

B10.2.4.2 CONSULTATION FEEDBACK RESULTING IN CHANGES TO SMP POLICY AND / OR DOCUMENTATION – HAVANT BOROUGH COUNCIL

Comment relates to	Havant Borough Council	Consultee	Private Individual	Response No	155
Revisions to SMP	Policy changed to reflect landowner's intentions – 5AH103				
Comment received			Client Steering Group Response		
<p>5AH103 -Major problem is of flooding from water running off the land into the ditch at Gutner Lane/Chichester road. This in turn takes the water, together with all that from the surface water collected in the sewer running through the village, down to the sea. At high water, and especially when meteorological conditions lead to a “stand” and the seawater does not fully drop towards low tide, thus closing the sea defences flap, this run-off backs up towards the road. When there is heavy and prolonged rain, then floods occur over the road and into my friend’s house on the corner, And the pumping station also there. I believe that your plan as projected to us residents does not take sufficient care with planning for this rainwater run-off – it would be unwise to plan for the re-alignment of sea defences unless some arrangement is made for clearing the rainwater so that it does not back-up. I have a further concern over the aim to re-align the sea defence so that a large area of salt-grass grazing is given over to salt-marsh, since this will lose a rare type of land, and the economic advantage that comes with it to the farm. This village would be destroyed without the continuing presence of a working farm. To destroy a first-class working farm in favour of a putative bird habitat seems obtuse.</p>			<p>Many thanks for your response. Your objection to the proposed Managed Realignment policy is noted. The issues raised regarding the stormwater drainage and flood risk are recognised by Havant Borough Council and the intention is to manage the risk of all types of flooding on Hayling Island. Within the North Solent region, landownership and third party funded maintenance of defences are acknowledged as key considerations. As stated during previous consultations, the policy for this frontage will be amended to reflect the landowner's comment and will revert to Hold the Line, with a clear statement that no public funding (from Grant Aid for flood defence and coastal protection) is available for the continued maintenance of the existing defences. The need for a Hayling Island Coastal Defence Strategy has been identified within the SMP Action Plan in order to determine, through more detailed assessments the tidal, fluvial (including storm water) and groundwater flooding issues and the expected levels of maintenance and improvement work required to defences.</p>		

Comment relates to	Portsmouth city Council Havant Borough Council	Consultee	Langstone Harbour Board	Response No	182
Revisions to SMP	<p>5A20 – Policy changed from HTL, HTL*, MR to HTL, HTL*, HTL* Further studies required now before MR can be considered.</p> <p>5AHI08 – MR removed from epoch 1, further detailed studies are required which may consider regulated tidal exchange at Stoke and West Northney.</p>				
Comment received			Client Steering Group Response		
<p>Policy Unit 5A20 Farlington Marshes – OBJECT.</p> <p>This site is a very popular asset visited by locals and visitors from all over the country. Hampshire and Isle of Wight Wildlife Trust manage the site on behalf of Portsmouth City Council.</p> <p>The long-term future of Farlington Marshes has been debated for some time amongst professionals, with officers agreeing that there is currently insufficient information to make a long-term decision due to the uncertainties associated with the environmental, land drainage and recreational impacts. The council (as landowner) need to understand the complex issues associated with this site and we agree, with the SMP, that further detailed studies are required to highlight and address the immediate and long-term implications of applying any SMP policy. The detailed study would also need to recommend the appropriate epoch(s) in which to implement any changes in policy and therefore the Board recommend that a precautionary approach is taken by making the following amendments to the final SMP;</p> <ol style="list-style-type: none"> 1. Change the policy for epochs 2 and 3 to Hold The Line(*) and; 2. Replace the existing policy caveat (*) text from “further detailed studies required for management of the site” to: “further detailed studies are required which may bring forward Managed Realignment into this epoch.” 			<p>Thank you for your comments and your objections are noted. With regard to the long-term management of Farlington Marshes, which are owned by Portsmouth City Council and managed by Hampshire Wildlife Trust, further studies are required to resolve various uncertainties regarding the complex environmental, technical and social-economic issues. The need for a Coastal Defence Strategy Study for Hayling Island which also addresses highways, storm water and land drainage issues has been identified in the SMP Action Plan. The Defence Strategy will explore options for environmental enhancement at West Northney and Stoke through such techniques as regulated tidal exchange (i.e. modifications to tidal sluice gates) and realignment of defences at Southmoor. The final policies will therefore reflect the need for further studies to inform the Defence Strategy study.</p>		

<p>We feel that this precautionary approach will enable retention of the site until an informed decision can be made on the long-term future of Farlington Marshes.</p> <p>Policy Unit 5AH108 West Lane (Stoke) to Langstone Bridge – OBJECT.</p> <p>The Board support, in principle the proposed Hold the Line policy with localised Managed Realignment at Stoke. However, the Board do not see the benefit of realigning the coastline at West Northney due to it's proximity to a residential area and the primary road on and off the Island. Due to the potential impact on Langstone Harbour's environment, we feel that more information is required to justify managed realignment at this site. In the absence of any detail we recommend the SMP should adopt a precautionary approach until enough information is available to make an informed decision.</p> <p>Policy Unit 5A18 Wade Lane to Southmoor Lane – SUPPORT</p> <p>The Board support the proposed Hold the Line policy but highlight that Managed Realignment at Southmoor is not clearly demonstrated in the draft SMP. If managed realignment is proposed at Southmoor we feel that more information is required to justify this decision. Due to the potential impact on Langstone Harbour's environment, in the absence of any detail we recommend the SMP should adopt a precautionary approach until enough information is available to make an informed decision.</p>	
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Comment relates to	Havant Borough Council	Consultee	Private Individual	Response No	13
Revisions to SMP	Further section regarding private defences added to the final document.				
Comment received			Client Steering Group Response		
<p>Please can you strongly emphasise, in the summary section, that "hold the line" usually means that private owners, such as ourselves, are responsible for paying to hold the line, not public funds. Also, please explain what happens if only some landowners pay to hold the line, but are anyway inundated because neighbouring owners cannot afford (or choose) to hold their lines.</p>			<p>Thank you for your comments. The SMP team acknowledge that many of the private landowners within the Solent protect their landholding and maintain their defences at their own expense and intend to continue to maintain them over the long-term. The process for the development of the SMP sought this information and we are grateful for the responses received from landowners. Owners of defences have rights to maintain defences and protect property and the SMP policies of HTL and NAI do not conflict or remove these rights. A policy of HTL does not impose an obligation or requirement on owners to construct new or additional flood defences to manage potential flood risk to their property or neighbouring properties. Improvements or extensions to existing defences will require planning permissions and consents, as is currently the case and is not a new requirement. Within each individual policy summary statement, where applicable, it is stated that no public funding would be available for the maintenance of privately owned defences even if they are frontages where HTL has been identified to manage the flood risk. This has been stated throughout the draft SMP documents, however to further highlight this funding situation a further section regarding funding and privately owned defences has been included in the final SMP document.</p>		

Comment relates to	Havant Borough Council	Consultee	Private Individual	Response No	14
Revisions to SMP	Further section regarding private defences added to the final document.				
Comment received			Client Steering Group Response		
<p>Funding issues not made clear by exhibition. What will happen if only some of the 60% private ownership funds the defences i.e. hold the line will only happen if all sections of sea defence are maintained?</p>			<p>Thank you for your comments. The source and likelihood of public funding for maintenance of existing public and privately-owned defences was stated on the exhibition display boards and within the draft documents and summary booklet. Where applicable, it is stated that no public funding would be available for the maintenance of privately owned defences even if they are frontages where HTL has been identified to manage the flood risk. This has been stated throughout the draft SMP documents, however to further highlight this funding situation a section regarding funding and privately owned defences has been included in the final SMP document. The SMP team acknowledge that many of the private landowners within the Solent protect their landholding and maintain their defences at their own expense and intend to continue to maintain them over the long-term. The process for the development of the SMP sought this information and we are grateful for the responses received from landowners. Owners of defences have rights to maintain defences and protect property and the SMP policies of HTL and NAI do not conflict or remove these rights. A policy of HTL does not impose an obligation or requirement on owners to construct new or additional flood defences to manage potential flood risk to their property or neighbouring properties. Improvements or extensions to existing defences will require planning permissions and consents, as is currently the case and is not a new requirement.</p>		

Comment relates to	Havant Borough Council	Consultee	Private Individual	Response No	38
Revisions to SMP	Strategic Importance of Budds Farm highlighted in final plan.				
Comment received			Client Steering Group Response		
<p>a) Budds Farm and its power supply. Although there is a good seawall immediately south of Budds Farm and the electricity sub-station, the Southmoor seawall is much lower and has been overwhelmed (as has the grazing area inland) during a storm within the last 2 years. It was flooded for 3 days and drained away. If the sea swept through this weak spot would the power supply be put out of action (therefore the Budds Farm facility)? If 400,000 people use Budds Farm, what happens if it goes out of action? Sometimes people can be blind to the fact that the sea does not move in a straight line but goes round corners finding its own level. It is quite ruthless and does not ask anyone's permission least of all negotiates. Imagine floodwater and sewage sweeping inland towards Havant. b) The Hayling to Langstone Bridge. Few people bother about the old railway line from Langstone to the remains of the old railway bridge. It is a chalk embankment but vulnerable to westerly tides and storms. It is the one feature that defends everything to the east in particular the bridge to Hayling Island at the Langstone end. Without that embankment (which was the old railway track) the sea would make short work of the bridge and the village on the other side the bridge. Hayling Island would be cut off. Doing something to maintain the embankment could be cost-effective in the long-term. I am concerned about the rising water table-the invisible factor. It is very difficult to assess the degree of concern one should feel or action one should take when one is unsure of the time factor involved. Should I worry? should I move? Is it now? 5 years? 10 years? the time factor is key to all this and has to be</p>			<p>Thank you for your response. As you mentioned, it is very difficult to assess future management needs and decisions given the level of uncertainty associated with climate change, sea level rise and changes in coastal processes such as waves and tides. The SMP has followed Defra guidance and the best available information for future sea level rise allowances. Working to these precautionary rates will allow us to effectively plan and design defences to protect future generations from the possible effects of climate change. Adaptation and flood resilience measures will also be required to proactively manage tidal flood risk. In assessing each policy over the next 100 years, the SMP has assessed the economic, social and environmental impacts on property, infrastructure, agricultural land, environmental habitats, amenity and recreational open space. Therefore, the final policy recommendations for public consultation in the draft SMP have been determined to result in sustainable management of the shoreline. The current Portchester to Emsworth Coastal Defence Strategy has investigated tidal, fluvial and groundwater flooding issues and provides further details about the defence requirements and prioritised works required to implement the proposed SMP policies. The need for a Hayling Island Coastal Defence Strategy has been identified within the SMP Action Plan. The value and importance of high quality monitoring of coastal zones will assist in demonstrating coastal change and impacts of sea level rise and climate change over long-time periods. The continuation of the Coastal Monitoring Programme has also been included within the Action Plan. The SMP</p>		

