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**From:** Graeme Felstead <[REDACTED]>  
**Sent:** 05 March 2021 14:04  
**To:** Planning Technical Support  
**Subject:** FW: Queens, Selborne - Business Plan SDNP/20/04118/FUL  
**Attachments:** Queens Hotel - Sales Particulars (Jan 2016).pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Graeme,

Further to the upload of the Business Plan for Gilbert White's operation of the Queens to the planning file. I just wanted to provide some policy commentary/clarification to sit alongside that document.

As detailed in the Planning Policy Officer's Latest comments (15/02) there are two relevant policies which pertain to the principle of this development:

- Policy SD23 – Sustainable Tourism
- Policy SD43 – New and Existing Community Uses

I will cover each in turn below, referencing key extracts from the attached Business Plan where appropriate.

### **SD23 Sustainable Tourism**

Policy SD23 (2) states that (my emphasis):

*'Development proposals that would result in the loss of visitor accommodation, visitor attractions and recreation facilities will not be permitted unless :*

- a) Evidence is provided that the current use is financially unviable and a robust marketing campaign of at least 12 months has been carried out that clearly demonstrates there is no market demand for the existing use or an equivalent tourism use; or*
- b) The current use or related development harms the special qualities'*

Centrally, no loss of visitor accommodation would arise from this development.

There is some disagreement within the consultation responses as to the pre-existing level of tourist provision. For clarity the building has historically provided a total of 5 'units' of tourist accommodation (i.e. rooms) and 6 'bed spaces' plus a managers flat. I attach the Savills sales particulars from January 2016 for reference which details:

*'At first floor level there are four en-suite letting bedrooms.*

*Second floor provides a suite which comprises two letting rooms and a bathroom. There is also a manager's/owner's apartment comprising of a double bedroom, single bedroom, lounge and bathroom.'*

When measured against the previous level of provision the application proposals result in no net loss of tourist rooms (5:5) and represent a marked increase in the provision of available 'bed spaces' (6:11). Whether the Council chooses to assess the proposals on 'units' or 'bed-spaces' there is clearly no loss as per Policy SD23.

It is noteworthy that as part of the conversion works disabled access will be provided to 4 out of the 5 suites (excluding the top floor) will be fully accessible i.e. 9 out of 11 bed spaces. This is a clear and obvious improvement over existing where disabled access isn't provided to the upstairs accommodation.

### **SD43 New and Existing Community Uses**

As set out by the Planning Policy Officer, Policy SD43 (2) states (my emphasis):

*Development proposals that would result in the loss of, or have an unacceptable adverse impact upon, an existing community facility, will not be permitted unless:*

- a) *For commercially run community facilities, evidence is provided of a robust marketing campaign of at least 24 months that clearly demonstrates there is no market demand for the existing use or an equivalent community use; or*
- b) *For community- or publicly-owned or managed facilities, it can be robustly demonstrated that there is a lack of need for the existing facility, or an equivalent community use; or*
- c) *Alternative community facilities are provided that are accessible, inclusive and available, and of an equivalent or better quality to those lost, without causing unreasonable reduction or shortfall in the local service provision.*

SD43 (2)(c) allows for the provision of alternative community facilities that are inclusive, available, accessible, of equivalent or better quality and do not cause an unreasonable shortfall in provision. The key reference is clearly understood to be 'equivalent or better quality'.

Importantly, Policy SD43 does not demand a like for like replacement – it requires an equivalent or better quality **alternative** community facility. Paragraph 7.227 of the South Downs Local Plan lists the types of community infrastructure facilities or the purposes of Policy SD43 which includes cultural facilities, education and public houses (noting that the list isn't exhaustive). As set out by the Policy Officer (comments dated 15/02) 'community facilities' may be a combination of different types and on a continuum.

It is clear that elements of the community are concerned about the loss public house facility, however, it is not the intention of this application to replicate a pub. The uses of this space will be more wide ranging and the benefits felt by the local community will be multifaceted.

As detailed in the Business Plan and again below, it is envisioned that the Queens will become a community hub, offering multiple benefits to a much wider demographic within the local community. The range and flexibility of uses offered will far eclipse the previous use.

I have summarised some key excerpts from the Business Plan under each heading below.

#### The Field Study Centre (FSC)

By day the FSC will provide a classroom facility equipped with the latest audio-visual and learning equipment. During the evenings, weekends and school holidays the FSC would be made available for hire for talks, groups, exercise classes and school holiday activities to the benefit of the local community.

The Parish Council have highlighted that Savills has not tried to argue that the educational space has any benefit to the community during the times it is in use as a classroom. On this point I would simply note that education falls squarely within the list of community infrastructure facilities under Policy SD43.

The allegation by Selborne Parish Council that there would be, 'no live music groups, sport on TV, exhibitions, quizzes or any of the fun community events that the pub used to run to bring people together' is a falsehood. It will be entirely within the gift of the local community to arrange these events.

