countryside. These views are greatly valued by villagers and also attract visitors from all over the world.

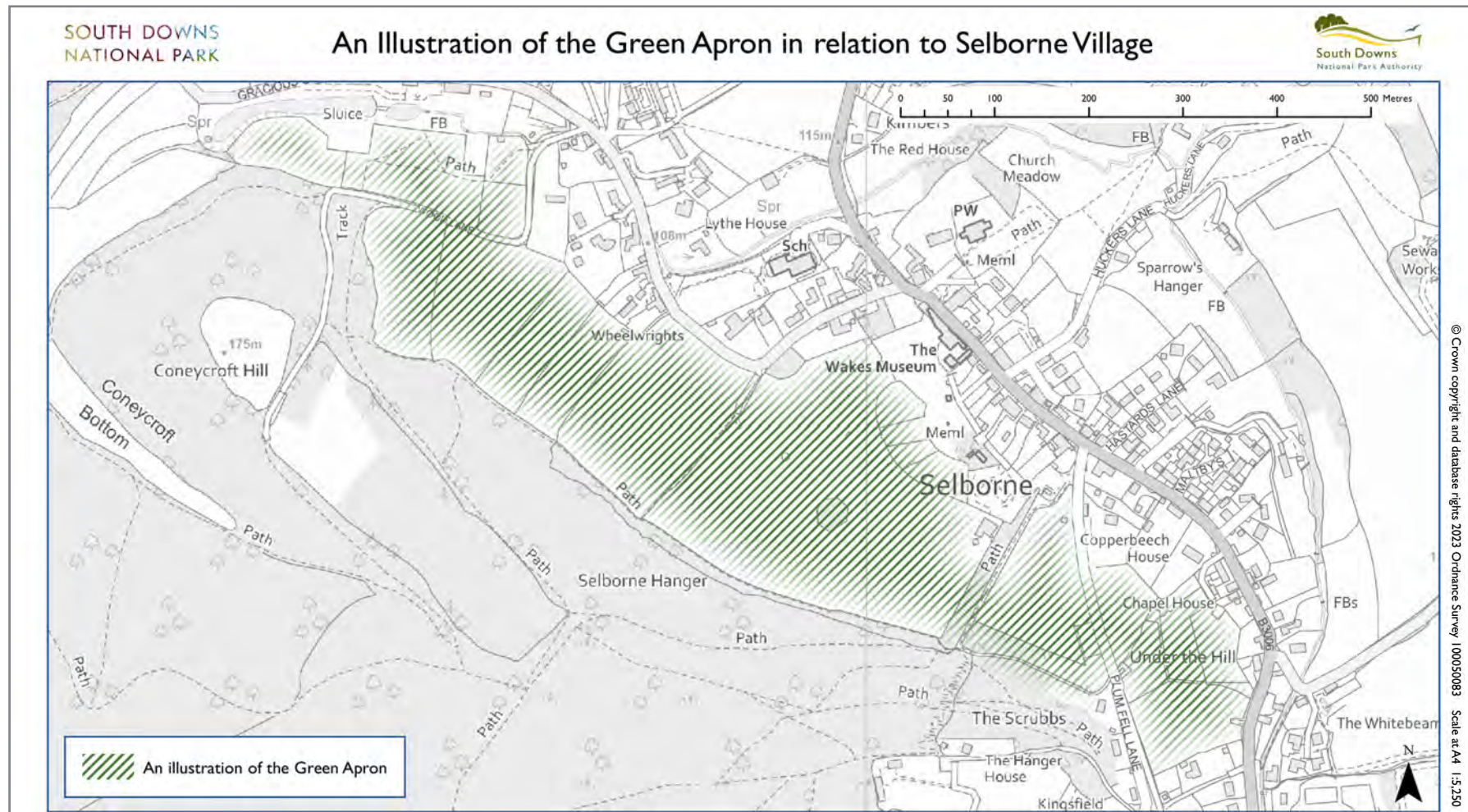


Figure 1

Watercourses

There are two watercourses starting from the village. The Well Head Stream rises behind the Lion's Mouth and runs beside Fountain Road. The rural feel is emphasised by wide grass verges and also by a wild-flower bank by Gilbert White Cottages. Seale Stream runs from Coneycroft pond and follows Gracious Street through to Kimbers. All the above are shown in Map 2.

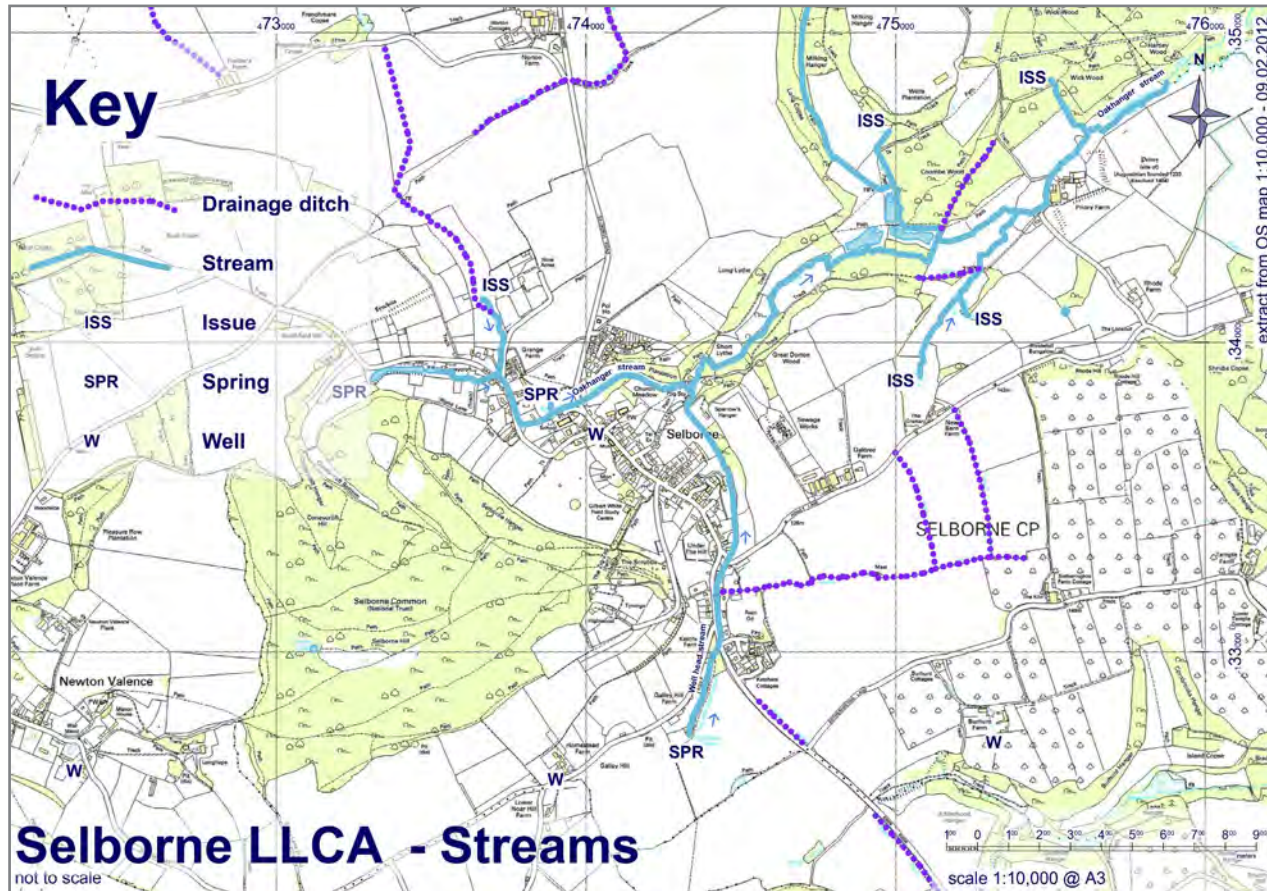
Dark Night Skies

Selborne lies within an International Dark Night Sky Reserve which must be respected. Any external lighting therefore needs to be limited to the minimum necessary for safety and security, employing the use of full cut-off downlighting with time-limited motion sensors, and internal lighting should be designed to avoid the potential for light spill.

