



Conservation & Design
Chichester District Council
East Pallant House
1 East Pallant
CHICHESTER
West Sussex
PO19 1TY

19th July 2017

Dear Sirs

Selsey Town Council stand by their belief that the High Street Conservation area in Selsey has been and remains an impediment to the economic development of the High Street. We recognise and are grateful for the considerable work undertaken by CDC officers in both their review of the High Street Conservation area and their willingness to meet with us to try and understand our concerns.

A major contributor to this belief is in no little way caused by the inconsistency that has been applied to the policy by the local planning authority. This inconsistent approach has left potential developers not knowing how their plans would be affected and how the decisions will determine the efficacy of their business plans. An example of this has been explained before where one shop was prevented from modification of the shop entrance to comply with the Disability Act thus restricting disabled shoppers from access. Counter this situation with another outlet being granted permission to remove 80% of a flint and stone wall to install a picture window. Whatever the individual rationale of these decisions on an individual basis, the confusion caused is a deterrent to good management of the Conservation area. Many other instances have been explained and demonstrated to CDC by the town council which it is inappropriate to repeat here.

STC recognise that the Planning Authority have instituted the Conservation area and recognise this is a CDC policy. We therefore also recognise that the ultimate decision will be made in Chichester by the District Council and we respect the right of CDC to do so.

Selsey Town Council therefore request the following issues are taken and adopted by CDC in the management and development of the Conservation Area policy appertaining to Selsey High Street and that these should apply to both pre-application advice and planning applications:

1. Every planning application presented to CDC will be examined by officers against an up to date copy of the Selsey High Street Conservation area map.
2. Planning applications relevant to the Conservation area will be presented to the CDC Conservation and Design department and should only be pursued after a written response has been received from their perspective.
3. A booklet explaining exactly what can and cannot be permitted in a conservation area is published by CDC and issued to all developers/architects at the pre-application stage.



4. Enforcement notices will be issued where landlords/tenants are in breach of the Town & Country Planning Act 1990 and the District's own planning policies including those relating to the Conservation Area in order to prevent untidy land and harm to the visual amenity of the High Street.

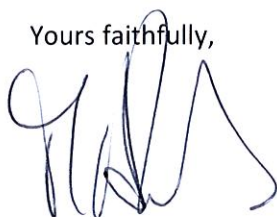
Notes on the proposed boundary changes to the High Street Conservation Area as outlined in the map circulated by CDC on 31st May 2017.

1. Nos 1-3 High Street is appropriately shown as a black hatching "Opportunity for Enhancement".
2. Nos 5-9 High Street is shaded red to denote it as a "Negative Site/Building". As there is a current development in advanced stages of completion under SY/14/02930/FUL, STC would like to suggest that this is changed to a black hatching "Opportunity for Enhancement". Indeed if the development were to complete before the revised Conservation Area is adopted, it may be appropriate to change this to a green shaded "Positive Building". (This is a case of the Planning Authority not following their own policy as the new development should, if the policy had been enforced, be an enhancement of the Conservation Area).
3. STC is pleased to see that the minor changes to St Peter's Church; 1-3 High Street; 1 & 2 Poplar Mews; The Old Malthouse; 81-83 High Street; 105 High Street and The Crown Inn, in accordance with Historic England good practice have been made to those boundaries.
4. STC is also pleased to see that the previously proposed extensions to the boundaries around Medmerry School and 159-165 High Street have been withdrawn.
5. STC acknowledges the extension to the boundary to encompass 156 High Street.
6. STC would be grateful if a further explanation as to the inclusion of the WSCC Selsey Library can be provided as it is felt by STC that the inclusion of this building does not add significantly to the Conservation Area.

Unless CDC is prepared to enforce the policy with diligence and consistency then Selsey Town Council contend and stand by our belief that this policy is flawed and will continue to be an impediment to the economic health of Selsey High Street. We firmly believe that introducing the above proposals will give greater clarity regarding the planning requirements of a Conservation Area and will enable all applicants, be they developers, landlords, homeowners or independent traders, to know exactly what is required for development and enhancement of our High Street. It should be noted that Selsey Town Council would welcome the opportunity for further co-operation on this and any future review of Selsey's Conservation Areas.

We would like to thank the Members for their consideration in this matter and look forward to hearing from the District Council in due course.

Yours faithfully,



Cllr. Mike Beal
Chairman of Council



Cllr. Clive Alden
Chairman, Planning Committee

cc. Mrs Susan Taylor, Cabinet Member for Planning Services
Selsey Area District Councillors