

# Protecting theatres for **everyone**



Ref.: TC/3291

4<sup>th</sup> June 2018

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By e-mail: [dcplanning@chichester.gov.uk](mailto:dcplanning@chichester.gov.uk)

**Applications:** 18/00951/FUL & 18/00952/LBC

**Site:** 99 - 101 High Street Selsey Chichester West Sussex PO20 0QL

**Proposal:** Erection of 8 dwellings, including demolition of existing buildings, provision of parking and new paved access, together with a new pedestrian route from East Street public car park to the Pavilion Theatre and High Street.

## **Remit:**

The Theatres Trust is the national advisory public body for theatres. We were established through the Theatres Trust Act 1976 'to promote the better protection of theatres' and provide statutory planning advice on theatre buildings and theatre use in England through The Town and Country Planning (Development Management Procedure) (England) Order 2015, requiring the Trust to be consulted by local authorities on planning applications which include 'development involving any land on which there is a theatre'.

## **Comment:**

Thank you for consulting the Theatres Trust on the above application, which relates to a site neighbouring the Selsey Pavilion.

The provision of residential accommodation on this site would generally not appear to impact on the Pavilion by virtue of the level of separation from the theatre, thereby mitigating the risk of acoustic breakout giving rise to noise complaints from future occupants. However, unit 1 appears to be a minimum of just six metres from the Pavilion so we would recommend the submission of further information to demonstrate that either noise emitted from the Pavilion is insufficient to cause disturbance, or that the new property is sufficiently soundproofed so as to ensure appropriate living conditions for occupants of that unit. We acknowledge the Planning, Design Access and Heritage Statement says, "Care has been taken to maintain or improve the amenity of neighbours in addition to removing the disturbance and outlook that accompanies the existing uses and activities", but there appears to be no further information or technical detail as to what this entails.

## **Theatres Trust**

22 Charing Cross Road, London WC2H 0QL

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**Chair** Tim Eyles **Director** Jon Morgan

**Trustees** Richard Baldwin, David Blyth, Pam Bone, Paul Cartwright, Paddy Dillon, Ruth Eastwood, David Ian, Richard Johnston, Gary Kemp, Dara Ó Briain, Simon Ricketts, Peter Roberts, Ann Skippers, Anna Stapleton

The National Advisory Public Body for Theatres

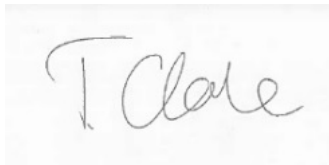
The Theatres Trust Charitable Fund co-operates with Theatres Trust, has the same Trustees and is registered as a charity under number 274697

Should the Council be minded to approve this application, we would also encourage a condition requiring a covenant to be in place preventing future occupants from submitting noise complaints related to the operations of the Pavilion or indeed to the MOT garage. It should be ensured that any necessary costs to safeguard the amenity of new residents from existing noise are borne by the applicant and not placed on the operators of the Pavilion or garage. Such avoidance of unreasonable restrictions placed on the existing uses, aside from proactively protecting one of the district's cultural assets, would be necessary to comply with paragraph 180 of the Draft revised National Planning Policy Framework (NPPF) which may have been adopted by the time this application is determined. Restrictions or additional costs placed on the Pavilion could compromise its viability, risking its role as a cultural asset for which paragraph 70 of the existing NPPF states local authorities should plan positively and guard against unnecessary loss.

We welcome the improvement of access to the Pavilion and the creation of a new pedestrian route, and the utilisation of the space outside of 99/101 High Street to help activate the street.

In conclusion, notwithstanding the Council's view on the appropriateness of the proposed unit mix, design and loss of employment space which is outside of our remit, subject to the conditions outlined and our concerns about unit 1 being addressed we are supportive of this proposal.

Please contact us if we may be of further assistance.

A handwritten signature in blue ink, appearing to read 'T Clarke', is shown within a light grey rectangular box.

Tom Clarke  
National Planning Adviser