DESIGN GUIDELINES

Landscape Setting

- The key sensitivities, landscape management, development considerations and other recommendations identified in the South Downs Landscape Character Assessment (LCA) and in the Selborne Local Landscape Character Assessment (LLCA) should be respected and reflected in development proposals.
- Sites for new development must relate closely to the landscape setting and should respect local topography.
- New buildings, alterations and extensions should respond to the contours and respect the valley-bottom location and linear settlement pattern of the village.
- Agricultural buildings should be carefully designed to minimise their bulk and should be sited to avoid any harmful impact upon the landscape.
- Conserve and enhance existing open areas that contribute to the local landscape setting.
- Any development that could potentially harm the characteristic features, sensitivity and historical importance of the landscape and the field structures around Selborne, should be resisted.
- Due regard should be given to the SDNPA's Dark Skies policy in respect of lighting as Selborne lies within the International Dark Night Sky Reserve.¹²
- Development that would be incompatible with the open, rural, and undeveloped nature of the green apron should be avoided.



Map 2

¹² The SDNPA has a Dark Skies Technical Advice Note (TAN) giving advice.

VIEWS AND VISIBILITY¹³

It is almost impossible to over-emphasise the importance of Selborne's landscape setting and its historical significance. In his *Townscape with Figures* (1994) Richard Hoggart has written:

'The jewels in that lovely irregular crown round Farnham are Gilbert White's Selborne and Jane Austen's Chawton both of them by some extraordinary good fortune much as they were a couple of hundred years ago'.

Gilbert White puts forward the opinion that Selborne's countryside is mountainous. Perhaps giving only a little allowance for the hyperbole, it can be seen what he meant, for the landscape is certainly dramatic, scenic, picturesque and forever throwing up surprises in an extensive woodland setting of steep escarpments, gushing springs, rushing torrents, tucked-away pastures, hidden valleys and sunken lanes.

Although most of the lanes and roads enter the village uphill, an enduring part of Selborne's charm is that it remains hidden from view. Approached from the north, Selborne Hanger dominates the view across the fields of Norton Farm until the B3006 bends sharply into the village past Goslings Croft.

Selborne Village and Selborne Hanger are synonymous. When inside the village, the Selborne Hanger always feels present and is clearly seen from almost every point: sometimes close, sometimes more distant, but always there thanks to the open, rural and largely undeveloped swathe of land around the base which gives views that

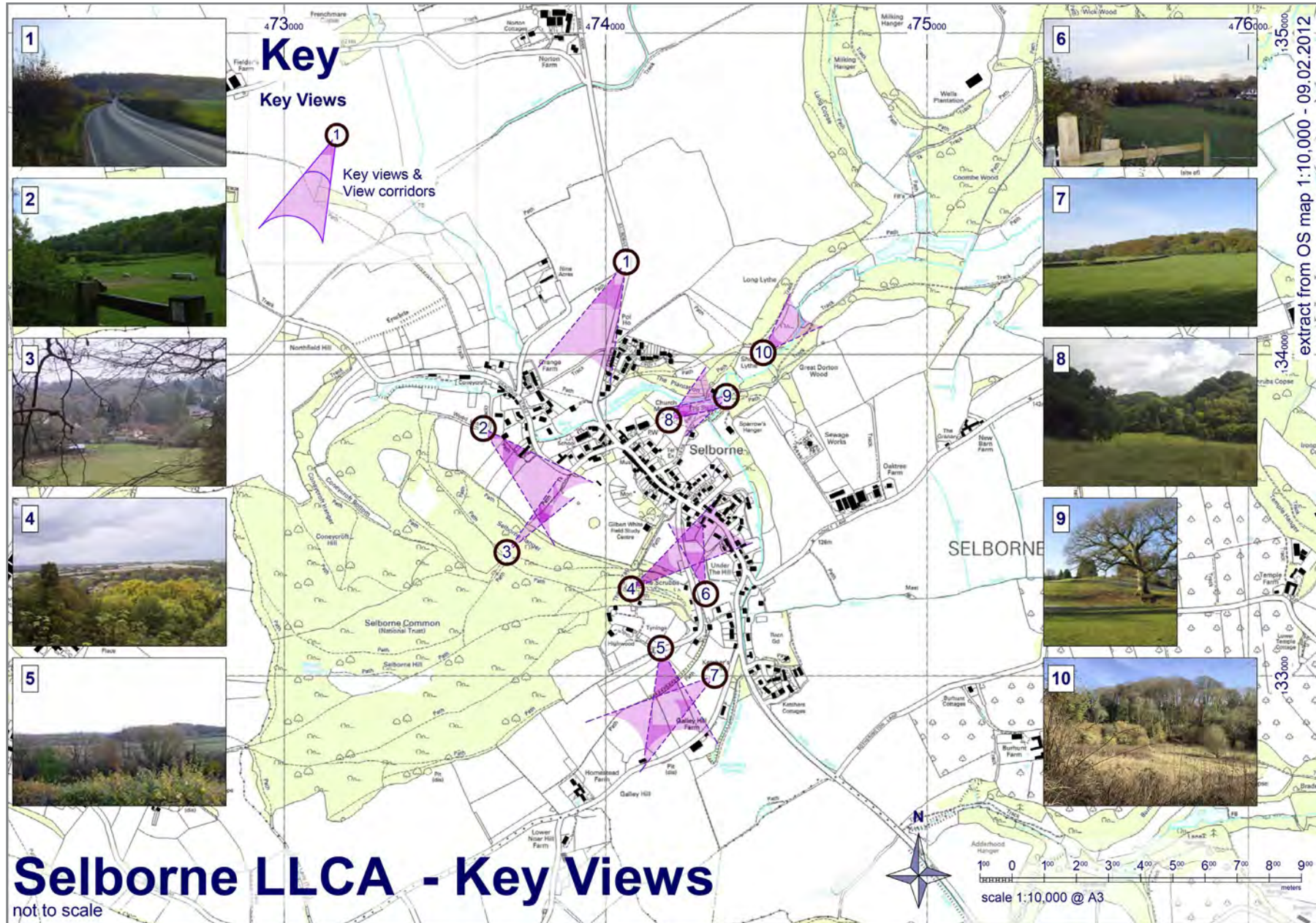


Priory Farm

distance the settled area from Selborne Hanger. Unfortunately, the view of Selborne Hanger from

the south is spoiled by one or two obtrusive houses built on its upper slopes.

¹³ Includes extracts from <https://www.selbornelandscape.org.uk/what-is-important/>



Map 3¹⁴

¹⁴ There are two 'Key views & View corridors 1: they denote the same Hanger view.

The Selborne Hanger provides a dramatic and magnificent woodland backdrop to the village. The green apron (see Figure 1) of open, rural, and largely undeveloped land running around the base of Selborne Hanger defines the important relationship between the Selborne Hanger and Selborne Village. The green apron is also critical to the views to, from, and between the Selborne Hanger and the wider countryside. If one has the stamina to climb up the Zig Zag footpath, from its top 91 metres above the High Street there are fine views over the village, the church and the wider landscape beyond. The views across the green

apron to the settlement are an important feature, greatly valued by villagers and visitors from all over the world.

Selborne is special because there are open areas (including pastureland) within the village that afford views to the surrounding countryside which helps to maintain the sense of rural tranquillity. Examples within the village include The Plestor, Barnfield (Under the Hill), Church Meadow and School Field.

