

Policy Unit 5AHI01 Langstone Bridge to Northney Farm**Summary description of Policy Unit**

This frontage is within Chichester Harbour AONB. The existing defences are currently maintained by the County Council, the Local Authority, Highways Authority and private individuals. Inter-tidal and transitional freshwater habitats of International, European and national nature conservation importance provide high tide roost sites for waders and waterfowl and support nearby and adjacent SPA/Ramsar sites. There are relatively low numbers of residential properties and commercial assets and facilities, including a marina, that are within the extensive tidal floodplain, along with the transport network link to the mainland and to the rest of the island. There are Heritage assets within the tidal floodplain but on the higher ground include historic and listed buildings, monuments and maritime features. Analysis of shoreline erosion (see Appendix C5) indicates the rate and scale of coastal processes are less within the harbours than on the open coast.

Final policy options

SMP1 Ref n/a

Epoch 1 From Present Day (up to 2025)	Epoch 2 Medium Term (2025 to 2055)	Epoch 3 Long Term (2055 to 2105)
Hold the Line	Hold the Line	Hold the Line

Summary of rationale behind final policy options

The intention of the policy is to continue to maintain the current line of defence for this frontage on Hayling Island, which is within the Chichester Harbour Area of Outstanding Natural Beauty. This management approach will provide economic and societal benefits to the wider North Hayling community, residential properties and commercial facilities, including a marina, and the cross-harbour infrastructure and transport links which are located within an extensive area of tidal flood risk. Access and transport links to/from the facilities and residential properties on Hayling Island will continue to be maintained. Subsequent flood and coastal erosion risk management strategy studies and works will need to consider surface water run off land drainage and flood water storage issues.

Due to the environmental designations within Langstone and Chichester Harbours continued maintenance of defence structures will result in the continued loss of European and national nature conservation designated habitats such as inter-tidal foreshore habitats, through coastal squeeze. These losses will need to be mitigated within the same designated area or compensated for elsewhere and delivered through the Regional Habitat Creation Programme. Opportunities for habitat mitigation and compensation have been detailed within the Appropriate Assessment of the final policies.

Policy changes through Public Consultation

The Policy Unit boundary at the Langstone highway bridge abutment has been slightly amended (from the eastern side to the western side) so the access, highway and

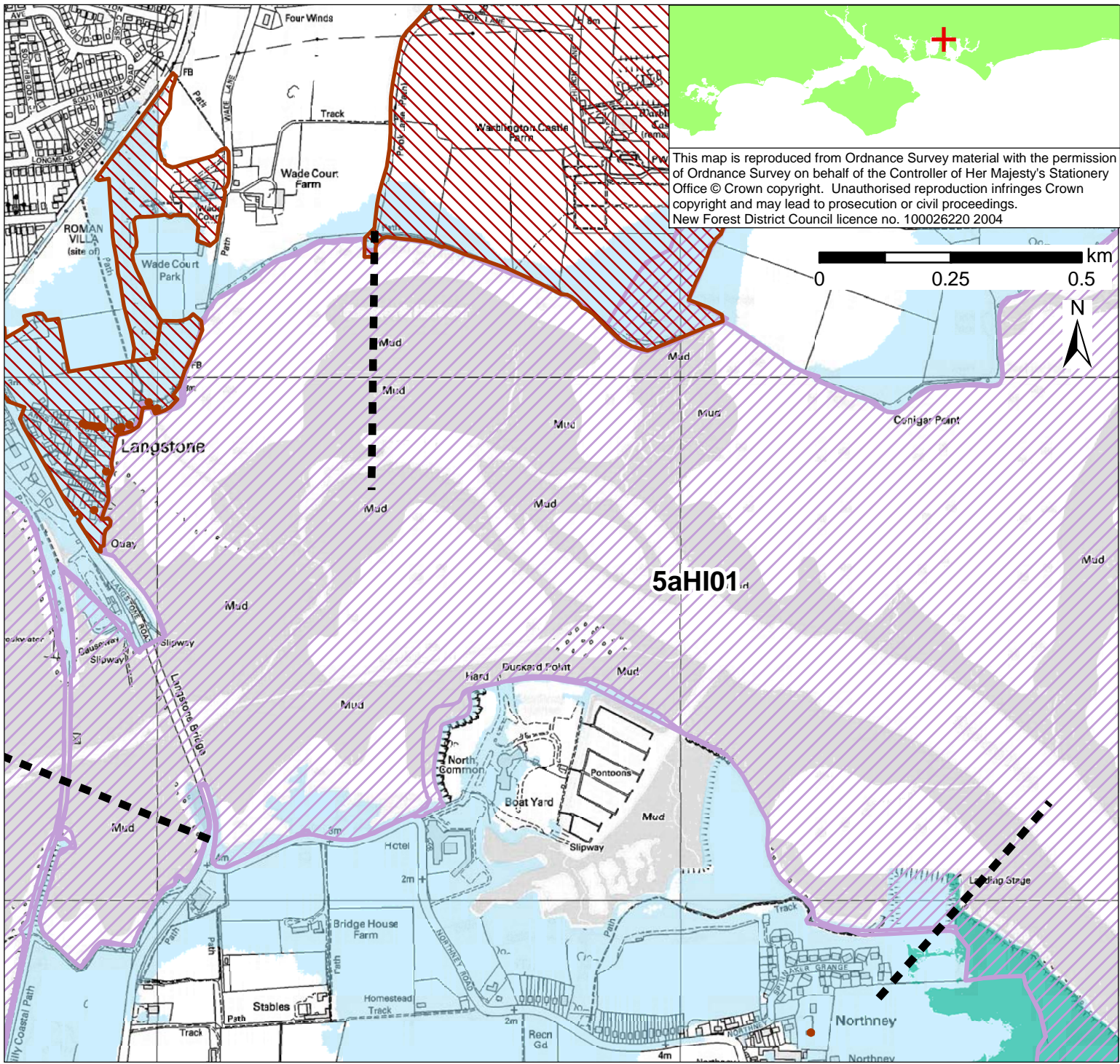
transport issues can be managed collectively when considering flood risk management options.

Funding

It is uncertain whether central government funding would be secured for identified works. As is currently the case, no public funding would be available for continued maintenance of defences by private owners.

Further Studies (identified in Action Plan)

Hayling Island Flood and Coastal Erosion Risk Management Strategy



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POLICY

From Present Day (up to 2025):	Medium-Term (2025 to 2055):	Long-Term (2055 to 2105):
Hold the Line	Hold the Line	Hold the Line

- Indicative erosion zone up to 2025
- Indicative erosion zone up to 2055
- Indicative erosion zone up to 2105
- Policy Unit Boundary
- International / National Designations
- Important Heritage Sites
- 2115 Indicative Floodplain (1 in 200 year) provided from PUSH
- Potential Area Considered for Managed Realignment