

CHRISTCHURCH HARBOUR KITCHEN
APPLICATION FOR NEW PREMISES LICENCE

REPRESENTATIONS RECEIVED

1. 28.04.28

I am writing to voice my objection to the above licensing application by Christchurch Harbour Kitchen.

My objections are rational and based on the following:

1. The applicant is applying for music from 0800 until 2300 on a quiet, peaceful river and harbour. This will destroy the idyll of the environment and both the peace of the resident wildlife, local people and visitors alike.
2. The supply of alcohol from 1100 until 2300 both on and off sales. The consequences of this are disastrous. The patrons of the kitchen whilst on the vessel have no regulation of their alcohol consumption or anywhere to defecate. I believe this will lead to excessive inebriation on a vessel on the water and further pollution to an already polluted harbour from defecating overboard. Danger to life is possible from intoxication and the possibility of falling in the water which could lead to fatalities and a drain on emergency services. The provision of off sales will encourage users of all types of boating vessels to purchase and consume alcohol on the water which can and will undoubtedly lead to accidents, pollution and potential loss of life and again a drain on emergency services.

I find it hard to understand how such a business can be allowed to even apply for a licence for such a venture and urge you wholeheartedly as a local resident and boat user of both the river, harbour and harbour entrance to reject emphatically.

2. 27.04.25

I would like to strongly object to the License Application for Christchurch Harbour Kitchen (floating restaurant with kitchen and dining area), they are proposing to license the area directly in front of the Beach House (what3words = else.harp.learns) which is run under a council lease with restrictions on Music and alcohol.

The water here doesn't offer any safety for boarding a vessel, and with the Mudeford Ferry going past regularly this risks clogging it's route or endangering the beach users on the harbour side. At low tide there isn't enough depth for a vessel in the location provided and presumably it would end up prowling the harbour, not to mention there are no public jetties for boarding in the area so their customers would have to swim to and from or they'd be operating an unlicensed tender service.

At the Beach House we work diligently to maintain harmony with the different vested interests at Hengistbury Head, and appreciate the high level of opposition to over commercialisation of the area.

Combined with the poor safety mix of alcohol and the sea we cannot see any way in which this proposal is suited to the location.

3. 28.04.25

I would very strongly like to object to this as a very local resident....I'm on Waterside..the sound travels across water and having people drinking till 11pm at night is a terrible idea. Some of us have to work and get up early. Having noise pollution is bad.

It seems this cafe/restaurant just wants to spoil a beautiful place in this world. If it's not building an oversized restaurant it's having one on floats.

I say NO.

Also received from #3

Reasons for Representation. Please, give information under the relevant Licensing Objective. (Please note you are not required to complete all the boxes unless you feel it is relevant.)	
The Prevention of Crime and Disorder:	even if recorded request is for music from 8am till 11pm. This will result in noise pollution ALL day for residents up or next the harbour as sound travels across water
The Prevention of Public Nuisance:	Noise is a public nuisance, as a harbourside resident I will not be able to get away from this nuisance. It will ruin my peace and home life. will not be able to open doors + windows because of "tiny" music. What happened to mudford spit being a preservation area, rather than a night club. Very early.
Public Safety:	
The Protection of Children from Harm:	

4. 28.04.25

I write to provide my comments/concerns regarding the application above. We own/licence a beach hut on Mudford sandbank.

As you will know, Mudford Sandbank and the surrounding area is a site of special scientific interest, it has protected areas (and for nesting birds and and natterjack toads) and is a conservation area.

Receiving very limited details about these proposals, I have the following concerns from what is described in the application:

- noise: having recorded music played until 11pm a night would seem to be wholly inappropriate in this area. During the summer months (when I would imagine the establishment is seeking to operate) people sleep in their beach huts (which aren't substantial constructions) and have their windows open for ventilation at night. The noise will be a significant factor here. And the impact on wildlife should also be considered in relation to noise.

- rubbish and pollution: takeaways / fish and chip shops are notorious for rubbish, mess and given the wind/marine environment/seagulls etc, I have big concerns about this. Given the remote location and limited access by road etc, the sandbank doesn't also have a lot of rubbish bins (and the ones it has aren't emptied on a daily basis).

- alcohol supplied until 11pm: again, wholly inappropriate for the location. And given that the landtrain/ferry stop in the early evening, how are customers supposed to get home from this remote location at 11pm after a few drinks? This would surely encourage people to cycle home in the dark on Beryl bikes or drive home in boats in the dark - and after consuming a few drinks?

- footfall and pressure on local services: the sandbank doesn't have the infrastructure for large crowds. In the summer, the beach land train and ferry get extremely busy and don't have the capacity for lots of extra people. There are limited toilets and they only have one person cleaning them (periodically) who doesn't work full time. Adding additional commercial activities to the sandbank doesn't seem appropriate - it already runs at capacity and BCP don't have the funds to invest further in additional infrastructure, cleaning, rubbish collection etc.

- I understand that this application proposes to have a floating pontoon near the ferry dock/pier. This area is used heavily by boats (including the two ferries) and other water users (including children playing in the water), so adding an additional obstruction in this area doesn't seem appropriate.

5. 01.05.25

I wish to raise an objection for this licence application on the following:-

1. Increase in noise and antisocial behaviour, when in operation.
2. Safety on the water, as there's very restricted deep water space available. Strong water currents between tides at varying times of the day and night.
3. Poor anchorage areas, as sand is very light and normal anchors won't hold boats from drifting.
4. Many sailing dinghies and wind surfers in the area.
5. Lack of facilities for toilets and cleaning.

6. 01.05.25

To whom it may concern:

ref 227182 Christchurch Harbour Kitchen Ltd. planning application.

I have grave concerns that the very nature of the sandbank and the reason so many people choose to have a beach hut there, is likely to be destroyed for ever, if this planning was allowed to go ahead.

The relative tranquility when the day trippers have gone home gives a whole new aspect to life on the coast. A quiet walk with a dog or by oneself in the quiet of the evening, is a delight, to sit on the beach watching the water splashing over the sand as the sun goes down, or the pleasure of seeing the sunset over the Priory in the distance across the harbour.

To see the line of boats in the harbour gently bobbing with the tide, with fishermen or sailors preparing for the next trip out to sea, is likely to be destroyed by the rabble of partygoers rushing for the experience of an evening on a floating restaurant in our midst.

Why music.....Why alcohol.....both likely to encourage rowdiness in the exuberance of the party goers, we all know how sound travels over the water.

These are unlikely to be the quiet couples wanting a new experience eating afloat in the harbour, a delightful prospect it could have been, though transport to and from the restaurant would still cause noise and disruption, especially in the late hours.

