

HM/27958
20th December 2016

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Dear Ms McMurray,

Ref: Dolphin Quay, Queen Street, Emsworth – APP/16/00921

“Following receipt of the Environment Agency’s (EA) consultation response to this application, dated 13th October 2016, the Local Planning Authority requested that the applicant provided further information to demonstrate that the Sequential Test, as set out in the NPPF and supporting Technical Guidance, had been satisfied.

Reference is made by the applicant to the EAs response. This stated “...Our response to this planning application is on the understanding that Havant Borough Council is satisfied that the Sequential Test has been adequately demonstrated... This means that before proceeding to a determination, Havant Borough Council must apply the Sequential Test; that is, it must consider whether the applicant has demonstrated and sufficiently justified that no alternative sites are available in a lower flood risk zone...”[EA’s emphasis].

The applicant instructed Opus International to provide supplementary information expanding upon the Sequential Test. The supplementary information from Opus International, which accompanies this letter, demonstrates that the Dolphin Quay site is unique in that there are no other sites in a lower flood risk zone (within Emsworth, or the wider administrative area of Havant Borough Council) that could deliver such substantial flood mitigation measures that would benefit the wider community by protecting both residential and commercial buildings from flooding. The delivery of the flood mitigation proposed by the redevelopment of Dolphin Quay would equate to approximately two thirds of the cost of the total package of measures outlined in the Flood Risk Assessment. The construction of the flood defences would, therefore, represent a turnkey development that would be the catalyst for the delivery of other mitigation measures (i.e. encouraging Grant Aid and Partnership Funding). These, together, would benefit the homeowners and businesses at the eastern end of Queens Street.

As such, it is considered that the development would represent a significant step towards protecting the following properties from flooding:

Several Listed Buildings (i.e. The Lord Raglan Public House – Grade II; The Old Flour Mill - Grade II; 29 Queen Street - Grade II).

Dwellings at 26 to 34 Queen Street; within Spinnaker Place and Chequers Quay.

Businesses within The Old Flour Mill, Lillywhites Garage and The Lord Raglan Public House.

This further information has demonstrated that the proposal is justified on the basis that it would result in the delivery of a significant part of the flood defences required within the Queen Street Flood Cell of Reach 7 (Emsworth). As demonstrated in the supplementary information the proposal meets the Sequential test and together with the wider community benefits this

would provide adequate justification for the proposals against policy requirements. It is considered, therefore, that the Sequential test has been satisfied.”

Yours sincerely,



Heather McCrudden,
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