



7th May 2019

By email only

Ms Gill Glover
Planning Development
Havant Borough Council
Public Service Plaza, Civic Centre Road
Havant
Hampshire
PO9 2AX

Dear Ms Glover,

APP/16/00921 - Dolphin Quay, Queen Street, Emsworth

Further to my letter dated 17/04/19, I write concerning the revised existing and proposed site levels the applicant has submitted in regard to Condition 3.

I note that the drawing 27958-PD130/A, published online 24/04/19, is exactly the same drawing as that published online 16/04/19, with no changes to the proposed levels stated therein.

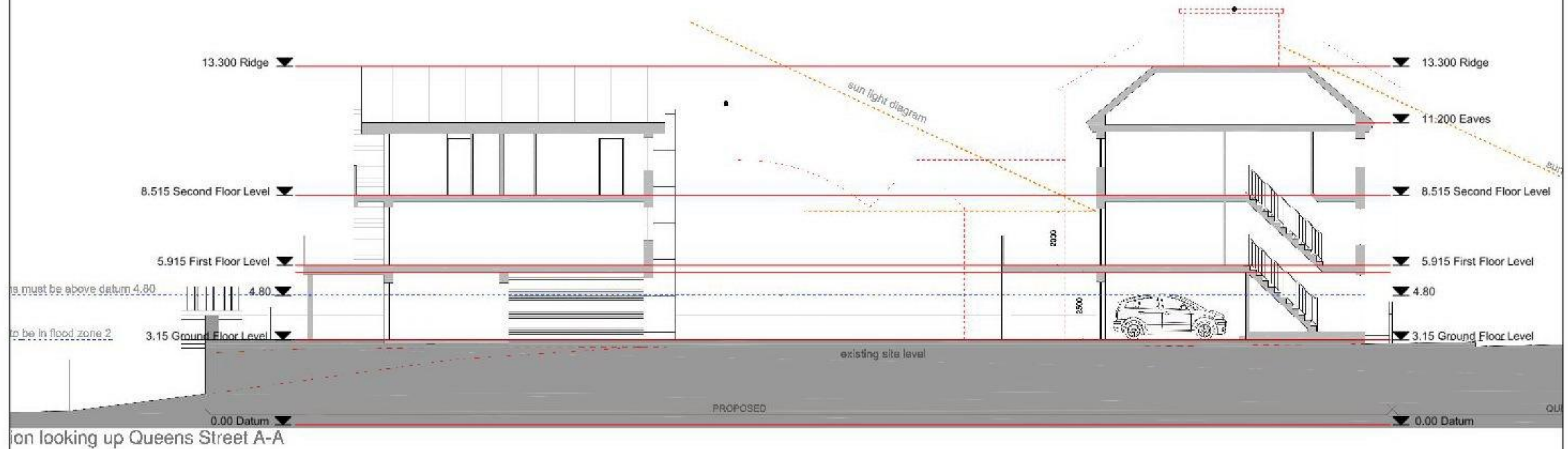
My comments regarding the discrepancy between the approved drawings and those now submitted therefore remain unchanged.

Yours sincerely



No. 1 Queen Street - 3 storey with flat roof

No. 29 Queen Street - 3 storey with pitched roof



		JIM GARLAND ARCHITECTS LTD ONE DOLPHIN QUAY EMSWORTH PO10 7BU 01243 370502 01243 378127 email: info@garland.org.uk			
Client -					
Job Title Dolphin Quay Boatyard					
Drawing Title Approved Section AA with levels					
Scale	Date	Drawn	Checked		
1:150	17/04/19	JAG	-		
Drawing Number	Revision	Drawn By		Drawn Date	
1405/2000	P1				
				A3	

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Dear Ms Glover,

APP/16/00921 - Dolphin Quay, Queen Street, Emsworth

I write regarding the information submitted by the applicant in respect of the conditions applicable to the above approved development. My comments are as follows:

Condition 2:

The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan - Topographical - DN: 27958-PD-100

