

Report to	Planning Committee
Date	10 April 2025
By	Director of Planning
Title of Report	Selborne Conservation Area Character Appraisal & Management Plan (CAAMP)
Purpose of Report	To present the Selborne CAAMP for adoption & to approve extensions to the existing boundary, as recommended in the CAAMP

Decision

Recommendation: The Committee is recommended to:

- 1. Endorse and adopt the Conservation Area Character Appraisal & Management Plan, forming Appendix I to this report, for the purposes of development management and to inform the wider activities of the National Park Authority and its partners.**
 - 2. Approve three extensions to the existing boundaries of the Conservation Area, as described in paragraph 1.6 and shown on Figure 41 of the CAAMP.**
-

Executive Summary

- Section 69(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities to review existing Conservation Area designations, including consideration of their current boundaries. This review is often accompanied by the creation or updating of a Conservation Area Character Appraisal and Management Plan (CAAMP).
- Selborne was first designated as a conservation area by Hampshire County Council in 1970 and was reviewed and extended by East Hampshire District Council in 1976 and 1993. It is, therefore, over 30 years since it was last reviewed.
- The new CAAMP is aligned with the recently adopted Village Design Statement.
- A public consultation generated four comments, and the draft document was amended to meet these as far as possible. It is, therefore, now appropriate to adopt it for the purposes of development management and to inform the wider activities of the National Park Authority and its partners.
- Three potential extensions to the existing boundary are proposed.

I. Background

- I.1** Selborne lies on the B3006 in eastern Hampshire, about 8 miles north of Petersfield and 4 miles south of Alton.
- I.2** It is a linear, spring-line village which sits under the Selborne Hanger, a steep wooded escarpment which rises to circa 200 meters above sea level. At the top of the slope is Selborne Common. This relationship has a significant influence on the character of the village

- I.3 The village is famous for its associations with Gilbert White, a pioneering English naturalist, ecologist, and ornithologist, and author of *The Natural History and Antiquities of Selborne*, first published in 1789 and continuously in print since.
- I.4 The village was first designated as a conservation area by Hampshire County Council in 1970 and was reviewed and extended by East Hampshire District Council in 1976 and 1993. It also published a brief appraisal for the conservation area; this is undated but post-dates the 1993 review and extension. This document will be superseded by the new CAAMP.
- I.5 The village also benefits from a very good and up-to-date Village Design Statement (VDS), adopted in April 2024. This covers the conservation area and beyond. The CAAMP has been written to be used alongside the VDS and reinforce the messages in it.
- I.6 The CAAMP proposes three extensions to the existing boundaries of the conservation area.
 - I. That part of the The Wakes Historic Park and Garden which is currently without the boundary.
 - II. That part of the 'Green Apron' identified in the VDS which is currently without the boundary.
 - III. An area at the northern entry to the village which makes an important contribution to its setting, and which is identified in the Local Plan as a Local Green Space.
- I.7 This CAAMP is the first to include a section on sustainability and the historic environment.
- I.8 A consultation draft was the subject of a public consultation, which ran from 29 January to 12 March 2025. The draft text was available through the National Park Authority's website and letters notifying the residents of the consultation were sent to all the households within the Conservation Area. A paper copy was available for inspection at the Parish Council Office.
- I.9 Comments were also sought from the Parish Council, District Council and County Council.

2. Consultation Responses

- 2.1 Four responses were received. These are summarised below.
- 2.2 It has been noted that there was a discrepancy between paragraph 3.4, said that there is no explicit mention of a church in Domesday, and paragraph 4.48, which suggests that there is such a mention. The text has been amended to address the discrepancy and notes that Domesday records that the King gave "half a hide with the church to Radfred the Priest".
- 2.3 Hampshire County archaeologist informed us that in the past there had been concern about the damage being caused to the medieval cobbled surface of the Via Canonorum by off road vehicles. Steps were taken at that time by HCC and locals to protect the surface of the route, although it is unclear whether that was successful. It is a local heritage asset of some local value, and the concern was that it was under threat and at risk. The archaeologist suggested that a specific enquiry be made as to the state of that route, if it is still at risk, and what steps the people of Selborne wish to pursue and whether those can be articulated in the Conservation Area Appraisal (perhaps under para 6.6).
- 2.4 The suggested enquiry has been made of the Parish Council, but no response has been received. As a result, this issue has not been addressed in the CAAMP.
- 2.5 Two properties were identified as being 'vulnerable' in the Buildings at Risk Register. The owners of one, Rose Cottage, have provided updated information and this property is now in good repair and not vulnerable. The CAAMP has, therefore, been updated to reflect this new information and the reference to Rose Cottage being vulnerable has been removed.
- 2.6 Finally, a resident has suggested that the Hamilton-Baillie Report (HBR) has long since been discredited and is no longer relevant in today's conditions. She further suggests that the only long-term solution to the traffic problem is an engineered one, comprising 'speed tables' at the school, at the village hall, and at the pinch point near Maltby's.