Equally important is the pastureland that encloses the village settlement area and examples include

the pasture at Culvercroft (Burlands Field), Kimbers, the Ewell Field and all the other fields behind Gracious Street. A number of significant views are currently marred by electricity and telephone lines that are strung along the roadways. There is intrusive cabling in all the streets and lanes of the village, including Gracious Street, The High Street, Plum Fell Lane, and Huckers Lane.

The most popular views from a range of vantage points in Selborne are identified in **Appendix 2**, Map 3 (Selborne LLCA Key Views), and Map 4 (Selborne Settlement Context Study [SCS] Sensitivity Analysis¹⁵).



Selborne from the air



Gilbert White's Zig Zag footpath

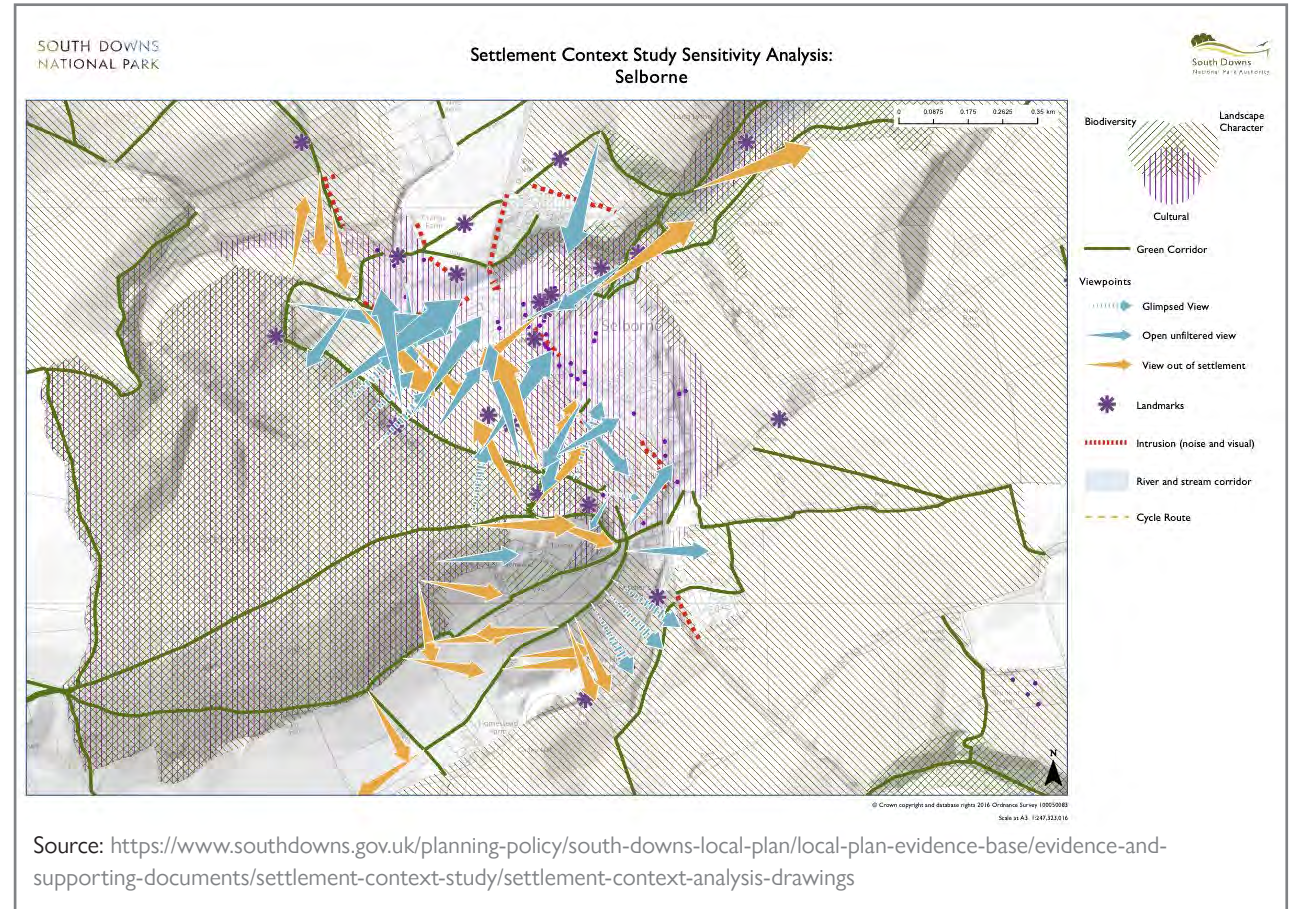
¹⁵ https://www.southdowns.gov.uk/wp-content/uploads/2017/09/Selborne_SCS_Context_Analysis.pdf

Walkers have always been attracted to Selborne for its scenery and rare flora and fauna. Within the village, visitors value glimpses of the Selborne Hanger across gardens, between houses and over hedges. However, a key attraction for visitors is to be able to experience the village whose appearance has changed so little from White's day. As visitors proceed they can sit in his revolving wine cask and share the same views he enjoyed. With the exception of the very busy flow of traffic through the village, Selborne remains much as it was in his day.

DESIGN GUIDELINES

Views & Visibility

- The identified views – see the Selborne LLCA Key Views (Map 3) and the SDNPA Settlement Context Study (SCS) Sensitivity Analysis (Map 4) – and the character of the village and its setting should be protected.
- New development, extensions and fencing/ boundary treatments should not obstruct existing publicly accessible views into, out of or within Selborne nor detrimentally affect views from local rights of way.
- The open, rural and undeveloped nature of the green apron should be conserved and protected, and opportunities to enhance the condition of the landscape should be taken.
- Glimpses of the Hanger, and views to and from it between buildings, should be maintained wherever development is considered.



Map 4

- The potential impact of development on distant views (eg. prominent materials, large windows or roof-lights which reflect the light, prominent roofs on the skyline, isolated buildings amidst fields) should be avoided. New developments should not intrude on the skyline when seen from the key viewpoints identified in the LLCA (see Map 3) and the SCS (see Map 4).
- The location, layout and design (including materials) of new vehicle parking areas, should, where possible, make use of existing buildings and landscape features to shield them from public view.
- All boxes, cabling and associated equipment for utilities required for new development should be disguised and/or placed underground where appropriate and possible.