weighted alongside the cost of moving. is it necessary?	team recommend that you contact your local planning authority for further information.
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Comment relates to	Havant Borough Council	Consultee	Private Individual	Response No	48
Revisions to SMP	5AH102 - Policy changed to reflect landowner intentions. From MR, MR (HTRL), MR (HTRL) to HTL (NPFA), HTL(NPFA), HTL (NPFA)* (* further detailed studies to determine future management of defences and site)				
Comment received			Client Steering Group Response		
<p>I am concerned about the plans for MR for the Northney Farm policy unit for the following reasons:</p> <ul style="list-style-type: none"> • The loss of agricultural land would make the farm unsustainable as a business which would be to the detriment of the village and the whole Island. • The loss of habitat to wildlife would be devastating- losing land that is currently protected by Ramsar, SPA and SSSI status. • Moving the defences would move the issues to a different location but would not prevent them • The current defences would provide an excellent site for coastal access for the public with minimal work compared to moving the line • As stated in the report, shoreline erosion is less than elsewhere in the plan and therefore holding the land should be the preferred option 			<p>Thank you for your response and the continuing discussions between yourself, other landowners and the SMP team, which have explored the implications and potential options and funding for this frontage in more detail. Sensitive consideration of the issues and all parties working together will enable a sustainable approach to the management of the flood defences. Following these positive discussions realignment of the defence line in the long term will provide benefits to the land owner and enable important inter-tidal habitats to be created. The landowner intends to continue to maintain the existing defences and alignment in the short and medium term.</p>		

Comment relates to	Havant Borough Council	Consultee	Private Individual	Response No	52
Revisions to SMP	5AH108 - Potential MR removed from epoch one. Further more detailed studies required which may consider regulated tidal exchange at Stoke and West Northney.				
Comment received			Client Steering Group Response		
<p>Living in Policy unit 5AH108 I notice Epoch 1 shows MR for Stoke and West Northney. There is a lot of difference between that and HTL. This means the area is still under threat. The only truly recreation area is Stoke Common and the Oyster beds. Residents use this area, bird watchers, dog walkers, horse riders, sail boarders, kite flyers etc- this is a great deal of public use for such a small piece of land and land to the south. If MR takes was to take place I assume this would be back to Hayling Billy Line this would mean the only recreational for people in the north of the island would be lost as well as the loss of habitats. I find it ridiculous that "Managed realignment" is allowed to happen in England when there is such pressure on available land for building, production of food and recreational purposes with an ever increasing population. It appears to me to be an excuse to do nothing, then blame another organization when things go wrong.</p> <p>Has there been a study into controlling the water level in the harbours- Portsmouth, Langstone and Chichester by restricting the water from the Solent? Wouldn't this reduce/prevent erosion of the harbour banks?</p>			<p>Thank you for your consultation response. Within unit 5AH108 there is the potential for small sections of the shoreline to be managed differently at Stoke and West Northney. Further more detailed studies will investigate the addition or modifications to the tidal sluice gates (regulated tidal exchange). Maintaining existing defences and constructing higher sea defences will become more economically and environmentally unviable and unsustainable in the long term. Managed realignment of parts of the coastline will become increasingly important as sea levels rise in order to increase the flood storage capacity and natural resilience of the shoreline. Realignment of existing defences and construction of additional secondary defences would aim to increase the standard of defences and reduce the risk of flooding to existing homes and infrastructure. The regionally important Hayling Billy footpath is on a raised embankment and could be rerouted and integrated within future defence design, where necessary; however the alignment of defences and shoreline for much of this frontage would remain unchanged.</p> <p>The feasibility of harbour dams has been investigated in a number of studies; the economic costs and the environmental and social implications of constructing and maintaining tidal barrages across the Solent harbour entrances would significantly outweigh the benefits. Many of the habitats within the harbours rely on the regular exchange of water, which if interrupted would cause a deterioration of these</p>		

	habitats (which would require compensation habitats to be created elsewhere) and reduce the leisure, recreation and aesthetic value that is afforded to this region.
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Comment relates to	Havant Borough Council	Consultee	Private Individual	Response No	55
Revisions to SMP	5AH108 - Potential MR removed from epoch one. Further more detailed studies required which may consider regulated tidal exchange at Stoke and West Northney.				
Comment received			Client Steering Group Response		
<p>I am a nature lover, conservationist and greener than most BUT we should stop pussyfooting around with all this managed retreat and increase the height of the sea banks around east and west Hayling by a few feet. This would cost less in the long run and be more popular with the Hayling residents.</p> <p>Nature is very adaptable and we might lose some species but we would gain or retain others. Homes and people are more important. The actual predicted sea level rise is still controversial but a few feet increase in the sea wall height would probably protect the rest of this century.</p> <p>Everyone on the SMP should visit Holland where would they be without sea defences. The guy I spoke to at the exhibition had not even looked at the managed retreat scheme at Chidham.</p>			<p>Thank you for your consultation response. Maintaining existing defences and constructing higher sea defences will become more economically and environmentally unviable and unsustainable in the long term. Managed realignment of parts of the coastline will become increasingly important as sea levels rise in order to increase the flood storage capacity and natural resilience of the shoreline and also to create habitats and beaches lost in front of existing defences. Realignment of existing defences and construction of additional secondary defences would aim to increase the standard of defences and reduce the risk of flooding to existing homes and infrastructure. Building higher sea defences is not cost effective in the long term and, whilst it may be popular with the public, would commit future generations to unsustainable public spending and place development and populations on the hinterland at an increased flood risk.</p> <p>Coastal management in the Netherlands is very different from the UK with much more onus on the tax payer and those individuals at greatest risk; coastal policies have been founded within different political frameworks based on the historical evolution of coastal management, influenced by culture, society and economics. The continuing management of a 'fixed' Dutch coastline has in essence</p>		

	created a state of dis-equilibrium with regards to both shoreline change and Dutch coastal ecosystems at the expense of the national budget and at the expense of natural habitats and coastal resilience.
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Comment relates to	Havant Borough Council	Consultee	Private Individual	Response No	61
Revisions to SMP	<p>5AH108 - Potential MR removed from epoch one. Further more detailed studies required which may consider regulated tidal exchange at Stoke and West Northney.</p> <p>5AH102 - Policy changed to reflect landowner intentions. From MR, MR (HTRL), MR (HTRL) to HTL (NPFA), HTL(NPFA), HTL (NPFA)* (* further detailed studies to determine future management of defences and site)</p>				
Comment received			Client Steering Group Response		
<p>I was born in North Hayling 19/12/28 and have always lived here, loved the area and its inhabitants, wildlife and surrounding sea. I fully agree with the replenishment scheme as it seems to me to be the only thing to do, the gravel moves with the tides like springs rise from early summer- we call them the Lavants at low tide you can drink the fresh water which I have done although the sand is hard to walk on it is perforated and unstable. In the 1930's there were notices at East Stoke Point which said there were quick sands. On Hayling I know all the land south of the road from Eastoke Point to the ferry is sea washed- there were several gravel pits. I noticed when the survivors of Dunkirk dug trenches for defences alongside the road, oyster queen and cockle shells were in the gravel and sand, sea washed- not fossilized same as from Sinah gravel pits.</p> <p>I disagree with the realignment of the sea banks around Northney which the Napoleonic prisoners who were housed on Hayling and the local labour built enclosing more land to feed the population. Some of my ancestors worked on the sea banks and these from 1551 to the</p>			<p>Thank you for your consultation response and general support for the recycling schemes along the Hayling island open coast frontage. Managed realignment of parts of the coastline will become increasingly important as sea levels rise in order to increase the flood storage capacity and natural resilience of the shoreline and also to create habitats and beaches lost in front of existing defences; but realignment of flood defences on Hayling Islands could only be possible with landowner consent. Realignment of existing defences and construction of additional secondary defences would aim to increase the standard of defences and reduce the risk of flooding to existing homes and infrastructure. Building higher sea defences is not cost effective in the long term and, whilst it may be popular with the public, would commit future generations to unsustainable public spending and place development and populations on the hinterland at an increased flood risk. Flood and coastal defence legislation in England and Wales is largely permissive i.e. there is no statutory duty to protect people or property and is subject to funding being available. Within each individual policy summary statement, where applicable, it</p>		

