

Selsey Haven Feasibility Study – Background Briefing Paper

The construction of a small harbour for Selsey has been discussed many times in the past, a proposal document was produced in 2014 for the Selsey Neighbourhood Plan to show how the project could look.

However, the feasibility, costs and implications of such a project locally have not been investigated. Chichester District Council's Economic Development Service would like to see the fishing industry in Selsey protected and regenerated in a similar manner achieved by ventures in Ventnor and Ryde, Isle of Wight.

Ventnor Haven is particularly interesting because it was created for the same reasons cited as important for Selsey. One of the original criteria of Ventnor Haven was to provide a safe haven from which the local shellfish industry could operate. Prior to the completion of the Haven, fishing vessels worked from Ventnor Beach in the same way that Selsey fishermen do today.

In the last 2 years, private investors have provided further facilities at Ventnor Haven including a Harbourside fish restaurant and coffee shop, boat builders, boat charter, a fish landing stage with a fishery outlet, and a fish and chip shop. This could prove a useful model for a similar venture at Selsey.

Selsey Haven

The construction of a small harbour at Selsey will generate economic opportunities for the town, bringing benefits to fishing and recreational boat users while protecting the local area from sea flooding during stormy weather. It will build on the traditional small boat fishing industry in Selsey, a core economic activity for many generations of fishermen both here and in other coastal towns, whose fleets of small craft typify the south coast of England, and provide a focus for tourism on the Manhood Peninsula.

A harbour at Selsey will also create a new link between Bognor and Portsmouth by adding to the series of safe harbours in adjacent towns along the south coast, bringing benefits to fishing and recreational boat users while protecting the local area.

Benefits and economic opportunities:

- **Fisheries protection** - providing safety, security and protection for the fishing community. Fishermen and their livelihoods will be protected from bad weather and poor working conditions by building a small harbour in which to moor boats in bad weather, and providing a place to unload catch easily and safely.
- **Visitor safety**. The safety of visitors to East Beach will be improved by eliminating winch wires and other working activities on the beach.
- **Selsey economy**. The economy of Selsey will be improved, particularly in the maritime sector, by creating a destination point for tourism and the local economy in the form of a fish landing stage with fishery outlet; fish restaurant and harbour café; aquaculture; retail outlet; and other initiatives.
- **Coast protection**. Constructing a small harbour will improve coast protection for Selsey by protecting the current sea wall, and reducing costs associated with its maintenance.

Project Phases

Phase	Activity	Output	Completion
Preliminary Phase	Completed – included: <ul style="list-style-type: none"> • Discussion with CDC Economic Development and Coastal Engineers. • Ventnor Haven visit. • Discussion with Richard Craven, Harbour Master for Chichester Harbour. • Discussion with Haskoning. 	Conclusion: feasibility study is required.	Completed
Phase 1	Develop the Peninsula Coastal Economy Team within which is the Selsey Haven Working Group	Group tbc	Sept 2015
Phase 2	Commission Selsey Haven Feasibility Study	Scoping document including a tender/ funding specification	Oct 2015
Phase 3	Monitor and evaluate Selsey Haven Feasibility Study		Dec 2015
Phase 4	Sign off Selsey Haven Feasibility Study		Feb 2016
Further phases will be considered should the Selsey Haven Feasibility Study recommend that the project is implemented.			

Discussion and consultation

- **11/03/2015.** Early discussions were held between CDC's Coastal Engineers; George Smith, EcoDev; Cllr John Connor; Jane Cunningham, MPP Project Officer; and Brian Waters, Marine Engineer Haskoning (retired). The meeting concluded that a feasibility study exploring the bathymetry and wave climate was an essential next step.
- **01/04/2015.** A visit to Ventnor Haven took place to establish the success, costs and viability of Ventnor Haven from a local perspective. The following were present:
 - CDC: George Smith; Cllr John Connor; Jane Cunningham
 - IoW:
 - Keith Strevens – on behalf of Sean Strevens, Ventnor Haven Harbour Master
 - Sean Newton - Commercial Services Manager, IoW council
 - Cllr Shirley Smart – Cabinet member for Tourism & Economy, IoW Council.
 - Jonathan Brand – Senior Harbour Master, IoW Council.

Next Steps

A feasibility study exploring issues, concerns and recommendations is needed to establish initial viability of the project from the technical and economic perspectives. The feasibility study factoring in the requirements, concerns and issues noted below is estimated to cost £18,000.

The feasibility study will be a consultation document including design options for Selsey Haven that can be informally circulated between statutory consultees. This should highlight any major concerns.

Feasibility Study

A near-shore feasibility study is essential to establish:

- The design of the haven – i.e. the optimum size and shape. Ventnor Haven is considered too small by IoW Council and has associated dredging and economic problems.
- Design considerations:
 - Mitigating the likelihood of attracting debris and sea-weed by creating an enclosure built away from the main harbour to act as a catch for seaweed and sediment.
 - The size of rocks necessary to build the scheme
 - Number and type of boats/users.
 - Through-flow of water. This is considered necessary at Ventnor Haven to prevent seaweed build-up. A sluice gate would also provide a location for tidal energy extraction.
 - On-shore facilities – fishery; showers and toilets; shop; fish outlets; café; fisheries agent office; Harbour Master office; could the proposed observatory be located here?
- Renewable energy generation – method and capacity
- A clear understanding of the wave climate and high energy tidal regime. A huge consideration will be the high energy tidal regime that will have implications for sediment movement and dredging.
- Sediment transport rates north and south

Economic Considerations for Selsey Haven

Business Opportunities

Selsey Haven will provide various business opportunities for the marine and visitor sectors:

- Harbour office and fishing agent units
- Fish landing stage with fishery outlet
- Fish restaurant and harbour café
- Aquaculture – hatchery. Also has potential as a visitor attraction
- Retail outlets: chandlery; watersports; clothing
- Energy creation – small scale wave or tidal energy to provide power and lighting for the quay and form part of the visitor attraction.
- Visitor revenue:
 - Recreational boat trips to see wildlife – ‘see the seals’.
 - recreational fishing
- Viewing point
- Observatory for astronomy

Job Creation

- Harbour Master and Assistant Harbour Master.
- Management and maintenance of shore based shops and offices.
- Harbour maintenance, including moorings
- Posts associated with aquaculture, café and shops.

8-9-2015

Selsey Haven: Report to Cabinet – Appendix

Maintenance

- The haven will need a management company to operate it. Options to be considered.

Facilities

- What sorts of facilities are needed? Should they all be included in the initial build?
- Commercial facilities:
- Public boating facilities:
- Multi-purpose classroom/meeting room/event room for community use and as an educational resource.