#### The Tap Room & Community-Shop

It is proposed that during the day the balance of the ground floor will be used as a small community-shop and tap room:

- The community-shop would sell Gilbert White home grown vegetables and also beers produced by the Gilbert White nano-brewery plus other wines and seasonal spirits. Both the local shop and village post office have been closed recently and during the Covid -19 lockdown the GWM ran a 'pop-up' shop from its existing premises to serve the community and has learnt what is required by way of local demand, local suppliers etc. The GWM consider that they have built up the trust and support of the local community as demonstrated by their continued patronage of the shop during the November lockdown period. The Queens will provide a permanent home for this facility.
- The Tap Room would operate selling Gilbert White beers from the GWM 'nano-brewery' and selected wines and spirits including "Selborne wine". It is proposed that a small food offering would also be available for either a sit-down meal or take away. Food would be transferred to the Queens from the White's Cafe in suitable containers and served from the Queens Kitchen area.

#### Proposed Hours of Operation

Proposed hours of operation are still be confirmed, however, I have outlined the broad hours below.

- FSC: The FSC area would house school parties and children's groups during the day 9am -5pm. Any time/space that is not taken up with these activities could be used for hire during the day and school holidays to other groups – e.g. children's parties, yoga and other groups such as summer school activities. The evening and weekends would be hired out as a venue for talks, classes, community events and for other interested groups.
- Shop: 0800 – 1400 Monday to Saturday and Sunday 0900 -1200
- Tap Room: Monday – Saturday 6 -10pm and closed on Sunday

The facility will to a large extent be 'demand led'. If there is the demand within the community for longer opening hours or extended opportunities to hire spaces within the building this can readily be facilitated by the GWM.

## Summary

As detailed by the Policy Officer, SD23 and SD43 are broad, and do not specify precise parameters for defining 'loss' or 'equivalence'. The judgement as to whether the proposed use of the ground floor constitutes an 'equivalent or better quality' community facility will ultimately fall to the SDNPA, however, I hope the above goes some way to evidencing the extensive and multifaceted benefits that the conversion will deliver for both the GWM and the local community.

I am encouraged to read the comments of the SDNPA Policy Officer who reports that, taken together, the FSC and Tap Room will make educational, tourism, cultural, heritage and land-use enterprise/economy connections with the area, contributing to priorities of the South Downs Partnership Management Plan (PMP) and the requirements of Policy SD34.

## Summary Benefits Table

Element	Existing Use	Proposed Use(s)	Commentary
Opening Hours	A4 (Pub/Hotel) 11.00-23.00 (assumed)	FSC: 09.00-17.00 (Education) Shop/Tap Room: 08.00-22.00 FSC: 17.00-22.00	The hours of use are broadly equivalent. The key difference being that the proposed uses will be more wide ranging. It is envisioned that the Queens will become a community hub, offering multiple benefits to a much wider demographic. The range and flexibility of uses offered will far eclipse the previous use and can flex to meet demand.
Community Function Room	Yes	Yes	The development will not preclude the beneficial use of the Queen building by the local community. The use of the Tap Room and FSC for live music groups, exhibitions or quizzes will be entirely within the gift of the local community to arrange.
Overnight Accommodation	5 Rooms (6 beds)	5 Suites (11 Beds)	Whether the Council chooses to assess the proposals on 'units' or 'bed-spaces' there is clearly no loss as per Policy SD23.
Disabled Access Tourist Facilities	No.	Yes	4 out of the 5 suites (excluding the top floor) will be fully accessible i.e. 9 out of 11 bed spaces.

If you have any questions in regard to the above please get in touch.

Kind Regards,

Jim

**Jim Beavan MRTPI**  
Associate  
Planning

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# Licensed Leisure Queens Hotel

High Street, Selborne, Hampshire, GU34 3JJ

**Freehold For Sale – Price on Application**



- Village centre position
- Freehold public house
- 0.496 Acre (0.201 Ha) site
- Conversion/Development Opportunity (STP)