<p>best of my knowledge also my grand-fathers uncles and myself repairing them. I have picked up red shank eggs on 18 acres of Gunter Common seen tree pipit, meadow pipit, skylark, ring-plover and wild ducks nest there now no nest or tree pipits. So why flood more to the expense of agricultural land and cannot money be spared to protect their properties. Where was the Environment Agency and the Nature Conservancy when the old oyster beds at North Hayling 1865 were rebuilt in the 1980's and removed in the 1990's which destroyed the nesting area for terns, blacked headed gulls, ringed plover and many other birds. A great loss to Langstone Harbour and many bird lovers.</p>	<p>is stated that no public funding would be available for the maintenance of privately owned defences even if they are frontages where HTL has been identified to manage the flood risk. Whilst the SMP may recommend a policy of Hold the line or Managed Realignment this does not guarantee or secure central government funding for maintenance or urgent improvement works.</p>
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Comment relates to	Havant Borough Council	Consultee	Private Individual	Response No	106
Revisions to SMP	Description of the policy unit has been revised with respect to the incorrect inclusion of a golf course.				
Comment received			Client Steering Group Response		
<p>5AH101 Langstone Bridge to Northney Farm: I live within the above area which is shown on your map as being on a flood plain. My complaint is in the description of the area. It is detailed as: There are relatively low numbers of residential properties and commercial assets and facilities, including a marina and a golf course, that are within the extensive tidal floodplain, along with the transport network link to the mainland and to the rest of the island. We do not have a golf course in this section of the plan. We have a hotel that was not mentioned and approx. 80 houses ranging in value from £300,000+ to £800,000. I think that is a considerable value of property and should be considered. Not only the value of the properties but also the quality of</p>			<p>Many thanks for your consultation comments. The description of the policy unit has been revised with respect to the incorrect inclusion of a golf course. The hotel has been included within the commercial assets considered and 80 residential properties is a relatively low number of properties when placed in the context of the North Solent and compared to regions such as Portsmouth and Southampton City but are not considered any less important. In assessing each policy the SMP has looked at the financial and social costs of each policy, along with the impact on the natural environment. The final policy recommendations have therefore been determined to result in the sustainable management of the shoreline. The proposed policy for this</p>		

<p>life for the residents. This is an area of outstanding natural beauty and that affects the people who live within it, not only people viewing it from a distance. Without adequate sea defences our houses will become uninsurable. The Residents Association have made their own efforts to shore up the shoreline with sandbags but this is not an effective long-term solution. I believe you should reconsider this area of shoreline. We have fairly good defences but they do require maintenance. On the area from the bridge towards the Langstone Hotel there is a very unstable shoreline which requires upgrading for safe pedestrian passage and nothing can be done here until there is some definitive decision on the erosion. 5AHI02 Northney Farm I work in agriculture so I know the problems farmers face when trying to maintain their farms in difficult economic circumstances. Any loss of pastureland will create another problem for the farm in finding suitable alternative grazing. There is a sea defence that has been allowed to deteriorate. I believe that the existing defences should be repaired rather than managed realignment. These defences have survived for many years so I believe good repairs will allow it to do so for many more years.</p>	<p>frontage is Hold the Line for the next 100 years in order to protect the important residential and commercial infrastructure here and the amenity open space that is within an area of outstanding natural beauty. It is also important to note, as stated in the draft documents, that a Hold the Line policy does not guarantee that public funding will be available. Within each individual policy summary statement, where applicable, it is stated that no public funding would be available for the maintenance of privately owned defences even if they are frontages where HTL has been identified to manage the flood risk. The SMP team recommend that you contact your local planning authority for further information.</p>
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Comment relates to	Havant Borough Council	Consultee	Friends of Nore Barn Woods	Response No	112
Revisions to SMP	5A17- Policy changed to through public consultation. From HTL (localised MR Conigar), HTL, HTL (localised MR Warblington) to HTL, HTL*, HTL* (*further detailed studies are required which consider whether MR may occur at Conigar & Warblington)				
Comment received			Client Steering Group Response		
<p>5A17_Maisemore Gardens to Wade Lane - Friends of Nore Barn Woods (FONBW) comments on the plan: Policy Unit 5A17 Maisemore Gardens to Wade Lane, Epochs 1 to 3. In the "Summary of Rationale" an "amenity open space" is referred to, which is assumed to be Nore Barn Woods (NBW). The woods are located to the West of Maisemore Gardens and have a Southern shore frontage of approx 300m adjoining Chichester Harbour. The Friends of Nore Barn Woods (FONBW) welcomes and supports the Proposed Policy Options, Epochs 1 to 3, of "Hold The Line" for the next 100 years. For some time now serious erosion has occurred (and continues to do so) such that there is a danger of losing up to six mature oak trees. The Friends have been campaigning hard to get the shore bank repaired and the "Hold the Line" policy will add weight to the case for urgent action. Part of Epoch 1 refers to "Realignment at Conigar Point" - the Friends object to this. Permitting the sea to invade pasture land, which is to the west of NBW, will threaten the wood's western perimeter. If the draft policy is ratified then the western edge of NBW must logically be afforded "Hold the Line" status with construction of secondary defences. If the sea is allowed to encroach onto the Conigar Point fields then the existing Church Path/Wayfarer's Walk path, to the north, will be inundated. This path is part of the officially recognised long distance footpath, stretching 70 miles from Emsworth to Inkpen Beacon, and as such requires protection. Another aspect will be the loss of part of an existing beach path around Conigar Point. This path is used by many hundreds of walkers as a shoreline</p>			<p>Thank you for your comments. The SMP is a high level strategic document that recommends broad-scale coastal flood and erosion risk management policies that will result in economical, socially and environmentally sustainable solutions for managing the shoreline. The SMP recognises the importance of existing land use, recreational open space and the natural and historic environments and where suitable may recommend a policy of Hold the Line. Where a Hold The Line policy is proposed it does not guarantee or secure central government funding for any maintenance or improvement works. Any maintenance will be carried out where the landowner deems it economic or affordable to do so. It is important to note that planning permission may be necessary. It is important to note that any maintenance undertaken to any coastal defences may not prevent saline intrusion and could lead to potential damage/loss of the hinterland's environment/habitat. Before undertaking any possible managed realignment scheme detailed studies will be required to investigate the issues and impacts of delivering such a proposal. Under the Marine and Coastal Access Act 2009 coastal access has become one of many priorities for managing the coastline. The Environment Agency's Portchester Castle to Emsworth coastal flood and erosion risk management strategy will address if managed realignment can be delivered at Conigar and if the coastal access can be retained in-situ, relocated or resited. We are aware that the rural path "Wayfarer's Walk" is part of the "Solent Way". However, whilst the public may use the shoreline at Conigar as an alternative/more scenic</p>		

alternative to the rural Church Path/Wayfarer's Walk, with fine views of coastal scenery from Emsworth to Langstone and beyond.	route this is not currently a right of way.
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Comment relates to	Havant Borough Council	Consultee	Private Individual	Response No	113
Revisions to SMP	5A17- Policy changed to through public consultation. From HTL (localised MR Conigar), HTL, HTL (localised MR Warblington) to HTL, HTL*, HTL* (*further detailed studies are required which consider whether MR may occur at Conigar & Warblington)				
Comment received			Client Steering Group Response		
5A17_Maisemore Gardens to Wade Lane - Friends of Nore Barn Woods (FONBW) comments on the plan: Policy Unit 5A17 Maisemore Gardens to Wade Lane, Epochs 1 to 3. In the "Summary of Rationale" an "amenity open space" is referred to, which is assumed to be Nore Barn Woods (NBW). The woods are located to the West of Maisemore Gardens and have a Southern shore frontage of approx 300m adjoining Chichester Harbour. The Friends of Nore Barn Woods (FONBW) welcomes and supports the Proposed Policy Options, Epochs 1 to 3, of "Hold The Line" for the next 100 years. For some time now serious erosion has occurred (and continues to do so) such that there is a danger of losing up to six mature oak trees. The Friends have been campaigning hard to get the shore bank repaired and the "Hold the Line" policy will add weight to the case for urgent action. Part of Epoch 1 refers to "Realignment at Conigar Point" - the Friends object to this. Permitting the sea to invade pasture land, which is to the west of NBW, will threaten the wood's western perimeter. If the draft policy is ratified then the western edge of NBW must logically be afforded "Hold the Line" status with construction of secondary defences. If the sea is allowed to encroach onto the Conigar Point fields then the existing Church Path/Wayfarer's Walk			Thank you for your comments. The SMP is a high level strategic document that recommends broad-scale coastal flood and erosion risk management policies that will result in economical, socially and environmentally sustainable solutions for managing the shoreline. The SMP recognises the importance of existing land use, recreational open space and the natural and historic environments and where suitable may recommend a policy of Hold the Line. Where a Hold The Line policy is proposed it does not guarantee or secure central government funding for any maintenance or improvement works. Any maintenance will be carried out where the landowner deems it economic or affordable to do so. It is important to note that planning permission may be necessary. It is important to note that any maintenance undertaken to any coastal defences may not prevent saline intrusion and could lead to potential damage/loss of the hinterland's environment/habitat. Before undertaking any possible managed realignment scheme detailed studies will be required to investigate the issues and impacts of delivering such a proposal. Under the Marine and Coastal Access Act 2009 coastal access has become one of many priorities for managing the coastline. The Environment Agency's Portchester Castle to Emsworth coastal flood		

<p>path, to the north, will be inundated. This path is part of the officially recognised long distance footpath, stretching 70 miles from Emsworth to Inkpen Beacon, and as such requires protection. Another aspect will be the loss of part of an existing beach path around Conigar Point. This path is used by many hundreds of walkers as a shoreline alternative to the rural Church Path/Wayfarer’s Walk, with fine views of coastal scenery from Emsworth to Langstone and beyond.</p>	<p>and erosion risk management strategy will address if managed realignment can be delivered at Conigar and if the coastal access can be retained in-situ, relocated or resited. We are aware that the rural path “Wayfarer’s Walk” is part of the “Solent Way”. However, whilst the public may use the shoreline at Conigar as an alternative/more scenic route this is not currently a right of way.</p>
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Comment relates to	Havant Borough Council	Consultee	A.G Phillips & Sons Ltd	Response No	121
Revisions to SMP	5AH103 - Policy changed to reflect landowner intentions. From HTL, HTL*, MR to HTL (NPFA), HTL (NPFA), HTL (NPFA)				
Comment received			Client Steering Group Response		
<p>5AH103 - It is our intention to maintain the existing sea defences for the duration of the Shoreline Management Plan. Therefore we object to the idea of Managed retreat suggested in the proposal.</p>			<p>Many thanks for your response. Your objection to the proposed Managed Realignment policy is noted along with your intention to continue to maintain your defences. Within the North Solent region, landownership and third party funded maintenance of defences are acknowledged as key considerations. As stated during previous consultations, the policy for this frontage will be amended to reflect your comments and will revert to Hold the Line, with a clear statement that no public funding (from Grant Aid for flood defence and coastal protection) is available for the continued maintenance of the existing defences. Further detail on the expected levels of maintenance and improvement work required to defences will be included in subsequent Coastal Defence Strategy Studies and/or Schemes, which will look at how to implement the final SMP policies. This issue has been included within the Action Plan.</p>		

