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Emsworth

Rachael McMurray
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Civic Centre Road, Havant PO9 2AX

26 January 2017

Dear Ms McMurray

Re: APP/16/00921 – Dolphin Quay, Emsworth

I refer to the Report of 17 January 2017 from Ms Pink of HBC Estates, which was made public on 24 January:

Given what is said in that report I about the credibility of the offer from the charity Link.org, I wish to confirm:

- 1) the charity is genuinely trying to buy this site to provide a mixed commercial use, with employment opportunities, for young people.
- 2) the registered objects of the charity specifically reference youth projects within 12 miles of Emsworth. For the avoidance of doubt, there is no intention to redevelop for residential use.
- 3) we are willing to have the site surveyed and valued by another local valuer. The previous valuation was by Mr Nick Stride of Stride and Son who consulted with the Agent's Mr Tom Hollway; that valuation was done without a survey because the property is well known, and valued as a site (only), taking into account the commercial rents sought by the Agents. But if that is not seen as a credible valuation then we are willing to have the site surveyed and valued by another local valuer.
- 4) subject to contract, the charity would then offer to immediately buy the property at the market price (for mixed commercial use) so it could be used for those charitable purposes.
- 5) there are funds immediately available. If it will help, I can provide an accountant's letter confirming those funds.

Given that the HBC criticism's of the Link.org offer have only been raised at this late stage, I suggest that the Committee might consider postponing this Application for one month. That would give the time in which to get another valuation; make an offer (with proof of finance); and hopefully agree terms with the property owners. Given the possibility of a local individual being willing to fund a charitable purchase of this site (for

youth purposes - requiring no change of planning use), I suggest that it would be appropriate for the Committee to test the seriousness of that offer by granting a one month postponement.

Thank you.

JOHN PRITCHARD