Site Plan - DN: 27958-PD-103K

Proposed floor plans plots 3-6 - DN: 27958-PD-104F

Proposed floor plans plots 1-2 - DN: 27958-PD-105J

Proposed street scene and section plan - DN: 27958-PD-108F

Proposed site section A - A - DN: 27958-PD-109B

Proposed elevations plots 3-6 - DN: 27958-PD-106F

Proposed elevations plots 1-2 DN: 27958-PD-107G

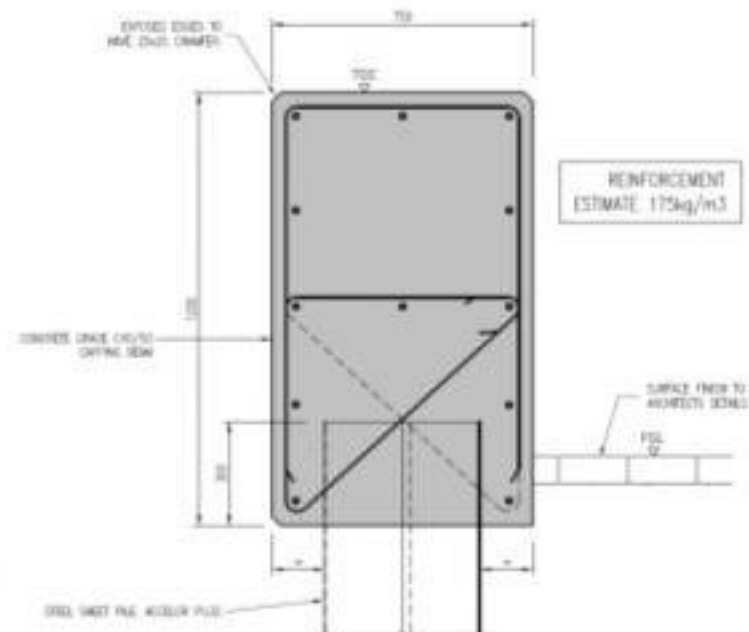
Approved drawing PD108F - Proposed street scene and section plan, shows the new sea wall above the quay being faced either side in brickwork. See extracts below:





However, the drawings submitted by the applicant to the Marine Management Organisation under the Marine and Coastal Access Act 2004 depart from the approved planning drawings by showing the sea wall in a solid reinforced concrete construction, as per the extract from drawing 18-3130-125 Revision P1.

This departure from the approved drawings would have a significant impact on the appearance of the development from both Dolphin Creek and Slipper Millpond.



The brickwork to the replacement quay forms a significant visual element in the photomontage of the Slipper Mill pond view included in the applicants Design & Access Statement (see right). This view will look quite different if constructed with a horizontal concrete band above a timber clad quay wall.



Condition 3:

No development shall take place until details of existing and finished floor and site levels relative to previously agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

I note that this is pre-commencement condition, and also note that the information received thus far from the applicant is deficient for the following reasons:

1. No levels have been given for the proposed second floor of the development. The condition does not restrict itself to merely the ground and first floor levels.
2. In the absence of dimensioned drawings from the applicant, I have imported the approved drawing 109B (proposed site section A-A) into AutoCAD to check the approved levels against those now being proposed. My findings are that the approved drawing 109B shows the first floor levels to be the same for all units, at a FFL of 5.915 (please see attached drawing 1405/2000/PI). The drawings submitted for discharge of condition 3 state a FFL of 5.975 (plots 1 & 2) and 6.095 (plots 3-6). This represents an increase of 60mm for plots 1 & 2, and 180mm for plots 3-4.

As these levels do not accord with the approved drawings (Condition 2), I assume that the Council will not be discharging this condition until the levels are corrected.

3. For the record, the FFL for the 2nd floor shown on the approved application drawing is the same for Plots 1 & 2 as it is for Plots 3-6, and as approved has a datum of 8.515. I have taken the opportunity to also establish the eaves and ridge heights shown on the approved drawing, and trust that the Council will ensure that the applicant builds to the approved levels.

Condition 4:

No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.

How does the Formpave SUDS attenuation make any difference in the event of tidal flooding? The site does not suffer from alluvial flooding, as at low tide, rainwater simply discharges directly into Dolphin Creek. However, during exceptionally high tides, that option is not available, and the site will be flooded with sea water, to which the Formpave SUDS will make no difference whatsoever. The Formpave SUDS is a complete waste of money in terms of controlling tidal flooding. Its only possible benefit is allowing for a level ground floor surface to be provided (Datum 3.150).

Of perhaps greater concern is the letter from Southern Water dated 27/03/19 which advises that:

"the design of the onsite drainage does not meet the standards that would reasonably be required by Southern Water and so consequently should the sewers be built as shown, Southern Water would not be prepared to enter into an agreement to adopt the sewers or accept them in future under any change of government legislation."

Has the Council made enquiries as to what respect the onsite drainage is defective? And what assurance can the Council provide that adjoining residents will not suffer from foul sewage discharge when tidal flooding occurs?

On a minor note, please do not approve the proposed Tarmac cross over into Queen Street. All other neighbouring crossovers are done in red pavers.

Yours sincerely

A solid black rectangular box used to redact the signature of the sender.

enc Drawing I405/2000/P1