Is there to be a water bus taking people back to Christchurch after 23:00? Or will there be dozens of motor boats badgering for places to moor or tie up next to the restaurant, all revving up their engines after 23.00? Or does the floating restaurant kitchen itself transport people up and down the harbour?

Do the prospective licensees have a beach hut to retreat to or are they merely taking advantage of the scenery and perceived tranquility of the sandbank.

What about the wild life which we are seeking to protect? Is that not entitled to a peaceful life, free from traffic and noise? They might well move elsewhere or just give up.

The ferries and land trains will have stopped for the night, only to be superseded by more movements on the harbour going back to Christchurch, Tuckton or Mudeford quay. No doubt a jolly night out for those people, but a sigh of relief when at last peace reigns on the sandbank.

There are strict rules governing the behaviour of people staying in the beach huts, with the threat of loss of licence if these are not obeyed, how are we expected to conform in the presence of visitors embarking from noisy motorboats late at night?

NO I say, NO to every aspect of the application, this cannot be allowed to go ahead.

7. 01.05.25

To whom it may concern:

Hengistbury head is and has been a haven for wildlife, ecological, scientific research and interest for its lifetime , huge projects have been undertaken to protect every aspect of it,

areas have been fenced off and refused public access in order to protect rare nesting birds and wildlife, ambitious erosion prevention has been carried out to protect the longevity, beauty and sanctuary of the sandspit. Humans, both hut owners and day-trippers have very strict rules to adhere to in order to maintain and protect its beauty, ecology and ancient history. With a floating restaurant party venue being allowed, surely this will undo a lot of what we strive to protect, the wildlife will not withstand the noise and lights, they will cease to nest and settle in the area and over time will disappear entirely, thus leaving a barren area which will have lost its unique tranquility and appeal.

It would be a crying shame if this was allowed to happen, please leave the sand spit how it is. Places like this are few and far between, there are millions of restaurants and party venues in towns, why do they need to encroach on an area of splendid isolation.

8. 01.05.25

The Prevention of Crime and Disorder: There have been several examples in recent years of disorderly behaviour as a result of all-day and night sale of alcohol from the on-shore restaurant. Increasing alcohol sales will naturally increase the chances of this happening.

The Prevention of Public Nuisance: Mudeford spit is a quiet, family destination and the harbourside is a hive of small boat activity and people (including children) kayaking and playing in the safe, shallow waters. Allowing additional music and alcohol sales to this area will undoubtedly be a nuisance to the general public.

The Protection of Children from Harm: Mudeford Sandbank is mainly frequented by families, either staying the huts or visiting the spit and beach. At the moment, the area for alcohol is contained inside but with children generally passing this area and playing/kayaking in the shallow harbour waters the risk to children naturally increases.

9. 01.05.25

To whom it may concern,

Please take this as a formal objection to the licensing application by Christchurch Harbour Kitchen Ltd (reference 227182).

It is wholly inappropriate to moor a bar within the harbour by Mudeford Sandbank.

My objections are because:

1 - This is a protected nature reserve.

The additional footfall, noise, pollution and litter is not in the interests of the local wildlife

2 - Noise Nuisance:

This proposed premises will generate excessive noise. To be able to play music until 2300 in a quiet area, within meters of sleeping children and families is disruptive to the local community, especially at night.

This will also promote patrons to be leaving the area, either on motor vessels or by foot very late at night, causing disturbance to local residents.

3 - Public Safety Concerns:

The location of these premises will create a hazardous and dangerous area. It will bring additional vessels into a crowded area of the harbour, visiting craft manoeuvring during the day will endanger children and other water users, namely those on paddle or sailing craft. In the dark the proposed activities will lead to accidents.

People will be crossing in front of the Ferry with impeded ability due to the drinking culture this proposal is encouraging.

I have witnessed drunken people try to drive motorised vessels when leaving the current bar on the beach causing a great deal of concern for the welfare of other water users.

4 - Anti-Social Behavior:

The new license to provide music and alcohol from 0800 - 2300 will attract individuals who engage in anti-social behavior.

The toilet facilities (block 3) near this proposed site are already the busiest on the Sandbank. When there are long queues people have been seen to urinate beside neighbouring huts. This is unhygienic and unsafe for the children who play here.

An additional venue would pass the capacity for the facilities.

Please do not grant this licence.

10. 02.05.25

Dear Licensing Team,

Objection to Premises Licence Application (Ref: 227182) Christchurch Harbour Kitchen Ltd – Mudeford Sandbank, Bournemouth, BH6 4EW

I am writing to formally object to the above premises licence application under the Licensing Act 2003, specifically on the grounds of:

Prevention of Public Nuisance

Prevention of Crime and Disorder

1. Prevention of Public Nuisance The proposed floating café plans to operate with recorded music from 08:00 to 23:00 daily and the sale of alcohol from 11:00 to 23:00. Given the open nature of Mudeford Sandbank and its proximity to residential beach huts, this would result in significant noise pollution, particularly in the evenings. The peaceful environment of the sandbank would be severely disrupted, affecting the wellbeing of beach hut users and visitors. The BCP Council's Statement of Licensing Policy emphasizes that applicants should demonstrate how they will promote the licensing objectives, including the prevention of public nuisance. The policy notes

that public nuisance can include low-level nuisance affecting a few people as well as major disturbance affecting the whole community.

2. Prevention of Crime and Disorder Introducing a floating venue serving alcohol in an isolated location raises concerns over supervision and the potential for anti-social behaviour, particularly during the late hours proposed. The area has previously experienced incidents that highlight these concerns. For instance, in February 2021, more than 30 beach huts were broken into or torched on Mudeford Sandbank, leading to the arrest of two teenagers. The BCP Council's Statement of Licensing Policy states that the council will seek to promote the licensing objective of preventing crime and disorder in a manner which supports Dorset's Community Safety Plan. The policy also notes that the council will consider imposing conditions to regulate behaviour on the premises and access to them, where this relates to licensable activities and the licensing objectives.

Conclusion Given the potential for significant public nuisance and the risk of crime and disorder associated with the proposed floating café, I urge the Licensing Sub-Committee to reject this licence application. The unique character of Mudeford Sandbank as a tranquil and family-friendly environment must be preserved.

11. 30.04.25

I am writing to object to the application for a floating bar at Mudeford. It clearly will be in contravention to an area of special interest. I can't see how it won't be a public nuisance. There will also be public safety issues with people trying to get to the floating bar by silly methods.

On these grounds I object to the application. I am a beach hut owner on the sandbank.

