

From: Brendan Gibb-Gray
Sent: 8 Oct 2016 16:15:48 +0100
To: Planning and Development Shared Mailbox
Cc: Havant Auto-Reply
Subject: FW: Dolphin Quay planning application

From: Brendan Gibb-Gray [REDACTED]
Sent: 08 October 2016 16:13
To: 'Rachael McMurray'
Cc: [REDACTED]
Subject: Dolphin Quay planning application

Representation regarding current Dolphin Quay planning application. Planning Application No 16/00921.

Dear Rachael,

I live in Chequers Quay a small residential development close to and to the east of the current application site. I have serious concerns regarding the viability and sustainability of the current application which is within the Emsworth Conservation Area. My main concerns follow:-

1. Until the owner of the site made life difficult for the last tenant much of the site was a flourishing and successful wooden boat yard and had been so for many years. It gave employment locally and was a treasure on the upper shore of Chichester Harbour and the Area of Outstanding Natural Beauty. [ANOB] Among other wooden boats and yachts restored and repaired there over the years was the iconic 19th century *Terror* which enjoyed full restoration by expert craftsmen and gave additional employment to an apprentice shipwright. This was the last wooden boat business on Chichester Harbour and its loss is sorely felt. In addition the site provided employment for the retail and the business communities and the present application takes no account of the loss of this important aspect of work provided locally. A conservative estimate suggests that 10 full time jobs have been lost to the local economy since business ceased on the site.
2. This leads me to the second and related point, The applicant seems determined that the current employment use [As confirmed in the HBC Local Adopted Plan] should be overturned in favour of residential development, but one of the reasons the original application failed was the absence of evidence that the site had been effectively marketed as a boat building/employment site. The current application attempts to address this, but the efforts are unconvincing. The site has been marketed [if this is the correct word] on the basis of a short term lease and with the buildings in an advance state of dilapidation. This is most unlikely to attract tenants and marketing has been delusory – a failed attempt to satisfy the *change of use* criteria set out in the HBC Local Plan.
3. There is plenty of evidence that the site can still provide employment and as an example when a major yacht company in nearby Emsworth Harbour went into liquidation the harbour owners quickly filled the vacant hanger space with artisan boat builders. The Harbour is now a thriving employment and leisure complex with a successful café. Whilst there may be a case to be made for some residential building at Dolphin Quay a *mixed use* incorporating employment should be considered. This would be a huge boost to local economy and maintain Emsworth's position as the gateway location for visitors to Chichester Harbour and the ANOB. So much would be lost if the site becomes an "exclusive" residential development.

4. The other main issue is flooding and flood mitigation. The site and surrounding properties are at risk of flooding particularly during Spring Tides and associated extreme weather conditions. There is little or no evidence contained in the application that indicates this issue has been properly addressed. Additionally there is no assessment of the flooding risk from the Environmental Agency on the papers. Any change of use that involves residential development will require extensive flood mitigation measures on the site that will inevitably have adverse effects on surrounding dwellings. Water that may normally flood the site will as a result find its own [higher] level in The Lord Raglan Public House and residences at Chequers Quay and indeed properties to the north and west of the development site.
5. Bats have for many years they have been seen in and around Dolphin Creek and I am not convinced that the survey conducted by the applicant is extensive. Mr. Nick Knight a local expert has evidence of the presence of Bats near the site, but whether they roost in the dilapidated buildings has not been established or discounted.
6. In conclusion the evidence of *effective marketing* is extremely weak and whilst it is accepted that homes are required in the Borough the ones proposed will be for the wealthy and do little to address the chronic housing shortage. The best possible use of this site would be one of *mixed use* as in this way boat building and other employment opportunities would bring enormous benefit to the Borough, Emsworth and Chichester Harbour.

May this objection be recorded please?

Yours sincerely,

Brendan.

[Honorary Alderman Brendan Gibb-Gray BEM.
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Queen Street,
Emsworth PO10 7AD.]