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14/02360/ADJ

APP/14/00510

16 July 2014

Dear Mrs McMurray

Dolphin Quay, Queen Street, Emsworth. Demolition of shop, office building, outbuilding and boatyard. Erection of 4no. houses, apartment building and associated parking

Thank you for seeking the views of Chichester District Council (CDC) as the adjoining authority on the above proposal. The comments below relate only to the impact on Chichester District and as such respond primarily to the principle of redevelopment without marine business use, and the effects of the proposed development on the harbour frontage.

CDC wishes to raise an objection:

- 1. Full loss of marine business use without sufficient justification**
- 2. Scale, height, mass and bulk of built form, specifically the apartments which will have a significant detrimental effect on the character and amenity of the Mill Pond, adjacent and nearby listed buildings and their sensitive historic setting**

Firstly on the matter of principle, the proposal involves the loss of all marine uses on the site. In evaluating this aspect of the proposal, CDC requests that consideration is given to the Chichester Harbour AONB Management Plan 2014-2019 and the Chichester Harbour Marine Business Evaluation Phase 1 Report 2013. The Marine Business report includes a specific assessment of Dolphin Quay, and suggests that the site has continued value for marine business. The management plan identifies wider harbour management issues including increasing pressure for the redevelopment of existing or historic marine business sites with residential development, leading to a loss of character and the erosion of traditional industry and local employment. Policy EG4 of the AONB Management Plan supports and encourages marine-related businesses through safeguarding marine sites and employment uses. Saved Local Plan policy C7 and emerging Local Plan policies 3, 26 and 44 would apply. CDC requests that the impact of the full loss of marine business use from the site is assessed for its implications both in relation to the site and the wider Chichester Harbour area, the majority of which lies within Chichester District. CDC

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recommend a robust approach is taken to safeguarding marine economy uses, a resource which is important to the local economy and communities and for which sites are limited. If a full marine use is not viable, and sufficient justification and evidence is provided to Havant Borough Council to demonstrate this, CDC advise a mixed use proposal, retaining some (marine) business floorspace on the site.

Turning to the merits of the proposal, the site is in a highly sensitive location and development would be prominent on the harbour frontage. Further to the constraints within Havant Borough set out in the planning application documents and consultee responses, the site is also adjacent to the Slipper Mill Pond and Peter Pond SNCI, and forms part of the wider setting of Grade II listed Slipper House that lies to the north east corner of the Mill Pond. The site is visible from the public highways including the A259 and Slipper Road, and public footpaths including the Sussex Border Path. The site is part of the Chichester Harbour Area of Outstanding Natural Beauty and lies north of Chichester Harbour, designated as a SSSI, SAC, SPA and Ramsar site. The existing development is low level and unobtrusive; the present view across to the application site is dominated by mature trees and boats, with traditional development to the north and a more consistent modern but uninspiring built frontage to the south.

In response to the above, the scale of the proposal is of particular concern, most notably within CDC's remit, the height, bulk and massing of the apartments which front the water. Proportionally, the scale of development is substantially greater than the existing and historic built form and would be unacceptably overbearing over the Lord Raglan PH and detract from the prominence and setting of the Old Flour Mill, obscuring these buildings from some viewpoints. The flood defence works exacerbate the overall height of the built form. Additionally, there is concern about the extent of glass particularly at the higher level, and the impact of both reflections and light emissions on the locality. Should the redevelopment of this site proceed, CDC advise that the built form is more restrained in design, and of a significantly reduced scale.

For queries please contact the officer named above.

Yours sincerely,

SIGNED

Jeremy Bushell
Principal Planning Officer
Development Management