

Langstone Flood and Coastal Erosion Risk Management Option Appraisal Study

Langstone Alternative Alignment Survey Report

August 2020



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Contents

1	Introduction	3
1.1	Purpose of this document.....	3
1.2	Wider engagement	3
2	Engagement summary	4
2.1	Community Survey	4
2.1.1	Survey format.....	4
2.1.2	Distribution	6
2.2	Meetings	11
2.2.1	Royal Oak (Greene King Brewery).....	11
2.2.2	Royal Oak cottage residents	11
2.2.3	Statutory Stakeholders (Natural England, Conservation officer and Local Planning Authority).....	11
3	Results.....	12
3.1	Survey Responses.....	12
3.2	Results and Analysis.....	12
4	Next Steps	15

1 Introduction

The Eastern Solent Coastal Partnership (ESCP), in collaboration with AECOM Infrastructure and Environment UK Limited, is undertaking a Flood and Coastal Erosion Risk Management Option Appraisal Study for Langstone on behalf of Havant Borough Council (HBC). The Study area covers the coastal frontage between the Langbrook Stream, to the west of Mill Lane, to just east of the Royal Oak Public House. Residential and commercial properties (including listed buildings), a sailing club and historical landmarks are present along the Langstone frontage and both Langstone and Chichester Harbours are environmentally designated.

The Option Appraisal Study is being funded by a combination of Southern Regional Flood and Coastal Committee (SRFCC) Local Levy and HBC Community Infrastructure Levy (CIL).

In January 2020 two public events were held where the leading defence options for Langstone were shared with the community. In March 2020 a collaborative workshop was also held with members of the community and residents to revisit and discuss the drivers for a scheme and to explore the coastal defence options for Langstone.

Feedback from these events clearly showed that a key concern was the seawall option along the Royal Oak frontage in the core scheme. Concerns raised related to impacts on views and heritage associated with a higher flood wall along this frontage. The community talked about an alternative option of reinforcing the quay while accepting some flooding in the future but with increased resilience of properties.

The project team took these concerns on board and revisited options for this section of the core scheme. As a result, two further options for the Royal Oak frontage were identified, incorporating an alternative defence alignment. Following an appraisal of the feasibility of this alternative alignment by our consultants AECOM, an engagement exercise was carried out with the community of Langstone to clarify which alignment was most supported by the community.

1.1 Purpose of this document

This report seeks to set out the engagement and outcomes of the Langstone Royal Oak Alternative Defence Alignment Survey carried out between 12th June 2020 and 26th June 2020.

The results of this engagement will be used to inform a cabinet paper which will be taken to Havant Borough Council's Cabinet who will make the decision with regards to the next stages of the project. The views from the survey will be taken into consideration in the paper, along with the view of the regulators (Natural England, Historic England, Chichester Harbour Conservancy, the Environment Agency, Havant Borough Council (HBC) Local Planning Authority, HBC Conservation Officer) and frontline residents and businesses.

1.2 Wider engagement

This survey forms part of a wider engagement process being undertaken throughout the duration of the project.

A Stakeholder engagement strategy has been developed with a clear methodology that will help to ensure that the relevant stakeholders are informed and involved at the right time.

Overall strategic aim:

To engage with the local community, businesses and public bodies along, and with an interest in, the Langstone coastline:

- to raise an awareness and understanding of coastal flood and erosion risk
- to identify the challenges and constraints
- to ensure the community help to support the decision-making process for managing the coastline

Engagement will help inform coastal management options and alignment decisions bearing in mind what is technically feasible, publicly acceptable, most financially viable and environmentally acceptable.

Each stakeholder is likely to have a unique view on the use, development and protection of any coastal frontage. As such they can be a source of indispensable information which can be used to define issues and objectives, steer option development and achieve general consensus on a preferred option.

2 Engagement summary

2.1 Community Survey

2.1.1 Survey format

An online and paper survey was developed to seek the community's views on three different defence alignment options for the Royal Oak frontage. Responders were asked to indicate their preferences from the three options presented by completing the short survey.

Due to the timing of the engagement which was during a period of 'lockdown' as a result of Covid-19, the ESCP strongly considered whether it was safe to carry out a door to door leaflet drop. Delaying the consultation was also investigated, but this wasn't an option due to the public feedback needed to inform an HBC cabinet decision on the next stages of the project and there was no scope in the project programme to push this back. An electronic consultation was considered, but previous feedback from the community showed that letter drops are preferred alongside electronic versions and the ESCP didn't want to exclude anyone who doesn't have internet. Therefore, a risk assessment was carried out and a combined approach was taken – paper and electronic.

The three options that the community were consulted on were:

- Option (A) - the current leading option of a raised seawall.
- Option (B) - an alternative defence alignment with a floodwall between properties north of Langstone High Street, with no works to the Royal Oak frontage.
- Option (C) - an alternative defence alignment with a floodwall between properties north of Langstone High Street and replace the quay along the Royal Oak frontage.

Each of the options were accompanied by a visualisation. However, it should be noted that the visualisations were purely examples of the type of approaches proposed and were not to be taken literally as the options would be looked at in more detail in the next part of the project. A caveat explaining this was added to the leaflet to avoid any misunderstanding.

The survey was available to be completed online at escp.org.uk/Langstone, or if preferred, via post to The Coastal Team, Havant Public Service Plaza, Civic Centre Road, Havant. PO9 2AX

The survey was made available for two weeks between 12th June 2020 and the 26th June 2020.

The survey was purposely kept short to increase the potential number of responses, as well as providing the option for people to feedback their thoughts in the open ended question to explain their answers, or decision not to vote for any of the options. It was felt that the background to the project

was not required as the majority of the community would have heard about the project or attended an engagement event previously and links to the website were provided for those who required further more background information.



Langstone Flood and Coastal Erosion Risk Management Study

Royal Oak Frontage Alternative Alignment Survey

Dear Resident,

In January 2020 we held two public events where we shared the leading defence options for Langstone with you. In March 2020 we also held a collaborative workshop with members of the community and residents to revisit and discuss the drivers for a scheme and to explore the coastal defence options for Langstone.

You said ...
Feedback from these events clearly showed that a key concern was the seawall option along the Royal Oak frontage in the core scheme. Concerns you raised related to impacts on views and heritage associated with a higher flood wall along this frontage. You talked about an alternative option of reinforcing the quay while accepting some flooding in the future but with increased resilience of properties.

We did ...
We have taken your concerns on board and have revisited options for this section of the core scheme. We have listened to you, and as a result, have identified two further options for the Royal Oak frontage incorporating an alternative defence alignment. Our consultants AECOM have spent time appraising the feasibility of this alternative alignment, and now we would like to seek your views.

Have your say
This is your opportunity to tell us what you think.

We would like you to look at the three different alignment options presented for the Royal Oak frontage and tell us your preference by completing the short survey attached.

Your views will be taken into consideration, along with the views of the regulators, Natural England, Historic England, Chichester Harbour Conservancy, the Environment Agency, Havant Borough Council (HBC) Local Planning Authority, HBC Conservation Officer, frontline residents and businesses, when making a final recommendation to HBC on the route alignment to progress.

The three options are:

- (A) the current leading option of a raised seawall.
- (B) an alternative defence alignment with a floodwall between properties north of Langstone High Street, with no works to the Royal Oak frontage.
- (C) an alternative defence alignment with a floodwall between properties north of Langstone High Street, and replace the quay along the Royal Oak frontage.

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Completing the survey:

You can complete the survey online at escp.org.uk/langstone which will be available until 26th June 2020.

If you prefer to complete the paper survey inserted in this leaflet, please return it to the address below by the 26th June 2020

The Coastal Team
Havant Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

Thank you for completing the survey, your time is greatly appreciated.



