

Langstone Stakeholder Working Group (6) Thursday 23rd February 2023

During the 'Design Progress' presentation, artistic impressions were presented alongside 5 new photo visualisations covering the frontages to show the 80% design. These were also presented in a gallery before the session and during the tea break.

Feedback was invited on each of the frontages including:

- Whether the stakeholder *Supports* or *Does not Support* the proposals
- Any other feedback specific to that frontage

This document sets out the raw responses received by attendees to the LSWG on the 23rd February 2023.

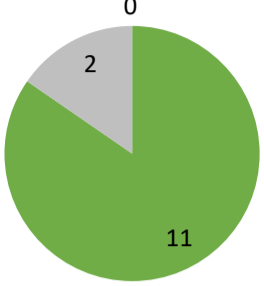
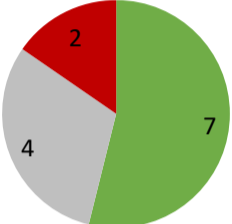
Note that some of the (26) attendees did not provide responses to every question and some opted not to respond at all. Those who did not select whether they supported/did not support any frontage are marked as 'neutral'.

This summary of responses will be circulated with members and will be available publicly on the Langstone FCERM Scheme project webpages.

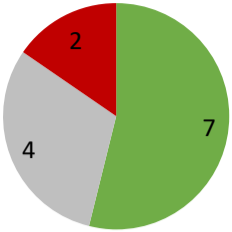
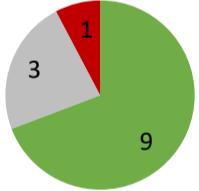
This summary has also been shared with the designer AECOM who will consider the feedback during their finalisation of the design towards the 100% milestone.

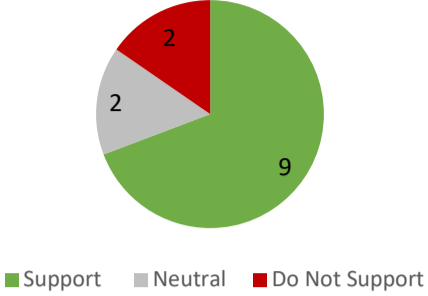
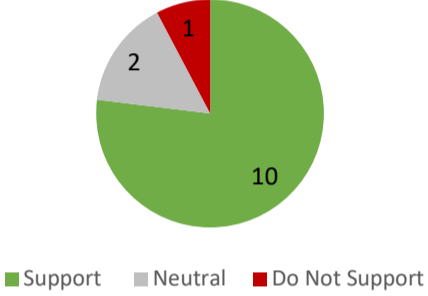
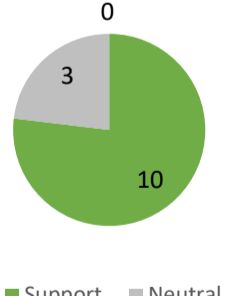
We will also seek formal feedback from Statutory Consultees to inform any proposals for materials for each frontage.

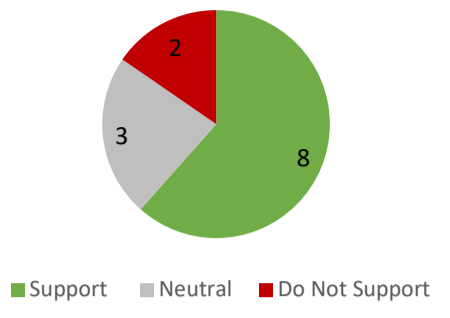
Frontage by Frontage feedback received:

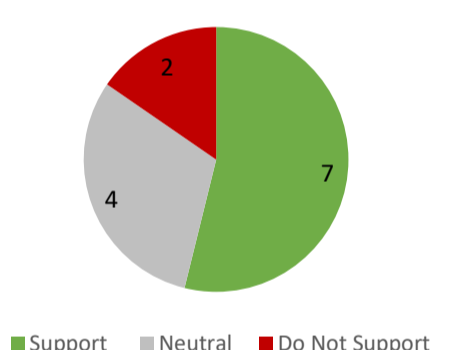
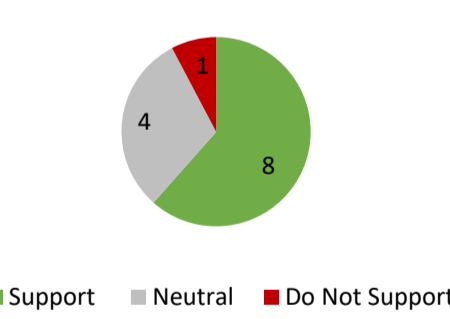
Core Scheme		
Frontage 1A Billy Line North	1A (Billy Line N)  <p>Support: 11, Neutral: 2, Do Not Support: 0</p>	Agree with widening to 3m, surface of the footpath/cycle path should have gravel bonded to it so that it looks more natural Support
		Note outside of CHC jurisdiction Support
		Seepage barrier is over-engineered, too costly Neutral
		This footpath is surrounded by mature shrubs and trees, which are now in blossom (willow and cherry blossom) this habitat is alive with birds. It is important to preserve all the existing habitation for future wildlife. Support
		Simple at this end Support
Frontage 2 Billy Line South	2 (Billy Line S)  <p>Support: 7, Neutral: 4, Do Not Support: 2</p>	Alternative options need explanation Do Not Support
		Need to keep access points to the shoreline Support
		Options for potential sea wall colonisation? Should explore setting back the wall as it eliminates encroachments and allows for progression of saltmarsh Support
		Prefer any sea wall to be seaward side but realise landward side may be necessary because of services etc., prefer seawall to be raised embankment as less harbour disruption Support
		Suggest wall on landward side from aesthetic and safety point of view Support
		Tie in is essential, alternative is terrible (wall), if wall required it needs to be East of path Neutral
		Until information is provided Do Not Support
		This will need constant maintenance as many dog walkers currently use this area and it is often difficult to find a path not littered with dog poo. Neutral
		Wouldn't the sea wall be best placed closer to dwellings? Support