WOODLAND & TREES, BIODIVERSITY & FIELD SYSTEMS

Woodland & Trees

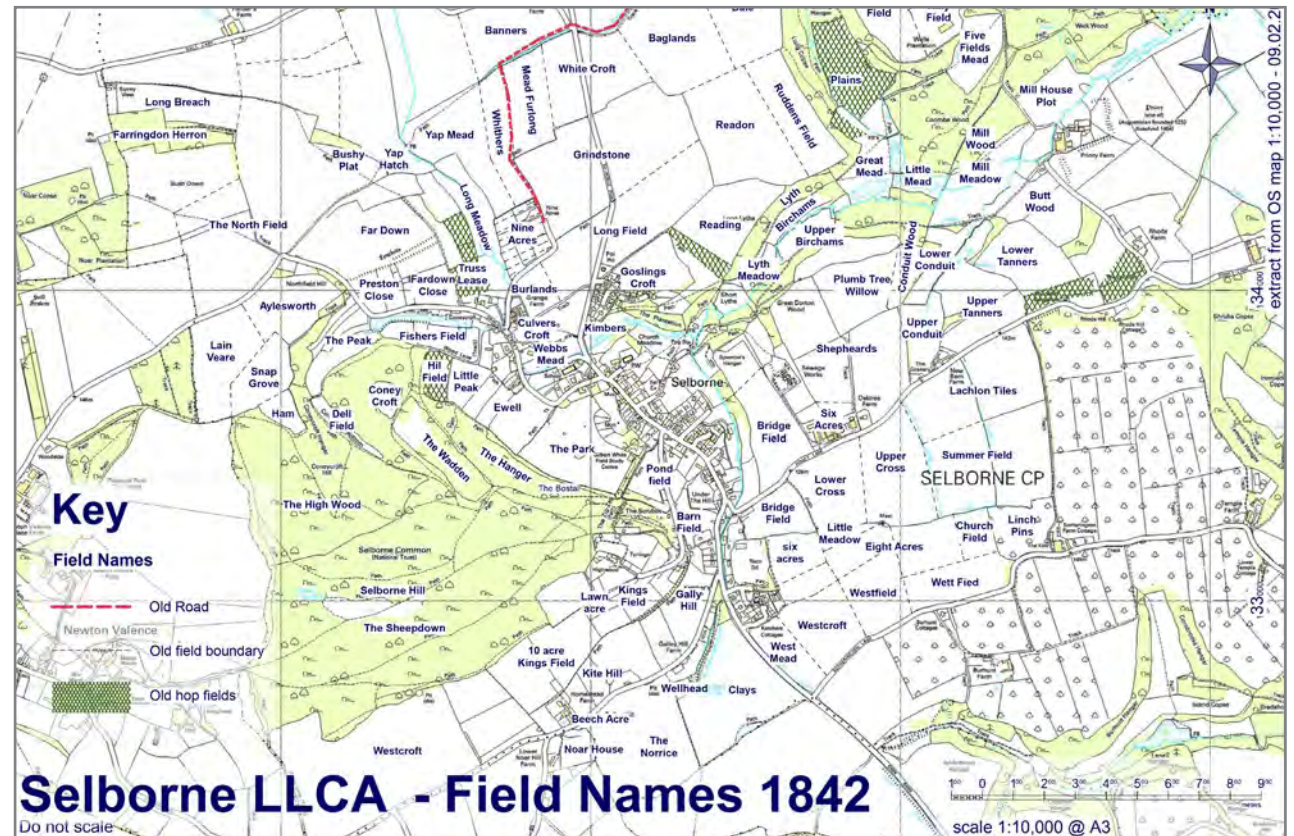
In Gilbert White's time, the woodlands were much more intensively managed to provide villagers with fuel and building materials than they are today. They supported a great diversity of wildlife.

The National Trust has acquired several important sites in Selborne, including the Lythes and the Hanger (SSSI, SAC) that provide the iconic backdrop for the village. As mentioned above, the gardens, parkland and woodland around Gilbert White's former home, including the field known as The Punfle, are a Registered Park and Garden (Grade II*) on the National Heritage List for England.¹⁶

Field Systems

The setting of the village, between the steeply rising wooded Hangers and the sloped Lythes (pronounced Liths) which run down to the Oakhanger Stream, is quite dramatic. A green apron (see Figure 1) of open, rural, and largely undeveloped land runs along the foot of the Selborne Hanger and intrinsically links the village in a close relationship with Selborne Hanger.

The Punfle and Barnfield (Under the Hill), have long been valued by the local community for their special relationship between a historic part of the village and the Selborne Hanger. They form an important part of the green apron and the dramatic setting of the Selborne Hanger.



Map 5

The field structure is shown very clearly on the current Selborne LLCA map of field names (see Map 5).

More recently, courtesy of RAF Odiham, Selborne acquired a set of aerial photographs which covered the whole village and which show the field patterns around Selborne.

The major lineaments of the Selborne landscape are determined by geology, and the human imprint is relatively minor, despite the extensive but small-scale chalk and malmstone quarrying over the past few hundred years. The human contribution is to the vegetation taken as a whole, with the presence of woodlands, meadows and arable clays. We are fortunate that much of our landscape has remained unchanged since the

¹⁶ <https://historicengland.org.uk/listing/the-list/list-entry/1000871>



Field patterns around Selborne

earliest habitation, due mainly to the Hangers being too steep for cultivation.

The 1842 tithe map of Selborne (see Map 6) illustrates the field structure very clearly. Many of the old field patterns still prevail, as do the original names.

There is a significant strip lynchet visible from Gracious Street along the eastern boundary with Little Peak Field caused by centuries of ploughing. The disturbed soil slips down the slope to form

a bank of earth, possibly intentionally formed to prevent erosion of the ploughed slope.

Countryside Stewardship Agreement Land includes The Wakes Park and land owned by the National Trust (Church Meadow, Long Lythe and the south side of Selborne Common).

In common with many small villages, expansion has occurred at the margins of the built up areas and horse related activities have become popular. Well managed enterprises are welcomed

but others can lead to over-grazing of pasture (muddy in winter) a motley collection of sheds and enclosures and general clutter.

Biodiversity

It will be important to conserve and enhance wildlife corridors and create new ones to enable biodiversity to thrive and prosper.

In 2014, to boost biodiversity, the Selborne Landscape Partnership was formed involving the Game and Wildlife Conservation Trust, the SDNPA, local farmers, The Wakes and local volunteers. A survey (2013-2018) by this Partnership found that the harvest mouse, first identified as a separate species by White in 1767, is increasing in numbers in the Selborne area.

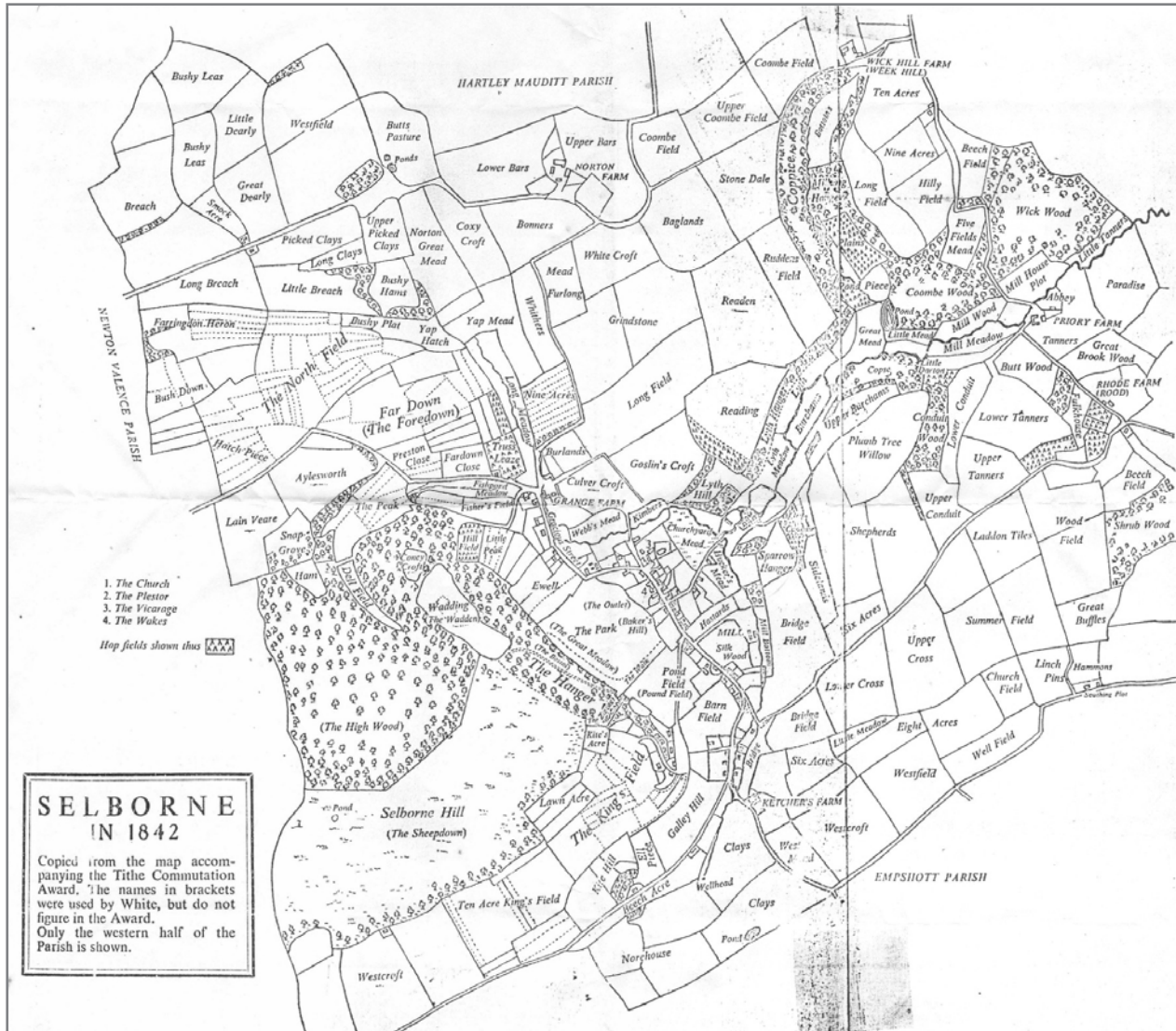
King's Field once provided the setting for White's experiment with echoes. The mole cricket, already rare in Gilbert White's time, has now apparently disappeared from the Short Lythe, and children who still fish for bullhead and stickleback are nowadays less successful than they would have been in his time. Rooks make their raucous cacophony as they continually fight and pull each other's nests to pieces in the tops of the beech trees just as they have done every spring since White reported this on 14 March 1765. The swallows return every year to skim the Park, snapping up insects on the wing as their predecessors have been doing since White noticed them and described them in his letters to his friend Daines Barrington and just as they must have been doing outside his bedroom window at the time of his death in June 1793.