Find out more about the Langstone Flood and Coastal Erosion Risk Management Study at:

www.escp.org.uk/langstone

Contact us:

- coastal.team@havant.gov.uk
- @EasternSolentCP
- EasternSolentCoastalPartnership
- www.escp.org.uk
- /EasternSolentCP
- EasternSolentCP







A - ROYAL OAK LEADING OPTION	B - ROYAL OAK ALTERNATIVE ALIGNMENT	C - ROYAL OAK ALTERNATIVE ALIGNMENT & QUAY																		
<p>Alignment A is the current leading option for the Royal Oak frontage. This alignment comprises a flood gate across Langstone High Street, replacement of the quay with a new seawall around the Royal Oak and frontline cottages and a floodwall and embankment to the north.</p> <p>This option would provide flood protection to Langstone village and flood and erosion protection to the heritage assets along the Royal Oak frontage. Property level resilience measures are recommended for the Old Mill to help lower flood risk and reduce the impact of flooding.</p> 	<p>Alignment B is an alternative alignment comprising a floodwall adjacent to the Winkle Market leading to flood gates in Langstone High Street, a floodwall extending north from the High Street leading to an embankment in the field to the north.</p> <p>This option would provide flood protection to Langstone village only. No defence works would be undertaken along the Royal Oak frontage, leaving the heritage assets here at risk of erosion and increased flooding over time. Property level resilience measures would be recommended for the Royal Oak, frontline cottages and the Old Mill to help lower flood risk and reduce the impact of flooding.</p> 	<p>Alignment C is the same as Alignment B, but with a new quay fronting the Royal Oak and adjacent cottages for erosion protection. If we undertake works to the quay we would have to meet current Health and Safety standards and it is possible a new hand rail would need to be installed.</p> <p>This option provides flood protection to Langstone village only. The Royal Oak frontage would be protected against erosion, but will remain at flood risk which will increase in the future as sea levels rise. Property level resilience measures would be recommended for the Royal Oak, frontline cottages and the Old Mill to help lower flood risk and reduce the impact of flooding.</p> 																		
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 <p>OPTION A - DEFENCE ALIGNMENT</p> <ul style="list-style-type: none"> 1 Flood Gate 2 New Quay and Floodwall 3 Floodwall 4 Embankment 5 Property Level Resilience 	 <p>OPTION B - DEFENCE ALIGNMENT</p> <ul style="list-style-type: none"> 1 Floodwall 2 Flood Gates 3 Floodwall 4 Embankment 5 Property Level Resilience 	 <p>OPTION C - DEFENCE ALIGNMENT</p> <ul style="list-style-type: none"> 1 Floodwall 2 Flood Gates 3 Floodwall 4 Embankment 5 Property Level Resilience 6 New quay and hand rail 																		
<p>Please note that these visualisations are purely examples and should not be taken literally at this stage as the options will not be determined fully until the next stage of the project.</p>																				

Figure 1: Copy of the leaflet

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Havant
BOROUGH COUNCIL

Langstone Flood and Coastal Erosion Risk Management Study




Royal Oak frontage - Alternative Alignment Survey

This is your opportunity to have your say on the alternative alignments presented for the Royal Oak frontage. Thank you for completing the survey, your time is greatly appreciated.

You can complete the survey online at www.escp.org.uk/langstone or post this slip back to:
The Coastal Team, Havant Borough Council Public Service Plaza, Civic Centre Road, Havant, PO9 2AX by the **26 June 2020**.

Privacy Statement: The information provided by you in this questionnaire will only be incorporated into the next stage of the options appraisal process. It will not be used in a manner which would allow identification of your individual responses. Your address/contact details, if given, will be removed from the data as soon as the initial analysis is complete. You do not have to participate and even if you do, you do not have to answer any survey questions you would rather not. For a copy of our full data privacy statement, please contact Havant Borough Council or go online to www.havant.gov.uk/privacy-policy

Q1 Please rank the alignments (A to C) in order of preference, where 1 is ranked the highest.

	1	2	3
Option A 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Option B 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Option C 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q2 Please tell us why in the box below.

Thank you for completing this questionnaire. Your responses are greatly appreciated.
If you have any questions, please do not hesitate to contact us at coastal.team@havant.gov.uk

Figure 2: Copy of the questionnaire

2.1.2 Distribution

Hard copy flyers and surveys

Leaflets and surveys were hand delivered by Culture Calling, a distribution company, to 492 Langstone households covering the area shown in Figure 3 on the 12th June 2020.



Figure 3: Distribution area

After delivery, Culture Calling confirmed that there were some properties that they were not able to deliver to. This was because there were ‘**No Entry**’ signs at Brookmeadway Court and Regents Courts, as well as ‘**No Junk Mail**’ notices at two properties in Langstone Avenue.

One resident got in touch to say they hadn’t received a copy through their door and would prefer paper to electronic. This was then followed up by one being posted to them via Royal Mail.

Email

All stakeholders who form part of the projects Langstone Stakeholder Working Group, all those who attended the community workshop in March 2020 and all others on the project stakeholder distribution list also received an email (Figure 4) about the survey and a link to complete the survey online. 61 emails were sent to individual Langstone residents, local Councillors and representatives of the following organisations:

- Bedhampton Society Environmental Group
- Blue Marine Foundation
- Chichester Harbour Conservancy
- Friends of Langstone Harbour
- Fullers / The Ship
- Greene King / Royal Oak
- Havant Civic Society
- Langstone Cutters
- Langstone Flood Watch
- Langstone Harbour Board
- Langstone Residents Association
- Langstone Sailing Club
- Langstone SOS group
- Langstone Village Association
- Natural England
- Solent Protection Society

