

**SELSEY CONSERVATION AREA
CHARACTER APPRAISAL AND MANAGEMENT PLAN
RESULT OF PUBLIC CONSULTATION**

Draft 1 11th May 2016

No.	Name	Comment	Response
1	Selsey Town Council	<p>The benefits and disadvantages of Conservation Areas generally and the specified proposals were discussed at length with acknowledgement given to the fact that whilst Conservation Areas could promote desirable enhancement they could also serve as something of a double-edged sword.</p> <p>Members of the Committee expressed disappointment that whilst previously serving Members had been invited on a 'walkabout' of the town with officers from Conservation and Design at Chichester District Council no further meetings or discussion had taken place with Selsey Town Council prior to the consultation being published</p> <p>Selsey Town Council would not wish to see any alterations to the current Conservation Area at Selsey High Street or the creation of new areas without further discussion.</p>	<p>Noted. But experience suggests that the historic environment is a benefit to areas and can make areas attractive to visitors by emphasising their distinctive qualities to distinguish them from other areas/places. Enhancing the character of areas has often proved to contribute significantly to regeneration through building on a sense of place and promoting civic pride</p> <p>The original walkabout was held with the Parish Council and local Ward Member. The work undertaken on the reviewed appraisal and new appraisal for East Selsey was based on the suggestions made at that meeting/walkabout and undertaken on the basis of all the recommendations being subject to full public consultation. A 6 week consultation was carried out between 1st April and 13th May 2016. A further meeting was held with the Town Council and a further walkabout of the original conservation area undertaken. The Town Council has undertaken their own consultation of residents and businesses within both areas and a further meeting of the Planning Committee has now resolved to request de-designation of the Selsey Conservation area - as detailed below.</p> <p>Although relatively few representations have been received the responses have been largely positive to the proposals.</p> <p>Residents of the proposed new East Selsey Conservation Area were well represented at the public exhibition and were all supportive of the proposals and Article 4 Direction. The Town Council undertook its own survey of residents of that area and this has confirmed broad support for the proposed designation. It is therefore recommended that designation of the East Selsey Conservation Area should proceed as recommended.</p>

	<p>Selsey Town Council formally request the deferral of the intended presentation of the consultation to Chichester District Council Cabinet on 7th June 2016 to allow an extensive conversation between Selsey Town Council and Chichester District Council to clearly determine the planning and extent of conservation areas for the best benefit of the residents and businesses of Selsey.</p>	<p>Agreed. The report was deferred from July to October and a further meeting/walkabout of the conservation area has taken place.</p>
<p>Selsey Town Council - letter of 14th September 2016</p>	<p>Further to our letter of 11th May 2016, subsequent meeting with Lone Le Vay of CDC Conservation and Design and the meeting of our Planning Committee on 17th August 2016 Selsey Town Council has resolved to respectfully request the de-designation of the Conservation Area at High Street, Selsey</p>	<p>Selsey conservation area was originally designated in 1975 as having Special Architectural or Historic Interest. The review undertaken in 2005 confirmed this special character and interest and extended the designation to additional areas. The current review has not revealed any evidence of significant deterioration in special character to merit de-designation. In light of the Town Council objection it is proposed to limit boundary changes to those that align the boundary to property boundaries, the deletion of 64-70 St Peter's Crescent and inclusion of Knapp House, 156 High Street.</p>
	<p>i) There are undoubtedly some beautiful vernacular buildings on the High Street. These are all listed and will have the full protection of the planning laws whatever plans for the future development of the High Street are submitted. However, to balance that there are some hideous buildings that have no place in any conservation area. The conservation area is not monitored or enforced effectively. Consequently the original idea of conserving all that is good on the High Street has failed. There are inconsistencies in the planning history of Selsey High Street and that has led to confusion as to what is worthy of conserving/preserving and problems faced by developers when new buildings are proposed.</p>	<p>Conservation areas are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. Selsey has both historic and architectural significance. The conservation area appraisal sets out in detail the historic significance of the Selsey at Section 3. Whilst there are a number of listed buildings there are also a number of other buildings, structures and features that have been identified as being of townscape merit and are considered worthy of conservation, these are described in Section 5.2 of the appraisal document and highlighted on the townscape appraisal map. Conservation area designation provides some protection for these undesignated buildings and feature, some of which are intrinsic to Selsey's character such as the tide wall boundaries.</p>
	<p>ii) Just two examples to give a flavour of the inconsistencies:-</p> <ul style="list-style-type: none"> - A doorway that had a plan to be widened to meet Disabled Access was refused on the grounds that it was an original Georgian doorway. This 'original' doorway was constructed in the 1970s and there is photographic evidence of this. - However a truly original and 'typical' Selsey flint wall that stood on the High Street was permitted to be removed and replaced by a picture window without being scrutinised by the Planning committee. 	<p>If there are inconsistent decisions these should be reviewed. Conservation area designation is an issue of fact, whilst assessment of the merits of a particular proposal is a matter of judgement exercised through the development management process. There is scope to improve decision making through better advice and guidance.</p>