12. 03.05.25

I object to this application on the following grounds:

This proposal will increase the footfall and commercial sprawl at Mudeford Sandbank with the consequential adverse impacts on the natural environment and the tranquillity which makes this place special within the overall offering of Bournemouth as a tourist destination. The Mudeford Sandbank Management plan seeks to restrict commercial activity in the area for this very reason.

The sandbank and harbour are also protected by various national and local regulations, not least those relating to green belt and SSSI. Bats live on the sandbank and light pollution would harm them.

The council tax-paying residents of the sandbank live in their huts, many with small children needing a quiet environment to sleep. The noise and disturbance from this open-air restaurant with people talking and at times shouting together with music would not be reasonable in this residential area.

The proposed location deliberately attracts customers coming by boat. This increase in traffic will create a navigational risk in the approaches to the jetty at which passenger vessels moor. Encouraging the drinking of alcohol would add to the potential danger.

Most live on and visit the Sandbank to enjoy its natural, peaceful, unspoiled environment. The addition of this commercial operation will attract those with conflicting motives, benefiting only them and the operator. Too many peaceful and sensitive areas in our region have been spoiled by allowing over-commercialism which once lost can never be restored.

Please reject this application.

13.05.05.25

I am writing to object to the above application on the following grounds:-

1. Crime and disorder can only increase with increased alcoholic drinking on this floating kitchen where there are no police or help when people are out of hand.
2. People will need to walk in the water under the influence of alcohol and depending upon the tides and weather this could potentially be dangerous. Therefore public safety is at risk as not lifeguards on duty. The public toilets are often closed due to overuse and no proper maintenance in the winter and very often not cleaned for days on end. They really can not take any more footfall. What happens is that people full of alcohol use the beach as a toilet not a pretty sight for the adults or children.
3. Loud music and in fact general noise carries over the water and will cause more disturbance to the sandbank for people and wildlife.
4. In a place that was peaceful our Grandchildren are already experiencing people under the influence of alcohol swearing, fighting, needles etc., in the public toilets and potentially this just brings more. Therefore please protect our children from more harm.

Please try to protect a beautiful place that is already under threat.

14. 03.05.25

Dear Licensing committee,

I object to the above application on the following grounds:

The Mudeford Sandbank Management plan seeks to restrict commercial activity on Mudeford Sandbank to protect the natural environment from adverse impacts from increased footfall and commercial sprawl.

The sandbank and harbour is protected by various national and local regulations. It is in the green belt and is a SSSI.

The noise from this proposal through the number of customers and boats adjacent to it would negatively impact the quiet natural environment.

Bats have been noted on the sandbank and light pollution would harm their environment.

The residents of the sandbank live in their huts, many with small children needing a peaceful environment to sleep after 6pm.

The noise and disturbance from this open air facility from not only music but also people chatting and socialising would disturb the peaceful enjoyment that the Mudeford Sandbank residents are entitled to in their licence agreement with BCP Council.

People visit the Sandbank to enjoy the natural, peaceful, unspoiled environment. Too many beautiful, natural, environmentally sensitive areas have been changed through allowing over commercialism. Once this is lost by allowing increased footfall to the area it will harm it for ever.

Please resist this on the basis of a commercial operation that only benefits the operator.

This application goes against so many regulations locally that I ask that it is refused.

If I am allowed to speak at the licensing committee, I request to do so.

Thank you for considering my objection.

15. 03.05.25

I am writing to formally object to the above premises licence application under the Licensing Act 2003, specifically on the grounds of:

Prevention of Public Nuisance

Prevention of Crime and Disorder

1. Prevention of Public Nuisance

The proposed floating café plans to operate with recorded music from 08:00 to 23:00 daily and the sale of alcohol from 11:00 to 23:00. Given the open nature of Mudeford Sandbank and its proximity to residential beach huts, this would result in significant noise pollution, particularly in the evenings. The peaceful environment of the sandbank would be severely disrupted, affecting the wellbeing of beach hut users and visitors.

The BCP Council's Statement of Licensing Policy notes that public nuisance can include low-level nuisance affecting a few people as well as major disturbance affecting the whole community.

2. Prevention of Crime and Disorder

Introducing a floating venue serving alcohol in an isolated location raises concerns over supervision and the potential for anti-social behaviour, particularly during the late hours proposed. The area has previously experienced incidents that highlight these concerns.

Conclusion

Given the potential for significant public nuisance and the risk of crime and disorder associated with the proposed floating café, I urge the Licensing Sub-Committee to reject this licence application. The unique character of Mudeford Sandbank as a tranquil and family-friendly environment must be preserved.

16. 03.05.25 - WITHDRAWN

17. 29.04.25

As a home owner on the Mudeford harbour edge I am concerned about the potential noise and disruption. Unfortunately sound travels well over water so this could be annoying to home owners all round the harbour. I don't want to sabotage a well intentioned new business but I am a little wary of this proposal. Please take careful consideration of the effects on the local environment .

18. 06.05.25 – Seafront Operations

Public Safety: The application is for a floating restaurant offshore from Mudeford Spit, opposite the Beach House Café. The proposed site for the restaurant is unsuitable as it will create a shipping hazard and interfere with the safe operation of the Mudeford Ferry. In addition, the location is adjacent to a site of nature conservation interest and consent from Natural England would be required to ensure there is no damage to local flora & fauna. The applicant has also failed to approach either BCP Council as landlord or the Meyrick Estate as Head Landlord to secure the relevant consents for an operation of this nature. For these reasons we wish to register an objection to this licence on the grounds that there is a risk to public safety as the applicant has not sought the appropriate consents and will interfere with the safe operation of the ferry and other vessels.

19. 07.05.25 – Environmental Health

Good afternoon,

I am writing with reference to a recent Premise Licence Application that has been submitted for the provisions of alcohol sales and recorded music at Christchurch Harbour Kitchen, a 9x9 floating restaurant that will be situated in the harbour at Mudeford Spit. The premises will be open between 08.00 and 23.00hrs Monday to Sunday.

As discussed on the phone yesterday, this department acts as a consultee on these applications to ensure the Prevention of Public Nuisance Licensing objective can be adequately met by the Licence holder. As I was unable to fully discuss your proposals with you yesterday, I will outline our concerns below.

Noise

Considering the open structure, we are concerned that noise from customers and music played could adversely impact residents living locally, especially if the restaurant travels around Christchurch Harbour and along the river stour, potentially passing close by to residential properties. Noise will travel easily and further in open air due to the lack of sound reflective surfaces and absorbent materials like buildings.