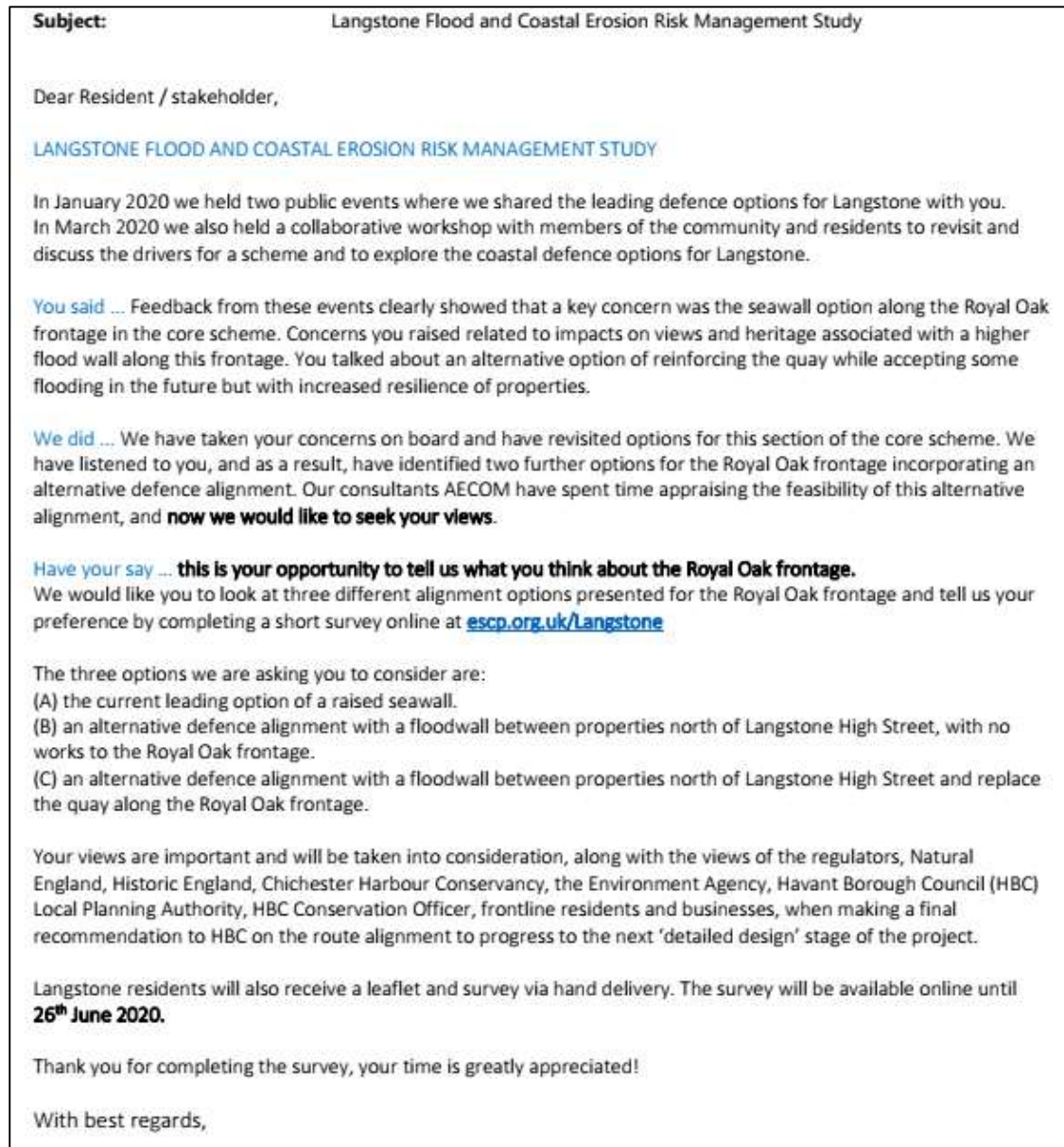


Figure 4: Email sent to stakeholders

In addition, 13 frontline residential properties along the Royal Oak frontage were sent personal emails (Figure 5) about the survey which also offered residents the opportunity to speak to the project team direct to discuss the survey in more detail.

Subject: LANGSTONE FLOOD AND COASTAL EROSION RISK MANAGEMENT STUDY

Dear resident,

LANGSTONE FLOOD AND COASTAL EROSION RISK MANAGEMENT STUDY

In January 2020 we held two public events where we shared the leading defence options for Langstone with you. In March 2020 we also held a collaborative workshop with members of the community and residents to revisit and discuss the drivers for a scheme and to explore the coastal defence options for Langstone.

You said ... Feedback from these events clearly showed that a key concern was the seawall option along the Royal Oak frontage in the core scheme. Concerns you raised related to impacts on views and heritage associated with a higher flood wall along this frontage. You talked about an alternative option of reinforcing the quay while accepting some flooding in the future but with increased resilience of properties.

We did ... We have taken your concerns on board and have revisited options for this section of the core scheme. We have listened to you, and as a result, have identified two further options for the Royal Oak frontage incorporating an alternative defence alignment. Our consultants AECOM have spent time appraising the feasibility of this alternative alignment, and **now we would like to seek your views.**

Have your say ... this is your opportunity to tell us what you think about the Royal Oak frontage.

We would like you to look at three different alignment options presented for the Royal Oak frontage and tell us your preference by completing a short survey online at escp.org.uk/Langstone.

You should also receive a leaflet and survey via hand delivery. The survey will be available online until **26th June 2020**. The three options we are asking you to consider are:

- (A) the current leading option of a raised seawall.
- (B) an alternative defence alignment with a floodwall between properties north of Langstone High Street, with no works to the Royal Oak frontage.
- (C) an alternative defence alignment with a floodwall between properties north of Langstone High Street and replace the quay along the Royal Oak frontage.

As a frontline resident your views on the options being presented are very important.

We would therefore like to offer you a chance to discuss these alternative options with members of the project team if you feel this would be helpful. So please let me know if you would like us to set up a virtual call?

The online survey is anonymous, however we really need to separately understand your views on the options as frontline residents, so would be grateful if you could indicate your preference and why, via email (Coastal.team@havant.gov.uk) as well as via the online / hard copy survey.

Your views will be taken into consideration, along with the views of the regulators, Natural England, Historic England, Chichester Harbour Conservancy, the Environment Agency, Havant Borough Council (HBC) Local Planning Authority, HBC Conservation Officer, businesses and the wider community when making a final recommendation to HBC on the route alignment to progress to the next 'detailed design' stage of the project.

Thank you for your inputs and for completing the survey, your time is greatly appreciated!

With best regards,

Figure 5: Email sent to frontline residents

Social Media

The consultation was promoted on the ESCP's social media channels on Facebook, Twitter and Instagram and a selection of these posts are shown in Figure 6. The questionnaire was promoted a second time before it closed.

The posts on Facebook received the most overall interaction. The post on 12th June 2020 reached 441 people with 73 engagements, which includes clicks on the post, likes, shares and photo views. From this post, 37 people clicked on the link to the project webpage. The Facebook post on 26th June 2020

reached 613 people with 52 engagements and 21 webpage clicks. From Twitter and Facebook combined the total reach was 1750.

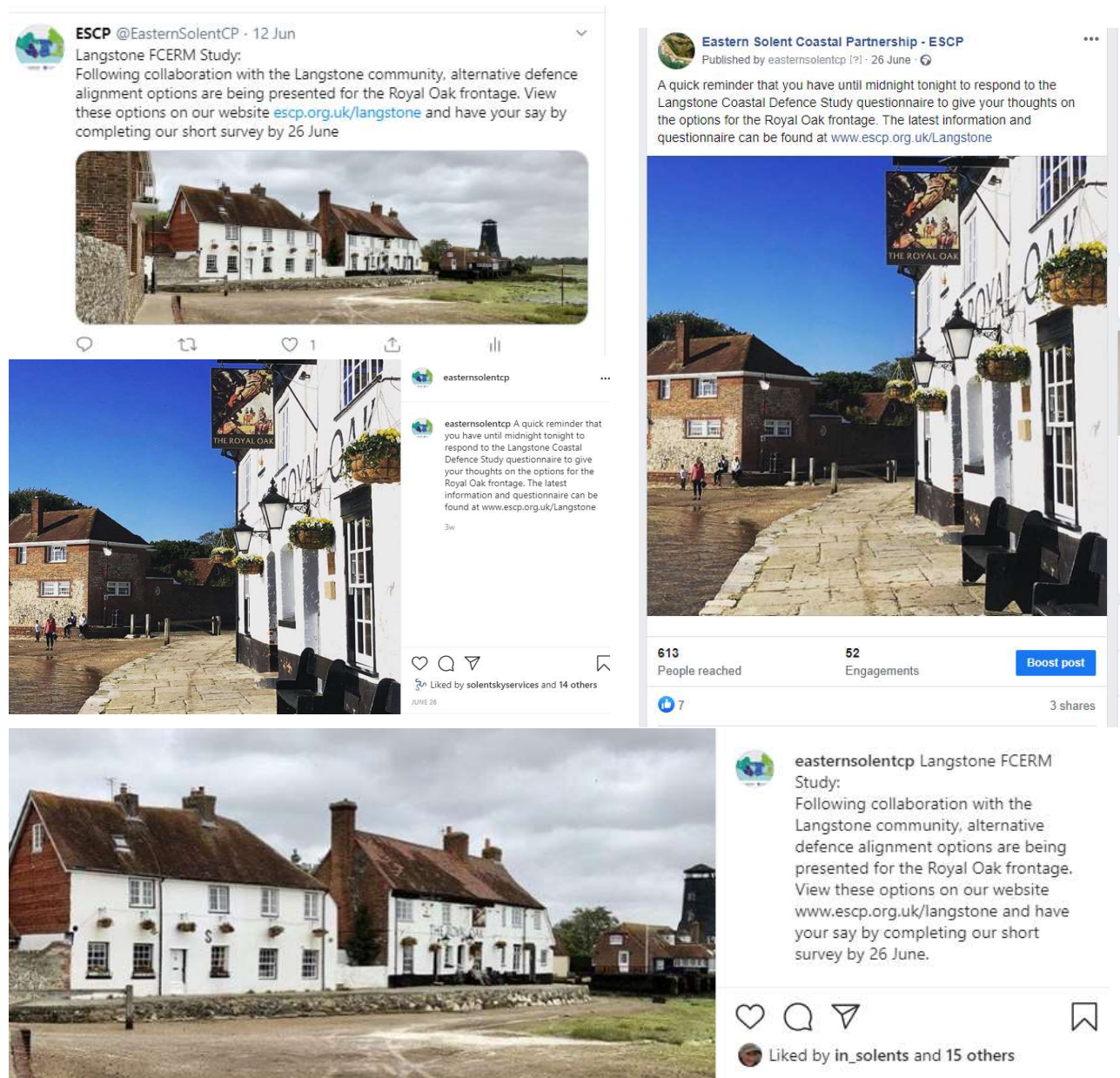


Figure 6: Selection of social media posts advertising the new information and questionnaire.

