



Slipper Mill Pond Preservation Association

Registered Charity No. 277744

www.smppa.org.uk

28th September 2016

The Planning Officer,
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX



Dear Sir,

APP/16/00921. Dolphin Quay, Emsworth. Redevelopment.

The Slipper Mill Pond Preservation Association is a voluntary body which manages the mill pond on a day to day basis. It takes its role of looking after the pond and its environs very seriously. The pond and its setting are major components of the Eastern approach to Emsworth and contribute materially to its visual character, amenities and historical heritage. It is deliberately kept wild and low key to provide a sympathetic habitat for wild flowers and fauna. The overall environment is sensitive and therefore we are very concerned to protect important viewpoints from inappropriate visual intrusion and to ensure that all development proposals are suitable to this locality. The achievement of harmonious design from all directions is particularly necessary in light of the constant high levels of usage of the footpath and Slipper Road itself by local residents, townsfolk and many visitors. In our earlier objection we drew attention to its South-East aspect and note this re-submission has not considered it. In reality observers glimpse the proposed Queen Street elevation which melds into the townscape whilst the current proposal will jar the view of the South-East elevation of the Conservation Area

We had a special committee meeting on 27th September, considered the revised proposals, and agreed to object to them for the following reasons:

1. The marketing exercise did not meet the criteria for change of use.
2. The proposed residential buildings fronting Dolphin Creek would be intrusive and out of keeping when viewed from the heavily used footpath around the mill pond and Slipper Road, because of their bulk, over fenestrated Southern front elevations and their dominant side elevations. More importantly they would be detrimental to the visual qualities of this part of the much-valued Emsworth Conservation Area.
3. The proposed development would rule out the use of this harbour side land for the more appropriate purpose of maritime related business use. Although the access statement indicates that access would be provided to the existing yacht moorings it would be minimal, would restrict access for the emergency services and not address the problem of car parking.

The SMPPA is very concerned that any development of this site must be sensitive to both the visual and functional character of the area.

Yours faithfully,

Nick Madinaveitia

Chairman, Slipper Mill Pond Preservation Association

please reply to: SMPPA, c/o 35 Slipper Road, Emsworth, PO10 8BS.