

12th October 2016

Ms R McMurray
Principal Planner
Public Services Plaza
Civic Centre Road
Havant
Hampshire
PO9 2AX

Dear Ms McMurray

Re: Application Number: APP/16/00921

Address: Dolphin Quay, Queen Street, Emsworth

Proposal: Demolition of the single storey shop, two-storey office building and associated outbuildings. Erection of 4No. houses (3x 3No. bedrooms and 1x 2No. bedrooms) fronting onto Queen Street and associated parking and erection of 2No. detached dwellings (4No. bedrooms) fronting onto the Mill Pond with associated parking and access from Queen Street.

Case Officer: Rachael McMurray

I have decided to send you a full letter explaining my objection to the above planning application. I have submitted a 5000 character comment online last night and again today but I cannot see any reference to my name and comments. Do the comments get entered manually ?

I am a local resident and artist living close to Dolphin Quay, Emsworth and have owned the property for 12 years. I object to the proposed development planning application above and my comments are as follows.

Change of Use

The loss of the offices (Class B1) and active boat yard Class B2 was a huge loss to the harbour and public benefit of the community as a whole and the added value to local industry. The Antique Centre (Class A1 retail) was a popular attraction to local and visiting customers and their occupation came to an abrupt end. It was proved that the previous boat yard owner had no intentions of leaving and many visitors to Emsworth browsed and shopped at the Antique Centre before it came to an abrupt closure. Dolphin Quay has a rich history of boat building and as experienced we saw continual movement of wooden boats and skilled workers using the site. Along with Lilywhites this has been an accepted and welcome area of small industries, the type of which keeps small towns thriving and provides employment.

The mixed development site is suitable for continued use as a class A1, B1 and B2 site. It is understood a generous offer by a charitable cause **Link.org** has been made (first

made in April 2015) although their interest to be registered has been ignored by the relevant parties in proposing this planning application. This is understood to offer commercial mixed use for the Emsworth community for youth apprenticeships/employment in boatbuilding and associated craft and skills, needed in the harbour area. The Local Plan Core Strategy and requirement of the Policy DM3, seeks to safeguard such uses.

Also Havant Borough Council have stated in its Business start up programme:-

“Havant Borough Council is committed to encouraging the strength and vitality of its local economy”. Taken from Havant Borough Council's business and social enterprise start-up grants page, www.havant.gov.uk

The marketing on the premises was disappointing and poor and many parties have not had their interest acted upon and followed through. The buildings were clearly left to deter any interest from any potential users

It would be sad to lose the right of industry and employment which makes a positive contribution to public benefit, employment and local character in preference for large homes, overpowering in design, scale and harmful to the architectural interest and historic interest.

For these reasons I object to the proposed development due to

- **It would be detrimental to the town and borough to lose the current use of a mixed development, as there is a need for small industries, workshops, offices and retail (Class A1, B1, B2) in the area.**
- **It has been demonstrated that there is a suitable and financially viable proposal for continued use offer made for the site by Link.org/Mr & Mrs Pritchard in April 2015 to the Dolphin Quay owner's agent.**
- **Havant Borough Council have stated that they are committed to encourage strength and vitality to its local community in respect of start ups . The Local Plan states it aims to safeguard such business uses.**

Flooding

I understand due to high tides the water levels can cause flooding. The locality of Dolphin Quay is in a Flood Zone area of category 3a/b. By increasing the runoff with further development together with more restrictions and funneled water courses this would cause even more flooding. Also to prevent and re channel water by placing flood gates this would cause the flood water to cover a wider area causing more damage and grief to more properties either in the locality or further towards Lumley Road and Slipper Road. By closing the gap at Dolphin Quay and not allowing run off of excess