It is understood that the main purpose of the business will be to provide food to customers with the music being ancillary for background purposes and ambience only. The measures you have offered in your application (section M) are minimal with regards to Prevention of Public nuisance and do not outline measures that you will impose. We would therefore advise you to devise a short noise management plan detailing what measures you intend on implementing to control noise from the restaurant to satisfy us that you will effectively promote the Licensing Objective. This should include the following (not an exhaustive list);

- The total capacity for the restaurant
- If the restaurant is to move, the proposed route the restaurant will travel and frequency,
- If the business will operate in all weathers? Seasonal operation?
- Recorded music will be played at background levels only - Background music is intended as accompaniment to an activity and to provide atmosphere, it should be played at a level where peoples voices do not need to be raised to compensate for the noise from music and should not be audible beyond the boundary of the floating structure.
- No playing of live amplified music
- Location, number, and direction of speakers, avoid facing them outwards
- Details on how noise from customers will be managed to prevent rowdy behaviour
- Signage installed to emphasise the need to respect local residents
- Details of generators used to provide electricity onboard, including type of unit and where will these be located?

General waste and toilet waste

What provisions are in place for general waste disposal/collection and similarly for toilet waste storage and disposal?

Food business

Under Article 6 of EC Regulation 852/2004 all businesses who prepare, store, transport or sell food must register their food business with the local authority. This obligation also applies to any organisations who donate food (such as charities and homeless shelters), those who produce food in their homes for members of the public and those who use vehicles to transport or serve food from a vehicle. Food businesses must register with their local authority at least 28 days before they begin to operate. Food business operators in BCP can register their food businesses free of charge through the following web page: [Registering your food business | BCP](#)

Health and Safety

The working environment needs to be stable and secure with sufficient safety measures in place to protect staff and members of the public. You should ensure relevant risk assessments are carried out to identify the hazards and appropriate controls. Emergency procedures should also be documented including emergency protocols and ensuring safety equipment is maintained and available.

Furthermore, it is extremely likely that consent to operate a business on the water at this location will be required from Natural England and BCP Council (as the landowner). It is recommended any required consents are obtained as soon as possible to ensure the viability of the floating restaurant.

I look forward to hearing from you with additional information to alleviate our concerns.

20. 07.05.25

Dear Sirs/Madam

As a regular sandspit user for walking, watersports and many other activities. I would like to object to the below further commercialisation of the natural beauty area of Mudeford Sandspit.

The following objections are made:

- the prevention of crime and disorder: The platform will encourage alcoholic drinking by owners of boats. Driving under the influence is an illegal offence.
- public safety: As above. There are many water users and the overcrowding of the proposed area, the mudeford ferry and the strong current of run poises potential life threatening health risks.
- the prevention of public nuisance: With a lack of toileting facilities as is present with the main public toilets out of use there will be an issue in this area. Extra noise, boat users rafting boats and general boisterous behaviour will be encouraged, even if inadvertently by the venue.
- the protection of children from harm: Many children use the harbour for watersports. An alcohol serving bar in the open will not safeguard them from exposure to drunken and disorderly behaviour, or additional traffic when they will be using the water from various water sports.

I hope common sense prevails. Maybe there could be a better location for such a premises. The area itself on a nice day is already heavily congested and a floating bar/restaurant would detract from the nature of the spit and only make it more attractive for the wrong reasons.

21. 07.05.25

Dear Sirs

OBJECTION to LA03 Premises License Application 227182

I am writing to **OBJECT** to license on the following grounds:

1. Securing Public Safety – the proposal is to provide alcohol on or off a floating restaurant in Christchurch Harbour. This has inherent safety concerns of consuming alcohol on and around the water – increasing risk of drowning and use of watercraft whilst under the influence.
2. Preventing Public Nuisance – the site is in the water directly opposite the licensed beach restaurant
 - a. the increased volume and concentration of alcohol sales in a protected area that promotes the use and enjoyment by families will increase anti-social behaviour
 - b. the existing licensed premises has strict controls over noise levels – giving this license will increase the volume of music and ambient noise – in an area promoting the quiet enjoyment of the natural surrounding
3. Protecting and Improving Public Health – the increased amount of waste bottles, cans and other litter associated with alcohol sales can not be adequately managed in this environment

Please consider this objection as part of the application review process

22. 07.05.25

Dear licensing team

I would like to oppose the alcohol license application ref. 227182 by Christchurch Harbour Kitchens Ltd.

We have a beach hut on Mudeford sandbank and a floating bar/ restaurant with a music and alcohol licence pitching up opposite the Beach house cafe or anywhere along the beach would cause many undesirable issues.

Firstly, public safety and the potential for more crime and disorder due to all-day alcohol sales . More people would be enticed to come to the sandbank for the bar, potentially creating more drunken and antisocial behaviours. Also, the fact that it is a floating bar with a 9-meter dropped gang plank , in the sea, is a concern for safety with potentially drunk people on board

Secondly, a public nuisance. There is no washing up facilities on the float so plastic/ disposable cups/ plates would have to be used creating more mess and waste which is already a problem on the sand bank . The toilet facilities are also inadequate . Also, if music is played loud and late it would cause a public nuisance to the residents on the sandspit who deserve to enjoy the peace and quiet of a protected natural area.

Also surely to improve public health you should not be encouraging more alcohol licences in a beautiful quiet spot enjoyed by families and children.

23. 08.05.25

I object to Christchurch Harbour Kitchen Ltd's license application number 227182 on the grounds of "prevention of public nuisance":

- Having recorded music from 08:00 to 23:00 takes absolutely no notice of the quiet environment enjoyed by nearby hut owners (of which I am one) and other visitors to Mudeford Sandbank. Because the floating bar will be very close to the harbour shore, it will almost certainly cause a great deal of noise pollution and nuisance. Please note that there will always be families resident in the nearby huts with children trying to sleep.
- Supplying alcohol (on and off sales) from 11:00 to 23:00 every day will similarly be a great nuisance to the sandbank community. There will be noise from the many vessels and their occupants that moor up to purchase drinks, and also the strong possibility that there will be rowdy and drunken behaviour of the clients.

Remember that this area is famous for its peaceful and family friendly environment - it is not at all like the main Bournemouth beach front. Please do not permit this application to proceed under any circumstance.

24. 08.05.25

Dear Licensing Committee

After spending many decades associated with Mudeford Sandbank, I wish to make representations about the above application whose premises are on a Floating Structure to be moored off Mudeford Sandbank opposite the existing Commercial offer.

Mudeford Sandbank is an exceptionally unique environment, a huge family orientated area where BCP Council claims to value local distinctiveness, family-friendly spaces and environmental protection. It's a renowned SSSI, SCNI, a Conservation area and part of Hengistbury Head is a Historical Ancient Monument. It is also a residential area with 346 sleeping huts paying council tax and a licence fee to BCP. It has one large commercial offer, The Beach House which has provided alcohol, music and food for decades. The Sandbank has very poor facilities overrun by tourists.