The Conservation area restricts the appearance of other buildings in view of the High Street. When the Budgens development took place in Warner's Yard the building was delayed by 6 to 8 weeks because the flint panels did not look like a typical Selsey flint wall. A typical flint wall in Selsey depends on the state of the beach at the time the wall was built so if the flints were large the wall was built of large stones. If the beach was covered in smaller stones then the wall at the time was built of smaller stones. The equation is simple. Subsequently, the acceptable flint panels have been removed to accommodate a secondary retail outlet to be replaced by glass and steel.

Now consider the 'Emporium'. The building is at best an eyesore and is matched by the 'New Parade' neither of which have any right to exist in a conservation area and do absolutely nothing to enhance the 'experience' of the High Street.

Developers have no idea what is acceptable given such contrasts in quality of buildings on the High Street and given that we need much of it redeveloped and enhanced, having the Damoclean sword of a conservation area to deal with is a significant disincentive to developers.

The removal of the Conservation area status on the High Street will allow the future to be planned and take account of new styles and materials that can be blended into the fabric of the High Street, allow developers to build sympathetically, consider the location and improve the look of the High Street. STC in conjunction with CDC planners can achieve this much more easily than being shackled by a Conservation Area status.

Conservation area designation requires local planning authorities to have regard to the desirability of preserving or enhancing the character or appearance of the conservation area in the exercise of its planning functions. This may indeed require better quality design of development to ensure the special character is preserved or enhanced. This is usually considered to be a benefit to areas by making them more attractive places to live, work and visit.

The character appraisal has identified a number of negative buildings and sites, including the "Emporium" and actively promotes their redevelopment so that they will eventually contribute to the enhancement of the High Street as a whole.

Disagree, there have been a number of developments approved in the High Street. It is acknowledged that areas with buildings of diverse character, and some identified negative sites can lead to a perception that design quality is not as important. This could be tackled by clearer guidelines which could be drawn up to give greater clarity on what is acceptable in design terms. This could build on the earlier "Selsey High Street Improvement Study" which led to successful funding bids, including the shopfront grant scheme.

Conservation area designation is not a bar to the introduction of good quality contemporary architecture. There are many examples of successful new modern interventions into historic townscapes. Conservation area designation can help ensure that the quality of architecture is of an appropriate standard rather than being mediocre or bland as can be seen with some of the 20th Century Developments in the High Street. Conservation area status can also provide a means of drawing in investment to regenerate areas in a positive way such as the Heritage Lottery Fund Townscape Heritage Initiative which can help fund a range of work including repairs, reinstatement, public realm improvements and bring redundant properties back into beneficial economic use.

		It should be noted that the creation of a new Conservation Area at East Selsey is supported by the Town Council's Planning Committee.	Noted.
2	Resident	Pleased we are trying to conserve the historical architecture of the area. Better late than never Concerned about over-sized buses with 7-8min frequency use the unsuitable road (Albion Road/East Street)	Noted This issue came up regularly at the exhibition and solutions seem problematic. Something we could explore further if opportunities arise, possibly as part of a more strategic review of traffic/public transport circulation.
3	Resident	No 14 Albion Road does not have plastic windows as stated in the document. Helped to form a Residents Association a few years ago, mainly to seek solutions to the traffic problems	Noted Noted, and will retain details as point of contact for resident in relation to future consultations, reviews of conservation area.
		Agrees with key characteristics of the conservation area Agrees with the Character Areas	Noted Noted
		Agrees with proposed changes to conservation area boundary, except the area to rear of Selsey Emporium, on which he is neutral.	Noted
		Agrees to proposed designation of a new conservation area at East Selsey	Noted
		Prefers the name "Old Seley" to "East Selsey" for the conservation area	Noted
		Agrees with proposed character areas for the new conservation area	Noted
		Agrees with proposed Article 4, save for painting of exterior of buildings on which he is neutral. Suggest changes to the historic tide wall should be protected.	Noted
		Agrees with recommendations in the Management proposals	Noted
4	Resident	Agrees with key characteristics of the conservation area, except the linear character of the area and commercial uses in the south on which he is neutral	Noted
		Agrees with the Character Area 1 but neutral on Character Area 2	Noted
		Agrees with proposed changes to conservation area boundary to include whole of churchyard, the Library and whole of School and playing field and whole of curtilages to Selsey hall and the Crown public house. Disagrees with including the whole of the Selsey car sales site and is neutral on the other proposed changes.	The purpose of including the whole of the Selsey car sales site was to rationalise the conservation area boundary to align it with property boundaries. This is consider good practice to avoid running conservation area boundaries through sites/properties