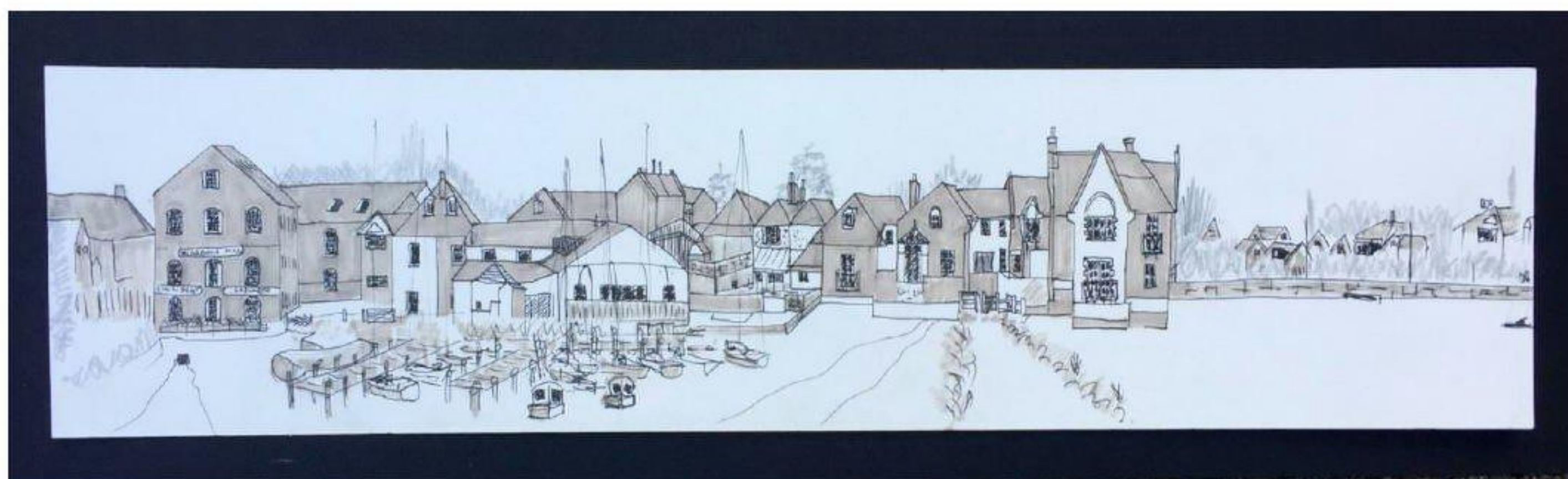
water with the outgoing tide it will cause even more problems with flooding and even more properties and lives could be affected or at risk. I have had first hand experience of flooding and with the floodwater soon dissipated with the outgoing tide through the open space into the harbour. A flood gate is not necessary and the neighbourhood accepts this part of coastal life and deals with it admirably.

From evidence in other parts of the country flood barriers can cause more extensive damage than if water was permitted to take its own course. I am not convinced by all the material and data supplied consideration has been made to areas further in land further up the river's course and the likely affects of flooding.

For this reason I object to the proposed development due to

- ***The serious added impact and run off and surface water of rainwater from the number of buildings and height and scale of 2-3 story buildings would further increase the problems of flooding in the Dolphin Quay area.***
- ***Concern about responsibility and effect of Floodgates. Huge consideration for working, maintaining and continual enormous financing responsibilities would be needed in to be undertaken in respect of constructing and operating floodgates.***
- ***There is not enough evidence to prove the impact of flood gates on, river courses, streams, groundwater and springs within the entire river basin together with effects on birdlife and ecology associated with rivers and coastal waters.***

The Proposed Development



Impression taken from the path at Slipper Pond

Along with the history, the essence and attractive character of the area around Queen Street and Slipper Pond is undeniably the nestling of the buildings settling in alongside the water's edge and each little period property complimenting its neighbour along Queen Street. *Queen Street Flour Mill* with its majestic stature and presence in the street defines the area with the *Dolphin House*, originally a hotel, contrasting against the fine red brickwork of all the houses and its neighbours. Dolphin Quay and boat yard provides a welcome break and vista to the water with yachts and boats moored on the

jetties and footpath in the foreground with another characterful line of buildings and another Mill House beyond with the masts defining the bustling Emsworth boatyard. Leading on to *The Lord Raglan* and Lillywhites a hive of employment and activity and people coming and going. The boatyard was always changing its scenery with the movement of small treasured wooden yachts and boats. It is a quintessential English harbour outlook.

To develop Dolphin Quay as proposed by the planning application xxx would seriously close the welcome break and only other water's edge Emsworth has within the conservation area other than the view enjoyed by many from South Street. It would also interrupt the unique and distinctive view of the listed buildings and aesthetic nestling of quaint properties from every viewpoint from Slipper Pond.

For this reason I object to this form of development for the following reasons

- ***The overpowering height of the proposed properties would undermine the qualities of the designated Grade II listed buildings Queen Street Flour Mill Dolphin House and The Lord Raglan causing them to become insignificant in the street.***
- ***From all viewpoints and vistas by or on Slipper Pond, the eminence and significance of the Grade II Listed buildings, Queen Street Flour Mill and Dolphin House would be lost due to the impact of size and style of the proposed development.***
- ***The projectile style of the rear of the proposed development would be evidently obvious and breakup the feathering style of the buildings from the rear and all viewpoints and vistas by or on Slipper Pond and Emsworth boatyard, marina and footpaths.***
- **No property within the proposal would provide for affordable housing. The values of the proposed properties would be significantly above the average for Emsworth**

I would ask you to consider not only the history of the site but the cultural heritage of the maritime scene and story which Emsworth has built its foundations upon and makes it an important part of the harbour and South Coast life which in turn brings people into the borough and town. Please do not let Emsworth lose a precious part of the town and close it off for the sake of a few private houses when it can be enjoyed by so many now and in the future.

In summary I would ask the Planning Committee to reject this proposal, in light of the offer made by Link.org in April 2015 for a sustainable and viable financial use of the site for continued mixed use. To retain the site for employment of retail and marine and industrial business based space and use for the benefit of our future workforce. To maintain the character of the area in respect of the architectural style and historic value given the distinctiveness of the period and grade II buildings as a prominent feature of Queen Street and Slipper Pond viewpoints for all to enjoy.



Yours sincerely

Gillian Bouch