Comment relates to	Havant Borough Council	Consultee	Private Individual	Response No	125
Revisions to SMP	5AH103 - Policy changed to reflect landowner intentions. From HTL, HTL*, MR to HTL (NPFA), HTL (NPFA), HTL (NPFA)				
Comment received			Client Steering Group Response		
<p>To date I have sent a written report and photographs to Mr Andrew Colenutt and Mr Bret Davies and a further copy is attached to this response from. Both Mr Davies and Mr Colenutt kindly attended a site meeting to discuss the stormwater flood issue at Northney in particular, which I believe have not been fully addressed. A managed retreat would only exacerbate the problem as the rife adjacent to my land deals with considerable area from which water drains, and both my land and that of Mr. Atkins immediately adjacent experience flooding which has occurred in this way for years. The water holds up until the tide drops, the flaps open and the water discharges. I am writing this report on behalf of myself and Mr Atkins who owns the field immediately to the north of mine, both of us have considerable sea banks where additional stone was added in 1993, and direct access to this is achieved from a gateway installed in 1990's by the River Authority or similar body at the time. We wish to maintain our lengths of sea bank for say the first 25 years subject to further considerations and confirmation that failure of the bank would not cause us to be liable for any insurance claims by other parties (the position we understand is not clear at this time, although assurances have been given that there would be no liability). We would therefore prefer a scheme to hold the line and maintain these important fields which are SSSI registered and provide habitat for many forms of wildlife including lapwings, skylarks and at one water voles, although when the sea banks were topped some 2 years ago these drowned. Both Mt Atkins and myself encourage wildlife hedges and in particular the pond on Mr</p>			<p>Many thanks for your response. Your objection to the proposed Managed Realignment policy is noted along with your intention to continue to maintain your defences. Within the North Solent region, landownership and third party funded maintenance of defences are acknowledged as key considerations. As stated during previous consultations, the policy for this frontage will be amended to reflect your comments and will revert to Hold the Line, with a clear statement that no public funding (from Grant Aid for flood defence and coastal protection) is available for the continued maintenance of the existing defences. The need for a Hayling Island Coastal Defence Strategy has been identified within the SMP Action Plan in order to determine, through more detailed assessments the tidal, fluvial (including storm water) and groundwater flooding issues and the expected levels of maintenance and improvement work required to defences.</p>		

Atkins' land is an important habitats. Our views and concerns have been made clear to Mr Colenutt and Mr Davies and the correct management of storm water as well as flooding by topping of the sea bank must be considered together and a managed retreat scheme does not address this. We would wish please to be kept informed on any developments on this.	
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Comment relates to	Havant Borough Council	Consultee	Private Individual	Response No	140
Revisions to SMP	5AHI02 – The Policy has been changed here to reflect landowner intentions. From MR, MR (HTRL), MR, (HTRL) to HTL (NPFA), HTL (NPFA), HTL (NPFA)* (* further detailed studies to determine future management of defences and site).				
Comment received			Client Steering Group Response		
<p>5AHI01 Langstone Bridge to Northney Farm Overall the decision to 'Hold the Line' is acceptable, however the details of how this can be achieved are lacking. Holding the line is important because otherwise the main entrance to Northney is cut off during very high tides and storms.</p> <p>5AHI02 Northney Farm This is the sector where there are the most problems.</p> <p>1. The loss of Northney Marshes would have a huge impact on rainwater collection for our area. The salt marsh is the collection area for all the rainwater from much of Northney Farm and a big proportion of the NEHRA area. Rainwater also collects in this reservoir from the Southern Water surface water sewers from roads in Northney and then discharges via ditches to the marshes. The plan does not consider where this rainwater will collect in the future should the salt</p>			<p>Many thanks for your response. The issues raised regarding the stormwater drainage and flood risk are recognised by Havant Borough Council and the intention is to manage the risk of all types of flooding on Hayling Island. The SMP is a high level strategic document that recommends broad-scale coastal flood and erosion risk management policy that will result in economically, socially and environmentally sustainable management of the shoreline. The need for a Coastal Defence Strategy Study for Hayling Island has been identified in the SMP Action Plan. This will undertake more detailed investigations to better understand the tidal flood risk and stormwater drainage issues, review and determine how to implement the recommended policies and the implications on the existing infrastructure and transport links. These studies will also need to integrate with other plans such as the Environment Agency's Catchment Flood Management Plans and site-specific studies and will include significant consultation with landowners to identify and produce deliverable and sustainable</p>		

<p>marsh be lost.</p> <ol style="list-style-type: none">2. When the tidal flaps are closed and the ditches backfill in very heavy rainfall, flooding does occur to houses and the pumping station by Gutner Lane.3. The salt marsh area also makes good pasture for the beef cattle for the Three Harbours beef scheme. The loss of the salt marsh could affect this scheme and the viability of the farm. This in turn would affect the whole of the Northney and Tye community and way of life.4. An irreplaceable SSSI site would be lost should the realignment in this area go ahead.5. Rainwater from fields on to the roads also brings down some of the topsoil, thus eroding its quality. Gutner Lane/Chichester Road - Plan Recommends Hold The Line for 1st Epoch: The effect of flooding to the lower levels around Gutner Lane had been largely ignored in the report. One sector of the plan cannot be considered in isolation. This area is affected by the above section and the interdependent effects. <ol style="list-style-type: none">1. The sewage pumping station and some houses flood as they are at the lowest point in this area.2. This section floods generally about 1.5-2 hours after flooding in above Sector. When this has seawater flooding then inevitably both ends of the village are inaccessible for the emergency services and villagers alike.3. Ditches could be better linked in certain areas to improve the flow to the sea.	<p>solutions. The SMP team recommend that you contact your local planning authority for further information.</p>
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4. Should we lose the rainwater reservoir in above sector, the problems in this sector are likely to increase. The plan for Woodgaston Lane is to 'Hold the Line' although how this is to be achieved has not been explained.	
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Comment relates to	Havant Borough Council	Consultee	Northney Farm & Stoke Fruit Farm	Response No	143
Revisions to SMP	5AHI02 – The Policy has been changed here to reflect landowner intentions. From MR, MR (HTRL), MR, (HTRL) to HTL (NPFA), HTL (NPFA), HTL (NPFA)* (* further detailed studies to determine future management of defences and site).				
Comment received			Client Steering Group Response		
5AHI01 Langstone Bridge to Northney Farm Line must be held and small improvements made to defences 5AHI02 Northney Farm we, as landowners wish to Hold The Line, to lose further grazing would affect the profitability of our farming business			Thank you for your response and the continuing discussions between yourself, other landowners and the SMP team, which have explored the implications and potential options and funding for this frontage in more detail. Within the North Solent region, landownership and third party funded maintenance of defences are acknowledged as key considerations. Your objection to the proposed Managed Realignment policy in 5AHI02 in epoch 1 is noted along with your intention to continue to maintain the existing defences and alignment. As stated during previous consultations, the policy for this frontage will be amended to reflect your comments and will revert to Hold the Line, with a clear statement that no public funding (from Grant Aid for flood defence and coastal protection) is available for the continued maintenance of the existing defences. Sensitive consideration of the issues and all parties working together will enable a sustainable approach to the management of the flood defences. Following these positive discussions realignment of the defence line in the long term will be considered through more detailed studies, which could provide		

	<p>benefits to the land owner and enable important inter-tidal habitats to be created. Further detail on the expected levels of maintenance and improvement work required to defences will also be included in the subsequent Coastal Defence Strategy Studies and/or Schemes. The need for a Coastal Defence Strategy Study for Hayling Island has been identified in the SMP Action Plan.</p>
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Comment relates to	Havant Borough Council	Consultee	Private Individual	Response No	148
Revisions to SMP	5AH102 – The Policy has been changed here to reflect landowner intentions. From MR, MR (HTRL), MR, (HTRL) to HTL (NPFA), HTL (NPFA), HTL (NPFA)* (* further detailed studies to determine future management of defences and site).				
Comment received			Client Steering Group Response		
<p>I am writing to register my concern at the proposed managed realignment in sector H102, Northney Farm, Hayling Island. The land to the east of Northney provides a surface water reservoir when we simultaneously have heavy rainfall and high tides. When this occurs drainage of the surface water into the harbour is prevented via the tidal flaps until the tide drops sufficiently. Reducing the area of land available for this surface water reservoir will likely cause flooding of land and properties in Northney which are currently not affected. Also, this land in its current status is valuable to the farm and also to the community. I have been a resident of Northney, Hayling Island for 20 years and have observed that surface water flooding has occurred</p>			<p>Many thanks for your response. Your objection to the proposed Managed Realignment policy is noted. The issues raised regarding the stormwater drainage and flood risk are recognised by Havant Borough Council and the intention is to manage the risk of all types of flooding on Hayling Island. Within the North Solent region, landownership and third party funded maintenance of defences are acknowledged as key considerations. As stated during previous consultations, the policy for this frontage will be amended to reflect the landowner's comment and will revert to Hold the Line, with a clear statement that no public funding (from Grant Aid for flood defence and coastal protection) is available for the continued maintenance of the existing defences. The</p>		

