

# OBJECTION: DETAILED

**REVISED TO APPLICATION**

## FOR PLANNING HBC APP/25/00162 & LISTED CONSENT HBC APP/25/00176

| ITEM REF   | ITEM NO. | ISSUE DESCRIPTION                                                                                                                                                                                                                                                                                    | PLANNING OBJECTION | DOES CP RESPONSE 2026 SATISFY GC OBJECTION?                                                                                                                                           | OUTCOME REQUIRED                                                                                                                                                                                               | NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | PLANNING DOCUMENT REF                                                                                                                            |
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| BACKGROUND | B1       | is the only listed Langstone Property (& curtilage) being ordered under statute to accept infrastructure on their privately owned land. No consideration of reciprocity has been offered by the scheme to offset these permanently blighting, financially & personally intrusive, devastating works. | Y                  | N<br><br>No discussions have been had with a Land Agent.<br><br>Why have extensive regrowing/ regeneration / reinstatement plans been proposed for all other frontages other than F4? | -Strike a pragmatic balance between wildlife, environmental & human receptors.<br><br>-GC will require extensive land reinstatement works post construction. No plans have been submitted in the applications. | -The wildlife & ecological quality and value of the immediate GC (F4) harbour frontage is of extremely poor quality. Vehicles of all descriptions travel daily on it, it is littered, and is regularly subjected to un-enforced polluted outflow. Wintering birds are seldom seen in the immediate vicinity, and although (some) seen further afield may theoretically be temporarily disturbed, if use of machinery is minimised/ properly dampened then the risk of harm is at worst short-term, temporary, and limited. Therefore, the balance of protection offered to what? versus unacceptable prolonged (and far greater) levels of disruption to human receptors for no gain.<br><br>-The applicant must accept that any temporary burden imposed on the immediate environment should be proportionate, reasonably mitigated and equitable, recognising the primary objective of enabling & completing the proposed extended period of construction works.<br><br>-The applicant must not expect human receptors (GC) alone to suffer the extended impact and fallout during delivery of the scheme.<br><br><b>-GC cannot be subject to £ / amenity impact resulting from non-reinstatement of land &amp; planting post works.</b> | -Appendix B: South Marine Plan<br><br>-D&A Final<br><br>-CEMP<br><br>-NPP/ NPPF 8.1.2 para: 96 196<br><br>8.2.10 Noise<br><br>15.6.1 Disturbance |

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| <b>CONSTRUCTION</b> | C1 | -Unacceptably high levels of disruption caused by excessive & protracted exposure to noise & vibration at GC. | Y | <p><b>N</b></p> <p>Not answered</p> | <p>-Restrict working hours at GC to 0900-1700 Mon-Fri year around as per precedent detailed in GC Planning/Listed consent 2021. Including all preparatory activities within 50m of GC.</p> <p>-Planned 'surge' resources must be available and priced into tender/works contract to overcome/maximise working within tidal window restrictions.</p> | <p>-F4 (GC) noise survey requires repeating due to storm damage of original recording equipment. Subsequent manual data obtained is clearly overstated and should be ignored as an outlier.</p> <p>-Survey must be done iaw protocols as at the other frontage section surveys to enable consistent &amp; credible comparison of baseline ambient noise levels across all areas of scheme.</p> | <p>-D&amp;A Final</p> <p>-CEMP</p> <p>-Historic Environment and Archaeology Final</p> <p>-Noise &amp; Vibration Final</p> <p>-NPP/ NPPF 8.1.2 para :<br/>56<br/>96<br/>196<br/>181<br/>210</p> <p>8.2.10 Noise</p> <p>15.6.1 Disturbance</p> |
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|  | C2 | -Unacceptable high levels of disruption, damage & risk to safety of GC, Annex, and curtilages from proposed sheet-piling methods. | Y | N<br><br>No commitment to mitigation of risk 'before the fact'                                                                                                         | <p>-Hydraulic Press technique is the only safe/acceptable option available to execute piling activity at GC (F4).</p> <p>-Alternatively, dispense with the need to pile at GC (F4) at all, and construct 'toe' &amp; wall only.</p> | <p>-Sheet piling activity required &lt;5m from but not identified in assessment of buildings 'most at risk/affected' from piling activities.</p> <p>-GC has a single skin (Tudor Brick &amp; render) North Gable End with no foundations &lt;3m from proposed piling activity.</p> <p>-GC listed curtilage quay wall is &lt; 2m from piling activity and is unstable.</p> <p>-Original GC building (dating to circa 1535) has no foundations and is built on a thin layer of compacted oyster shells/earth.</p> <p>-GC also has a 'rare'/partially stabilised roof structure originating from the early 1500s. It will not survive exposure to the expected 'vibration' levels proposed by the applicant.</p> <p><b>-Accepted advice is that Hydraulic Press equipment is the only suitable method for piling so close to precarious structures.</b></p> | <p>-D&amp;A Final</p> <p>-Historic Environment &amp; Archaeology Final</p> <p>-Noise &amp; Vibration Final</p> <p>-NPP/ NPPF 8.1.2 para: 56 96 196 181 210 207 208 212 213 215</p> <p>15.6.1 Disturbance</p> |
|  | C3 | -Recognise, agree & sign appropriately constructed & legally-binding HOTs.                                                        | Y | N<br><br>No discussions with Land Agent To date.<br><br>No recognition of likely devastating impact to Sole Traders during works. Ltd Company Brewers recognised only. | <p>-Agreed &amp; signed legally binding HOTs between owners of GC/Annex &amp; HBC.</p>                                                                                                                                              | <p>-This is SOP activity required/expected to be in place prior to any scheme such as this achieving planning consent. See other EIA Infrastructure programmes for precedence.</p> <p>-HOTs to cover &amp; list (i) construction period &amp; (ii) period after construction (for as long as structure is in-situ).</p> <p>-HOTs to record the exact area of land owned by GC used by the scheme, compared with the surface area as marked by the existing footpath running between GC's (building) frontage and its garden fronting onto the foreshore. This has been noted as 23.7m<sup>2</sup>.</p>                                                                                                                                                                                                                                                   | <p>-Historic Environment &amp; Archaeology Final</p> <p>-NPP/ NPPF 8.1.2 para: 56 96 196 181 207 208 210 212 213 215</p> <p>8.2.10 Noise</p> <p>15.6.1 Disturbance</p>                                       |