Website

Between 12th and 30th June 2020, the dates when the alternative alignment engagement was promoted, the ESCP website had **2,052 visitors**.

- **248** (21.49%) of ESCP website visitors landed directly onto the Langstone web page
- **43** (16%) of those visitors were referred to the page via social media links

From a total of **5,484** total website page views **438** (7.9%) were Langstone page views **309** of those were unique page views (where users have clicked onto a link to the page - escp.org/langstone) spending an average time of **4.54 minutes** on the Langstone page with a bounce rate (visitors leaving the page without taking any further action) of **41.83%**.

Between 12th and 30th June, **248** of the website's **new visitors** came from the **Havant** and **Waterlooville** area, **206** from the **Portsmouth** area and **173** came from the London area. There were also **42 returning visitors** from the **Havant** area, **53** from the **Portsmouth** area and **73** from the **London** area.

2.2 Meetings

Three meetings took place in addition to the survey, with Greene King (Royal Oak), the residents of cottages adjacent to the Royal Oak, and with three key statutory consultees.

2.2.1 Royal Oak (Greene King Brewery)

The project team met virtually with the Senior Estates Manager from Greene King brewery on 6th May 2020 to discuss the proposed scheme, the three defence alignments presented for the Royal Oak frontage and potential for contributions. Correspondence received from Greene King after the meeting confirmed that from the brewery's perspective, they support Option A – the current leading option of a raised seawall along the Royal Oak frontage. The brewery's view is that a new quay wall with a raised floodwall on top offers the best outcome for the Royal Oak pub, accepting that there may be some impact on views as a result.

2.2.2 Royal Oak cottage residents

The project team met virtually with the residents of the cottages adjacent to the Royal Oak to understand their concerns about the height of a wall, hear their ideas and thoughts on maintenance of the quay and discuss the three alternative alignment options for the Royal Oak frontage.

During the meeting all the residents confirmed that they do not wish to be left exposed to the threat of rising sea levels without some form of protection seaward of their properties, so not protecting the Royal Oak frontage would not be an option. Residents of two cottages confirmed that out of the three options presented Option A - the current leading option of a raised seawall along the Royal Oak frontage would be their preference in order to protect their properties. The other residents at the meeting however rejected all three options, as they would prefer defences to be sited some distance away from the properties.

2.2.3 Statutory Stakeholders (Natural England, Conservation officer and Local Planning Authority)

A virtual meeting was held between the project team, the conservation and development officers from Havant Borough Council and a representative from Natural England to seek their views on the most appropriate option to take forward along the Royal Oak frontage, based on heritage impact and environmental implications.

All attendees agreed that doing something in front of the Royal Oak is preferable to doing nothing. Leaving the Royal Oak frontage out was not considered the right option by the planning and conservation officers. Without full protection, flooding impacts could damage heritage assets longer term with climate change and sea level change. Natural England's view was that doing nothing reduces harm on habitat but recognise this does not achieve the objectives of the scheme. A seawall and / or quay wall is likely to have same impacts on designations but likely to have less impact on site fabric anyway given currently it is used as a road/access way.

3 Results

3.1 Survey Responses

In total 109 responses to the consultation were received, this includes 81 questionnaires filled out online, 20 paper questionnaires, 6 email responses and 2 responses provided via meetings.

It is unknown if the responses are from households or individuals as this was not asked in the survey. However, from analysis of the comments, it is thought that the majority of them seem to be individuals as they are in the first person.

It is also unknown whether the responses are from resident’s or non-residents, but the paper version was only delivered to Langstone residents.

3.2 Results and Analysis

Option (A) - the current leading option of a raised seawall.

The results for Option A (Figure 7) show that 61% of 109 respondents put it as their first choice, 2% put it as their second choice and 21% put it as their third choice. It should also be noted that 16% of the 109 respondents did not fill in a preference for Option A. This could be because they felt strongly against it so left it blank or missed off their preference.

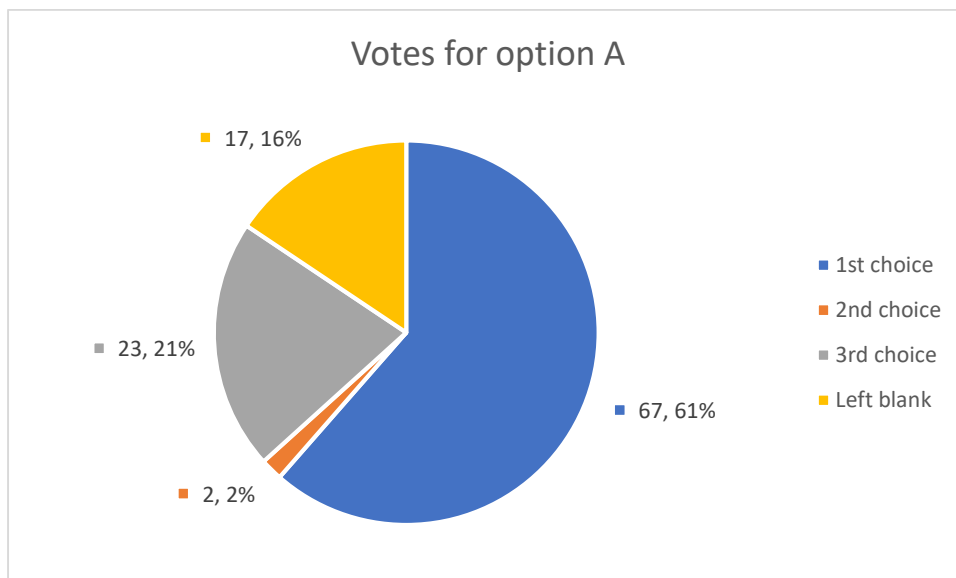


Figure 7: Pie chart showing Option A survey results

Option (B) - an alternative defence alignment with a floodwall between properties north of Langstone High Street, with no works to the Royal Oak frontage.

The results for Option B (Figure 8) show that 16% of the 109 respondents put it as their first choice, 28% put it as their second choice, 33% put it as their third choice and 23% left it blank.

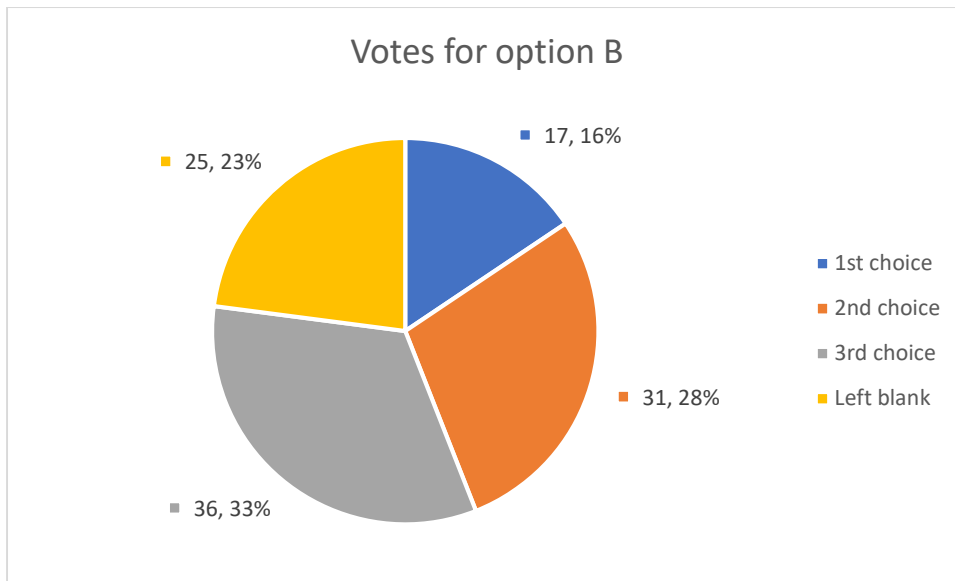


Figure 8: Pie chart showing Option B survey results

Option (C) - an alternative defence alignment with a floodwall between properties north of Langstone High Street and replace the quay along the Royal Oak frontage

The results for Option C (Figure 9) show that 14% of the 109 respondents put it as their first choice, 44% put it as their second choice, 25% put it as their third choice and 18% left option C blank.