Although their numbers have declined in recent years, Selborne is also an important swift nesting site and in summer these iconic birds are heard and seen flying over Selborne. Swift boxes have been installed under the eaves of the Church and on a number of residential properties, to encourage nesting.

DESIGN GUIDELINES

Woodland & Trees and Biodiversity

- Indigenous and predominantly deciduous woodland should be maintained.
- Trees and hedges should be retained, helping to maintain the enclosed character of the landscape, integrate the built environment and create wildlife corridors.
- New development and conversions should 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.
- The linear woods associated with the sunken lanes provide important wildlife corridors that should not be harmed and, where possible, should be enhanced.



Map 6 1842 tithe map of Selborne

ROADS, STREETS, LANES AND PATHS

In 1789 Gilbert White described the relationship between the landscape and the linear form of the village in these words:

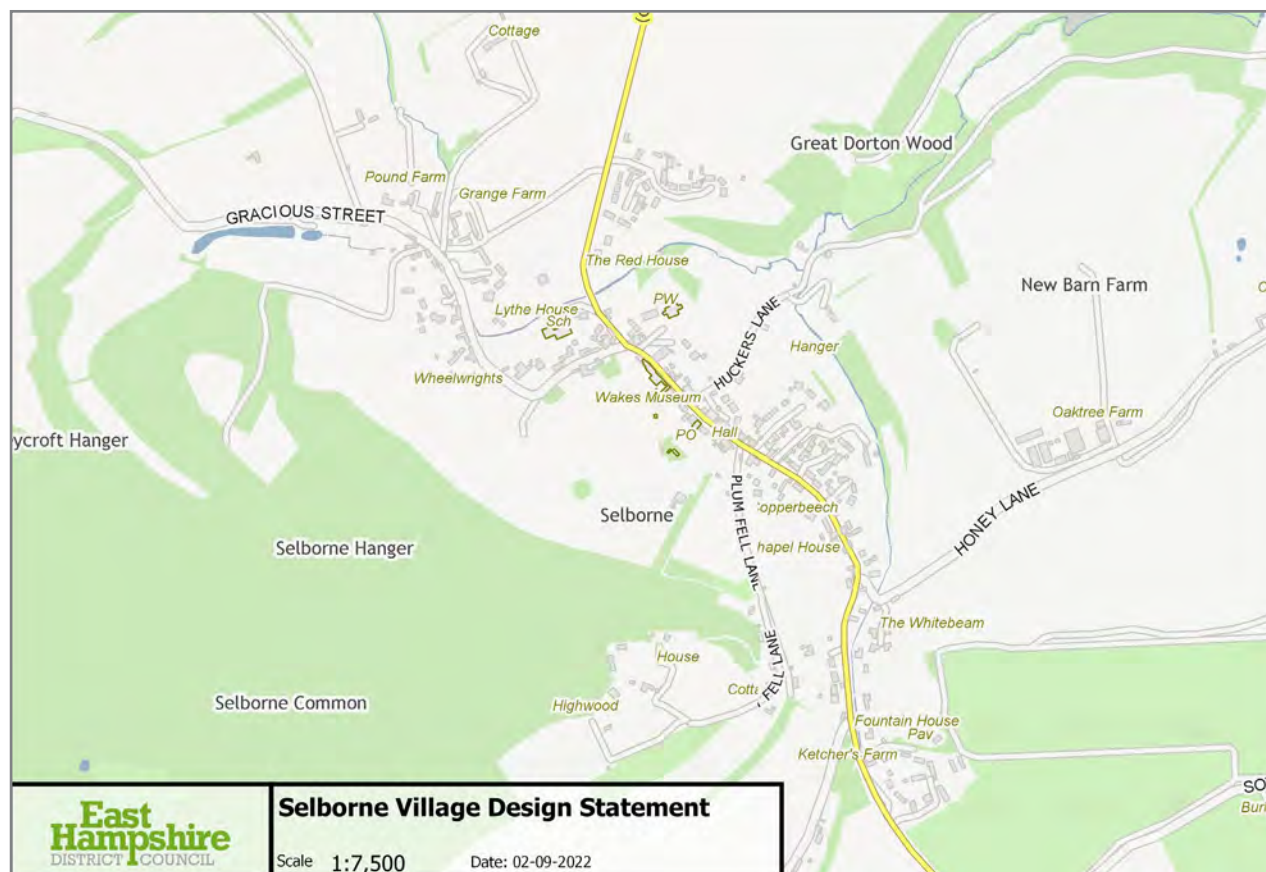
'At the foot of this hill, one stage or step from the uplands, lies the village, which consists of one single straggling street, three quarters of a mile in length, in a sheltered vale, and running parallel with the hanger.'

Gilbert White: *The Natural History and Antiquities of Selborne.*

The very small-scale routes – particularly those which come off the High Street at right angles and melt away into the countryside – are really important and partly the reason why Selborne has a strong linear character (see Map 7).

The speed and volume of traffic going through the village is dangerous and creates an uncomfortable environment for pedestrians, cyclists and horse riders alike: children struggle to walk in safety to school, people who walk to the village hall, shop, pubs and the Church have to negotiate narrow pavements and they have difficulty crossing the road.

Approximately 40,000 visitors come to Selborne every year. Local people and visitors often use the streets and lanes to form circular walks. Visibility onto the main road is particularly poor at the village hall, at the top of Huckers Lane and at the junctions of Gracious Street and Honey Lane with the B3006. There are bus stops at the north end of the village and in the centre. An additional stop to the south near Ketchers Field is needed and could safely be provided in the lay-by for the residents there.



Map 7¹⁷

The High Street

In the centre of the village and near the church is a square, open piece of ground surrounded by houses, and commonly called The Plestor. It remains the centre of the old part of the village bounded by listed buildings, including the Grade I listed Church which dates from c.1180 and is built

on the site of a Saxon Church. The Plestor is well used by local people and by visitors to Selborne. It offers attractive long-distance views to the west towards the Hanger.

White's straggling street, nowadays known as the High Street, has a linear pattern with many historic and listed buildings that front on to

¹⁷ Maps 7 (page 22) and 8 (page 28) are identical: both are included for ease of the reader.



The characteristic green apron behind Gracious Street

it. In recent years, Planning Inspectors have emphasised the significance of the linear pattern of Selborne.

Relatively recent alterations to the road network outside the parish and a continuing heavy volume of through-traffic have severely affected the peace

of the area. Speeding traffic and inconsiderate driver behaviour are unacceptable and detract from Selborne as an attractive place to live or to enjoy and as a key tourist destination.