Below are the main roles of your committee in deciding if this alcohol and music licence would be applicable and appropriate in this environment.

The Licensing Act 2003 (as amended) applies to the sale of alcohol in England and Wales. The act has four licensing objectives:

- *the prevention of crime and disorder*

- *public safety*
- *the prevention of public nuisance*
- *the protection of children from harm*

I wish to make representations for 3 of the above:

Prevention of Public Nuisance

The proposal would place this new venture 10 meters away from the existing commercial offer

The negative impacts of this proposal:

- Threaten Hengistbury Head, Harbour and Sandbank as a place of natural beauty and tranquillity
- Spoil the Green Belt, SSSI and SCNI in which it sits, contrary to **BCPs own Mudeford Sandbank Plan**
- Generate more noise, rubbish, traffic and anti-social behaviour with increased footfall
- Light Pollution would emanate from this structure disturbing the wildlife which exists on the beach.
- Huts are not connected to the electricity so early nights in the summer is a locally established tradition. We self-monitor with respect to anti-social behaviour. We would be unable to influence late night revellers if they were visitors especially if they arrived by boat, starting engines etc.
- Conflicting music within 10 meters of each venue on open water with no noise mitigation measures in place will resonate much further than a permanent structure disturbing local residents.

In order to mitigate these potential impacts on the local residents please see below a quote from BCP's own Alcohol Licence Policy 2020 to 2025

9.3 In order to address the issue of a high concentration of licensed premises in an area the

Licensing Authority may produce a Cumulative Impact Assessment in accordance with

the Licensing Act 2003. The Licensing Authority will take this into

consideration when determining any applications within the BCP Council area.

Prevention of crime and disorder:

Anti-Social behaviour is often encountered by local residents during the summer where alcohol has been the driving factor. The toilet facilities on Mudeford Sandbank are extremely poor which leads to visitors not knowing where to find them, often relieving themselves against and around the huts. The licence applied for includes a take away offer, compounding issues and spreading the problems into the wider environment.

Alcohol leads to verbal abuse and rowdy behaviour. The sandbank does not have regular patrols by the authorities and residents find some behaviour intimidating.

Public safety:

Mudeford Sandbank is a designated remote area for emergency services. Serving alcohol on a moving platform will inevitably cause safety issues with over consumption of alcohol and food.

Access to this floating structure will be off the foreshore, affected by the waves on the shoreline. From the existing ferry, large queues now form along the beach. The proposed access via a 6m gangway will lead to congestion in and around the existing Beach House. It will be so close to the existing Commercial outlet, the footfall around this area will become intolerable for the local residents trying to enjoy a peaceful time with their family.

Existing Mudeford Quay Ferry will be severely compromised, hindering its navigation area, especially at low tide.

The premises will be in deep water and the chance of a water-based incident is higher than most land-based restaurants.

I urge you to look very carefully at this application, it's in the wrong place on many counts and will cause much harm to this extremely sensitive area already affected by huge increases in footfall.

25. 30.04.25

I am writing to object to the proposal from Christchurch Harbour Kitchen Ltd in respect of the music licence. Christchurch Harbour is a quiet area of natural interest and Hengistbury Head is of scientific interest and an endangered area. The noise carries over the water at all times and will detrimentally affect the tranquil, peaceful ambience that is highly sought after in this location.

26. 11.05.25

Please see attached (below) my representation re the licensing application by Christchurch Kitchen Harbour Ltd for a new venue in the harbour just off Mudeford Sandbank.

As a local resident I have significant concerns with respect to the public nuisance the significant noise pollution will represent until 23:00hrs every day. Noise carries very easily over water and the noise of the patrons and the music to properties on or close to the harbour will be unacceptable and represent a significant change from the current situation.

A perfectly serviceable venue on Mudeford Sandbank, The Beach House, already exists. There is no reason to add another venue right next to it.

I sincerely trust this application will be declined.

Reasons for Representation. Please, give information under the relevant Licensing Objective. <i>(Please note you are not required to complete all the boxes unless you feel it is relevant.)</i>
The Prevention of Crime and Disorder:
The Prevention of Public Nuisance: I object to the application on the basis of the serving of alcohol and the playing of music 7 days a week until 23:00hrs. Noise carries very easily over water and this noise pollution will represent a significant public nuisance to both tourists, and most particularly residents, in and around the harbour. The noise of the music, and those drinking alcohol, to such a late hour every day will have a significant detrimental impact on the local residents. There is already a venue on the sandbank which can be used.
Public Safety: I am also concerned that the proposed location, floating, (though tethered), in the harbour, represents a public safety concern. Customers of the venue will be consuming alcohol until 23:00hrs, and with the venue being directly above water that represents a unnecessary risk to themselves and to other people.
The Protection of Children from Harm:

27.12.025.25

Reasons for Representation. Please, give information under the relevant Licensing Objective. <i>(Please note you are not required to complete all the boxes unless you feel it is relevant.)</i>
The Prevention of Crime and Disorder:
The Prevention of Public Nuisance: Mudeford is a quiet community. A restaurant with piped music will create noise. This noise will travel far due to the physical effect of noise on water and will therefore alter the peace, natural beauty and family atmosphere of the harbour
Public Safety: Potential to attract more boats from afar making the beach much busier with water traffic , putting playing children at risk
The Protection of Children from Harm:

28.12.05.24

I write to object in the strongest terms to this proposed application. We ourselves have been holidaying on the Mudeford Sandbank since 1970, and we value its peacefulness and simplicity - a haven away from modern life.

The very essence of the Mudeford Sandbank is the relative tranquility and the 'back-to-basics', and gentle nature of the holiday experience it provides.

Hut owners pay the Council large annual fees for a peaceful and simple holiday environment. If we wanted noise, music, and a party atmosphere, we would go abroad or elsewhere.

The Mudeford Sandbank and "the marshes" opposite is a rare haven and a natural environment for both people and wildlife - which the hut owners value extremely highly.

Applications such as this floating kitchen are inappropriate to this environment, and would go against the tranquility of the whole area; the ethos of the SSSI, the effects on wildlife, and restrictions on boat parking and restricted use of "the marshes".

If allowed; music, including regular drum beats, and raised voices resulting from the Recorded Music and Alcohol licenses would be clearly heard across the water, until 2300 at night, after which outboard engines would be heard revving. This would ruin the peacefulness of the sandbank, and leave no time in the afternoon and evening for hut owners to sit quietly and undisturbed on their verandas to enjoy the sunset, the scenery and the natural calls of the birds.