		Agrees to proposed designation of a new conservation area at East Selsey	Noted
		Prefers the name "Old Seley" to "East Selsey" for the conservation area	Noted
		Agrees with proposed character areas for the new conservation area	Noted
		Agrees with proposed Article 4	Noted
5	Resident	I read that you are looking at the lower part of East St Selsey where there are some nice old cottages, (as there are in Albion Rd, the continuance of East St) and agree that to conserve and preserve the Selsey heritage, as many worthy properties as possible should be included in conservation orders within the Selsey area.	Noted
6	Historic England	Documents would benefit from clearer summary section setting out what the special historic or architectural interest of the area is that justifies their designation. In each case I would only expect this to be the addition of a short paragraph for each appraisal - in fact the wording of the 2nd, 3rd and 4th paragraphs of section 1.1 (page 5) of the East Selsey appraisal cover this but need labelling as a separate section titled 'Special historic or architectural interest' possibly with some additional information about the historic nature of the fishing settlement that is represented.	Agreed - short statements of significance to be added to each appraisal document. In the existing appraisal a new section 2 to be added with a short paragraph before the list of significant features and in East Selsey the Summary of Key Characteristics to be renamed "Summary of Significance" and new short paragraph added here.
		This is particularly critical for the East Selsey document where I would repeat such a short statement at 3.1 (page 29). The present wording at 3.1 would render a decision to designate challengeable, I think, as you would be making the decision based on the area having a character or appearance that is desirable to preserve or enhance but without a clear link to a special historic or architectural interest as required by the definition in the act and by the NPPF.	Paragraph 3.1 is specific to Historic Development and not intended to set out the character and appearance which is covered elsewhere in the document. Agree to introduce a Statement of Significance at the start of the document linking character and appearance to special historic or architectural interest.

I would advise setting out the test of the East Selsey area's worthiness for designating at 3.1 as three questions:

1. Does the area have either special historic or architectural interest (or both) and what is this?; and
2. Does the area have a character or appearance that is clearly related to the special interest and what is this? (I think you have covered this); and
3. Is this character or appearance desirable to preserve either because it has value as heritage (see Conservation Principles Heritage values) or for other social, economic or environmental reasons?

The review of the Oxford Greyhound Stadium conservation Area's worthiness for designation provides an example of this test that has withstood challenge at JR (see: https://www.oxford.gov.uk/downloads/file/261/oxford_stadium_conservation_area_appraisal pages 28-30 specifically), I'm happy to discuss this if it can be of assistance.

The Oxford Greyhound stadium was a very different, and not unsurprisingly controversial, designation of a conservation area, relating to a greyhound and speedway racing stadium with an emphasis of historic (relatively recent history) rather than aesthetic architectural significance.

The special interest does need to be clearly stated to demonstrate that special attention has been given to preserving the right elements of the area's significance and those parts of its character or appearance that relate to this in subsequent decisions and to ensure that changes to the boundary continue to relate to the special interest

Noted

I think that the statement of special interest at section 5 in the East Selsey document jumps too quickly to the presence of listed buildings. These are, after all, protected by their listed status although you might suggest that a focus of listed buildings of a particular type (or several types) indicates the presence of a wider area of special interest. It might help to check use of the word villa. I would recommend aggregating the discussion of listed and unlisted buildings in the discussion of 'positive buildings' to consider what types of buildings are present and how they may represent an area of special architectural interest (perhaps for the strong representation of local vernacular and use of locally distinctive materials), or illustrate or provide connections to or evidence of a special historic interest, such as the role of the area as a specialist settlement relating to the locally distinctive 19th century fishing industry, before considering how the listed or unlisted status of buildings reflects their individual importance or contribution to the area as a whole.

If possible it would be nice to have a bit more about the 19th century fishing industry and settlement history in the East Selsey document's historical development section to show how the area reflects this interest (if it does).