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|  | C4 | -No security & safeguarding planning at GC. | Y | <p>N</p> <p>Not answered.</p> <p><b>HSE call out. Significant risk of suffering harm / injury. Danger to Life</b></p> | <p>-Safeguarding &amp; Criminal checks protocols to be agreed/validated &amp; implemented.</p> <p>-Security &amp; local policing plan to be evidenced/implemented at GC.</p> | <p>-The applicant has not provided any proposals (save for plant compounds) on how it intends to guarantee the safety of residents when granting scheme workers access to GC's private land. The applicant makes no reference/commitment to ensuring proper safeguarding &amp; criminal checks are completed &amp; evidenced first to GC. This is SOP for consenting of any construction works within a <b>PRIVATE RESIDENTIAL SETTING</b>.</p> <p>-The scheme will inevitably attract the interest of opportunist intrusion &amp; theft. The applicant must be required to introduce enhanced security measures to ensure GC/Annex is properly protected from such activity. Currently no risk assessment is evidenced as part of the applicant's submission.</p> | <p>-D&amp;A Final</p> <p>-Compound Access Plan</p> <p>-NPP/ NPPF 8.1.2 para:<br/>56<br/>96<br/>196</p> |
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| DESIGN & ACCESS | D1 | -Weak synergy between 'accessibility for all' with 'safe enjoyment' at GC. | Y | <p>N</p> <p><b>HSE call out. Significant risk of suffering harm / injury. Danger to Life</b></p> <p>The widened footpath will inevitably introduce conflict with mechanical traffic. If CP are not intending to increase volume of users what is the case/need for making any widening of the path at all? Current volume of users manage fine!</p> | <p>-Footpath for pedestrians &amp; wheelchair use only. No mechanical/ motorised/vehicular access.</p> <p>-Introduction of traffic-calming measures.</p> <p>-Review &amp; publicly share data analysis used in support of scheme's conclusions that the plans enable better 'accessibility for all'.</p> | <p>-The current path through GC (F4) was historically a ROW for Coast Guard Cottages, and only, in more recent times has it been designated as a footpath. Upgrading it to encourage a safer, more enjoyable leisure experience is supported. But introducing a mixed traffic scheme appears counter to improving accessibility, or meeting the spirit/requirements under the Equalities Act. Frail, young, or those of restricted mobility will actually/potentially suffer harm &amp; anxiety as a result of introducing mechanised/powered traffic within this restricted environment and so cannot be said to either in spirit or actually align with the intent of upgrading this path to improve 'accessibility for all'.</p> <p>-The scheme will also restrict/reduce rather than enhance (versus existing) water/beach access for water-based activities, instead introducing 'choke' points for launching and recovery of watercraft. Users will likely be 'discouraged' versus 'encouraged' to participate in these activities. Furthermore, rescue services' access will be substantially restricted/denied when called upon to effect (particularly) rescue of casualties often immobilised by the dangerous mud conditions within the Harbour.</p> <p>-Given the already concerning high levels of litter in Langstone (particularly accumulated at the public toilets and foreshore), and with no obvious uptick in the current level of resources allocated to litter collection duties, then assertion by the applicant that once the scheme has been delivered, litter volumes can be expected to remain as at existing, feels more 'aspirational' than based on hard evidence. Given this uncertainty, any supporting data validating the applicant's position should be shared with both the Planning Authority and public for proper scrutiny and, if necessary, confirmation sought that a multi-year committed resource &amp; budget to bolster litter collection has been secured from HBC.</p> | <p>-Appendix B: South Marine Plan</p> <p>-D&amp;A Final</p> <p>NPP/ NPPF 8.1.2 para: 56 96 105 109 117 181 210 207 208 212 213 215</p> <p>8.2.10 Noise</p> <p>15.6.1 Disturbance</p> |
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|  | D2 | -Minimising (and/or enhancing) impact to existing setting of GC. | Y | <p>N</p> <p>Not answered</p> <p>Designs of the 'Annex' flood wall still show height off-set and the use of a Coping Stone, which will encourage 'sitting' on the wall and poor run-off of rain/seawater. GC expressly requested/ agreed a coping stone with a fully 'apexed' profile (as currently in-situ) for both this wall, and the proposed wall surrounding</p> | <p>-Design-in improved detailing of flood defences to deliver high quality design of all works impacting the existing setting of listed buildings/listed curtilage at GC. (Recent precedent GC planning/listed consent works 2020/21)</p> <p>-Applicant must be compelled to improve drainage/water removal infrastructure within this application. The applicant must be clearer with what the scheme intends to achieve, and be transparent in laying out the benefits-case, particularly when compared with the reality of Storm Kathleen Apr 24.