

The vision for the future....

The three key priorities for the Parish are related to landscape, traffic management and infrastructure.

Protection of the landscape was the second most commented on area by respondents.

Maintaining the countryside, footpaths and verges featuring highly, with achieving greater biodiversity mentioned. Ideas included planting more trees and wildflower verges. The need for social and affordable housing was noted, as well as downsizing properties for older residents so they could stay locally and thus free up their houses for new families wanting to buy in the parish. Many Selborne village respondents mentioned keeping the character of the villages and their environment in line with the Village Design Statement (VDS) and developing sustainable, eco-friendly housing in line with these guidelines.

Reducing the negative impact of traffic on the quality of life and village infrastructure is seen as being of greatest importance across the parish.

Traffic through the Parish is by far the most pressing issue as detailed in the responses from residents who asked for less traffic, reducing pollution in its many forms, and enforcement of the speed and weight limits. Ideas put forward ranged from traffic calming measures such as that in Greatham village, speed cameras, a bypass to be built and the Ham Barn roundabout to be changed to divert traffic away from the parish. Wider and additional pavements were also suggested; people mentioned not feeling safe walking along the narrow pavements where they exist.

Improving a number of key aspects of infrastructure featured highly.

These ranged from the need for local shops/ post offices selling affordable essentials, provision of a pub/hotel with accommodation for tourists and visitors, the need to develop regular and reliable public transport, cycle paths, the provision of free car parking, and the

installation of electric charging points for cars and other vehicles. The need to improve communication via the installation of fibre broadband to all homes and local businesses and a desire for improvements in mobile phone reception featured for all villages. It was noted that home working and local businesses all require good quality communications to enable them to thrive and maintain local employment opportunities.

Development & Management of Land

What type and level of development would you like to see in the Parish?

A significant number of respondents mentioned the need for differing types of housing which reflected identified needs; these being the provision of mainly affordable and some social housing, followed by homes for those wishing to downsize. However, almost a fifth of respondents want no additional houses to be built. Respondents from areas of the parish closely associated with nearby local housing development eg Bordon/Whitehill expressed a wish for no additional development.

Improved community facilities featured heavily throughout the responses. The community facilities requested included a village store with approximately a quarter of that number wanting it to be a community store. There was support for the reinstatement of a pub/hotel with rooms for visitors, as well as improved access to health facilities and better parking facilities. A few suggested the development of the Recreation Ground Pavilion as a community centre.

Are there areas of the Parish you would like to see developed?

Building on the site of the old 'Pickers Huts' in Selborne topped this section (respondents linked this to the current SDNPA Local Plan where this land has been designated for affordable housing development) with "no new houses or new development" coming in a close second. A smaller number of respondents suggested the re-development of the Old Brickworks site in Honey Lane and some others identified sites mostly around the periphery of villages. However more respondents were keen to emphasise how development should be constrained within the Parish and the need to work within current SDNPA planning policy and other guidance such as the Selborne VDS.

Are there any specific areas you want protected for other uses?

It was not immediately clear from responses that there is a clear understanding of the differences between Local Green Spaces, Open Spaces and other forms of land to which members of the community have ready access. Generally, there was a request for all currently undeveloped land; open land, fields and woodland etc. in the Parish, including the land that backs onto peoples' houses, to be protected. Designated Local Green Spaces were singled out as of particular importance as were areas around the periphery of the villages including land owned by the National Trust in Selborne. In particular, but not exclusively, LGS8, LGS12 and LGS25 were identified by people in Selborne as requiring protection. A number of respondents also singled out the Recreation Ground in Selborne and Shortheath Common in Oakhanger.

Issues subsequently raised, following publication of the first Draft of this PPS, include references to land and farm management and the opportunities to work closely with local landowners in order not only to enhance the natural environment but also to provide direct and indirect employment opportunities. A need to protect local agricultural land is identified to help ensure maintenance of animal grazing and growing crops not only to enhance biodiversity but also to help ensure food security whilst servicing the needs of the population via local shops.

Homes

What type of homes would you like to see in your local community?

- Considering the presumptive nature of the question that building will take place, the responses say that, if building is to take place, it should be small scale developments of affordable (with a small number of social) housing units to meet the needs especially of young families and to support and maintain the school which is seen to be important to Selborne village. This could include self-build.
- Good quality provision for older residents to enable downsizing should also be considered. This would allow them to stay in the Parish where they have existing support structures and would free up larger houses for families.
- However, a similar number of respondents (compared with the 'downsizing group) take the view that with the recent developments at Bordon and Alton there is no need for further provision within the parish. This view varies significantly between the villages with almost three quarters of Oakhanger respondents asking for no further development.

What size of home is needed locally?

- The provision of smaller housing units of mainly 1 to 3 bedrooms is supported. There is no desire for larger market led housing units being built.
- Any that are built would be for older residents, for smaller families and starter homes for couples and single persons.
- Specific provision for elderly care is noted by a small proportion of the population. They ask for this to be provided close to the middle of the village, near to other amenities and public transport links.

Any other requirements?

- All new build houses to be energy efficient using latest and/or best available technology and innovations current at the time of build.

