

Dolphin Quay Queen street Emsworth PO10 7BU – APP/16/00921

At its meeting on 17 October 2016, the Planning Consultative Committee (PCC) of Chichester Harbour Conservancy resolved the following on the above planning application:-

The Conservancy objects to the application, as it considers that the scale mass and appearance of the rear, detached houses is considered out of keeping with its surroundings and detrimental to the historic views of adjoining Listed Buildings, particularly the 'Old Flour Mill'. Furthermore, the rear jettied roof balcony/terraces to the front block of town houses are considered to be an alien feature detracting from the character and appearance of the Emsworth Conservation Area. In combination, these design flaws are considered to be symptomatic of an inappropriate overdevelopment of the site. The Conservancy remains disappointed that no amenity facilities for those berthing boats at the south of the site have been considered by the developer. The Conservancy considers that the granting of planning permission would further marginalize the viability of the remaining private boat berths and thus boating infrastructure in the Harbour in the following ways:-

- (i) The lack of ramped access over the new flood defence wall militates against disabled access required under Disability Discrimination Act 1995;*
- (ii) The Merchant Shipping and Fishing Vessels (Port Waste Reception Facilities) Regulations 2003 (SI:2003/1809), place a requirement on all mooring providers from whose facilities yachts may go to sea for more than a day to have a Maritime and Coastguard Agency approved Port Waste Management Plan, and provide suitable waste reception facilities. The plans should indicate where these waste reception facilities will be provided. Loss of the toilet available to berth holders would make unauthorised discharges of wastewater into the Chichester Harbour AONB more likely, contrary to Policies DM9-DM10 of the Havant Borough Core Strategy (2011);*
- (iii) That by not re-providing the sanitary accommodation available to private berth holders, this would lead to greater potential for unauthorized discharges of wastewater from moored boats into the Chichester Harbour AONB, contrary to the Policies DM9-DM10 of the Havant Borough Core Strategy (2001); and,*
- (iv) Loss of the slipway, which might have been retained with a flood defence barrier, limits the ability to launch boats and enable tenders to be launched to service berthed boats.*

As such, the Conservancy would wish to see the above matters addressed before any planning permission is granted or to form an integral part of any design solution coming forward as a planning application to be made at the site.

I attach a copy of the report PCC Members considered for the council's information.

Yours sincerely

Steve Lawrence MRTPI
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