</p> <p>-Applicant must resubmit accurate Historic appraisal of GC and reassess impact of proposed works to setting &amp; character of GC.</p> | <p>-In the scenario as at GC where a new flood wall is to be built in front of existing walls, the proposed construction will create a height 'offset' between both structures. No plans have so far been submitted either showing the issue, or a designed solution for proposing how to overcome what would be a clumsy, visual impediment that does not exist today, and indeed should never exist within listed building design. It is a material (but needless) alteration to the existing setting of the listed curtilage, with this element of the design obviously sitting uneasily within the context of GC and Annex.</p> <p>-The proposal at GC seems only to partially address/minimise the major causes/mechanisms that led to the catastrophic flooding event Apr 2024. No plans have been introduced to enhance current local drainage/infrastructure capability (proven to be inadequate and the major cause of flooding to GC), or to mitigate surface run-off. Indeed, introducing bigger/more hard surfaced pathways exacerbates the risk further. The suggested drain design at GC seeks to increase the percolation of water into the land surrounding the drain, which in-turn increases the risk of flooding to the lower-lying GC. Similarly, no plans have been submitted for drainage at the Annex, despite there being a seepage/over-topping risk of the structures and therefore a need to deal with water removal away from (lower-lying) house. It is SOP to introduce within any application (particularly listed) mitigations (and more usually) improvements to this effect.</p> <p>-The flood wall heights proposed at GC are excessive. The EA have accepted that some over-topping/seepage is inevitable. Therefore the current harm imposed to (particularly) GC (character &amp; setting of a listed building) should be mitigated further by constructing the walls to the absolute minimum required height (ie circa 20cm from currently proposed heights). This also brings with it the added benefit of cost savings for delivery of the scheme.</p> <p>-The genuine historic value of GC has already been accurately established on many occasions, most recently in GC's application for listed consent for its works in 2020/21. GC is not predominantly of brick construction as reported, but Caen stone from Northern France, being linked to the maritime heritage of Langstone. The property dates to circa 1535, not 18<sup>th</sup>/19<sup>th</sup> century as reported. Accordingly, the report lacks any credibility and should be disregarded in the context of it under-stating the (actual) substantial harm imposed by the proposed works to the character &amp; setting of GC.</p> <p><b>-Heritage, Design &amp; Access statement provided to CP through HBC Planning Portal / GC Listed &amp; Planning Consent 2020 which validates the accurate age of GC. CP have chosen to ignore this report! This is not a survey/information 'privately' held, but instead is information Publicly available... CP just has to look it up.</b></p> | <p>-Appendix B: South Marine Plan</p> <p>-D&amp;A Final</p> <p>-Historic Environment &amp; Archaeology Final</p> <p>-EA consultee comments</p> <p>-D&amp;A Fina-NPP/ NPPF 8.1.2 para: 56 96 181 210 207 208 212 213 215</p> |
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|  | D3 | -Applicant is relying on statutory powers to order use of privately owned land owned by GC/Annex. | Y | N<br>Not answered | -Share validated calculations as proof of land area required to enable the application at GC/Annex.                                                                                                                                                                                                                     | -Previous dialogue GC/applicant focussed on agreeing that no more GC/Annex owned land would be used for the building of the scheme at F4 than the current surface area marked by the footpath running between GC's frontage and front-facing garden. Currently no plan has been submitted which straight forwardly validates this is the case. | -Appendix B: South Marine Plan<br><br>-D&A Final<br><br>-GA Plans Combined<br><br>-Historic Environment & Archaeology Final<br><br>-NPP/ NPPF 8.1.2 para: 56 210 207 208 212 213 215 |
|  | D4 | -Increased 'slamming' noise caused by inappropriate new quay/flood wall design at GC (F4).        | Y | N<br>Not answered | -Ensure the applicant is required to construct a wall at GC which is of similar profile to the current listed quay wall. Namely, the new quay wall design acts to ensure efficient wave action dissipation, reducing the effects of 'splash' & over-topping, & lessens the 'slamming' noise to similar existing levels. | -The listed quay wall has a distinct (and historic) profile at GC which is designed to reduce wave action/impact/'slamming' noise by effective dissipation of wave energy. The proposal submitted does not show in profile how (or whether) this has been considered.                                                                          | -Appendix B: South Marine Plan<br><br>-D&A Final<br><br>-CEMP<br><br>NPPF 8.2.10 Noise                                                                                               |