In 2013, with financial support from Hampshire County Council, Selborne Parish Council

instructed Hamilton-Baillie Associates to draw up a study with proposals aimed at sensitively reducing the impact of the traffic. The Hamilton-Baillie Report¹⁸ (See **Appendix 3**) proposed a shared-space approach, albeit within the constraints of the large volume of traffic through the village. The scheme would have assisted in restoring safety whilst being an attractive and appropriate design that would also enhance the appearance of the village within the National Park. Those proposals formed the basis of further negotiations with Hampshire County Council who commissioned further engineers' reports (from W.S. Atkins and Havant Borough Council) that were the subject of public consultation in the village and met with a high level of approval from residents. Much work, consultation and expense went into these reports but to date no progress has been made largely due to budgetary constraints.

Gracious Street originally formed part of the High Street, but when the new road to Alton was opened in 1850 it became a quiet lane with its own character and charm. There is a string of historic houses, many of which are listed, in a linear pattern along Gracious Street. These sit directly fronting the road and have back gardens.

The characteristic green apron (see Figure 1) behind these houses provides an iconic setting for the Selborne Hanger and defines its relationship with the village. More detailed description of Gracious Street are to be found in the Selborne Local Landscape Character Assessment (LLCA).

¹⁸ <https://www.selborneparishcouncil.gov.uk/wp-content/uploads/2020/12/Selborne-Report-06-0117.pdf>

Village Streets

In common with many ancient villages, houses open directly on to the road. Many old cottages have no foundations. Pavements are in most cases too narrow for safety. The increase in traffic has a detrimental effect on the structure of these buildings.

The streets and lanes within the village that adjoin the B3006 have no kerbs or pavements and the entrances to houses retain their rural character with a general absence of gates thus presenting a welcome to passers-by. There are no gated communities in Selborne. Most boundaries are marked by hedges or walls or by open rustic wooden fences. Many hedges are ancient and include a wide variety of flora supporting a diverse fauna.

The village streets and lanes provide great visual interest – narrow, bending, rarely running straight or flat for any length, they give ever-changing



Nine Acres Lane

views. Mature hedgerows and trees with few narrow or non-existent pavements give a rural feel throughout the village. The lanes branching off the High Street rapidly disappear into the surrounding countryside to serve scattered cottages and outlying farms.

Country Lanes

Part of the charm of the country lanes around Selborne is the absence of pavements (see Map 7). Various lanes lead on to the High Street from the countryside and farms, many of which are ancient sunken or hollow lanes dating back to Saxon times:

- Cow Lane
- Nine Acres Lane
- Gracious Street
- Huckers Lane
- Honey Lane



Gracious Street

- Galley Hill
- Sotherington Lane
- Bradshott Lane

Owing to the pressure of traffic, particularly the breadth and weight of modern agricultural vehicles, the steep banks in these lanes are being seriously eroded. This is particularly noticeable in Honey Lane, Sotherington Lane and Galley Hill.

Plum Fell Lane, a recent corruption of Punfle Lane, is edged by four 18th-century cottages, all facing the road and apparently cut into the hillside. Kite Hill, Huckers Lane, Honey Lane and Galley Hill turn off the High Street. At the top of Kite Hill there is a handful of houses one or two being rather too prominent on the skyline.

Huckers Lane is an important historical part of the village centre and was formerly the busy access route from Selborne Priory. The lane is the first stretch of the ancient Via Canonicorum. It is well used as a public footpath.



Honey Lane



Sotherington Lane



Bradshott Lane



The ancient Via Canonicorum

There are two listed buildings fronting the lane and a newer house, built in the traditional Malmstone with brick quoins and again fronting the lane. There are several new houses to the south that have been sympathetically designed to blend with the vernacular of the village.

Honey Lane is the ancient route towards Woolmer Forest, most of it being an ancient sunken lane overshadowed by trees. Nowadays it leads to Blackmoor and beyond. There are a couple of houses bordering and fronting the lane at the edge of Selborne but the lane gives way to countryside very soon after its junction with the High Street.

Galley Hill turns west towards East Tisted from Fountain Road at the southern end of Selborne. There are a handful of houses scattered sporadically up the hill.

Parking

The main car park for the village is behind the Selborne Arms pub and there are very few parking restrictions in the village. Some houses have no off-road parking and rely on kerbside places.

Street furniture

In recent years, the number of commercial and road signs throughout the village has increased and this has reintroduced a cluttered and untidy appearance. In the interests of road safety and the well-being of the local environment, it would be helpful if the number of road signs could be reduced as soon as possible and fewer, strategically located and more sensitively designed road signage installed.

Sunken lanes

The narrow rural lanes are often defined by maintained hedgerows; they are frequently sunken or hollow and are lined by substantial vegetation. Sunken lanes are a particular feature of this part of East Hampshire. They are valuable as wildlife habitats, rich in flora and fauna and are historically noteworthy. The lanes and their associated linear woods, including hedgerows, are of ancient origin and date back to Saxon times.

Ancient tracks between settlements were worn down into the soft chalk or greensand over the centuries by the feet of people, horses and cattle – and later by carts and carriages. Wind and rain have also played a part in erosion and in places sunken lanes are now up to 6 metres below the level of surrounding land. The roots of ancient trees are often clearly visible, growing through the malmstone of the banks.

Many of these lanes have been metalled and now serve as minor roads. Others are green lanes, bridleways or footpaths. The depth, varied aspects and varying degrees of shade in the sunken lanes provide unique micro-climates. The mix of soil, bare rock, root stumps and water seepage from the fields above provide exceptional habitats for flowering plants, ferns, mosses and lichens. The lanes are rich in insects, molluscs, small mammals and birds. However, a lack of appropriate management, modern agricultural practices and leisure vehicles are causing severe erosion on ancient, sunken lanes and are threatening their future. The lanes should be protected from any development where a proposed

access would require cutting into the bank of a sunken lane or where it would generate heavy vehicles or traffic that would cause harm to the banks of a sunken lane.

The conservation and enhancement of historic lanes is important to the character of the village. The South Downs Local Plan Policy SD21 includes a policy criteria to ensure that development does not reduce the biodiversity, landscape, amenity value, and character of historic rural roads. Further advice is also provided in the document entitled: *Roads in the South Downs*.¹⁹

The rural sunken lanes follow the contours of the landscape but the footpaths, many of which are of significant age, link parts of the settlement more directly, ignoring the contours. Historic routes, such as the Via Canonorum, have survived both as a physical element of the landscape and as an opportunity for people to continue to experience this significant and ancient route to the former Priory. To follow its path is to discover and enjoy an atmosphere of peace and tranquillity.

Footpaths and bridleways

There is an extensive network of well-connected footpaths and bridleways within the village and its environs, providing easy access to the countryside and linking up with long-distance walks such as the Hangers Way (see Footpaths map in **Appendix 2**). These routes are frequently used and greatly enjoyed by residents and visitors alike.

The B3006 is part of a circular route which links the important bridleway network and the nature

¹⁹ <https://www.southdowns.gov.uk/wp-content/uploads/2015/09/Roads-in-the-South-Downs.pdf>

reserve of Noar Hill with Selborne Common and Newton Valence. There are a number of horses kept locally, including a riding school at Inadown Farm at Newton Valence. Unfortunately, owing to the safety problems with traffic, including HGVs despite the 7.5 tonne weight limit on the B3006, that road is now unsuitable for most horse riders and this important link is in danger of being lost.

In addition to the need to protect ancient tracks and lanes, footpaths and bridleways should similarly be kept open and in good repair. The designation of the ancient track from Huckers Lane to Priory Farm was changed from a BOAT (Byway Open to All Traffic) to a bridleway following considerable damage to it from off-road vehicles and motorbikes. This change has been of great benefit to the safety, peace and tranquillity of the path for walkers and horse riders and it is hoped that this will remain in perpetuity. BOAT 66 between Sotherington Lane and Honey Lane would greatly benefit from the same re-designation.

