

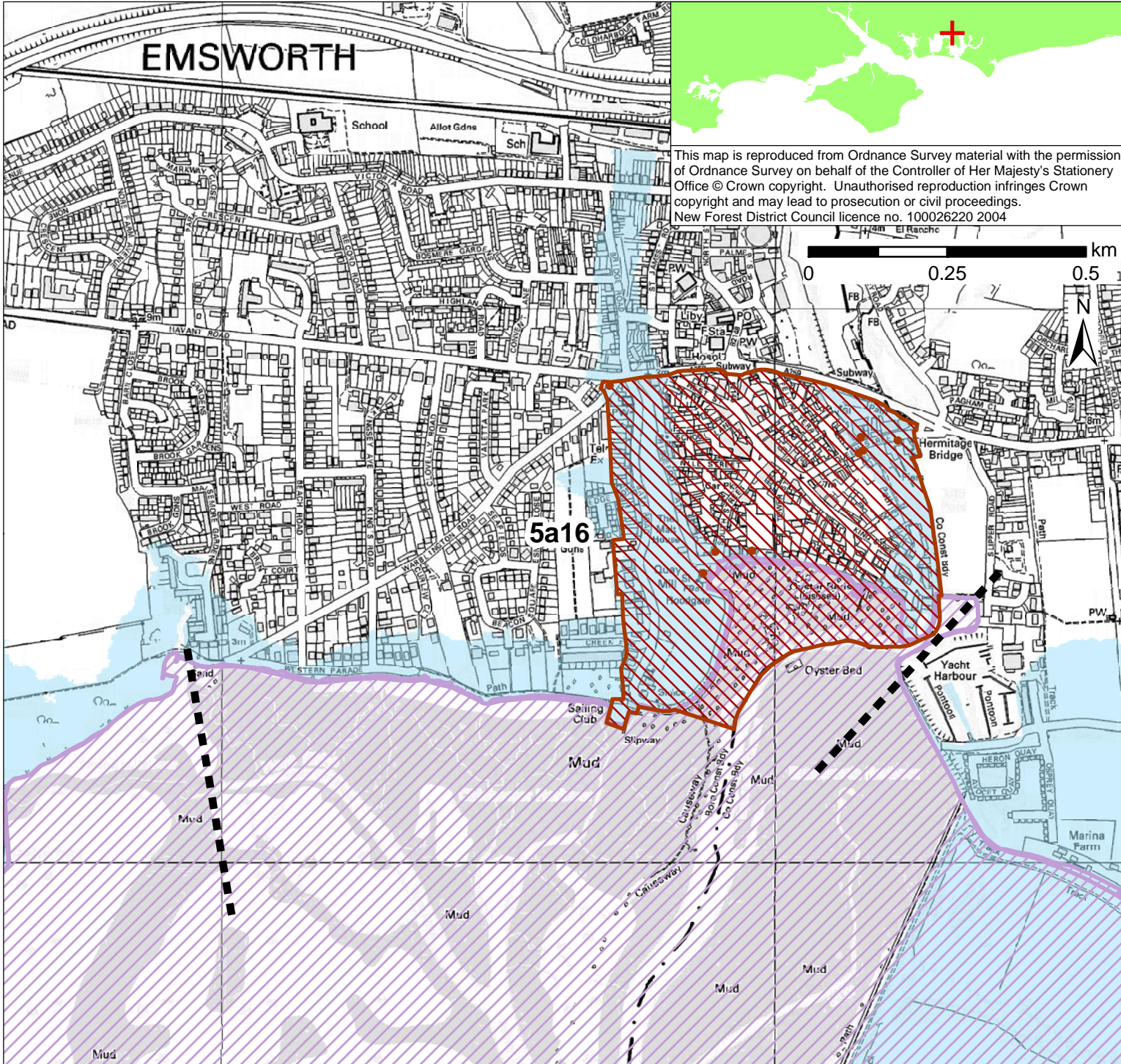
<b>Policy Unit 5A16 Emsworth Yacht Haven to Maisemore Gardens</b>		
<b>Summary description of Policy Unit</b>		
<p>This frontage is within Chichester Harbour AONB, and comprises the residential town of Emsworth, with associated community facilities and commercial properties. Heritage and recreational facilities include open spaces, Slipper Mill Pond, Emsworth Mill Pond and Mill House, and listed and historic buildings, along with Emsworth Conservation Area. A large proportion of existing defences and landholdings are privately owned and maintained. Analysis of shoreline erosion (see Appendix C5) indicates the rate and scale of coastal processes are less within the harbours than on the open coast. There are inter-tidal habitats of International, European and national nature conservation importance that support nearby and adjacent SPA/Ramsar sites; along with the Slipper Pond lagoon. This Policy Unit has been defined and assessed in the emerging draft Portchester to Emsworth Coastal Defence Strategy.</p>		
<b>Final policy options</b>		SMP1 Ref n/a
<b>Epoch 1 From Present Day (up to 2025)</b>	<b>Epoch 2 Medium Term (2025 to 2055)</b>	<b>Epoch 3 Long Term (2055 to 2105)</b>
<b>Hold the Line</b>	<b>Hold the Line</b>	<b>Hold the Line</b>
<b>Summary of rationale behind final policy options</b>		
<p>The final policy options are consistent with the emerging Portchester Castle to Emsworth Coastal Defence Strategy. The key policy drivers for maintaining the line of defence will provide flood protection to the residential centre of Emsworth and its associated community facilities and infrastructure, commercial properties and heritage and historically important sites and features, such as Slipper Mill and Emsworth Mill. Maintenance of defences may provide limited protection to the Slipper Pond lagoon fauna, although rising ground and sea water levels may influence the long-term survival of such ecological important sites. This frontage is within the Chichester Harbour Area of Outstanding Natural Beauty.</p> <p>Due to the environmental designations within Chichester Harbour maintenance of defence structures would continue to cause erosion and loss of European and national nature conservation designated habitats such as inter-tidal foreshore habitats, through coastal squeeze. These losses will need to be mitigated within the same designated area or compensated for elsewhere and delivered through the Regional Habitat Creation Programme. Opportunities for habitat mitigation and compensation have been detailed within the Appropriate Assessment of the final policies.</p>		
<b>Policy changes through Public Consultation</b>		
None		

**Funding**

It is uncertain whether central government funding would be secured for the identified maintenance and improvement works, as determined through the emerging Portchester to Emsworth Coastal Defence Strategy. Alternative sources of public funding may be available to Local Authority. As is currently the case, no public funding would be available for continued maintenance of defences by private owners.

**Further Studies (identified in Action Plan)**

Conclusion and approval of Portchester to Emsworth Coastal Defence Strategy  
Solent-wide network of high tide roost site study



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**POLICY**

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

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