The document has been drafted to follow the format of all Chichester's conservation area appraisals. S 5.1 is specific to listed buildings, with following sections on Positive Buildings, building materials and colours and public realm. Agree to introduce a short introductory paragraph before the more detailed consideration of the listed and positive buildings.

Research has revealed little on the history of the fishing industry in Selsey apart from a reference in a Southern England Regional perspective on fishing which refers to early methods of fishing including net fishing and shell collection and to strict regulation of the fishmongers trade. There is also the evidence of Bronze Age fishing activity revealed in the Medmerry excavations. The Southern England Regional perspective on fishing also states that Bede records that St Wilfrid taught the people of Sussex the art of net fishing when he visited the County in 681.

Looking at the First Edition OS map the pattern of development along Fish Road and Albion Street, with small cottages built on a narrow strip of land either side of the road, with almost no depth of gardens from the road beyond the building line, is very suggestive of an opportunistic settlement that took place shortly after enclosure of the open fields. It would be interesting to check how the area changed between the Inclosure map of 1819-21 and the 1870s. Interestingly East Street was called Fish Lane, which, along with the Fisherman's Joy public house and Fishshop Farm, really emphasises how much this area was (as the Victoria County History describes it) the 'fishermen's quarters' in Selsey.

We do not have a Tythe map of the area but having consulted the District Archaeologist he thinks an opportunistic development is unlikely. But the fact that the cottages occupy narrow plots with no gardens could be suggestive of cottages where the occupiers were reliant on the sea rather than the land for their living. And this in fact is quite a significant aspect of the area's development.

Verbal comments made at Exhibition

A	Pavements in East Street/Albion Road have been raised above the floor levels of the properties	Noted
	The Chapel and 2 Fishermans Cottages were combine to form a single dwelling	Noted
B	Many references to buses and damage caused to listed buildings and property boundaries by buses hitting them. Sme discussions about introduction of a contraflow system with traffic lights. Many people find the bus useful and would not want to lose accessto local bus stops	Noted
C	Tramway Walk along route of former Selsey should be promoted/opened up as a walking route	Noted, but not within conservation area.
D	Advised of interesting remnants of World War II Structures survive at Little Spain Golf Club.	Noted and will be followed up
E	There have been many notable former remnants who could be commemorated via a blue plaque or similar scheme. This could add to the area's interest for tourism	Noted, and will raise with the Town Council.
F	There are area areas of West Street that are also of historic interest and should be considered for conservation area designation.	Noted, could be considered at the next review of the Selsey Conservation area. If of sufficient historic interest it could be considered as a potential new conservation area.
	Check garden boundaries around 28/30 East Street - marked up on Exhibition Board	Noted

APPENDIX 8 - 1

Action

No Change

Proceed with designation of the "Old Sesley" conservation area and limit boundary changes to the existing conservation area to those that align the boundary to property boundaries. the deletion of 64-70 St, Peter's Crescent and inclusion of Knapp House, 156 High Street.

The report has been deferred to
October Cabinet.

Proposed extensions to cover the
library, the whole of the Primary
School site and 159 to 165 High Street
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Consider preparation of special guidelines for the High Street to give greater certainty to developers.

Investigate opportunities to work in partnership with Selsey Town Council and the wider local community to prepare a comprehensive regeneration strategy/master plan as a basis for seeking funding. CIL and S106 funds may provide a basis for match funding bids.

Proceed with designation of the Old Sesley conservation area.

No Change

Add reference to bus route in issues for East Selsey Conservation Area

Amend document to omit reference to plastic windows

No Change

No Change

No Change

No Change

No Change

Suggest we use "Old Selsey" as the name of the new conservation area.

No Change

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No Change

No Change

No Change

Statements of significance to be added to each appraisal document.

Statements of significance to be added at beginning of the East Selsey appraisal document.

Statement of Significance to be added
at the beginning of Appraisal
document

Statement of significance to be
included including a reference to the
historic nature of the pattern of
development to be highlighted.

A short introductory paragraph before the more detailed consideration of the listed and positive buildings has been introduced.

Some additional references included in the text relating to development of the fishing industry and references to the settlement history incorporated, including within the new statement of significance

Statement of significance to be included and reference to the historic nature of the pattern of development to be highlighted.

No Change

Add a comment into the text of the Character Appraisal
Add reference to bus route in issues for East Selsey Conservation Area

No Change

No Change

No Change

No Change

Amend Townscape Appraisal Map accordingly