Frontage 3 Car Park at Ship Inn	<p>3 (Car Park)</p> <p>Support Neutral Do Not Support</p>	Environmentally friendly surface	Support
		Glass wall is essential, solid wall (no glass) awful for heritage, ramp is fine	Support
		It is a matter of regret that HCC (car park) focus only on maintenance, what is an alternative to asphalt?	Support
		Langstone Conservation Area Appraisal Management Plan states that the car park at the Ship Inn could do with a more sympathetic surface. If it goes ahead tarmac should be replaced with something more suitable and the whole area should be resurfaced	Neutral
		Sheet piled wall (adjacent to road?)	Neutral
		Support, but share concerns regarding appearance of asphalt and pollutant run off from road and car park into harbour	Support
		Whole car park needs to have a surface, softer look, more natural stone	Support
		I do not feel qualified to comment although I value the Ship Public House and use it frequently, it is important that I can access on foot	Neutral
		Would the bodpave surface be a better solution for the car park than the asphalt?	Support
Frontage 3 Ship Inn	<p>3 (Ship Inn)</p> <p>Support Neutral Do Not Support</p>	Glass topping is a must, one needs to see the building which is listed in a conservation area	Support
		Glass wall is essential, solid wall (no glass) awful for heritage, overall good	Support
		I do not support full height wall, only one with a glass top, a full height wall reduces view of listed building from afar. Fullers should contribute to the glass wall	Neutral
		Is it possible to clad the wall in a historic looking sandstone brick? Even better like F5 - consistent all round	Support
		Like the glass solution, would be good to get a permanent good maintainable surface on the car park as a whole in addition to the ship in car park (both the same)	Support
		Needs to be glass topped and softer coloured bricks/cladding	Support
		Not asphalt, yellow gravel preferred with hardcore under for car park	Support
		Sea wall + frontage = good solution	Support

<p style="text-align: center;">Frontage 4 Lookout & Green Cottage</p>	<p>4 (Lookout/ Green Cottage)</p>  <p>■ Support ■ Neutral ■ Do Not Support</p>	<p>Access along shore will be lost to large vehicles (around Green)</p> <p style="text-align: right;">Neutral</p>	
		<p>Flood gates taking up width of footpath will make less path than stated</p> <p style="text-align: right;">Neutral</p>	
		<p>Good to see footpath widened and leveled! Happy in principle with the flint cladding if can look like 'artisan built'</p> <p style="text-align: right;">Support</p>	
		<p>I dislike the relocation of the footpath and wall around the green, the wall bout be better in front of the Green Cottage on their side of the path</p> <p style="text-align: right;">Do Not Support</p>	
		<p>Metal handrails only, like for like cladding, not flint cladding, built is the same price so why on earth would we clad?</p> <p style="text-align: right;">Support</p>	
		<p>Nicer handrails would be good</p> <p style="text-align: right;">Support</p>	
		<p>Options for ecological enhancement/ colonisation?</p> <p style="text-align: right;">Neutral</p>	
		<p>Railing choice? Natural stone and cladding</p> <p style="text-align: right;">Support</p>	
		<p>There doesn't seem to be any consideration of the foreshore habitat and how it could be enhanced, would be good for the visualisations</p> <p style="text-align: right;">Neutral</p>	
		<p>The set back flood wall will impede the sea view from the ground floor - taking daylight? The existing wall of the lookout is part of the heritage of Langstone Village and therefore within the "Langstone Conservation Area" decreed by HBC in 1975</p> <p style="text-align: right;">Do Not Support</p>	
		<p>Whatever is used to clad will soften as it weathers, any material must be long lived, note Langstone is 'attractive' because it is a mixture of styles/materials over time thus it is important to embrace a range of surfaces/materials/colours</p> <p style="text-align: right;">Support</p>	
	<p style="text-align: center;">Frontage 4 Green to High Street</p>	<p>4 (Green Cottage to HS)</p>  <p>■ Support ■ Neutral ■ Do Not Support</p>	<p>Good work!</p> <p style="text-align: right;">Support</p>
			<p>Handrail designs, not red bright bricks</p> <p style="text-align: right;">Support</p>
		<p>Happy with handrail style shown</p> <p style="text-align: right;">Support</p>	
		<p>I think the handrail could be designed a lot better and look a lot more in keeping (even a very modern A4 stainless steel would be preferable I feel)</p> <p style="text-align: right;">Support</p>	
		<p>Is a hardwood handrail possible? Brick wall should still be brick rather than stone - like for like</p> <p style="text-align: right;">Neutral</p>	
		<p>Like the idea of a wider & more accessible footpath + handrail</p> <p style="text-align: right;">Support</p>	
		<p>Minimum 1.5m DfT guidance for national accessibility, consideration should be given to safety of young children</p> <p style="text-align: right;">Support</p>	
		<p>Stone finish on bricks</p> <p style="text-align: right;">Neutral</p>	
		<p>The proposed flint wall is not acceptable. As the existing (Winkle Market) house wall is flint and mortar, which needs to breathe, not have water trapped in it. Therefore causing damp penetration to the interior.</p> <p style="text-align: right;">Do Not Support</p>	
		<p>The wider path and handrails is to be welcomed, H&S says too high - glass? Argument over stone wall was time wasting and pointless</p> <p style="text-align: right;">Support</p>	