more frequently and had more impact than breaching of the sea-wall by the sea. I believe implementing the realignment would be a mistake and make the situation much worse and that regular maintenance of the existing surface water ditches, tidal flaps and sea wall will provide a far more effective and affordable solution.	need for a Hayling Island Coastal Defence Strategy has been identified within the SMP Action Plan in order to determine, through more detailed assessments the tidal, fluvial (including storm water) and groundwater flooding issues and the expected levels of maintenance and improvement work required to defences.
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Comment relates to	Havant Borough Council	Consultee	Private Individual	Response No	149
Revisions to SMP	5AH102 – The Policy has been changed here to reflect landowner intentions. From MR, MR (HTRL), MR, (HTRL) to HTL (NPFA), HTL (NPFA), HTL (NPFA)* (* further detailed studies to determine future management of defences and site).				
Comment received			Client Steering Group Response		
I am writing to register my concern at the proposed managed realignment in sector H102, Northney Farm, Hayling Island. The land to the east of Northney provides a surface water reservoir when we simultaneously have heavy rainfall and high tides. When this occurs drainage of the surface water into the harbour is prevented via the tidal flaps until the tide drops sufficiently. Reducing the area of land available for this surface water reservoir will likely cause flooding of land and properties in Northney which are currently not affected. Also, this land in its current status is valuable to the farm and also to the community. I have been a resident of Northney, Hayling Island for 20 years and have observed that surface water flooding has occurred more frequently and had more impact than breaching of the sea-wall by the sea. I believe implementing the realignment would be a mistake and make the situation much worse and that regular maintenance of the existing surface water ditches, tidal flaps and sea wall will provide a far more effective and affordable solution.			Many thanks for your response. Your objection to the proposed Managed Realignment policy is noted. The issues raised regarding the stormwater drainage and flood risk are recognised by Havant Borough Council and the intention is to manage the risk of all types of flooding on Hayling Island. Within the North Solent region, landownership and third party funded maintenance of defences are acknowledged as key considerations. As stated during previous consultations, the policy for this frontage will be amended to reflect the landowner's comment and will revert to Hold the Line, with a clear statement that no public funding (from Grant Aid for flood defence and coastal protection) is available for the continued maintenance of the existing defences. The need for a Hayling Island Coastal Defence Strategy has been identified within the SMP Action Plan in order to determine, through more detailed assessments the tidal, fluvial (including storm water) and groundwater flooding issues and the expected levels of maintenance and improvement work required to defences.		

Comment relates to	Havant Borough Council	Consultee	Friends of Chichester Harbour	Response No	152
Revisions to SMP	<p>5AH102 – The Policy has been changed here to reflect landowner intentions. From MR, MR (HTRL), MR, (HTRL) to HTL (NPFA), HTL (NPFA), HTL (NPFA)* (* further detailed studies to determine future management of defences and site).</p> <p>5AH103 - Policy changed to reflect landowner intentions. From HTL, HTL*, MR to HTL (NPFA), HTL (NPFA), HTL (NPFA)</p>				
Comment received			Client Steering Group Response		
<p>Suggest changing 5AH102 to HTL- and have included information about the importance of Northney Dairy farm. Suggest HTL for all 3 epochs for 5AH103 and importance of Tournurbury Farm as grazing area for beef cattle. Destroying 2 farms providing food is not sustainable development.</p>			<p>Many thanks for your response. Your objection to the proposed Managed Realignment policy is noted. The issues raised regarding the stormwater drainage and flood risk are recognised by Havant Borough Council and the intention is to manage the risk of all types of flooding on Hayling Island. Within the North Solent region, landownership and third party funded maintenance of defences are acknowledged as key considerations. As stated during previous consultations, the policy for this frontage will be amended to reflect the landowner's comment and will revert to Hold the Line, with a clear statement that no public funding (from Grant Aid for flood defence and coastal protection) is available for the continued maintenance of the existing defences. The need for a Hayling Island Coastal Defence Strategy has been identified within the SMP Action Plan in order to determine, through more detailed assessments the tidal, fluvial (including storm water) and groundwater flooding issues and the expected levels of maintenance and improvement work required to defences.</p>		

Comment relates to	Havant Borough Council	Consultee	Private Individual	Response No	154
Revisions to SMP	5AHI02 – The Policy has been changed here to reflect landowner intentions. From MR, MR (HTRL), MR, (HTRL) to HTL (NPFA), HTL (NPFA), HTL (NPFA)* (* further detailed studies to determine future management of defences and site).				
Comment received			Client Steering Group Response		
<p>Worried about MR at Northney farm (5AHI02) because marshes act as Freshwater buffer. Could have bad effects on successful dairy herd which grazes. Your publication is beautifully prepared, but lacks detail. This may be because it is only an introduction to problems to come and their possible remedies HTL, ATL, MR and NAI. However, we could not find any mention of what these methods entail, how they might work or what philosophy they are based on.</p>			<p>Many thanks for your response. Your objection to the proposed Managed Realignment policy is noted. The issues raised regarding the stormwater drainage and flood risk are recognised by Havant Borough Council and the intention is to manage the risk of all types of flooding on Hayling Island. Within the North Solent region, landownership and third party funded maintenance of defences are acknowledged as key considerations. As stated during previous consultations, the policy for this frontage will be amended to reflect the landowner's comment and will revert to Hold the Line, with a clear statement that no public funding (from Grant Aid for flood defence and coastal protection) is available for the continued maintenance of the existing defences. The need for a Hayling Island Coastal Defence Strategy has been identified within the SMP Action Plan in order to determine, through more detailed assessments the tidal, fluvial (including storm water) and groundwater flooding issues and the expected levels of maintenance and improvement work required to defences.</p>		

Comment relates to	Havant Borough Council & Chichester District Council	Consultee	Private Individual	Response No	158
Revisions to SMP	5AH102 – The Policy has been changed here to reflect landowner intentions. From MR, MR (HTRL), MR, (HTRL) to HTL (NPFA), HTL (NPFA), HTL (NPFA)* (* further detailed studies to determine future management of defences and site). Where relevant comments made the document has been amended.				
Comment received			Client Steering Group Response		
<p>SAH102 Northney Farm: I support the principle of MR at Northney Farm but would not wish this to happen until the viability of the farm after MR is ensured. Northney to Mengham: the map shows a small strangely-shaped area of proposed MR west of Verner Common; I wonder if this is economically viable, given the amount of new bunding needed? 5A15: Wickor to Emsworth Yacht Harbour: The first sentence of the summary seems to contradict the ownership map, as the defences north of the security gate near Wickor Point are not owned by the MOD but are private. 5A16 Emsworth Yacht Harbour to Maisemore: Neither this document nor the Portchester/Emsworth Strategy (PEMS) noted the importance of Slipper Pond for protected lagoon fauna. Both say that the walls which act as sea defence/flood protection for properties need to be held, however the integrity of the pond needs to be maintained for the future as well. Therefore the southern bank and penstock must be allowed to be improved, as well as the other surrounding walls. 5A17 Maisemore to Wade: I strongly support carrying out MR at Conigar as soon as possible. Past experience has shown that, when the sea wall has failed, the site develops into a valuable mosaic of brackish and saline habitats, including coastal grazing marsh. This would be an enhancement to the coastal environment, and would also reduce the amount of dog exercising that goes on in the field, to the detriment of waders and</p>			<p>Many thanks for your consultation feedback. For the proposed MR sites, the defence management intentions of the private landowners have been sought and will determine the final policies for these relevant frontages in Chichester Harbour and Hayling Island. The SMP has collated available information regarding defence and land ownership, which will be reviewed and revised during subsequent defence strategy studies for Hayling Island, Langstone and Chichester Harbours. These studies will investigate various methods for implementing SMP policies and sources of funding. The importance of Emsworth lagoons and ponds has been considered within the environmental appraisal and SEA and AA. With regard to Thorney Island, the SMP team are continuing to work together with the MOD for potential opportunities for environmental enhancement, and will be further investigated through the Defence Strategy studies. The Action Plan has identified the requirements for additional information, further study and/or continued consultation to determine future management of sites.</p>		

<p>wildfowl trying to feed and roost. In front of Nore Barn Woods I would not be in favour of adding or repairing hard defences, but would support a scheme to create a protective earth bank designed in such a way that when it eroded it contributed to the intertidal sediment and hence the retention or growth of saltmarsh. 5A20 Farlington Marshes: I support the need for HTL for up to 50 years to allow adequate time for study and alternative habitat. If the study concludes that realignment is the preferred way forward, and consequently that adequate alternative habitat would need to be provided in order to maintain the integrity of the SPA, it would take decades to establish that alternative and ensure that it was functioning properly. Both strategies (SMP and PEMS) should commit to holding the existing line effectively for at least 50 years. 5A04 Cakeham (including East Head) to Ella Nore Lane I welcome the support for the adaptive management system for East Head. 5A06 -08, 10 supports the MR proposals. 5A11 Prinsted: The existing Regulated Tidal Exchange site at Thornham Point should be mentioned and taken into account. 5A12 Prinsted to Stanbury: The outfall from the Wastewater Treatment Works at Thornham is an important element of infrastructure that should be mentioned and considered. The LNR should also be mentioned (as in SA15, which deals with its western side). 5A14 Marker to Wickor: I believe there is scope for realignment at Marker Point itself which would not adversely affect MOD interests, and would like to see this included. This site also has the advantage of not being coastal grazing marsh, so would not reduce the amount of this precious habitat within Chichester Harbour. 5A15: Wickor to Emsworth Yacht Harbour: The first sentence of the summary seems to contradict the ownership map, as the defences north of the security gate near Wickor Point are not owned by the MOD but are private.</p>	
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Comment relates to	Havant Borough Council	Consultee	Private Individual	Response No	168
Revisions to SMP	5AH102 – The Policy has been changed here to reflect landowner intentions. From MR, MR (HTRL), MR, (HTRL) to HTL (NPFA), HTL (NPFA), HTL (NPFA)* (* further detailed studies to determine future management of defences and site).				
Comment received			Client Steering Group Response		
<p>5AH102 Northney Farm I can not see the point of building a new sea defence and loosing all that marsh grazing land, surely the cost of doing that would be astronomical and would be better spent on reinforcing the sea defences that are already in place.</p>			<p>Thank you for your response. Within the North Solent region, landownership and third party funded maintenance of defences are acknowledged as key considerations. The management of privately owned and maintained defences will be determined by landowner. The consultation process for the development of the SMP sought this information and we are grateful for the responses received from landowners. In general, maintaining existing defences and constructing higher sea defences will become more economically and environmentally unviable and unsustainable in the long term; managed realignment of parts of the coastline will become increasingly important as sea levels rise in order to increase the flood storage capacity and natural resilience of the shoreline; realignment of existing defences and construction of additional secondary defences would aim to increase the standard of defences and reduce the risk of flooding to existing homes and infrastructure and enable important inter-tidal habitats to be created. Further detail on the expected levels of maintenance and improvement work required to defences will be included in a Defence Strategy Studies and/or Schemes, which will look at how to implement the final SMP policies. The need for a Coastal Defence Strategy Study for Hayling Island has been identified in the SMP Action Plan.</p>		