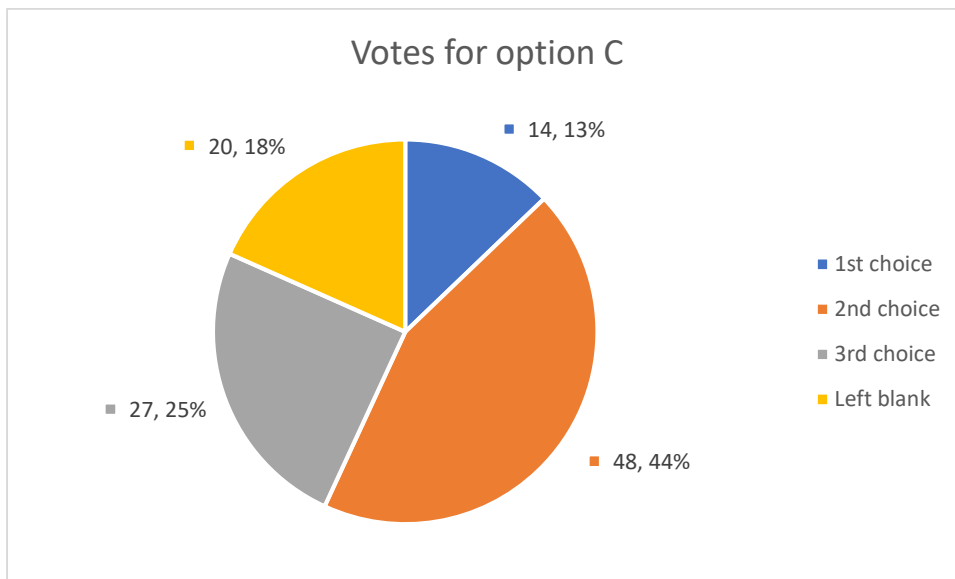


Figure 9: Pie chart showing Option C survey results

When the results of the survey are analysed by first choices only, it shows that the majority of the 109 respondents, 61%, preferred Option A. 16% favoured Option B, 13% wanted Option C and 10% felt that none of the option were acceptable and left the option choices blank.

From this survey, results show that the option with the most community support, of those who took the opportunity to respond, is option A and when comparing the comments, this is largely due to the fact that it protects the most number of properties, will protect the heritage buildings of Langstone into the future and will provide emergency access along the Quayside. The comments are discussed further in section 6.

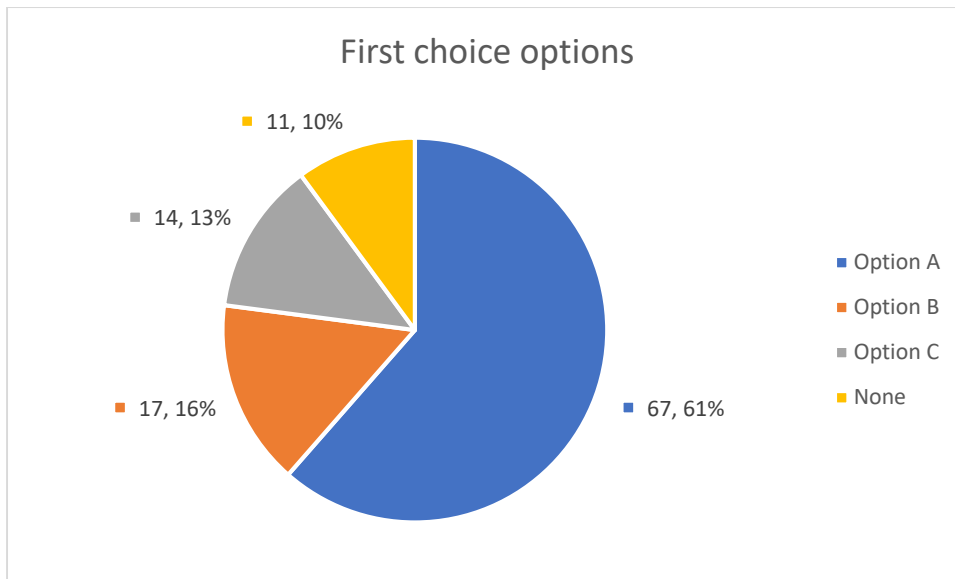


Figure 10: Pie chart showing the survey results by first choice

Comments Received

All of the comments provided are shown in appendix one, but a summary of the comments is shown below.

Those who selected **option A** as their preferred choice included comments such as:

- Protects more properties from flooding
- Will protect heritage buildings for the long term
- Will ensure there is emergency access to/from quayside properties at all times
- A long term option is required which this offers

Those who selected **option B** as their preferred choice included comments such as:

- Don't want the appearance of this part of Langstone to change
- Views are maintained
- Would be able to continue to sit on the quayside
- Flood protection provided at the lowest cost

Those who selected **option C** as their preferred choice included comments such as:

- The Royal Oak frontage should be protected against erosion
- Offers the best compromise
- Keeps the character of the quay whilst providing the majority of the sea defences
- Low visual impact if handrails are not included.

There were also 11 respondents who chose not to vote for any of the options. A selection of some of their comments are:

- None of these are acceptable
- I am not in favour of any of the options because none of them adequately protect the village for the next 50 years.
- Any of the proposed options will impact on the important heritage setting and seem a short term fix, surely further investigation into some form of defence further into the harbour would provide a more permanent and effective measure.

- Option C = no blue flood wall requested. Gate from winkle market across to cottages. Cottages / Oak / resilient. Embankment from end of Oak garden. [This is] your [option] 4 and at the Lodge - an escape bund. A DRY AREA for escape and protection is then created.

4 Next Steps

It is accepted that a questionnaire does not necessarily provide an exact representation of the thoughts of the entire community, especially when considering that not everyone has responded. However, the purpose of the questionnaire was to get a steer and provide the opportunity to those with strong opinions on the matter to respond. This then allowed the project team to explore the alignment preference further and consider it alongside the views of the regulators; bearing in mind what is technically feasible, publicly acceptable, most financially viable and environmentally acceptable.

The responses to the survey will be used to inform a cabinet paper which will be taken to Havant Borough Council's Cabinet who will make the decision with regards to the next stages of the project and progression to detailed design.

Views expressed will be taken into consideration in the paper, along with the view of the regulators (Natural England, Historic England, Chichester Harbour Conservancy, the Environment Agency, Havant Borough Council (HBC) Local Planning Authority, HBC Conservation Officer) and frontline residents and businesses.

Subject to the paper being taken forward and making its way through the democratic process, Havant Borough Council's Cabinet will determine the next stages of the project on 2nd September 2020. The decision will be communicated with the regulators and the community once known.

Appendix

A - makes the most sense as it protects all assets in the area B- more cost effective than C but less effective for its purpose than A C - installation of a handrail would only serve to comply to H & S requirements and would detract from the aesthetic appeal of the frontage. Any of these schemes should also look to incorporate saltmarsh restoration in front (south) of the Royal Oak frontage to prolong the lifespan of, and reduce the impact of erosion on, the installations. Historically there was a substantial coverage (can provide images if required) that would have undoubtedly reduced the impact of coastal erosion and flooding in the area.

For the short periods that flooding could occur, Property Level Resilience as per option B is appropriate protection. It respects the historic value of the area whilst conserving the buildings. The "Royal Oak pathway" is a quay and is still used by visiting craft at high tide. Raising the wall or putting handrails in place could be hazardous to visiting craft and might be dangerous by preventing sailors, rowers, or other water users from being able to land safely in lee shore conditions. People that venture on to the water have no control over where they wash ashore when things go wrong, making it difficult or impossible to exit the water by creating flood walls can have serious consequences.