Frontage 5 High Street	<p>5 (High Street)</p>  <p>Support Neutral Do Not Support</p>	Could flood gate be half GLASS? Gate set back past no.15 Langstone High street front door	Neutral
		I think the slipway is a CHC asset, so we would need to talk offline	Support
		Looks good	Support
		Material doesn't matter, time will weather away and visitors wont know the difference	Support
		Pop up would be better, wood gates when open would be ugly	Do Not Support
		The existing house wall is traditional flint and the heritage of Langstone Village, giving us the privilege of being 'Langstone Conservation Area' Decreed by HBC in November 1975	Do Not Support
		What happened to glass top to flood gate? Would look nicer if could be glass topped and glass top harbour wall all the way round to gate post	Support
Frontage 5 Royal Oak, Cottages	<p>5 (Royal Oak, Cottages)</p>  <p>Support Neutral Do Not Support</p>	Do not support the wall, seating to be built inside the wall (bench seating)	Do Not Support
		Hopefully can incorporate seats outside the Royal Oak (not other areas too disruptive for homeowners), like the glass solution , I am happy enough with access to beach	Support
		I agree that different types of stone should be placed in situ	Support
		Looks good	Support
		Love the glass topped wall and stone cladding	Support
		Prefer no (glass) top rail, please no pillars in front of house windows, this will be better looking out but also for the view of the buildings from a distance, could have access point by Royal Oak cellar for delivery access and beach access for anyone who wants to jump down to the beach	Support
		Seatin inside wall, railings in part? Access at beach at low tide on 'corner'	Support
		This access needs to support deliveries/services to the houses and the Royal Oak	Neutral
		Sympathetic design	Support
		Frontage 5 No.21 & Footpath	<p>5 (No.21 & footpath)</p>  <p>Support Neutral</p>
Gravel in the plastic egg crate grid is good	Support		
No concrete path, no to muddy path, prefer the pod path type of thing especially if it can reduce plastic contact	Support		
No plastic please in path	Support		
No plastic retainer to footpath substrate please	Support		
Not plastic	Support		
Poor choice of material (bodpave) particularly for marine environment - degradation will leach microplastics into Chichester Harbour	Support		
Surface needs to be puddleproof, do not reduce width of path	Support		

Frontage 5 Allotment & No.21	5 (Allotment & no.21) 	Need to clad the concrete wall with something similar to original (brick?) or brick looking finish would be acceptable	Support
		Clad existing wall to hide the vic wall	Support
		Clad top bit of (new) wall	Support
		Clad with brick	Neutral
		Cladding should be explored to align with heritage assets nearby, NE coast path - what if the right of way is rerouted, path will need to be extended to 1.5m	Support
		Finish to top of allotment wall, more 'historic' please	Do Not Support
		I don't like the concrete on top of the brick wall	Neutral
		Same handrail as elsewhere (black metal), match cladding of the wall, side elevation of steps need cladding to match	Support
		Single egress point is not adequate	Neutral
		Sympathetic design	Support
		This is a very popular route to the millpond, children come to feed the ducks. The steps access will impede pushchairs and handicapped people.	Do Not Support
		Works well	Support

Additional Scheme			
Frontage 1B Mill Lane, Harbourside	1B (Mill Lane, Harbourside) 	Do not support stepped revetment where this encroaches on foreshore, Ecological enhancements to be fully explored eg. Formliners and rockpools	Do Not Support
		Seagrass planting please	Support
		Yes go for it! ££! If only it was funded!	Support
		Residents not in agreement	Do Not Support
		Yes please! Why are our sheet pilings so much longer?	Support
Frontage 6 Langstone Spit	6 (Langstone Spit) 	Good opportunity for biodiversity net gain - habitat creation/ artificial rock pools	Support
		Access to Sailing Club	Do Not Support
		I think this is very important for the protection of the sailing club, footpath and embankment behind	Support