Comment relates to	Havant Borough Council	Consultee	Private Individual	Response No	169
Revisions to SMP	5AH102 – The Policy has been changed here to reflect landowner intentions. From MR, MR (HTRL), MR, (HTRL) to HTL (NPFA), HTL (NPFA), HTL (NPFA)* (* further detailed studies to determine future management of defences and site).				
Comment received			Client Steering Group Response		
5AH102 Northney Farm Relocating the Sea-defence Wall inland will have 3 detrimental affects: 1 Northney Farm will become far less viable than at present 2 A substantial salt water reservoir will be lost 3 The increase in the salt water at high tide will result in an increase in the ebb.			Thank you for your response. Maintaining existing defences and constructing higher sea defences will become more economically and environmentally unviable and unsustainable in the long term. Managed realignment of parts of the coastline will become increasingly important as sea levels rise in order to increase the flood storage capacity and natural resilience of the shoreline. Realignment of existing defences and construction of additional secondary defences would aim to increase the standard of defences and reduce the risk of flooding to existing homes and infrastructure. Further detail on the expected levels of maintenance and improvement work required to defences will be included in a Defence Strategy Studies and/or Schemes, which will look at how to implement the final SMP policies. The need for a Coastal Defence Strategy Study for Hayling Island has been identified in the SMP Action Plan and will also need to address storm water and land drainage issues.		

Comment relates to	Havant Borough Council	Consultee	Private Individual	Response No	170
Revisions to SMP	5AH102 – The Policy has been changed here to reflect landowner intentions. From MR, MR (HTRL), MR, (HTRL) to HTL (NPFA), HTL (NPFA), HTL (NPFA)* (* further detailed studies to determine future management of defences and site).				
Comment received			Client Steering Group Response		

<p>5AHI01 Langstone Bridge to Northney Farm: It would be appropriate to raise the level of the road between the bridge and the hotel to ensure that access can be maintained during high tides and heavy rain. Emergency access to Northney village can sometimes be denied.</p> <p>5AHI02 Northney Farm: Should it be decided to allow managed retreat in this area, there will be a significantly enhanced risk of flooding of properties in Northney village due to the loss of the marshland which acts as a significant reservoir for rainwater flow off from local drains and ditches. During the winter and at times of heavy rain. the ditches in this area flow like streams. This water must go out to sea, which it cannot do at high tides, so it collects in the area which is indicated to be allowed to flood by the sea.</p>	<p>Thank you for your comments. The SMP is a high level strategic document that recommends broad-scale coastal flood and erosion risk management policy that will result in economically, socially and environmentally sustainable management of the shoreline. Once the SMP has been adopted by the Local Authorities and the Environment Agency and approved by Defra, Coastal Defence Strategy Studies and/or Schemes will commence where necessary, which will determine how to implement the recommended policies. Realignment of existing defences and construction of additional secondary defences would aim to increase the standard of defences and reduce the risk of flooding to existing homes and infrastructure. The need for a Coastal Defence Strategy Study for Hayling Island which also addresses highways, storm water and land drainage issues has been identified in the SMP Action Plan.</p>
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Comment relates to	Havant Borough Council	Consultee	Friends of Chichester Harbour charity	Response No	171
Revisions to SMP	<p>5AHI02 – The Policy has been changed here to reflect landowner intentions. From MR, MR (HTRL), MR, (HTRL) to HTL (NPFA), HTL (NPFA), HTL (NPFA)* (* further detailed studies to determine future management of defences and site).</p> <p>5AHI03 - Policy changed to reflect landowner intentions. From HTL, HTL*, MR to HTL (NPFA), HTL (NPFA), HTL (NPFA)</p>				
Comment received			Client Steering Group Response		

<p>5AHI02 Northney Farm -The shore area is valuable coastal grazing marsh which supports a large herd of prize Ayrshire dairy cows. It also provides grazing for Angus beef cattle supplying the Three Harbours Beef scheme which markets beef to the local area. Any loss of land and pasture in this relatively small acreage farm will lead it to be uneconomical to continue. The shoreline should be designated "Hold the Line" for the first epoch and if the landowner wishes remain HTL for the remaining epochs. 5AHI03 Northney Farm to Mengham - Turneberry Farm in the south of this area also grazes beef cattle to supply the Three Harbours Beef Scheme and it is vital that this shoreline coastal grazing area is protected as the area moves to encouraging local food resources. Coastal grazing habitat which takes up to 100 years to evolve is amongst the rarest of nature's actions supporting a unique floral and fauna habitat. This should be acknowledged in the shoreline plan and preserved throughout all three epochs.</p>	<p>Thank you for your response. Within the North Solent region, landownership and third party funded maintenance of defences are acknowledged as key considerations. The management of privately owned and maintained defences will be determined by landowner. The consultation process for the development of the SMP sought this information and we are grateful for the responses received from landowners. In general, maintaining existing defences and constructing higher sea defences will become more economically and environmentally unviable and unsustainable in the long term; managed realignment of parts of the coastline will become increasingly important as sea levels rise in order to increase the flood storage capacity and natural resilience of the shoreline; realignment of existing defences and construction of additional secondary defences would aim to increase the standard of defences and reduce the risk of flooding to existing homes and infrastructure. The environmental issues relating to creating inter-tidal habitat and re-creation of existing habitats, such as coastal grazing marshes, have been fully considered in the policy appraisal process. Further detail on the expected levels of maintenance and improvement work required to defences will be included in a Defence Strategy Studies and/or Schemes, which will look at how to implement the final SMP policies. The need for a Coastal Defence Strategy Study for Hayling Island has been identified in the SMP Action Plan.</p>
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Comment relates to	Havant Borough Council	Consultee	Private Individual	Response No	172
Revisions to SMP	5AHI03 - Policy changed to reflect landowner intentions. From HTL, HTL*, MR to HTL (NPFA), HTL (NPFA), HTL (NPFA)				
Comment received			Client Steering Group Response		

<p>5AHI01 Langstone Bridge to Northney Farm- Overall the decision to 'Hold the Line' is acceptable, however the details of how this can be achieved are lacking. Holding the line is important because otherwise the main entrance to Northney is cut off during very high tides and storms.</p> <p>5AHI03 Northney Farm to Mengham - Gutner Lane/Chichester Road sector Accept the plan for Woodgaston Lane to 'Hold the Line' although how this is to be achieved has not been explained. Also consideration is required on the effect of rainwater from and into Northney Farm.</p> <p>5AHI02 Northney Farm- Do not understand or agree with the proposal for managed realignment.</p> <ul style="list-style-type: none"> • The loss of Northney Marshes would have a huge impact on rainwater collection for our area. The salt marsh is the collection area for all the rainwater from much of Northney Farm and a big proportion of the NEHRA area. Rainwater also collects in this reservoir from the Southern Water surface water sewers from roads in Northney and then discharges via ditches to the marshes. The plan does not consider where this rainwater will collect in the future should the salt marsh be lost. • When the tidal flaps are closed and the ditches backfill in very heavy rainfall, flooding does occur to houses and the pumping station by Gutner Lane. • The salt marsh area also makes good pasture for the beef cattle for the Three Harbours beef scheme. The loss of the salt marsh could affect this scheme and the viability of the farm. This in turn would affect the whole of the Northney and Tye community and way of life. • An irreplaceable SSSI site would be lost should the realignment in this area go ahead. • Rainwater from fields on to the roads also brings down some of the topsoil, thus eroding its quality. 	<p>Thank you for your response. The SMP team are fully aware of the issues relating to land drainage and storm water run off and these factors would need to be incorporated into design of future flood defences. Within the North Solent region, landownership and third party funded maintenance of defences are acknowledged as key considerations. The management of privately owned and maintained defences will be determined by landowner. The consultation process for the development of the SMP sought this information and we are grateful for the responses received from landowners. Maintaining existing defences and constructing higher sea defences will become more economically and environmentally unviable and unsustainable in the long term. Managed realignment of parts of the coastline will become increasingly important as sea levels rise in order to increase the flood storage capacity and natural resilience of the shoreline. Realignment of existing defences and construction of additional secondary defences would aim to increase the standard of defences and reduce the risk of flooding to existing homes and infrastructure. The environmental issues relating to creating inter-tidal habitat and re-creation of existing habitats, such as coastal grazing marshes, have been fully considered in the policy appraisal process. Further detail on the expected levels of maintenance and improvement work required to defences will be included in a Defence Strategy Studies and/or Schemes, which will look at how to implement the final SMP policies. The need for a Coastal Defence Strategy Study for Hayling Island which also addresses highways, storm water and land drainage issues has been identified in the SMP Action Plan.</p>
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Comment relates to	Havant Borough Council	Consultee	Private Individual	Response No	173
Revisions to SMP	<p>5AH102 – The Policy has been changed here to reflect landowner intentions. From MR, MR (HTRL), MR, (HTRL) to HTL (NPFA), HTL (NPFA), HTL (NPFA)* (* further detailed studies to determine future management of defences and site).</p> <p>5AH103 - Policy changed to reflect landowner intentions. From HTL, HTL*, MR to HTL (NPFA), HTL (NPFA), HTL (NPFA)</p>				
Comment received			Client Steering Group Response		
<p>5AH101 Langstone Bridge to Northney Farm- How are you going to "hold the line"? If this part of the island gets cut off, then the whole island is cut off, so holding the line is very important. 5AH102 Northney Farm - This area represents approx 5% of the whole of the North Solent Shoreline, according to your map. Managed Realignment would bring many problems.</p> <ul style="list-style-type: none"> • The loss of Northney Marshes would have a huge impact on rainwater collection for our area. The salt marsh is the collection area for all the rainwater from much of Northney Farm and a big proportion of the NEHRA area. Rainwater also collects in this reservoir from the Southern Water surface water sewers from roads in Northney and then discharges via ditches to the marshes. The plan does not consider where this rainwater will collect in the future should the salt marsh be lost. • When the tidal flaps are closed and the ditches backfill in very heavy rainfall, flooding does occur to houses and the pumping station by Gutner Lane. • The salt marsh area also makes good pasture for the beef cattle for the Three Harbours beef scheme. The loss of the salt marsh could affect this scheme and the viability of the farm. This in turn would affect the whole of the Northney and Tye community and way of life. 			<p>Thank you for your response. The SMP team are fully aware of the issues relating to land drainage and storm water run off and these factors would need to be incorporated into design of future flood defences. Within the North Solent region, landownership and third party funded maintenance of defences are acknowledged as key considerations. The management of privately owned and maintained defences will be determined by landowner. The consultation process for the development of the SMP sought this information and we are grateful for the responses received from landowners. In general, maintaining existing defences and constructing higher sea defences will become more economically and environmentally unviable and unsustainable in the long term' managed realignment of parts of the coastline will become increasingly important as sea levels rise in order to increase the flood storage capacity and natural resilience of the shoreline; realignment of existing defences and construction of additional secondary defences would aim to increase the standard of defences and reduce the risk of flooding to existing homes and infrastructure. The environmental issues relating to creating inter-tidal habitat and re-creation of existing habitats, such as coastal grazing marshes, have been fully considered in the policy appraisal process. Further detail on the expected levels of maintenance and improvement</p>		

