

Policy Unit 5AH106 Langstone Harbour entrance to North Shore Road, New Town**Summary description of Policy Unit**

The harbour margin from Langstone harbour entrance around the Kench and along the shore north of the Sinah Warren Holiday development is subject to flooding and erosion. An extensive tidal floodplain covers the western frontage of Hayling Island's open coast. It is not intensively developed with relatively small numbers of residential properties or commercial assets and facilities within the tidal floodplain. The existing defences are owned and maintained by private individuals to protect private gardens and a holiday development, while other lengths have a natural transition to the foreshore, but these may prove to be inadequate in the future under conditions of higher sea level and greater wave energy. Inter-tidal, vegetated shingle and sand dune habitats of International, European and national nature conservation importance supports nearby and adjacent SPA/Ramsar sites. Heritage assets within the tidal flood plain include Conservation Areas, Scheduled Ancient Monument, monuments and maritime features.

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

Continuing the maintenance of the defence line through upgrades and maintenance to the short lengths of defences will provide economic and societal benefits to residential properties, transport networks, as well as amenity open space and facilities, including a golf course. In order to manage the flood risk from tidal and surface water run off and to address flood storage issues and concerns, the management of defences in the area of the Kench need to be considered with the open coast defences. It may however, be appropriate for the planning authority to consider ways of altering the future land use around the Kench.

The natural shoreline around Gunner Point should be allowed to evolve with minimal interference. Coastal monitoring will be key to the successful management of this frontage.

Due to the environmental designations within Langstone 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 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

None. An Information Note for landowners, planners and developers on privately owned coastal defences and coastal planning issues has been produced.

Funding

It is likely that central government funding could be secured for majority of 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

