

Michelle Houghton

From: Sally Wardle - [REDACTED]
Sent: 14 October 2016 00:04
To: Planning and Development Shared Mailbox
Cc: [REDACTED]
Subject: Objections to APP/16/00921 Dolphin Quay Development, Queen Street, Emsworth.
Attachments: Plan.pdf; ATT00001.htm

Re: Objections to APP/16/00921 Dolphin Quay Development, Queen Street, Emsworth.

I wish to object to the above development in the strongest terms and on the following - several - grounds:

FIRSTLY, my sister and I own the footpath which directly abuts this development (I attach a copy of the Deed Outline below, Fig 1). At no time have my sister or I been approached directly as to how this development affects us - this proposal apparently seeks to 'modify' our footpath without seeking our prior permission to do so. In addition, I am also deeply troubled by the fact that, once again, the developers appear to be attempting to 'slip through' this new proposal with the very minimum of consultation with the local community. I strongly believe that this, along with the well-documented history of their failure to properly market the site, lays bare their true intent to at all costs push through a luxury development which benefits only them, which Emsworth does not need and which would significantly and detrimentally change the historic maritime tenor of the town - the very reason why so many people enjoy living there and why so many more visit it.

SECONDLY, I do not believe that this proposal anywhere near adequately fulfils the terms of **HBC's Core Strategy Policies DM2 and DM3**, both of which are necessary requirements in changing the use of this site from Commercial to Residential.

For example, until 2012 Dolphin Quay was a thriving commercial site which - vitally importantly, given the history of Emsworth - included a successful boatyard. It is also widely known that, when Chandler Hawkins surveyed the buildings in November 2011, they "did not note any defect which they would classify as being serious". They **did**, however, stress the importance of an ongoing programme of maintenance and repairs. Far from heeding this advice the site was - I believe deliberately - left to deteriorate to the point where it would, again deliberately, be unlettable.

THIRDLY, this site has, since its acquisition, been only misleadingly, inaccurately and selectively marketed - I believe others have documented this history in detail so I will not do so again here, suffice to say that the entire marketing strategy seems to have been undertaken solely to both reinforce and substantiate the developers' sole aim of forcing through a luxury housing development when there have clearly been approaches from interested parties which would continue the tradition of the site as it stands and would not necessitate any change of use.

Quite apart from the fact that the site is part of a Conservation Area, it is also a vital part of Emsworth's maritime history - once it has gone, we have lost it for ever. The loss of employment that went with the vacating of the site is deeply regrettable, and Emsworth's economy would be far better served with refurbished commercial space - ideally with marine-related activity included in the mix. There remains, contrary to comments in the Applicant's Planning Statement, very strong demand for local boat repair facilities and there is also a growing need to develop skills, apprenticeships and the like to meet those needs.

It therefore seems clear to me that the Mixed-Use/Commercial possibilities for this site have, again deliberately, in no way been fully explored by the developers in order to meet their own ends.

FOURTHLY, I have serious concerns regarding the effects of this development on any potential future flooding. I do not believe this has been sufficiently addressed in the latest proposal and I see also that there have already been comments from Southern Water raising their own concerns over sewerage and stating that they have not, as they would wish, received separate planning consent proposals regarding this. This is a major issue of concern to the entire area and it has, yet again, quite patently not been addressed.

FIFTHLY, I am concerned that the proposed development will dominate Queen Street, will overshadow many smaller buildings and will obliterate the views currently enjoyed by others from all sides of the site. In short, this development is out of keeping and out of character with the rest of the area.

IN SUMMATION, I object vigorously and vehemently to this development on the grounds that it is entirely out of keeping with the visual heritage of the area; that it seriously and negatively impacts the marine tradition of the area by removing any possibility of a boat-based business re-inhabiting the site in the future - a possibility which I believe to be entirely viable, tenable, and which should be encouraged in the strongest terms - and that it would permanently and irrevocably damage the inherent character, beauty and rural spirit of Emsworth. The proposal offers nothing to the real housing needs of Emsworth and would permanently deprive the community of a vital commercial maritime site. In short, I see nothing to recommend it.

This letter has been copied to Warren Murton, Solicitors, who hold the Deeds to the footpath on my sister's and my own behalf.

Yours faithfully
Sally Wardle

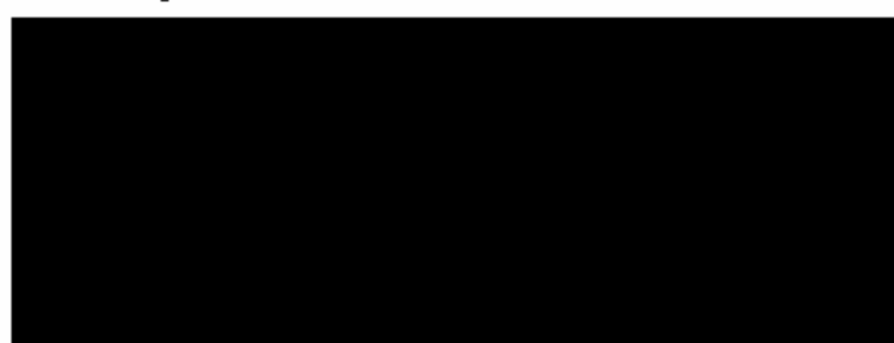


Fig 1/