You have already and quite rightly; applied strict rules against music and parties within the huts themselves to preserve the tranquility of the sandbank. The proposed licenses for this enterprise would however cause music and raised voices to be heard late into the night - which would directly contradict your own ruling.

Noise complaints to this "kitchen" would be difficult to deliver in person - one would need to find a boat first - and would likely be met with indifference from the owners and a lengthy review process, and possibly no action.

This is a "Genie in the bottle" situation; If it were allowed, it would set a precedent, and it would not then be possible to prevent it or other future applications.

This in turn would ruin forever the very heart and essence of the Mudeford Sandbank, and holidays in our simple (but very expensive) wooden huts. We have already lost our beloved Noddy Trains; we do not wish to see a further erosion of the probably unique and tranquil area of Hengistbury Head and the Mudeford Sandbank.

If you were to allow this application to go ahead, I think you should reduce the Council tax you charge, and waive the selling fee for any hut owners who might wish to sell-up and move to get away from this noise nuisance.

I object to this proposal and all aspects of it in the very strongest terms.

29.13.05.25 - WITHDRAWN

30.22.05.25

Dear Licensing Team

I would like to make representations against the application made by Christchurch Harbour Kitchen Ltd dated 25 April 2025.

I understand that the company proposes to moor a large platform in Christchurch Harbour just off Mudeford Sandbank from which they propose to sell alcoholic beverages and play recorded music.

Both Mudeford Sandbank and Christchurch Harbour are places frequented by families with young children who use both the sandbank and the harbour for recreation. In my view, the installation of the proposed platform and concomitant supply of alcohol, would have a detrimental effect on the opportunity for children to enjoy the sandbank and harbour in safety. In addition, the proposal to serve alcohol from 11:00 until 23:00 each day of the week would have the potential to lead to unacceptable levels of noise that would constitute a public nuisance.

Furthermore, it is proposed that the structure would be moored close to the narrow navigable channel that runs through 'the Run' and into Christchurch. As such, it is likely to have a disruptive effect on boats using the channel, including the Mudeford Ferry, and make it considerably less safe for the many people who use the channel, including children.

I trust that you will take these comments into account when making your decision.

31.22.05.25

Dear Licensing Team

As a member of a family who has enjoyed the privilege of having a beach hut on Mudeford Sandbank for over 70 years, I am rather concerned to learn that Christchurch Harbour Kitchen Ltd has applied for a Licence for:

- " Recorded Music - 08:00 to 23:00"
- "Supply of Alcohol - 11:00 to 23:00 (on and off sales) each day of the week"

in the open air on the Christchurch Harbour beach front on Mudeford Sandbank.

Aside from the safety aspects of the construction of a proposed floating platform in the water near the main channel, subject to the vagaries of the tide and weather, I would like to make a strong representation that this application could be seen as a contravention of all four licensing objectives:

- the prevention of crime and disorder
- public safety
- prevention of public nuisance
- the protection of children from harm.

Mudeford Sandbank is a beautiful and relaxing amenity enjoyed by the public at large and children in particular. It is a holiday haven for both day trippers and beach hut residents. The playing of recorded music in an open-air environment for most of the day, with no apparent limit on the volume, must, in my view, constitute a public noise nuisance for all and a potential damaging effect on young ears.

The supply of alcohol outside, particularly late in to the evening, although not dangerous in and of itself, is likely to produce noisy and perhaps potentially disruptive behaviour. Many of the beach huts are used by families with young children whose sleep is likely to be disturbed. Sadly, though very enjoyable in reasonable quantities, alcohol can lead to anti-social behaviour when enjoyed too much. When used in a marine environment, by jet skiers and those in charge of other fast motored boats, there is the potential for accidents, particularly in the dark late in the evening. The lack of any current legislation to test the competence of such boat users does little to moderate behaviour.

As a member of the beach hut community for many years, we have experienced issues of noise, cooking smells, insufficient toilet facilities and occasional anti-social behaviour associated with the cafe on the beach. The Mudeford Sandbank Beach Hut Association is working in conjunction with the current licensee to mitigate these issues, particularly in respect to the current rebuilding plans. Having taken great strides to establish a good working relationship which takes account of the needs of all concerned, it is difficult to comprehend how a new food and alcoholic drink

provider could be allowed to install an outside open-air facility without similar regard to other beach users.

Thank you in advance for your consideration of my comments and I trust they will be taken into account when you make your decisions.

32.21.05.25

<p>The Prevention of Crime and Disorder:</p> <p>Given the proposed location, particularly during evening hours until 11pm Monday to Sunday, there would appear to be no police presence in the immediate and extended vicinity. Therefore, the possibility of anti-social behaviour, and consequent resident, water & woodland fire risks and dangers, would go unchallenged until too late to avoid disaster.</p>
<p>The Prevention of Public Nuisance:</p> <p>This stationary structure would further congest navigational routes creating potential risks and dangers to other water-based activities. Potential disrupted access to the Sandbank Jetty Ferry services. 8am to 11pm daily commercial activity pollutant to water, wildlife, ecology, environment, SSSI. Hengistbury & Beach Hut residential area – potential noise disturbance , particularly at 11pm plus on a daily basis.</p>
<p>Public Safety:</p> <p>Business management of customer/employee accident risks - structural design, stability, embarkation/disembarkation etc. Police presence - increased late evening public footfall extending to all areas of Hengistbury Head. Emergency Service access - narrow road with heavy daytime footfall & access gates locked at night - water access across The Run?</p>
<p>The Protection of Children from Harm:</p> <p>As stated above:</p> <p>Police & Emergency Service presence; Restaurant onboard risks; Risk for other water-based activities; Environmental pollution; Woodland fire risk; Residential disturbance.</p>

33. 22.05.25

As a concerned Mudeford Spit hut owner, please find below my formal objection to the licensing application submitted by Christchurch Harbour Kitchen Ltd for a vessel located at Mudeford Sandbank, under the Licensing Act 2003. This objection is submitted under all four of the licensing objectives.

Before outlining my concerns, I would appreciate clarification regarding the location specified in the application. The submitted plan indicates a particular point (marked 'X') where the vessel is intended to operate. Could you please confirm whether the licence, if granted, would apply solely to that fixed location?

If the vessel were to trade elsewhere — for example, at Christchurch Quay or on the River Stour — would this constitute a breach of the licence?

Furthermore, if the marked location is already occupied by another pleasure craft or becomes unavailable, would the applicant be permitted to relocate the vessel without submitting a new application or variation? Many hut owners are concerned about extra commercial rubbish being put in the bins at the beach, that are regularly overflow at peak times as is; let alone the lack adequate toilet facilities that will become even more strained.