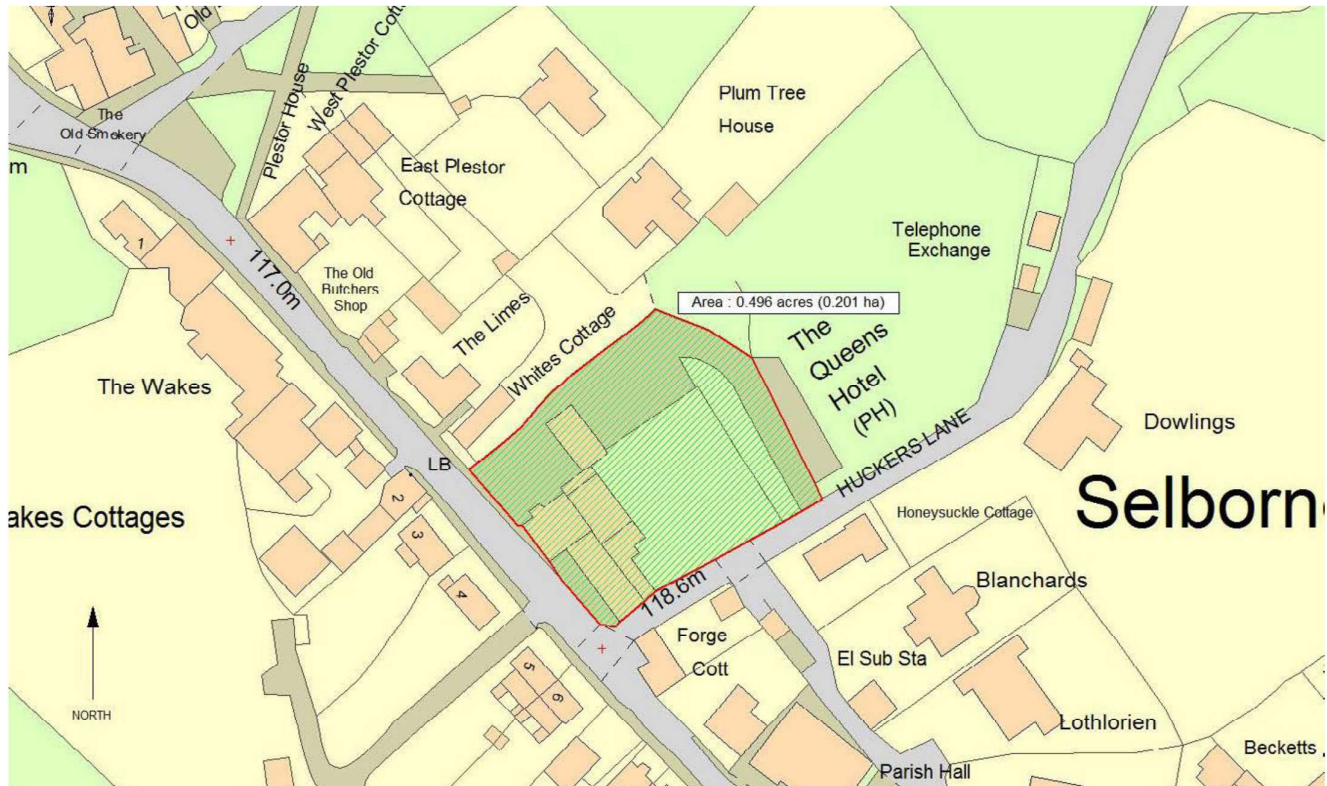
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## The Opportunity

The current owner has had plans drawn up to convert and extend the existing public house into two large dwellings and then to also sensitively convert and extend the detached barn.

The owner is happy to provide proposed plans to bonafide interested parties upon request. Unconditional offers are therefore invited for the circa 0.5 acre site with the pub delivered in its existing condition.

## Location

Selborne is an attractive village in East Hampshire, located on the B3006 which links Alton (5 miles), the A3 and Petersfield (9 miles) and further on to Winchester (21 miles). The village is popular with walkers and receives visitors on almost every day of the year because of its links with the world famous naturalist, Gilbert White, who was a pioneer of bird watching.

## Description

The building is traditional brick built, three storey, with basement, under a pitched and clay tiled roof.

Internally the pub is traditional in style and split into three interconnecting trading rooms which include a public bar (20 covers), lounge area (15) and restaurant (55).

Within each area there are attractive features including open fireplaces and exposed beams. There is an extensive trade kitchen to the rear of the pub, with two sets of ladies WC facilities and one set of gents also provided.

At first floor level there are four en-suite letting bedrooms.

Second floor provides a suite which comprises two letting rooms and a bathroom. There is also a manager's/owner's apartment comprising of a double bedroom, single bedroom, lounge and bathroom.

At basement level is a decent sized cellar.

The public house was refurbished approximately 2 years ago and therefore is in sound decorative condition.

## Rating

The subject property is listed in the 2010 Rating List with a Rateable Value of £18,000. The National Multiplier for England and Wales for 2015/2016 is £0.493.

## Licences

The property has been granted a Premises Licence in accordance with the Licensing Act 2003. We understand that the pub is permitted to trade under the following hours:-

Sunday to Tuesday – 10.00 to 00.00  
Thursday to Sunday – 10.00 to 01.00

## Energy Performance

The subject property has been given a 'D88' Rating. The EPC will be made available to seriously interested parties upon request.

## Price

Unconditional offers are invited for the freehold interest, with vacant possession. No trade is sold or warranted. VAT will also be applicable.

## Viewing

For a formal viewing, strictly by appointment with Savills.

## Contact

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