

Chichester District Council

THE CABINET

6 March 2018

Selsey Haven

1. Contacts

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2. Recommendation

- 2.1. **That the Cabinet notes the findings of the consultants' reports and supports the inclusion of recommendations in the Marshall Regen socio economic report and those in the Wolfstrome wayfinding report detailed in para 5.1 of the agenda report and that these are subsumed into the Selsey Vision Action Plan.**
- 2.2. **That no further Chichester District Council resources are committed to progressing the Selsey Haven proposals.**

3. Background

- 3.1. The aim of the Selsey Haven project is to examine the feasibility of building a small harbour near East Beach, Selsey to provide fisheries protection, economic opportunities, flood protection and a visitor focus on the Manhood Peninsula.
- 3.2. An initial technical study undertaken by Royal Haskoning DHV (RHDHV), (see background papers) looked at three harbour options. The study indicated that a land based harbour could be technically viable.
- 3.3. This study was reported to Cabinet on 7 February 2017 and led to the commissioning of further reports; to further establish the technical and financial viability of the options and a wider socio-economic assessment of the benefits of a harbour to Selsey.
- 3.4. RHDHV were commissioned to undertake the technical "key issues" study (appendix 1) which included an economic feasibility study and business case prepared by Vail Williams (appendix 2).
- 3.5. Marshall Regen was commissioned to undertake the socio economic impact study (appendix 3) which included a place making and wayfinding report produced by Richard Wolfstrome (appendix 4).

- 3.6. The studies were overseen by the Selsey Haven Steering Group. The group is comprised of the following funding partners - CDC (officers and CDC members for Selsey), Selsey Town Council and Selsey Fishermen's Association.
- 3.7. The RHDHV report (Appendix 1) re-affirms that a harbour is technically feasible however to be economically viable, it proposes a revised concept design, based on 130 berths. The capital cost of such a project is estimated to be £14m-£19m (page 31 of Appendix 1) and the estimated operating surplus is in the region of £86,000 - £155,000 per annum (page 30 of Appendix 1). This surplus would need to cover the cost of beach bypassing and dredging costs estimated at £94k per annum (see page 30 of appendix 1). The report omits details of long term maintenance/asset replacement costs. With these taken into consideration, the scheme appears unlikely to be economically viable.
- 3.8. An additional piece of work was undertaken to identify potential funding sources and to understand the likelihood of success should a harbour design be finalised (appendix 5/5a). Key findings of this report were that funding could possibly be secured for various elements of the harbour, but significant funding gaps would remain for construction. This gap would require substantial public investment, as private investors would seek commercial level returns. In addition, the project would need to have progressed to the planning stage before most grants could be applied for, at a cost of between £250,000 - £500,000.
- 3.9. In considering these reports, the Selsey Haven Steering Group have raised concerns that the original concept of a small haven has developed into a harbour for 130 berths and has concluded it would be excessive for Selsey, absorbing too much of East Beach Green which is unlikely to be acceptable to residents. The reports however conclude a smaller harbour is not viable and should the number of berths be reduced, berthing costs would need to increase, impacting demand and consequently, the overall financial model. The larger private operators interviewed as part of the funding report (Appendix 5/5a) have advised that they usually look for a scheme to have at least 250 berths to be commercially attractive.
- 3.10. The Marshall Regen economic report and the Wolfstrome Wayfinding report (appendices 3 and 4) do however include a number of recommendations that could prove beneficial in improving the economic environment within Selsey both for the fishing and tourist industries. It is proposed, therefore, that the wider Selsey Vision, approved as a project for 2018-2019 by the Cabinet in January 2018, is used as the vehicle for delivering these projects, which will ensure they are considered and developed as part of a wider consideration of the needs and aspirations of Selsey.
- 3.11. Due to the significant uncertainties around economic viability and securing the necessary capital investment outlined in paras 3.7 and 3.8 above, it is proposed that officers do not undertake any further work on this project.

4. Outcomes to be Achieved

- 4.1 A more sustainable economic future for Selsey through delivery of the wider Selsey Vision and the recommendations of the socio-economic and wayfinding reports.
- 4.2 A more sustainable and viable fishing industry supporting the economic development of Selsey.

5 Proposal

- 5.1 That the Cabinet supports the inclusion of the following Marshall Regen and Wolfstrome recommendations in the forthcoming Selsey Vision:
 - Create better pedestrian wayfinding between town centre and East/West Beaches.
 - Develop trails and improve signage.
 - New temporary commercial units or concession opportunities.
 - Employ a seafood sales and marketing champion.
 - Develop and host crab and lobster events.
 - Improve the public realm at East Beach.
- 5.2 That no further Council resources are committed to pursuing the Selsey Haven as a standalone project

6. Alternatives Considered

- 6.1 Various other land- and sea-based harbour options have been considered but they are not technically viable due to sediment transportation.
- 6.2 Doing nothing is an option but there is significant local support for strengthening the economic viability of the local fishing industry as it is a key element of Selsey's identity. This will be considered as part of the Selsey Vision project.

7. Resource and Legal Implications

- 7.1 The project has been delivered within budget. The Cabinet resolution of 8 September 2015 approved £13,000 from general fund reserves to provide the balance of funding following the £10,000 Department for Communities and Local Government (DCLG) Coastal Community Team award for the stage 1 report. The RHDHV commissioned report was £18,870.
- 7.2 Stage 2 consisted of the commissioning of the RHDHV technical key issues study, the Marshal Regen socio-economic study and the H. O'Sullivan funding report, totally £44,582.50. The Cabinet resolution of 7 February 2017 approved £25,000 from reserves, with the balance of funding provided by Selsey Town Council and the Fisherman's Association.
- 7.3 Existing staff resources have been allocated to deliver the Wayfinding recommendations via the Selsey Vision work.

8 Consultation

- 8.1 Numerous internal and external bodies/organisation were consulted during the production of the reports (details of which are contained in the reports). No wider public consultation has been undertaken as there is no agreed design for the harbour.
- 8.2 Selsey Haven Steering Group has been consulted on incorporating the recommendations in paragraph 5.1(above) into the work of Selsey Vision and is supportive of this. However, should the steering group wish to continue with the concept of a haven, this would be with limited CDC officer support only, as officer time has been redirected to the vision work.

9. Community Impact and Corporate Risks

- 9.1 The projects subsumed into the Selsey Vision should have a positive impact on the economy of Selsey.

10. Other Implications

Crime and Disorder		No
Climate Change		No
Human Rights and Equality Impact		No
Safeguarding		No
Other		No

11. Appendices

- a. Appendix 1 –Key Issues Study, RHDHV
- b. Appendix 2 – Selsey Haven Feasibility Study, Vail Williams Report
- c. Appendix 3 – Selsey Haven, Socio Economic Impact Study, Marshall Regen
- d. Appendix 4 – Selsey – Making connections through place, Richard Wolfstrome
- e. Appendix 5 – MPP - Selsey Haven Funding Research, Hilary O’Sullivan
- f. Appendix 5a – Selsey Haven Grants & Funding, Hilary O’Sullivan

12. Background Papers

- 12.1 Stage 1 RHDHV Selsey Haven Preliminary Consultation Document, revision 04/Final 10 February 2016 – previously published on the committee papers section of Chichester District Council’s website as appendix 2 to the report for agenda item 12 for the Cabinet meeting on 7 February 2017
- 12.2 IPPD – Selsey Vision - previously published on the committee papers section of Chichester District Council’s website as appendix 4 to the report for agenda item 6 for the Cabinet meeting on 9 January 2018