There can be safety issues when Rights of Way users have to share paths with vehicles and these can present a conflict within the second National Park purpose. For example, the footpath known as Wood Lane is used by pedestrians, cyclists and horse riders as well as vehicles, always leading to the potential for an incident to happen.

DESIGN GUIDELINES

Roads, Streets, Lanes and Paths

- Parking associated with new development should be designed so that it is located to the rear or to the side of the development to ensure that such areas are shielded from public view, do not impinge upon the street scene and do not cause detriment to the landscape.
- Gates and entrances should reflect the design and character of the rural vernacular and should allow for views into or out of the site.
- Historic street furniture such as the old petrol pumps, standpipes, mile posts, the Lion's Mouth and watercourses should remain visible and should be protected.
- Historic routes such as the Via Canonicorum should be conserved and enhanced to protect their tranquillity and the character of the landscape.
- All the ancient sunken lanes and their associated linear woodlands, banks, trees and hedgerows and their wildlife should be conserved and protected from harm.
- Any new development must have regard to all existing footpaths, bridleways and byways and should not be to their detriment nor adversely affect people who use them.
- The network of footpaths and Public Rights of Way that make a significant contribution to the character of the village should be maintained and protected.
- Paths and access ways associated with any new development should be constructed using local

traditional materials in order to retain the rural character of the area. New pavements on existing lanes would be inappropriate within the village – alternative solutions to pedestrian safety should be sought if required.

- New development should not compromise any traffic calming measures within the village.
- All development should retain and, where possible, enhance existing boundary walls and hedges. Boundaries should be marked by using stone, brick or hedgerows that match those that exist on or near neighbouring properties. Close boarded fencing should be avoided.
- Roads, lanes and footpaths should maintain the rural nature of the parish and avoid standardisation and urbanisation resulting from installation of inappropriate surfaces, kerbs or street furniture.
- Development can change the rural character of the local road network and harm its 'country lane' characteristics. Proposals for new development should reflect the provisions in the National Park Authority's guidance document: 'Roads in the South Downs' and follow Historic England's advice on development in the public realm entitled 'Streets for All'.²⁰

²⁰ <https://historicengland.org.uk/images-books/publications/streets-for-all/heag149-sfa-national/>

Ordnance Survey map of Selborne



Selborne Village Design Statement
 Scale 1:7,500 Date: 02-09-2022

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Map 8

SETTLEMENT PATTERN AND BUILDINGS

The village has its origins as an agricultural community in Saxon times and the oldest known reference to it is as Selesburne, in the Domesday Book (1086). Within the village, the small-scale historic buildings set close up to the winding streets create a strong sense of enclosure and tranquillity.

The settlement pattern may be considered as three discrete character areas, zones or layouts: The High Street, the rural lanes running from it, and Goslings Croft. The centre of the village is compact. There are more dispersed areas of development in Gracious Street and in the part of the High Street to the south of the Selborne Arms, where gaps between properties are generally greater and more varied than those in the centre of the village. Inappropriate infill development could erode the character of the settlement.

Further backland development or development at right angles to the frontage of houses would fail to follow the predominantly linear form in Selborne and should be resisted. Any further degradation of this predominantly linear form, together with loss of views of the countryside especially from the High Street and Gracious Street, would harm the cultural heritage, settlement pattern and landscape character of Selborne.

Recent Developments

Originally a council estate for agricultural workers situated on the northern edge of the village, Goslings Croft sits in a beautiful setting

overlooking National Trust woodland and set apart from the main part of the village by the alpine-like pasture of Kimbers when glimpsed from the road upon approaching the village from Alton.

Goslings Croft was added to the earlier New Road Cottages in 1948. Since then, houses have been built in Hastards Lane and small housing estates have been built on brownfield land at Maltby's, Ketchers Field and in the vicinity of Grange Farm, so far without drastically altering the rural character of the straggling street. Existing developments which have departed from the characteristic settlement pattern should not be regarded as precedents for the future growth of the village, as to do so would be to further erode the village's character. Selborne must remain in harmony with its setting, with its history and with its cultural heritage.

There has consistently been strong support from people in the village for the traditional linear form of settlement and for it to be maintained by limiting back land development and by respecting the existing street pattern. Development that challenge or detract from this linear character would cause direct harm to the cultural heritage of the village and should therefore be avoided.

Any further development of estate-like housing should be robustly resisted, as villagers feel strongly that it would suburbanise the village and destroy its character.

Open areas within the village

An "open area" as described in this VDS can include a variety of areas including, but not limited to, open spaces (OS), large gardens, grasslands, and agricultural fields etc. These areas are important features to the village and are all quite different from one another in appearance, character, and use.

In terms of OS, the village has a local park (the Recreation Ground), allotments (at the Recreation Ground and at Goslings Croft), and access to natural and semi-natural green space in the form of Selborne Common. However, only on The Plestor do buildings formally address an open green space, which further emphasises the importance of this area adjacent to the Church.

As for other types of open areas, these are incidental and include the land parcels and/or gardens between buildings, affording views to the wider landscape and beyond. The areas between buildings are important as they reflect the way the village has evolved and developed over the centuries, and helps to contribute to a sense of rural tranquillity even when viewed from a busy road. Examples of these areas include, but are not limited to: Barnfield (Under the Hill); Church Meadow; Culvercroft (Burlands Field); Dowlings Little Mead; Great Punfle; Kimbers; the School Field; and the Ewell and other parcels behind Gracious Street, including Hill Field, Little Peak, Asletts Paddock, Upper Asletts, and Fishers Field.

The South Downs Local Plan (SDLP) has designated a number of these open areas as Local Green Spaces (LGS). The most up-to-date list of LGS designations in Selborne can be found in the Adopted SDLP and the latest South Downs LGS Assessment.

Characteristic building types and features

The buildings that are characteristic of the village use local materials in their construction and give the streetscape a distinctive visual quality against the backdrop of the ever-present Hanger. There is a diversity of building form and style that are in sympathy with the charm and character of Gilbert White's straggling street and the lanes that lead from it.

Characteristic buildings include detached, semi-detached and terraced buildings. Some of the



buildings of historic and architectural interest have been listed. These are principally located within the historic core of the village, in the area around The Plestor, in the High Street and down Gracious Street.

Ancient barns, a legacy from Selborne's agricultural past, can inspire the design of modern garages and outbuildings, with tiled or thatched roofs sitting over a weather-boarded frame. These should be of a scale that reflects their function.

Chimneys are important features in the village. Most are integrated into buildings and not applied to the outside. One or two modern buildings have no chimneys and these are exceptions to the roofscape. The aroma from wood-burning fires is prevalent throughout the village on winter evenings, curiously enhanced by the absence of street lighting.

A number of buildings are graced by highly decorated chimneys, as is The Wakes, including stacks that are twisted through 45 degrees. Some of these are very tall, adding considerable interest to the skyline.

The height, scale and density of buildings

Buildings are mostly two-storey and, with the exception of St Mary's Church, are domestic in character and scale. The greatest concentration of historic building is to be found around The Plestor where properties adjoin each other and define, together with garden and churchyard walls, a gently sloping green beneath two ancient trees at the heart of the village. As can be seen from



Chimneys



the historic 1896 map at Appendix 4, buildings in the historic core of the village have fewer gaps between them and exhibit a higher degree of enclosure than those in the more dispersed areas to the north and south.

The scale of the buildings follows a traditional pattern with eaves lines at heights of between 4 and 4.75 metres, generally lower than those of standard modern developer homes. Roofs with traditional spans of between 6 and 6.5 metres are set at pitches of between 35 and 45 degrees. Thatched roofs tend to be more steeply pitched at up to 55 degrees.

