

APP/16/00921 – Dolphin Quay, Queen Street, Emsworth.

Update to Committee

Further to the publication of the officer's report, the following updates are provided to members of the committee:

1. A further objection has been received to the consultee response given by the Council's Estates Team Leader

This objection has been made by Mr Pritchard who made an offer on the site on behalf of his charity, Link.org. A full copy of the objection is available online but a summary is provided below:

- The charity is genuinely trying to buy this site to provide a mixed commercial use, with employment opportunities, for young people there is no intention to redevelop for residential use.
- The previous valuation was done without a survey because the property is well known, and valued as a site (only), taking into account the commercial rents sought by the Agents. A further survey and value could be carried out.
- The charity would then offer to immediately buy the property at the market price (for mixed commercial use) so it could be used for those charitable purposes.
- There are funds immediately available. An accountant's letter can be provided confirming those funds.

Officer Response:

This objection has requested that the application is delayed to allow further time for another valuation of the site to be carried out. Following this, another offer would be made with proof of funds. Officers are of the view that the marketing exercise carried out is sufficient to have met the policy requirements. It is not reasonable to now defer consideration of the application at this late stage for a further period.

2. A response from the agent to an objection raised to the flood defence scheme

The full response is provided online however, the summary is as follows:

- The current application meets and fully accords with the NPPF.
- The 'hypothetical 'alternative' flood defence scheme alluded to is incomplete and places reliance on existing infrastructure that is not competent. Furthermore, it is not credible in terms of being funded by the form of development suggested.

3. Response to Site View Working Party query – retention of moorings.

There would be no moorings along where the sea wall would be built on the west boundary of the site. The pedestrian access adjacent to the Lord Raglan would serve both the existing short and longer jetties.