<ul style="list-style-type: none"> • An irreplaceable SSSI site would be lost should the realignment in this area go ahead. • Rainwater from fields on to the roads also brings down some of the topsoil, thus eroding its quality. <p>5AHI03 Northney Farm to Mengham- Whatever happens to Northney Farm, will impact on this area.</p> <ul style="list-style-type: none"> • The sewage pumping station and some houses flood as they are at the lowest point in this area. • Sector 3 floods generally about 1.5-2 hours after flooding in Sector 2. When this is seawater flooding then inevitably both ends of the village are inaccessible for the emergency • services and villagers alike. • Ditches could be better linked in certain areas to improve the flow to the sea. • Should we loose the rainwater reservoir in sector 2, the problems in this sector are likely to increase. 	<p>work required to defences will be included in a Defence Strategy Studies and/or Schemes, which will look at how to implement the final SMP policies. The need for a Coastal Defence Strategy Study for Hayling Island which also addresses highways, storm water and land drainage issues has been identified in the SMP Action Plan.</p>
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Comment relates to	Havant Borough Council	Consultee	A.H. Brown Ltd, Northney Farm and Stoke Fruit Farm	Response No	175
Revisions to SMP	5AHI02 – The Policy has been changed here to reflect landowner intentions. From MR, MR (HTRL), MR, (HTRL) to HTL (NPFA), HTL (NPFA), HTL (NPFA)* (* further detailed studies to determine future management of defences and site).				
Comment received			Client Steering Group Response		
<p>We are landowners of Northney Farm (5HAI02). We do not wish to have MR in this area and certainly for the next 20 years we want to HTL and will endeavour to find the resources to do that. Our business heavily relies on this area of saltmarsh grazing to remain viable in the dairy industry. It is also an area of SSSI, SPA and AONB which is unique and would take years to duplicate elsewhere. In addition it provides a holding area for flood water during spells of heavy rain and</p>			<p>Thank you for your response and the continuing discussions between yourself, other landowners and the SMP team, which have explored the implications and potential options and funding for this frontage in more detail. Your objection to the proposed Managed Realignment policy in 5AHI02 in epoch 1 is noted along with your intention to continue to maintain the existing defences and alignment in the short and medium term. As stated during previous consultations, the policy</p>		

would therefore cause further flooding within the village and on our remaining farmland. Also submitted online.	for this frontage will be amended to reflect your comments and will revert to Hold the Line, with a clear statement that no public funding (from Grant Aid for flood defence and coastal protection) is available for the continued maintenance of the existing defences. Sensitive consideration of the issues and all parties working together will enable a sustainable approach to the management of the flood defences. The wide range of issues raised including realignment of defences, the expected levels of maintenance and improvement work required to defences, compensation habitat creation will be included in a Coastal Defence Strategy Study for Hayling Island which will also address highways, storm water and land drainage issues and has been identified in the SMP Action Plan.
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Comment relates to	Havant Borough Council	Consultee	Private Individual	Response No	176
Revisions to SMP	5AH102 – The Policy has been changed here to reflect landowner intentions. From MR, MR (HTRL), MR, (HTRL) to HTL (NPFA), HTL (NPFA), HTL (NPFA)* (* further detailed studies to determine future management of defences and site).				
Comment received			Client Steering Group Response		
I am a resident of Northney whose house overlooks Northney marsh. I have taken an interest in this area since moving to St Peters Road in 1987. I am concerned about the following points. 1. Northney Marsh provides important grazing for both cattle and Brent Geese. Several hundred to a thousand visit the area daily during the winter. They only visit mudflats or roost at night (overall numbers occurring by day). Individual flocks use particular fields and do not merge with other flocks. Allowing the sea to encroach on the marsh may force the geese on to commercial crops causing great damage. 2. two nationally rare soldier flies have small but very important populations on the marsh. These are Stratiomya longicarris and S. sigularvier. S.			Thank you for your response. In general, maintaining existing defences and constructing higher sea defences will become more economically and environmentally unviable and unsustainable in the long term; managed realignment of parts of the coastline will become increasingly important as sea levels rise in order to increase the flood storage capacity and natural resilience of the shoreline; realignment of existing defences and construction of additional secondary defences would aim to increase the standard of defences and reduce the risk of flooding to existing homes and infrastructure. The environmental issues relating to creating inter-tidal habitat and re-creation of existing habitats, such as coastal grazing marshes, have been fully considered		

<p>langicarris in particular is confined to just a few coastal sites in South East England. 3. An extremely rare beetle the weevil <i>Cathermiocerus socius</i>, has been found on the sea wall at Tournerbury and may well also at Northney if a search was made. It is known from only a few sites in Southern England. Those in Britain represent a substantial part of the world population. The beetles are flightless so would not be able to move to a more secure site. They are also very small and not easy to find. They feed on sea plantation and prefer warm south-facing banks. Reports on the insects of coastal sites on the East of Hayling since 1996 been prepared by Chichester Harbour conservancy and I have copies at home. I have always been interested in entomology and worked at the Entomology Department of the Natural history Museum from 1969-2007.</p>	<p>in the policy appraisal process. During the development of the SMP and policy appraisal process we have taken into consideration the network of high-tide roost and feeding sites for waders and waterfowl. These environmental factors, site-specific features and function of site will need to be further investigated and incorporated in subsequent studies to determine how to implement the final SMP policies. The need for a Coastal Defence Strategy Study for Hayling Island which also addresses highways, storm water and land drainage issues has been identified in the SMP Action Plan.</p>
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Comment relates to	Havant Borough Council	Consultee	North East Hayling Residents Association	Response No	178
Revisions to SMP	<p>5AH102 – The Policy has been changed here to reflect landowner intentions. From MR, MR (HTRL), MR, (HTRL) to HTL (NPFA), HTL (NPFA), HTL (NPFA)* (* further detailed studies to determine future management of defences and site).</p> <p>5AH103 - Policy changed to reflect landowner intentions. From HTL, HTL*, MR to HTL (NPFA), HTL (NPFA), HTL (NPFA)</p>				
Comment received			Client Steering Group Response		
<p>HI01 – Langstone Bridge to Northney Farm - Plan Recommends Hold The Line:</p> <p>Overall the decision to ‘Hold the Line’ looks is ok, but the details of how this can be achieved are lacking. Holding the line is important because otherwise the main entrance to Northney is cut off during very high tides and storms. However a golf course is mentioned for this sector. Where is this please! There is no golf course in this</p>			<p>Thank you for your comments. The SMP is a high level strategic document that recommends broad-scale coastal flood and erosion risk management policy that will result in economically, socially and environmentally sustainable management of the shoreline. Once the SMP has been adopted by the Local Authorities and the Environment Agency and approved by Defra, Coastal Defence Strategy Studies and/or Schemes will commence where necessary, which will determine how to implement the recommended policies. Realignment</p>		