- 2.7 It is unclear what the respondent means exactly when she describes the HBR as “discredited”. She may be referring to the specific proposals for Selborne or, more generally, to the philosophical approach to highways and traffic management that it represents.
- 2.8 The CAAMP does promote that underlying approach and, in doing so, it follows the lead of the National Park Authority’s publication, ‘Roads in the South Downs’. Moreover, advice from the National Park Authority’s Transport Planning Officer is that the approach is not discredited more widely. The CAAMP has not, therefore, been amended in this regard.
- 2.9 More specific references to the HBR can be found in paragraphs 5.7 to 5.10 and Action 7. The text talks about the report, notes that it was commissioned by the Parish Council, enumerates some of the issues it identified, and lists the location of the suggested interventions. No specific commitment to the report’s proposals in any detail for the village is included.
- 2.10 In its draft form, Action 7 did to some extent tie a scheme to the HBR. This reference has been removed from the final version and a reference to Roads in the South Downs inserted in its place.
- 2.11 The correspondent’s alternative proposal for three speed tables would represent a highway engineered solution. It would also require the introduction of street lighting into the village, at least by the speed tables. Such a scheme would represent a significant and harmful insertion into the village-scape, not appropriate to a conservation area.

3. Conclusion

- 3.1 National Park Purposes. Section 245 of the Levelling Up and Regeneration Act 2023 amends and strengthens the Section 11A(2) duty of the National Parks and Access to the Countryside Act 1949. The duty requires relevant authorities (including this Authority) to seek to further the purposes of the National Park. These purposes are: (1) to conserve and enhance the natural beauty, wildlife and cultural heritage of the area; and (2) to promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public. The Government’s guidance from December 2024 explains that this duty is active and, as such, it is incumbent on this Authority to give significant weight to Section 245 in the preparation and adoption of Supplementary Planning Documents.
- 3.2 The CAAMP is a sound document. As required, it has reviewed the existing boundaries of the conservation area and identified three potential extensions. It has been the subject of a meaningful public consultation, and the document has been revised where appropriate to meet comments received. It is, therefore, appropriate to adopt it for the purposes of development management and to inform the wider activities of the National Park and its partners.

4. Other implications

Implication	Yes*/No
Will further decisions be required by another committee/full authority?	No
Does the proposal raise any Resource implications?	No
How does the proposal represent Value for Money?	Not applicable
Which PMP Outcomes/ Corporate plan objectives does this deliver against	PMP Outcome 1.1 To protect that natural beauty and character of the National Park.

Implication	Yes*/No
	PMP Outcome 4.1 To increase conservation awareness, access to and understanding of South Downs cultural heritage.,
Links to other projects or partner organisations	None
How does this decision contribute to the Authority's climate change objectives	No direct contribution.
Are there any Social Value implications arising from the proposal?	No implications.
Have you taken regard of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010?	Yes, insofar as no such impacts have been identified.
Are there any Human Rights implications arising from the proposal?	It does have an impact on the rights of property owners in the proposed conservation area. However, given the role of the planning system in protecting the historic environment, this is considered to be proportionate with the aims sought to be realised.
Are there any Crime & Disorder implications arising from the proposal?	None
Are there any Health & Safety implications arising from the proposal?	None
Are there any Data Protection implications?	None

5. Risks Associated with the Proposed Decision

Risk	Likelihood	Impact	Mitigation
Failure to meet the duty placed on the National Park Authority by S.69 of the Planning (Listed Buildings and Conservation Areas) Act 1990	Low	Low	Adopt the CAAMP as recommended in this report.

Risk	Likelihood	Impact	Mitigation
Should the draft CAAMP not be adopted, both applicants and officers may lack sufficient information to make informed planning decisions.	Low	Low	Adopt the CAAMP as recommended in this report.

TIM SLANEY

Director of Planning

South Downs National Park Authority

Contact Officer: David Boyson
 Tel: 01730 819 233
 Email: David.boyson@southdowns.gov.uk
 Appendices Appendix I - Draft Selborne Conservation Area Appraisal and Management Plan.
 SDNPA Consultees Director of Planning; Chief Finance Officer; Monitoring Officer; Legal Services.
 External Consultees None
 Background Documents [Planning \(Listed Buildings and Conservation Areas\) Act 1990](#)