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|  | D5 | -Decommissioning of the scheme. | Y | N<br><br>Partially answered | <p>-Mechanism in place for proper safeguarding protocols for GC/Annex.</p> <p>-Right to call upon HBC in the event future mitigation of new works is required impacting either/ both buildings and/or curtilage.</p> | -It is SOP where the design life of infrastructure is fixed (in this case 50 years) for the applicant to outline their intention/requirement to decommission/rebuild etc at end of useful life. No such plan has been brought forward (or discussed) in this application, leading to greater uncertainty to GC/Annex regarding future impact to setting/character of GC/Annex, and the possibility of a further need to call upon additional privately owned land in the future. | <p>-Appendix B: South Marine Plan</p> <p>-D&amp;A Final</p> <p>- Noise &amp; Vibration Final</p> <p>-Historic Environment &amp; Archaeology Final</p> <p>-D&amp;A Final- NPP/ NPPF 8.1.2 para: 56 96 105 181 210 207 208 212 213 215</p> <p>8.2.10 Noise</p> <p>15.6.1 Disturbance</p> |
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|  | D6 | -Land collapse resulting from likely structural failure of GC's existing listed quay wall within the scheme's lifetime. | Y | <p>N</p> <p>Not answered</p> <p><b>CP Design Consultants have not been commissioned to answer this question. They have not considered this risk/issue.</b></p> | -Applicant to indemnify costs for restoring land stability should listed quay wall fail causing land collapse within GC's curtilage. | -Given the construction of the new sea wall surrounding GC's land will not be tied (stabilised) to the existing listed quay wall structure, and with no ability to maintain it, once the new structure is built, should this structure consequently fail, the land will inevitably sink/collapse and need reinstating. | <p>-Appendix B: South Marine Plan</p> <p>-D&amp;A Final</p> <p>-Historic Environment &amp; Archaeology Final</p> <p>-Noise &amp; Vibration Final</p> <p>NPP/<br/>NPPF 8.1.2<br/>para:<br/>56<br/>96<br/>181<br/>210<br/>207<br/>208<br/>212<br/>213<br/>215</p> <p>8.2.10<br/>Noise</p> <p>15.6.1<br/>Disturbance</p> |
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