I do not wish the appearance of this part of Langstone to change.

The pub is secured. The wall is not intimidating, people can still sit on it like they do for the quay and it doesn't block the view from the pub. The other options do nothing to prevent the pub being flooded. I also like the embankment idea protecting the land behind the pub/ cottage. [Personal details redacted]

Option 1 will retain the historic waterfront for future generations.

Scheme provides maximum protection, heritage argument is not valid as, if previous generations had faced a potential flooding problem, they would have incorporated similar defences. I work on the basis that just because it's old and historic does not make it good.

My priority is to maintain the Royal Oak frontage unchanged.

As sea levels increase (frequency of higher tides etc) this is the better way to protect the area. From the image it looks as though the wall will be 4' to 5' higher than the existing path.

Makes sense to reduce flood risk to maximum areas including heritage elements

Provided that the height of the wall is as you have shown it, ie not above the Pub windows, this option seems to give the most protection to the heritage buildings with the least intrusive visual impact.

We do not want the frontage of Royal Oak to be ruined.. Option 2 would be preferable if you got rid of the ridiculous handrail. I think you should take more of a stance against over-protective health and safety rules. You could put up a plaque to say people walk at their own risk. (As they have got 500 years)

I spent countless afternoons and evenings sitting on the quay outside the pub admiring the views and watching the tide come in or go out in the 1980s and 1990s, and many more in the 2000s and 2010s with my children. By all means reinforce the existing quay but please not with a handrail which is a wholly pointless and laughable addition which that would serve only to prevent the quay being used for the above purpose. The raised wall destroys the look of this much photographed and painted site. It is the best option to protect assets but in the process diminishes them. The current owners or tenants of the properties are fully aware of the flood risk and would or should have taken this into account when they decided to live there. It is only on exceptionally high tides that there is a risk of flooding, or spring tides combined with stormy weather. This has been a regular occurrence over the years, and although I note sea levels are expected to rise and the potential flooding instances may increase, I consider the current set up to be sufficient for the foreseeable future, and would like to see some projections for the cost of occasional repairs and reinforcement.

Over the years the high street has been flooding more regularly and this flood risk needs to be reduced with the help of flood gates. The flood wall around the Royal Oak will also protect it. Although I appreciate this means that the view from the Royal Oak will be affected, surely it is far more important that the risk of flood is reduced now alleviating flood damage. If nothing is done to protect these heritage assets, we will end up losing them to erosion.
maximum protection to village and other Heritage assets albeit at higher cost.
Best short term solution
Unfortunate as it is that these properties in the suggestion 2 are not protected you have to expect to be a victim of flooding occasionally being so close to the sea. Surely home insurers can contribute to local defences for each property and I don't believe public money should be spent on protecting a business.
Option A protects more properties and the siting of the flood gates is in a more appropriate location
Option A is The only one of the three which will ensure protection of heritage assets into the future. Option B and C will not meet the criteria and definitely won't stop any flooding.
Thank you for the survey. It is important to protect the heritage assets into the future. With climate change and sea levels rising, alignment A will give Langstone the best protection. Although the wall changes the view it looks in keeping and will help the pub to continue which is a key attraction of Langstone.
Option A is my favoured choice as it offers the most protection from flooding and protects heritage assets for the future.
I feel this is the best option for flood protection and protection of heritage assets, [Personal details redacted]
Crazy to spend £1.4M on an option (C) that still allows the Royal Oak to flood. I don't think the sea wall will be high enough to spoil the view of and from the pub.
Option A - seems to me to be the best option in the short term. The this will at least give time for new ideas, if any, of what to do about the rising sea levels. Rising sea levels are a major, major world problem. Not one solved at local government level.
Option A provides much more flood protection
Don't fully understand why this change is needed at all - don't feel that's been well communicated. Option B has the least impact on the beautiful Royal Oak frontage
Essentially keeps the character of the quay front while providing majority of the required sea defences
Whilst improving flood defense for Langstone village, option B retains the historic views and balances these two objectives most appropriately. The detrimental visual impact of Option C is significant and the incremental benefit offered limited.
best option for protection of the historic buildings
Because this option protects the maximum area of Langstone. The 'heritage' factor is very important, but over time change occurs and, apart from locals, what people see in 20 years time will still be as 'valuable' an asset as the scene presented today - provided it is protected now! The wall is a somewhat crude defence barrier. I can see, and understand why, it is disliked. For the very few who may look out of their window at the sea, the wall will seem a horrible interruption to a view. But, to the thousands of passers by/visitors it is just a wonderful landscape. Perhaps the wall could be built with gaps in it, to allow access to the harbour and the view, with flood gates fitted which could be closed when a storm-high tide is predicted. Costs are a problem whatever Option is adopted. However, given this will be a once in 50 year scheme, the optimum ambition should be pursued.
to preserve views etc at Royal Oak
I think the wall will really spoil the iconic Royal Oak look, quay and business. I like the idea of trying to protect the Royal Oak for longer - with option C and feel the handrail is non-obtrusive

<p>I feel having a wall outside the Royal Oak would take away from the attraction of sitting on the waters edge and so the Pub would lose trade and it would look untidy. I think B is a good option as it doesn't change the appearance of the Oak but still has protective measures in place for surrounding areas and means no extra cost</p>
<p>This will protect the village and the Royal Oak for a long period of time with only a minimal change to the heritage setting. I would like to thank the officers for the care and sensitivity they have exhibited whilst working on this strategy</p>
<p>The only feasible option.</p>
<p>I consider the only long term solution is Option A. Property level resilience is unlikely to lead to eventual breakdown and flooding. Disappointing that the historic mill will not have long term protection in any scheme.</p>
<p>We would like to preserve the luxury of the views and ability to sit outside, along the existing walls of the Royal Oak, whilst protecting as many of the properties as possible.</p>
<p>Option C, maintains things whilst not impacting on the look Option B, protects the core and is good value for money Option A, is the most expensive and is hideous</p>
<p>Clearly doing nothing is not an option so B is of no interest We appreciate your distinction between erosion risk and flood risk to the Royal Oak and cottages. Erosion risk is an urgent matter as there is no heritage to protect if these buildings collapse due to erosion. This is therefore a current concern. Flood risk is a future concern. While extremely concerning it is less imminent a threat and we support a cautious approach to pragmatic solutions that minimise flood risk but maintain the iconic appearance of this stretch of harbour. We are extremely concerned that you use a photographic representation of what a wall might look like but showing it substantially lower than your description. As drawn, it is about 50cm high which is very deceptive to the point where we suggest that votes for this option could not be regarded as genuine support.</p>
<p>A gives maximum protection, and leaves the beauty of the area substantially intact. I don't like either B or C, but C seems to involve Nanny's horrible handrail.</p>
<p>In my opinion, Option A offers the best reduction to flood risk and erosion protection plus will be far better long term - jointly these factors justify the estimated cost. Option C is second best - although cost appears quite high for less benefits, including timescale effectiveness; cosmetically it is more attractive but it may be prone to vandalism by people climbing on railings and damaging posts. Option B offers only very limited flood reduction.</p>
<p>Option A appears to represent the optimum cost-benefit taking into account that prevention today is better than incurring enforced expenditure in the future when, with hindsight, the residents of the area may place a higher value of property integrity than of the ephemeral 'heritage view'.</p>
<p>None of these are acceptable.</p>
<p>The primary concern must be to protect the greatest number of properties. That is best achieved with version one. The wall in front of the Royal Oak is of course an eyesore but a necessary one. People will still be able to sit upon it and go down onto the beach at low tide. The extra height of the wall will not be too obvious when viewed from the bridge or from the Hayling shoreline.</p>
<p>Option A is the only solution to provide flood protection for cottages and Royal Oak. It offers a complete and continuous barrier protecting the whole community. Langstone's heritage setting may well not last into the future if properties are not protected now. Only Option A provides such protection for the key properties which create the heritage setting. Options B and C are incomplete solutions leaving only part of the village protected, and the key heritage properties left totally unprotected. Option B may protect quay properties against erosion at ground level, but it offers no protection to impact of water on structure of the buildings - they're already vulnerable/fragile, just standing on the ground with no foundations. Residents having to erect door and window protection measures at high tides is not a realistic or sustainable solution in the long term, and these provide no real protection to the buildings. Option A will provide 24/7 emergency access/escape for these properties (particularly significant in view of large numbers of</p>

people visiting Royal Oak who could potentially be trapped). The other options are risky in this respect. Public funding for the scheme is dependent upon properties being protected from flooding - only Option A will achieve this. The other options don't meet the criteria, meaning that no funds at all may be attracted. Any impact of the new seawall along quay can be mitigated by inclusion of glass sections/panels in front of each of the properties so that views and light can remain available for residents. It should be noted that it is not only the "Royal Oak and adjacent cottages" which would remain unprotected under options B and C - these would also offer no protection to [Personal details redacted]

