

Policy Unit 5AH103 Northney Farm to Mengham		
Summary description of Policy Unit		
<p>This frontage is within Chichester Harbour AONB, and comprises various grade lands. The existing defences are currently owned and maintained by private individuals. Intertidal and transitional freshwater habitats of International, European and national nature conservation importance provide important high tide roost sites for waders (at Tournerbury, Gutner Point and Verner Common) and waterfowl and support nearby and adjacent SPA/Ramsar sites. There are relatively low numbers of residential properties and commercial assets and facilities that are within the extensive tidal floodplain. Although there is a school, golf course and critical road access at flood risk. Heritage assets include Scheduled Ancient Monuments, historic and listed buildings, monuments and maritime features.</p>		
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 No public funding available for private defences	Hold the Line No public funding available for private defences	Hold the Line No public funding available for private defences
Summary of rationale behind final policy options		
<p>The final policy options to continue to maintain the privately owned and maintained defence line reflect landowner's intentions for future management of their defences, thus removing the potential opportunity for intertidal habitat creation at Tournerbury, Verner Common and Pound Marsh.</p>		
<p>The low-lying land on the eastern side of Hayling Island results in an extensive tidal flood plain coupled with surface water run off and flood water storage issues. Maintenance of the current defence line will provide protection to residential properties, commercial assets, recreational facilities, local transport links and associated infrastructure, which are located within the flood risk area. Flood defence management approaches will need to be integrated with solutions for surface water run off and flood storage issues.</p>		
<p>Continued maintenance of defences will also afford protection to agricultural hinterland and designated coastal grazing marsh habitats, which also provide an important habitat function as they are important components of the Solent-wide network of high tide roost and feeding sites for wildfowl and wading birds, which support the European and national nature conservation designations applicable to Langstone and Chichester Harbours. This function would continue to be provided if defences maintained.</p>		
<p>Due to the environmental designations within Chichester Harbour, continued maintenance of defence structures will result however, 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</p>		

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 policies proposed for consultation were HTL / HTL* / MR. The * in epoch 2 indicated that further detailed studies were required to understand the role the site has in the Solent-wide network of wildfowl and wading bird roost sites and to determine the feasibility of managed realignment opportunities in the medium to long-term.

Following discussions and consultation with landowners the HTL* in epoch 2 and MR policy in epoch 3 were amended to reflect landowner's objection to MR policy option and their intentions for future defence management between Northney Farm and Mengham.

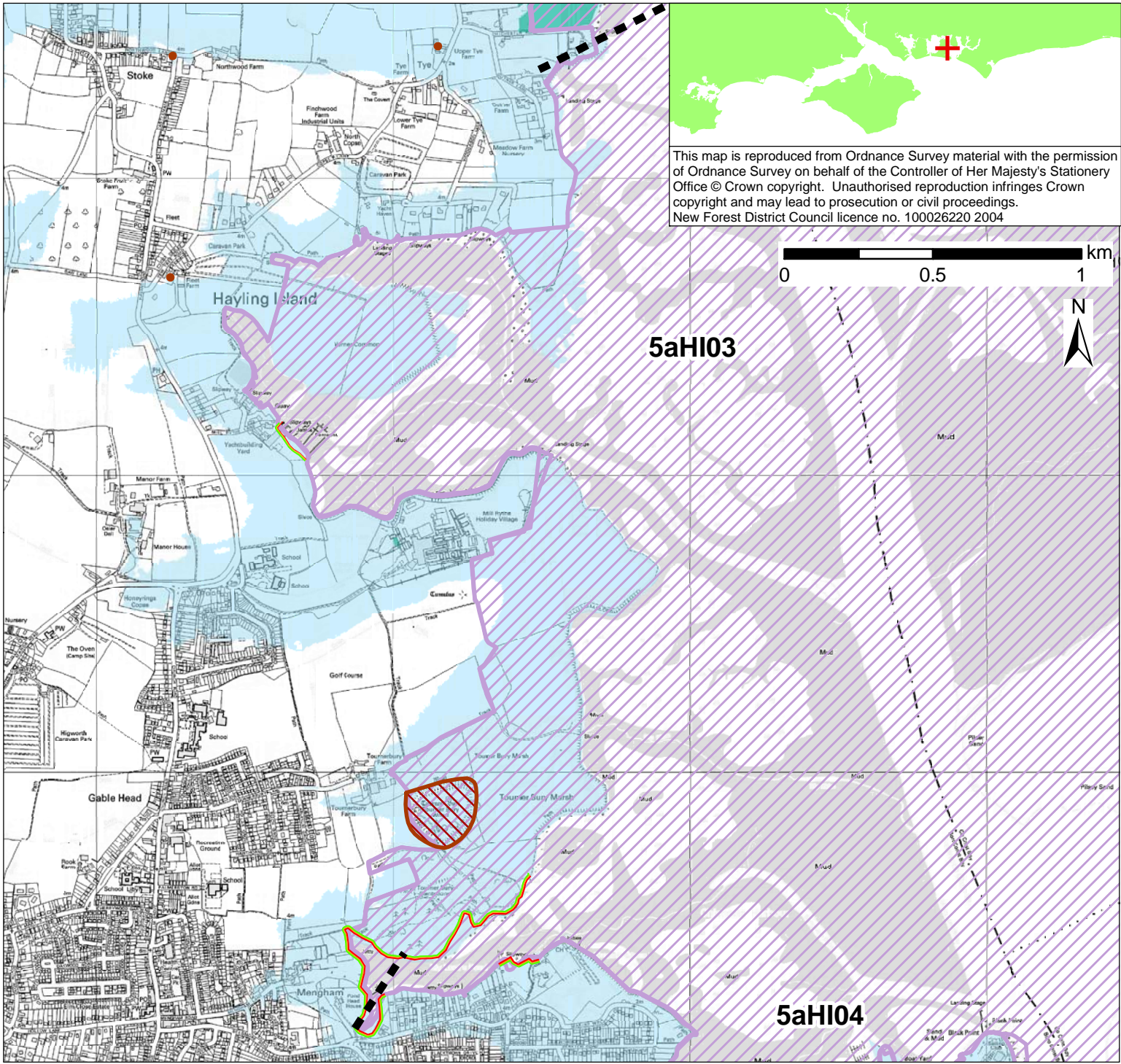
An Information Note for landowners, planners and developers on privately owned coastal defences and coastal planning issues has been produced.

Funding

Central government funding may be secured for identified works and those associated with managed realignment. 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



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. New Forest District Council licence no. 100026220 2004

POLICY

From Present Day (up to 2025):	Medium-Term (2025 to 2055):	Long-Term (2055 to 2105):
Hold the Line- No public funding available for private defences	Hold the Line- No public funding available for private defences	Hold the Line- No public funding available for private defences

- 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