1. The Prevention of Public Nuisance

The proposed location is adjacent to a nature reserve — a tranquil and environmentally sensitive area. Although the application describes the music as “background,” sound travels much more efficiently over water. Even low-volume music could disturb wildlife and local residents.

Allowing alcohol consumption both on and off the premises increases the likelihood of intoxicated behaviour and associated noise, particularly during evening hours, which may result in a serious public nuisance.

The application also lacks detail regarding waste management. Commercial waste collection should be limited to reasonable hours to minimise disruption. The absence of clear plans for the removal of toilet waste is concerning and raises the risk of water pollution.

Recommended Conditions:

Installation of a sound monitoring system regulated by the local authority

No music to be played after sunset

Alcohol to be served only with food, to limit excessive drinking

Commercial waste collection restricted to reasonable hours

Toilet waste to be removed by a licensed contractor to prevent environmental harm

2. The Prevention of Crime and Disorder

The application does not specify where the vessel will be moored when not in use or how alcohol and other stock will be securely stored. This lack of clarity poses risks of theft, vandalism, and antisocial behaviour.

Recommended Conditions:

A comprehensive plan detailing mooring, security protocols, and stock management must be submitted

Alcohol and valuables must be securely stored when the vessel is not in operation

3. Public Safety

The proposed site raises substantial public safety concerns due to strong tidal currents, ferry operations, and heavy recreational boat traffic. The application provides no clear plan for how patrons will safely board and disembark, increasing the risk of accidents — including the possibility that individuals may attempt to swim to or from the vessel, which could be fatal.

In addition, the regular presence of passing vessels will produce a wake that can cause the licensed vessel to become unstable while patrons are on board. This instability, especially in combination with alcohol consumption and unsecured fixtures, significantly raises the risk of slips, falls, or more serious incidents.

Further concerns include:

The risks of “vertical drinking” on a moving platform

Unsecured furniture increasing the chance of injury

No specified maximum patron capacity, posing a risk of overcrowding

Only two life buoys indicated, which is insufficient for the setting and number of expected patrons

Recommended Conditions:

A clear and safe boarding/disembarkation plan must be required

A maximum capacity limit must be enforced in accordance with safety regulations

All furniture must be securely fixed to prevent accidents

An adequate number of life-saving devices (buoys, jackets) must be present at all times

Swimming access must be strictly prohibited and clearly signposted

The applicant must outline how they will ensure vessel stability in the presence of wake from passing traffic

4. The Protection of Children from Harm

Operating a floating, alcohol-serving venue on open water presents inherent safety risks for children, especially if unsupervised.

Recommended Condition:

Children must be supervised by a responsible adult at all times while on board

Conclusion

This application, in its current form, fails to adequately address the four licensing objectives. I respectfully urge the Licensing Authority to give full consideration to

the concerns raised in this letter. If the licence is granted, I strongly recommend the imposition of robust and enforceable conditions such as those outlined above to protect public safety, limit disruption, and safeguard the local environment and community.

34.23.05.25

Re: Objection to Licensing Act Application – Christchurch Harbour Kitchen Ltd Application Reference No. 227182

Please find below my formal objection to the licensing application submitted by Christchurch Harbour Kitchen Ltd for a vessel located at Mudeford Sandbank, under the Licensing Act 2003. This objection is submitted under all four of the licensing objectives.

Before outlining my concerns, I would appreciate clarification regarding the location specified in the application. The submitted plan indicates a particular point (marked 'X') where the vessel is intended to operate. Could you please confirm whether the licence, if granted, would apply solely to that fixed location? If the vessel were to trade elsewhere — for example, at Christchurch Quay or on the River Stour — would this constitute a breach of the licence?

Furthermore, if the marked location is already occupied by another pleasure craft or becomes unavailable, would the applicant be permitted to relocate the vessel without submitting a new application or variation?

1. The Prevention of Public Nuisance The proposed location is adjacent to a nature reserve — a tranquil and environmentally sensitive area. Although the application describes the music as “background,” sound travels much more efficiently over water. Even low-volume music could disturb wildlife and local residents.

Allowing alcohol consumption both on and off the premises increases the likelihood of intoxicated behaviour and associated noise, particularly during evening hours, which may result in a serious public nuisance.

The application also lacks detail regarding waste management. Commercial waste collection should be limited to reasonable hours to minimise disruption. The absence of clear plans for the removal of toilet waste is concerning and raises the risk of water pollution.

Recommended Conditions:

- Installation of a sound monitoring system regulated by the local authority
- No music to be played after sunset
- Alcohol to be served only with food, to limit excessive drinking

- Commercial waste collection restricted to reasonable hours
- Toilet waste to be removed by a licensed contractor to prevent environmental harm

2. The Prevention of Crime and Disorder The application does not specify where the vessel will be moored when not in use or how alcohol and other stock will be securely stored. This lack of clarity poses risks of theft, vandalism, and antisocial behaviour.

Recommended Conditions:

- A comprehensive plan detailing mooring, security protocols, and stock management must be submitted
- Alcohol and valuables must be securely stored when the vessel is not in operation

3. Public Safety The proposed site raises substantial public safety concerns due to strong tidal currents, ferry operations, and heavy recreational boat traffic. The application provides no clear plan for how patrons will safely board and disembark, increasing the risk of accidents — including the possibility that individuals may attempt to swim to or from the vessel, which could be fatal.

In addition, the regular presence of passing vessels will produce a wake that can cause the licensed vessel to become unstable while patrons are on board. This instability, especially in combination with alcohol consumption and unsecured fixtures, significantly raises the risk of slips, falls, or more serious incidents.

Further concerns include:

- The risks of “vertical drinking” on a moving platform
- Unsecured furniture increasing the chance of injury
- No specified maximum patron capacity, posing a risk of overcrowding
- Only two life buoys indicated, which is insufficient for the setting and number of expected patrons

Recommended Conditions:

- A clear and safe boarding/disembarkation plan must be required
- A maximum capacity limit must be enforced in accordance with safety regulations
- All furniture must be securely fixed to prevent accidents

- An adequate number of life-saving devices (buoys, jackets) must be present at all times
- Swimming access must be strictly prohibited and clearly signposted
- The applicant must outline how they will ensure vessel stability in the presence of wake from passing traffic

4. The Protection of Children from Harm Operating a floating, alcohol-serving venue on open water presents inherent safety risks for children, especially if unsupervised.