Efforts to preserve the area are obviously needed, sadly concessions have therefore to be made. Option A would appear to be the most efficient way to do this so the concession we would have to make is to lose the joyous scene outside the Royal Oak on a fine summer's day, children at play in the water, swans sailing by, opportunities for everyone to sit & enjoy the scene. Option B would allow this to continue to a certain degree but the work & expense involved would do little to ensure any long term improvement. Option C is a compromise between the two.

For me there is only one option, number one. Whilst this would include a wall in front of the Royal Oak and cottages the height illustrated does not appear to be too obtrusive indeed it would provide a useful sitting area.

This is the only option that protects my property.

None of the above. As a local historian who has lived in Langstone for 50 years, sadly I cannot vote for any of the three options for the Royal Oak Quay. If I had a preference it would be B but only if it included repair and stabilisation of the wall, together with ongoing maintenance. Q. Have the utilities been consulted as to how this might be achieved? My belief is that nothing is impossible. Option A would mean that the buildings along the quay, when viewed on approach or from the harbour, would have the bottom three feet missing and visually their proportions would be adversely affected. People sitting in the seats in front of the Royal Oak would be faced with a wall instead of a sea view. Children would have their view of the sea blocked and the erection of a new sea wall would not enhance the Conservation Area., as it would ruin the feeling of openness and uniqueness that a lack of hard boundaries gives Langstone.. The Langstone Conservation Area Character Appraisal 2011 states 'Once designated the local planning authority has a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the area, in the exercise of its planning functions.' 'Views and Vistas - The whole of the foreshore of the village is open to public access and views in and out across the harbour are consequently, an integral and important element of the character of Langstone. The nature of these harbour views fluctuates with the state of the tide, with large tracts of inter-tidal land being exposed at low water, but whatever the state of the tide, the sense of space is the overriding impression.' Staying with Option A, a new wall encasing the historic one would not have the character that the existing wall has. The present wall uses a variety of stones and rocks, such as granite and marble, of different shapes and sizes, which makes it unique and interesting. This could not be replicated in a 'new wall'. Q. What would the proposed wall be made of and would the materials used be machine cut? Option C has the same problem in respect of the proposed new wall. Th

If the projections are correct, Option A would be a "once-and-for-all" fix and would protect Langstone village in its entirety. While it would be a great pity to lose the ancient sea wall outside the Royal Oak, a sensitively constructed flood-defense sea wall in natural stone - as the image suggests - would mitigate the visual impact. It could also have an amenity value enabling customers of the Royal Oak and walkers could sit on to take in the view onto the harbour. As someone greatly alarmed by the general complacency about climate change, I see a tangential benefit in that a new sea wall would serve as a stark visual reminder that this is for real.

Option A is first as it gives maximum protection and preserves the Royal Oak for the long term. Option C is 2nd as it protects Royal Oak frontage. For option A could we have the path in front of the Royal Oak at least twice as wide. If the new high wall is further away from the Royal Oak it will better maintain the heritage view of the Royal Oak. In addition a wider path would allow some

seating outside the Royal Oak, this would enable people to sit and enjoy the ambiance as they do today by sitting on the existing sea wall path. Alternatively the wall could have a circular area jutting out to create a viewing and seating area. This would preserve and enhance the area in front of the Royal Oak.

Offers best full, long term protection, neither of the other two schemes do.

Option 1 offers more overall protection . That said, the wall would need to be aesthetically pleasing and in keeping with the look and feel of the area. A glass frontage design would keep it light, and make it a feature as opposed to an 'alleyway'.

My response to your survey is NONE OF THE ABOVE A Your leading option is very misleading as it depicts the wall to be a lot lower than the proposed 1.1m to 1.3m. I appreciate your statement at the bottom, that they “are purely examples and should not ...”, however I have received comments from people that the wall does not look to high and cannot understand the fuss until it is pointed out to them that the wall will be a lot higher than is shown in the photograph. Then they are shocked and concerned by your plans. Therefore, to stop misleading please provide an accurate visualisation to show the true height of the wall, to allow people to make a true judgment of this option. The local area is highly dependant on tourism and Langstone Quay is a big draw for both British and foreign visitors. It is used by walkers, cyclists and those who love being on the water. Therefore your proposed wall will be highly detrimental to this unique waterfront area which has been much painted and photographed overtime. I have even heard, from an American visitor, that a painting hangs in a restaurant in Washington DC. B I cannot make a judgement on this plan until you show how the flood gates at the bottom of the High Street will look. You have also not given any information as to why the quay would fail, more clarification on this would help with assessing this alternative option (alignment). C The present Quay is made up from various different materials which gives the wall character and adds to the aesthetics of this historic space. Placing a new artificial quay in the front will conceal the unusualness of the wall, which has developed over centuries. All of your options do not take into account how long the disruption will take and you have just stated “impacts during construction”. This type of build could take years as you will have to deal with tides, weather etc. This means that the whole area could not be useable by visitors, tourists, more importantly local people and residents. In fact you might cause the Royal Oak to close, as they will not be able to sustain their business to its usual l

A will destroy the frontage, The mocked up pictures are also misleading. If C requires a safety rail at a height that runs through the mid line of the building windows then the wall in A would also require this height. Such a wall would ruin the enjoyment of both the houses and the Royal Oak. In addition the Wall and rail are both less safe. people would sit / climb on both and both therefor increase the potential accident severity due to the increased drop.

The best compromise and tweakable

The Royal Oak frontage has a unique charm which would be destroyed by the proposed floodwall in option A. Ideally, the Royal Oak frontage should be protected against erosion. Therefore option C is the most highly ranked, based on the following assumptions:- 1. that the necessary funding is available and 2.that the Owners of the Royal Oak and frontline cottages are content to adopt property resilience measures. The new quay should be wide enough for the current Health and safety standards not to require a handrail, which would save some of the expense.

Option A appears to protect more of the Heritage assets for the future.

I think residents would get used to the raised wall and it offers longer term protection for the village. My next preference would be C but without the railings. [Personal details redacted]

I perceive erosion to be of greater concern than flooding and option 1 covers both so that is my preference, and I have no issue with having a wall outside of the Royal Oak. The Flood Gate would need to be sensitively placed Options B and C would still give erosion to the wall so this are me lesser choices. Rails are I feel are out of keeping in this environment.