<p>sector – which really doesn't give us residents any confidence in the thoroughness of this research.</p> <p>Sector HI02 – Northney Farm – Plan Recommends Managed Realignment:</p> <p>This is the sector where we see the most problems.</p> <ol style="list-style-type: none"> 1. The loss of Northney Marshes would have a huge impact on rainwater collection for our area. The salt marsh is the collection area for all the rainwater from much of Northney Farm and a big proportion of the area. Rainwater also collects in this reservoir from the Southern Water surface water sewers from roads in Northney and then discharges via ditches to the marshes. The plan does not consider where this rainwater will collect in the future should the salt marsh be lost. It has only been looked at, so far as we can see, from a sea-flooding view point. 2. When the tidal flaps are closed and the ditches backfill in very heavy rainfall, flooding does occur to houses and the pumping station by Gutner Lane. 3. The salt marsh area also makes good pasture for the beef cattle for the Three Harbours beef scheme. The loss of the salt marsh could affect this scheme and the viability of the farm. This in turn would affect the whole of the Northney and Tye community and way of life. The farm is a key factor in the quality of life we live in Northney and Tye. If it goes, then so does our environment. 4. An irreplaceable SSSI site would be lost should the realignment in this area go ahead. Are there any special forms of wildlife breeding in this area? Shouldn't this be a consideration, or worth a mention in the plan? 5. Rainwater from fields on to the roads also brings down some of the topsoil, thus eroding its quality. 6. Still looking for this golf course. <p>Sector HI03 - Gutner Lane/Chichester Road - Plan Recommends Hold</p>	<p>of existing defences and construction of additional secondary defences would aim to increase the standard of defences and reduce the risk of flooding to existing homes and infrastructure. The need for a Coastal Defence Strategy Study for Hayling Island which also addresses highways, storm water and land drainage issues has been identified in the SMP Action Plan. The reference to a golf course in this sector was an editing oversight and has been amended for the final plan. The SMP team are fully aware of the issues relating to land drainage and storm water run off and these factors would need to be incorporated into design of future flood defences. Within the North Solent region, landownership and third party funded maintenance of defences are acknowledged as key considerations. The consultation process for the development of the SMP sought this information and we are grateful for the responses received from landowners. Maintaining existing defences and constructing higher sea defences will become more economically and environmentally unviable and unsustainable in the long term. Managed realignment of parts of the coastline will become increasingly important as sea levels rise in order to increase the flood storage capacity and natural resilience of the shoreline. Realignment of existing defences and construction of additional secondary defences would aim to increase the standard of defences and reduce the risk of flooding to existing homes and infrastructure. The environmental issues relating to creating inter-tidal habitat and re-creation of existing habitats, such as coastal grazing marshes, have been fully considered in the policy appraisal process. Further detail on the expected levels of maintenance and improvement work required to defences will be included in a Defence Strategy Studies and/or Schemes, which will look at how to implement the final SMP policies. The need for a Coastal Defence Strategy Study for Hayling Island which also addresses highways, storm water and land drainage issues has been identified in the SMP Action Plan.</p>
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<p>The Line for 1st Epoch: The effect of flooding to the lower levels around Gutner Lane had been largely ignored in the report. One sector of the plan cannot be considered in isolation – the fresh water flooding does not know how to stop from one sector to the next, so it needs to be looked at as a whole.</p> <ol style="list-style-type: none"> 1. The sewage pumping station and some houses flood as they are at the lowest point in this area. 2. Sector 3 floods generally about 1.5-2 hours after flooding in Sector 2. When this is seawater flooding then inevitably both ends of the village are inaccessible for the emergency services and villagers alike. How can a plan be put forward which would worsen our situation and cut us off more regularly? 3. Ditches could be better linked in certain areas to improve the flow to the sea. 4. Should we loose the rainwater reservoir in sector 2, the problems in this sector are likely to increase. 5. How will you 'hold the line' in Woodgaston Lane? 6. The golf course is at Tournbury, but we very much doubt you would use a route through Northney and Tye to get to it. 7. The costal grazing mentioned in HI03, is mainly in HI02. <p>Summary We understand that compensation land needs to be generated with the event of climate change and rising sea levels, but we hope the planners will come to realise that the current plan would make our local fresh water flooding worse than it is now. We understand from previous presentations on this subject that this is something you would not be allowed to do, so hope that sense is seen and the plan changes to 'hold the line' for sector HI02. We feel a full land drainage plan for this area is required asap and the results made public.</p>	
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Comment relates to	Havant Borough Council	Consultee	Private Individual	Response No	179a
Revisions to SMP	5AHI02 – The Policy has been changed here to reflect landowner intentions. From MR, MR (HTRL), MR, (HTRL) to HTL (NPFA), HTL (NPFA), HTL (NPFA)* (* further detailed studies to determine future management of defences and site).				
Comment received			Client Steering Group Response		
<p>Please find my comment on the plan, with particular reference to Northney, Hayling island. I have lived here for the last 25 years and have a good knowledge about the existing flooding problems and their causes and consequences.</p> <p>Sector 1 – the bridge to Northney Farm - Plan Recommends Hold The Line - this is good, because otherwise Northney becomes cut off to access for ambulances and other emergency services on spring tides and storm surges.</p> <p>Sector 2 – Northney Farm – Managed Realignment - this makes no sense at all. the heart of the village it the farm and the linked business 'Three Harbours Beef'. If you allow these marshes to flood then the Farm becomes uneconomic. These marshes are the sponge that soaks up all the rainwater in the area as it pours off the fields, which in many places are higher then the roads. If the safety valve of the marshes is removed then the roads then the run-off will have nowhere to go but the roads , which will become rivers and impassable. You do not appear to have considered where the rainwater is going to go to? Will you provide a new pumping station to keep our houses and roads dry , as the existing one is overloaded and will be below the new flood level anyway. Northney is a Village with a high percentage of elderly people living it - we must have access to emergency services at all time.</p> <p>Please listen to the views of the people who have lived here long term</p>			<p>Many thanks for your response. Your objection to the proposed Managed Realignment policy is noted. The final policies will reflect the future defence management intentions of the landowner at this site. The issues raised regarding the stormwater drainage and flood risk are recognised by Havant Borough Council and the intention is to manage the risk of all types of flooding on Hayling Island. Within the North Solent region, landownership and third party funded maintenance of defences are acknowledged as key considerations. As stated during previous consultations, the policy for this frontage will be amended to reflect the landowner's comment and will revert to Hold the Line, with a clear statement that no public funding (from Grant Aid for flood defence and coastal protection) is available for the continued maintenance of the existing defences. The need for a Hayling Island Coastal Defence Strategy has been identified within the SMP Action Plan in order to determine, through more detailed assessments the tidal, fluvial (including storm water) and groundwater flooding issues and the expected levels of maintenance and improvement work required to defences.</p>		

as we feel that once the full land drainage plan is put together with the detailed contours, the rainfall problems your proposals will create will become obvious - and I understand they were not part of the original study.	
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Comment relates to	Havant Borough Council	Consultee	Private Individual	Response No	181
Revisions to SMP	<p>5AH102 – The Policy has been changed here to reflect landowner intentions. From MR, MR (HTRL), MR, (HTRL) to HTL (NPFA), HTL (NPFA), HTL (NPFA)* (* further detailed studies to determine future management of defences and site).</p> <p>5AH103 - Policy changed to reflect landowner intentions. From HTL, HTL*, MR to HTL (NPFA), HTL (NPFA), HTL (NPFA)</p> <p>5AH108 – MR removed from epoch 1, further detailed studies are required which may consider regulated tidal exchange at Stoke and West Northney.</p>				
Comment received			Client Steering Group Response		
<p>5AH101 - There is no detail as to how the line will be held.</p> <p>5AH102 - 1. The loss of Northney Marshes would have a huge impact on rainwater collection for our area. The salt marsh is the collection area for all the rainwater from much of Northney Farm and a big proportion of the NEHRA area. Rainwater also collects in this reservoir from the Southern Water surface water sewers from roads in Northney and then discharges via ditches to the marshes. The plan does not consider where this rainwater will collect in the future should the salt marsh be lost. 2. When the tidal flaps are closed and the ditches backfill in very heavy rainfall, flooding does occur to houses and the pumping station by Gutner Lane. 3. The salt marsh area also makes good pasture for the beef cattle for the Three Harbours beef scheme. The loss of the salt marsh could affect this scheme and the viability of the farm. This in turn would affect the whole of the Northney and Tye community and way of life. 4. An irreplaceable</p>			<p>Thank you for your comments. An SMP is a high level strategic document that recommends coastal flood and erosion risk management policy that will result in economically, socially and environmentally sustainable management of the shoreline over a large region. A Coastal Defence Strategy (CDS) is a more detailed study on a much shorter length of coastline that reviews the SMP policies and assesses how the policies will be implemented. Further detail on the expected levels of maintenance and improvement work required to defences will be included in a Defence Strategy Studies and/or Schemes. The environmental issues relating to creating inter-tidal habitat and re-creation of existing habitats, such as coastal grazing marshes, have been fully considered in the policy appraisal process. During the development of the SMP and policy appraisal process we have taken into consideration the network of high-tide roost and feeding sites for waders and waterfowl. These environmental factors,</p>		

<p>SSSI site would be lost should the realignment in this area go ahead.</p> <p>5. Rainwater from fields on to the roads also brings down some of the topsoil, thus eroding its quality.</p> <p>5AH103 - There are already existing problems in the area which have not been taken into account. It is not clear how the line will be held. This is also the eastern boundary of the narrowest part of the Island, and should be looked at in conjunction with the western coast as both need to be maintained to keep one viable Island not two separate islands. The area north of Mill Rythe school is low lying and is relatively close (one field distance) to the main road.</p> <p>5AH105 - Ongoing repairs to groynes etc along the southern coast must be maintained.</p> <p>5AH107- This is a short distance in some areas from 5AH103 as it is on the opposite and narrowest part of the Island. Both areas carry the main access routes on and off the Island. No active intervention is not really viable, as a couple of storms can have a devastating impact on the coastal strip. Much of the defence work carried out along the strip in the last 20 years has already been damaged / lost. Some fields were water logged for several months this winter. The nature of the shore is changing, and sand and shingle are appearing instead of the mud in places.</p> <p>5AH108 - See comments from 5AH107</p>	<p>site-specific features and function of site will need to be further investigated and incorporated in subsequent studies to determine how to implement the final SMP policies. The need for a Coastal Defence Strategy Study for Hayling Island which also addresses highways, storm water and land drainage issues has been identified in the SMP Action Plan.</p>
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