Recommended Condition:

- Children must be supervised by a responsible adult at all times while on board

Conclusion This application, in its current form, fails to adequately address the four licensing objectives. I respectfully urge the Licensing Authority to give full consideration to the concerns raised in this letter. If the licence is granted, I strongly recommend the imposition of robust and enforceable conditions such as those outlined above to protect public safety, limit disruption, and safeguard the local environment and community.

35.23.05.25

I am a hut owner of 24 years and I would like to formally object to the licensing application submitted by the above.

My hut is located harbour side, opposite the Jetty and I will be able to see the vessel in question.

My objection is against all 4 of the licencing objectives.

This is just ridiculous to have a floating kitchen in the harbour and all the various situations where a licence could be breached and who is going to police it?

What if they play loud music, what if they moor somewhere else than indicated, what if they work outside the licence they are applying for, who is going to monitor it?

We find over the years that other commercial licence holders and even hut owners break the rules and yet there is no one from the council available to enforce the rules.

We are already overrun with takeaway boxes and higher footfall and lack of toilets on the Sandbanks so we do not need another commercial attraction to encourage more tourists to the local area. The council can't even make our public toilets of a minimum standard for use and Block 3 has been closed for months with visitors urinating around the back of the toilets because of the lack of facilities.

The Prevention of Public Nuisance

How can you allow a floating restaurant with music to be functioning at a site of SSSI and nature reserve. Music travels very quickly across the harbour and having this moored so close to hut owners will be a public nuisance.

How are you going to control more waste from the cooking and serving of food and the additional use of toilet facilities?

The Prevention of Crime and Disorder

Will the company leave the vessel moored in the harbour when not in use?

Public Safety

There are so many risks to the public, with tidal conditions, the fact the ferry operates in that area and other boats coming and going.

How can you control people boarding the vessel without injury, especially if they are intoxicated.

Is the council responsible for any injuries?

The Protection of Children from Harm

Do children have to wear life jackets if they are eating on the platform? It is a ridiculous proposition.

Summary

This application, in its current form, fails to adequately address the four licensing objectives. I respectfully urge the Licensing Authority to give full consideration to the concerns raised in this letter. If the licence is granted, I strongly recommend the imposition of robust and enforceable conditions such as those outlined above to protect public safety, limit disruption, and safeguard the local environment and community.

36.23.05.25

Prevention of Public Nuisance.

As a lifelong resident of Mundeford and someone who regularly enjoys sailing and kayaking on Christchurch Harbour, I deeply value the unique tranquility and natural beauty of this Conservation Area. The Harbour is not only a place of recreation but also an important sanctuary for local wildlife, including a wide variety of birds and marine species. This peaceful environment is cherished by residents and visitors alike.

While I have no objection in principle to the concept of a floating café, including the sale of alcohol, I am concerned about the proposed hours and potential volume of

music permitted under this licence. The application currently allows for music from 8am to 11pm, seven days a week. This is excessive for such a sensitive and naturally quiet area. Sound travels particularly far over water—especially on calm summer evenings—and prolonged amplified music would be highly disruptive to both the human and animal inhabitants of the Harbour.

There is precedent for this concern: occasional events at the Beach House on the Sandbank are audible from across the water, even when they end relatively early. The proposed licence risks making such disruption a daily occurrence, to the significant detriment of the area's character and enjoyment.

I respectfully suggest that, should a licence be granted, it include the following conditions to mitigate public nuisance:

- Restricting the hours during which music is played to 12:00–18:00 only.
- Implementing a clear, enforceable limit on music volume, appropriate to the location's conservation status.
- Prohibiting any outdoor amplification systems that could further contribute to noise pollution.

Christchurch Harbour and Mudeford Sandbank represent a rare and fragile ecosystem and a haven of peace that must be protected for future generations. I urge the Licensing Committee to carefully consider the long-term environmental and community impact of this application.

I declare that the information I have provided is true and correct.

37.23.05.25

<p>The Prevention of Public Nuisance:</p> <p>I object to the idea of putting what is effectively a CLUB in a conservation area and nature reserve, playing loud music and serving alcohol until 11pm at night, 7 days a week. This would be wildly inappropriate. This cannot possibly be good for the birdlife and other wildlife in the harbour and nature reserve which is a great source of pleasure for visitors and locals alike.</p> <p>Noise travels very clearly over water and would be a considerable public nuisance in and around the harbour. This would effect tourists and families who come to Mudeford to 'get away' from it all but also residents who live on or near the harbour who would be subjected to listening to pounding music and partying till late at night, every night.</p>
<p>Public Safety:</p> <p>Mixing alcohol and deep water is just asking for accidents</p>

38.23.05.25

Please do not permit a music nor drinks license on this boat at Mudeford Sandspit.

There is one already for both within 200meters so not required and intrusive to neighbouring properties.

39.23.05.25

As a beach hut user of over 50 years, I wish to strongly object to the aforementioned application by Christchurch Harbour Kitchen Ltd, which is fundamentally wrong on a multitude of levels, and demonstrates a complete lack of understanding of the local area, and blatant disregard for the environment;

Aside from the obvious issues such as the cafe spoiling peoples' views, and the increase in noise, and alcohol consumption, there are other, far more serious issues that should lead to the application being refused;

The harbour foreshore should be considered sacrosanct, for everyone, and not to be used for commercial gain. The beach has already seen an increase in commercialisation in recent years, so any more should be avoided at all costs.

The negative impact on birdlife, with multiple species seen on the foreshore on a daily basis, which would undoubtedly be disturbed leading to a drop in population - as an aside, I think the BCP has done a good job in recent years promoting the protection of our local wildlife, particularly in the immediate location, so would make a personal request to keep up the good work and reject the application on these grounds alone.

The location being proposed is in constant use by boat owners, as well as the mudford ferry; mooring a sizeable vessel in and/or close to the channel will reduce the available space in the channel, massively increasing the likelihood of accidents, injury, and worse.

In addition, that area is regularly used by canoeists, paddleboarders, and windsurfers, of all ages, as well as children that play on the shallows - again, less space, more congestion, inevitable accidents.

Lastly, during the summer months, that area is used by multiple small boats for temporary anchorage - one could imagine the scenario where those boats again are anchoring in a smaller space, increasing the likelihood of accidents, damage to those boats, and probable conflict.

Along similar lines to this last point, has the proposal even considered other users ? It seems to me they don't have a great deal of understanding of the area, the tides, or the topography of the harbour - what happens in the event boats are anchored where the cafe wishes to locate itself ? What happens if/when it needs to move to accommodate tides ? On days where there is a low tide during the day time it would only be able to float if it were literally in the channel, particularly on a spring tide.

thank you for considering my objections,