<p>Option B has the least impact to the historical and visual beauty of the frontage which needs to remain as close to its current outlook as possible.</p>
<p>It has been very difficult as no option presents a “perfect” solution. My choices are because the worst thing would be the very high wall fronting the Royal Oak and adjacent cottages. This would be a bad thing for the Future of the Royal Oak and its customers. Option C at least helps with future erosion but still a worry that it would not reduce flood risk for them.</p>
<p>i feel that option Bis the best as it least impacts the views of the surrounding areas.</p>
<p>It is reluctantly that I support option A because it offers protection to the whole village, but it is vital that the design of the scheme takes into account how important the quay is to residents and to visitors, and that the views are maintained as far as possible - whether this is through a glass topped wall or windows embedded into the wall to allow people to continue enjoying the views and some level of interior light to be maintained for the pub and residential properties. Option A is the only scheme that actually protects the whole village from flooding, including the frontline properties. I had understood that this was the objective of the flood defence scheme, and that this was required for funding. It would seem that options B & C don’t actually meet the objective in this respect because of the continued risk to properties adjacent to the quay. It would appear that option B and C would effectively cut off all those frontline properties from number 15 round to the Mill should there be significant flooding. This would mean there would be no emergency access to or escape route from the properties in the event of a flood. This includes the pub, which could have dozens of people inside. Numbers 16, 17 and 18 have a high wall at the back of their gardens and therefore no escape front or back. The position of the flood wall between numbers 14 and 15 would indicate that water could push through the left hand side of number 15, into the back garden and meet water rising from the Mill side, therefore encircling these properties. Furthermore, options B & C would risk the very heritage that people want to preserve, by leaving those heritage properties unprotected. In the extreme, it could be argued that there will be no heritage buildings or views to enjoy in the future if those properties are left unprotected and subsequently experience significant damage. These are, after all, old buildings that were built without foundations at a time when the rise in sea levels could not have been predicted. Option C, rebuilding the quay wall, offers erosion protection but this would not defend the</p>
<p>I feel none of the options given solve the problems. They will all change the nature of Langstone Village detrimentally. The wooden raised path will become slippery from seaweed when tides are high. Also depending on the materials used, the footsteps of the constant pedestrians would be heard in The Winkle Market which would be an intrusive nightmare to people living there. A new, solid, wider, higher sea wall matching the one outside The Royal Oak would seem to be far more acceptable. Your options appear to be a cheap, quick fix. Surely there are better more practical solutions that could be taken? Because this is An Area of Outstanding Natural Beauty we owe it to future generations to get this right, even if it is necessary to start this project all over again. If you carry out your current plans, you will down-grade the village. A dismayed resident.</p>
<p>Preserves the character of this beauty spot whilst providing reasonable flood protection at lowest cost. Therefore optimal value for money and little spoiling of this very popular photogenic setting.</p>
<p>To protect more of the properties on the land next to the harbour. Option b and C still leave building at risk of flooding</p>
<p>The unique look of The mill and the royal oak *must not* be changed. The existing paths simply need maintaining to a proper standard. Other homes in the high street have already carried out flood mitigation works/or live there with the knowledge that there are high tides.</p>
<p>I am not in favor of any of the options because none of them adequately protect the village for the next 50 years.</p>
<p>It’s is important to opt for the most effective option to deal with the flooding, otherwise the issues will need to be revisited and massive expense to enhance the sea defences further will be required in the future. Better to do it effectively now, to resolve the problem, than have to do it twice for the sake of a limited sacrifice in aesthetics.</p>

<p>Best option for sea defences and rising sea levels in the medium to long term...anything less will need re doing in a few years time. Be bold</p>
<p>I think it is important to take a very long term view and the view that something has lasted several hundred years is not an argument that it can continue under different circumstances. Neither does the argument that the village has always managed its flood risk problem; resident occupiers could be increasingly replaced by second home owners or holiday rental investment companies who will not have the same day to day interest and response to contemporary weather and tidal events. The Royal Oak is a much loved local pub which could be increasingly undermined by rising water tables and storm events. Option B gives it no protection and, therefore, protection of the area to landward is undermined. The cottages also form an important element of the local view and would be covered by the same argument. Option C does provide that erosion protection but having a rail there undermines the current informal, good weather, use of the sea wall outside the pub - ie for sitting to drink and chat - and changes the seaward view of the pub without providing additional flood risk. I think it preferable to have the protection and put up with the wall though I would still have liked to have seen a lower wall with the temporary use of glass or other material barriers at flood events. Therefore, my preferred option is A.</p>
<p>Provided this awards a grant</p>
<p>Low visual impact, providing handrails not added!</p>
<p>Option C = no blue flood wall requested. Gate from winkle market across to cottages. Cottages / Oak / resilient. Embankment from end of Oak garden. [This is] your [option] 4 and at the Lodge - an escape bund. A DRY AREA for escape and protection is then created.</p>
<p>Plan A followed by C - on balance not enough info, given about how this relates to the bottom of L. High Street or to the Old Mill.</p>
<p>I believe this is best way to protect the most important part of Langstone. The floodwall will mean that the pub and cottages will be protected against flood and last in to the long term which is important for langstone. The residents deserve to have their homes kept safe and draft, and to able to get help in an emergency. If the wall has "windows" in it, it will be a good solution. Thank you.</p>
<p>Do a proper job now, otherwise it will be years of patching it up, or it will cost more in the end. [Personal details redacted]</p>
<p>If you are going to spend the money you may as well do it right. The chavs who visit langstone don't love what it looks like. Everbody will get used to it. Thanks.</p>
<p>Less visual impact 1+2 - but at the cost of further future erosion to Royal Oak/cottages, mill etc. Option A would protect very well but would destroy 'the look'!!!</p>
<p>Option A is best scenorio.</p>
<p>Option A although far from ideal. Is the best of the poor selections. However I feel there is a fourth option: a sea wall could be built from ship inn (or adjacent), to follow a line from there to a point encompassing the Royal Oak. This would enclose some 3-4 acres of mud flats, which in time, if desired, could be filled in to provide a pleasant grassed area - similar to that adjacent to the Bosham Quay. If there is a delay in 'filling in', provide temporary flood gate on the sea wall. Cost could be a problem - but all options would be met. Crowd funding could be considered. Thank you. [Personal details redacted]</p>
<p>If a job's worth doing, do it properly. Let's protect all the properties, not just against the high spring tides that flood the area, but against long term erosion. We do not believe that the proposed flood wall on the R.O. frontage will diminish the ability of both locals and visitors to enjoy the beautiful and varying views that the harbour continually provides.</p>
<p>The primary risk to this frontage is flooding (not erosion) and the main public concern to which this risk applies is flooding of the heritage buildings (on the royal oak frontage (not quay) and the village / High Street). Only option A protects all the heritage buildings from flooding. Options B and C do not protect the Royal Oak frontage. Furthermore Option B do not even protect the existing damaged Royal Oak frontage. Despite the cost Option A must be the selected option or</p>

<p>the public requirement will not be met. Note: Langstone Quay is in front of the Ship Inn, not the part by the Royal Oak. Please avoid confusing nomenclature</p>
<p>NONE OF THE ABOVE. PLEASE SEE ATTACHED. At the present time any current exceptional tides give rise to flooding especially in front-line properties. Even properties along the High Street have suffered flooding, certainly on three occasions in the last forty years; in one such event it caused disruption to the A3023. Having resorted to consulting specialists in tidal activity and marine statistics, it would seem that there is a lack of congruence with your calculations on developing tidal heights and projected imminence. Surely the only long term solution is to defend Langstone Village and access to Hayling Island with an appropriate structure in the harbour.</p>
<p>I have selected option A as it would give protection to a wider area and last well into the future, even though it does change the overall view of the setting.</p>
<p>We do need to protect the cottages and public house. Plus the high street. Wall to allow protection and so have panels so views can still be seen.</p>
<p>Will protect heritage buildings for long term. Will ensure emergency access to/from quayside properties at all times. Impact of wall will be less than impact of embankment.</p>
<p>Only option to protect the quay and street.</p>
<p>A' offers most the protection to property. I would prefer a floodgate to allow access from the slipway near the mill to the end house driveway. I guess I am being to literal. 'C' offers protection from erosion of the sea wall which may otherwise fall into disrepair. 'B' lowest protection and so last choice. Is there to be no protection south of the flood gate 1? What height above the sea wall would offer enough protection to the pub? I will send questions by email.</p>
<p>Any of the proposed options will impact on the important heritage setting and seem a short term fix, surely further investigation into some form of defence further into the harbour would provide a more permanent and effective measure.</p>
<p>Option A - protects a larger area</p>