Older buildings, such as the pubs, generally conform to the vernacular tradition with each succeeding period adding its own variation. There are examples throughout the village from the medieval, Georgian, Victorian and 20th century periods. Buildings are mostly houses with many retaining the character of the old cottages and farm buildings from which they were converted. Commercial premises are principally houses that now display the features that advertise their trade. Examples include the pub, The Wakes Museum and tearoom, the village shop and the galleries.

Although many of the historic buildings are positioned literally on the roadside, for example Plestor House, many cottages have small front gardens. However, they have extensive rear gardens. This complex pattern of diversified building forms, set back at varied distances from the road and with narrow and wide gaps between them, gives the village its distinctive character.

Hedges, walls and fences

Boundary walls are typically of local brick and flint, brick and malmstone or entirely of brick – often with half-round brick cappings. Unusual features include walls topped by concrete spheres. Bricks employed to effect repairs or extensions to walls do not always match the originals, but their colours should blend harmoniously with them. Wooden fences and iron railings are rarely employed to mark boundaries in visible locations. Hedges and trees help to soften the built environment and contribute to its rural character and distinctiveness.

Building materials

In common with other historic villages, local builders in Selborne made use of the most readily available materials – stone, brick and wood – and used them in their immediate environment. Locally sourced building materials in Selborne include malmstone with brick quoins, render and limewash, orange-red clay tiles, timber and timber boarding.

Traditionally, walls have been built of coursed or random white malmstone quarried from the upper greensand, which lies close to the surface to the east of the Hanger. Further east, deep clay deposits formed the basis for the Selborne brickworks, not currently in production. These softly coloured orange/red bricks are widely used throughout the village. Some have been rendered and painted in a muted limewash. Upon the dissolution of the Selborne Priory in 1486, the large squared blocks of malmstone (ashlar) used in its construction



The Old Vicarage

were salvaged by pragmatic villagers and can be found in buildings throughout the village.

Roofs are thatched, more often clay tiled or slated.

The overall effect is a harmonious blend of locally sourced materials with the surrounding landscape. Brick quoins, clay tile-hanging, flintwork and timber weather-boarding contrast pleasantly with the pale malmstone stonework. There are a number of examples of galletting where ironstone is inserted into mortar joints.

Doors, windows and other details

Doors and windows form key elements in the streetscape. Whether new or as replacements, the materials should be considered very carefully so as not to look out of place in a conservation

area. It is important that the scale of windows and door openings should be retained and that the relationship of solid to void in the wall is not destroyed.

Windows in historic properties tend to be small in scale.

In several of the older properties, for example in Wheelwrights, windows set into the roof have replaced the open roofs of the past through which smoke from open fires was allowed to escape.

Slender glazing bars that give light and elegance to windows are typical features. Replacement windows that are significantly larger in area than those in neighbouring properties look particularly out of place and should be resisted.

Although not typical of the village owing to the soft nature of the local malmstone, there are examples of mullioned windows, for example in the Old Vicarage, and of leaded windows, for example in Lassams. Oversailing eaves are a particular feature, especially on traditional buildings where there are gutters that are hung on exposed rafter feet that give a fine strong edge to the roof. Regrettably, in a number of traditional buildings, modern clumsy boxlike fascia soffits with no overhang and with plastic guttering have been added.

Many buildings retain their historical interest through their name or architectural detail. Examples include Fishers Buildings, scene of the Selborne Riots of 1830, and the Old Butchers Shop, across the High Street from White's study.



Lassams



Wheelwrights

DESIGN GUIDELINES

Settlement Pattern and Buildings

- Development should respect, reflect and positively respond to the contours, valley bottom location, and linear settlement pattern of the village.
- Development should respect and positively respond to the historical character of the village as outlined in the supporting text above and particularly in relation to open areas, height, scale and density of buildings, hedges, fences and walls, building materials, doors and windows.
- A densely developed edge to the village should be resisted as it would appear untypical and at odds with the thinner bands of linear-style development which represent the general form of the village.
- Backland development would encroach into the countryside and harm the setting of the village and the rural character of the settlement edge and should be resisted.
- Any new development should avoid inappropriate infilling that could erode the character of the settlement.
- Any new development should be in keeping with the existing layout and character of the village. Unsympathetic development such as estate-like housing would suburbanise the village and should be resisted.
- New buildings should face on to the road/street front, should be a maximum of two storeys and of a similar density to those in the immediate vicinity.
- New development should be designed without the use of flat roofs, roof lights, UPVC components and fake or pre-manufactured glass reinforced plastic (GRP) chimneys as these are not generally considered to be appropriate or in keeping with the character of the village.
- Driveways should have a permeable surface to reduce water run-off and help prevent flooding.
- New development should reflect local character by relating to the form and scale of existing buildings by using sympathetic design and materials in the vernacular tradition.
- Attention to detail is essential. Wherever possible, new or replacement windows, porches and doors should be made to reflect the local vernacular or the architectural style of the building.
- Original features such as integral chimneys, oversailing eaves, windows and doors that contribute to the character of the building and the local area should be retained. Repairs or replacements should match the originals in design, materials, size and colour.
- Outbuildings (including garages and storage) should be of an appearance and scale that is in keeping with the character of the area and subservient in nature and function to the main building. Utility boxes and bin and cycle storage should be well integrated into the building or structure so as not to detract from the character of the building and the wider area.
- Agricultural buildings should be carefully designed to minimise their bulk and should be sited to avoid any harmful impact upon the landscape.
- Any alteration of traditional shopfronts should be carefully considered and should reflect existing features. They should be of an accurate design and appropriate style that does not destroy or conceal any of the original features or detrimentally affect the appearance of the building.
- It will not generally be appropriate to illuminate projecting or hanging signs externally unless they belong to late-night opening premises and unless they are only illuminated during opening hours.
- Fencing within private plots that face the open landscape should be contextually appropriate and sensitively designed to reflect the rural nature of the area such as post-and-rail with native hedge planting.

CONCLUSION

The National Park is a tapestry of landscape, wildlife, culture and heritage, worked and shaped by human hands, looking to the future while representing a quintessentially romantic Englishness of gentle green hills and picture postcard villages. Selborne is one of those picture postcard villages.

Taken together with the accompanying text, the Design Guidelines at the end of each section of this Design Statement will ensure that all new development is designed and located to enhance the special distinctiveness of the village.



Appendix 1: Village Design Statement Consultation Process

History of the Selborne VDS



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Appendix 2: Useful links and references

- a) Approval of the draft VDS by Selborne Parish Council on 15 March 2017 (Item 17/065), the completed VDS by Selborne Parish Council on 14 December 2023 (Item 23.182) and the approval of the final corrected version on 25 January 2024 (Item 23.214):

<https://www.selborneparishcouncil.gov.uk/wp-content/uploads/2020/08/Minutes-Council-15-March-2017.pdf>

<https://www.selborneparishcouncil.gov.uk/council-information/latest-meetings>

- b) Baseline maps (source South Downs National Park Authority) for Selborne for each of the following:

- Landscape Character
- Historic Landscape Character
- Biodiversity Opportunity areas
- Biodiversity Designations
- Historic Environment
- Public Rights of Way and Access
- Topography and Flood Zone
- Tranquillity

<https://www.southdowns.gov.uk/wp-content/uploads/2017/09/Selborne-Settlement-Baseline-Maps.pdf>

- c) Listed buildings in Selborne (source: Historic England)

<https://historicengland.org.uk/listing/the-list/results/?searchType=NHLE+Simple&search=Selborne+Hampshire>

- d) *Selborne Local Landscape Character Assessment* (2014) {Online}

Available: <https://www.selbornelandscape.org.uk/>

- e) Settlement context study sensitivity analysis (source South Downs National Park Authority)

https://www.southdowns.gov.uk/wp-content/uploads/2017/09/Selborne_SCS_Context_Analysis.pdf

Appendix 3: Hamilton-Baillie Associates report



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Appendix 4:



Map 9

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