- Owners of existing houses to be encouraged and helped (by grant or otherwise) to improve energy efficiency of their homes.
- Grey water re-use, EV Charge points, better foul and surface water management, and the development of local energy source provision are also mentioned as being important by smaller numbers of respondents.

Design

Are there any areas of local character which are particularly important to the local community?

A high proportion of respondents, including those from outside Selborne village, referred to the Selborne Village Design Statement (VDS) and the areas described in the VDS as meriting protection. The historic buildings of the villages should be protected: the Conservation Area, listed buildings, village halls, public houses, war memorials, churches and churchyards, Selborne High Street and all the lanes leading off it, the Lions Mouth and the Gilbert White Museum and café. All these are important to the Selborne village community.

Other areas were identified and not just on account of built heritage. The Parish has strong links to the natural world and so all its green spaces both in and around the villages plus their surrounds and footpaths should be protected. Areas such as The Hanger and its apron, open spaces within the villages and behind houses, the Zig Zag, Selborne Common, Burlands Field, Barnfield, the Recreation Ground, Plestor and the Lythes, Shortheath Common and Local Green Spaces. Valued features of the landscape also to include open streams, tributaries and watercourses.

On drawing up priorities we note the regulatory purposes of the SDNPA and the Selborne Conservation Area.

Particular features of buildings of local character

There was a strong suggestion for, where possible, the use of local materials that match the aesthetic of the villages to be used in any new small development so that this can sit happily alongside existing buildings whether of traditional or more recent design in line with the Selborne VDS.

The use of timber, local stone and traditional roofing methods should be encouraged where appropriate. A need for energy efficiency should

also be prioritised in any design whilst remaining in keeping the historic nature of the setting.

Any social and affordable housing development could be achieved if the landscape quality is preserved, and the VDS recommendations are followed wherever possible.

The natural environment

Maintaining the natural environment has featured heavily, with many respondents commenting on a need for improvement in the state of the footpaths through the parish. They identify a need to ensure the footpaths are well maintained and accessible, not only for our own residents but also for visitors, with potential benefits in supporting tourism and the local economy as well as encouraging healthy lifestyles via exercise generally and walking in particular.

The desire to promote planting trees and wildflower on verges and other spaces were a common comment as was supporting the Selborne Landscape Partnership, South Downs National Park, the National Trust and other major landowners, and seeing what collaborations can be developed to help protect and enhance our landscape. Previous comments within the Land Management section reinforce the desire to work with landowners and farmers to ensure that suitable animal grazing and arable land is maintained. This not only enables the important production of food but also supports a rich biodiversity of plants and animals and maintains the landscape for which the area is famous.

Jobs

Support for local employers should include the Gilbert White Museum, shops, pubs, Blackmoor Estate, farms, and businesses on small industrial estates - particularly but not exclusively at Oakhanger. The type of support to include much improved access to fibre broadband, improved electrical infrastructure to support electric vehicle charging and significantly improved mobile telephone signal.

There should also be access to much improved local transport infrastructure to include public transport provision for the transport of workers to and from local towns to their places of work within the parish to reduce the number of local car journeys within the and around the parish.

Improved provision for home working (technical improvements including Broadband and improved mobile phone reception) and the provision of working hubs to reflect changing working practices is seen to be important to enable companies to thrive and to support the local economy.

Public spaces

The Recreation Ground in Selborne was mentioned most, with ideas for improved facilities, such as an outdoor gym, wildlife garden and facilities for a greater range of ages than is currently available. There were a few suggestions of the development of the Recreation Ground Pavilion as a community centre.

Many areas were mentioned specifically together with a variety of comments about maintaining or improving accessibility to them, from better maintained footpaths, safer crossing of the B3006 and improved parking, to enable residents from across the parish to enjoy the beauty of the area. A need for parking in general has been mentioned in many areas of the Parish Priority Statement; there is a need to examine how this can be addressed.

To ensure equality of play opportunity there is a suggested need for a playground for the Goslings Croft end of the village of Selborne and also for the village of Blackmoor, neither of which currently have a playground for children; both having had previous play equipment removed.

Infrastructure

Half of all respondents from across the villages within the parish identify the need to manage road traffic more effectively; specifically, to reduce traffic speeds, volumes and HGV movements, and to improve local pavements to safeguard pedestrians. Traffic is seen as being a major contributor of concern to many members of the community. It is identified as having a negative effect of the quality of life, through damage to the fabric of historic houses adjacent to the roads, and to having a negative impact on population health via pollution in its various forms.

Mobile telephone and broadband services are poor across the parish. There is an identified need for fibre broadband connection to each property to support the introduction of VOIP and home working together with improvements to mobile telephone reception. This was supported by almost half of all respondents.

The lack of a frequent and reliable bus service, especially but not exclusively at the start and end of the day, mitigates against its use to connect with national train services and wider regional and national public transport systems as well as access to other services including healthcare providers, schools and colleges, and shops at nearby centres. This is seen as resulting in increased use of cars for local journeys and having an unfair consequence for members of the population who, for a variety of reasons, cannot drive – the young, the old and the infirm.

The provision of a local shop and post office is specifically mentioned by about half of all respondents. The reinstatement of a pub/hotel in Selborne with rooms for visitors is also supported. The absence of free local car parking is seen to work against residents, businesses, and visitors alike and is of significant concern.