

<b>Policy Unit 5A18 Wade Lane to Southmoor Lane</b>		
<b>Summary description of Policy Unit</b>		
<p>This frontage, with a relatively extensive tidal floodplain, contains the residential area of Langstone with community facilities, commercial properties, agricultural grade 1 land and cross harbour infrastructure which includes gas and electric supplies to Hayling Island. The frontage includes three the Heritage Conservation Areas of Mill Lane, Langstone and Wade Court. The area to the east of the Langstone bridge is within the Chichester Harbour AONB. Existing defences and landholdings are owned and maintained by the EA and private individuals. 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; coastal grazing marsh and freshwater habitats at Southmoor (part of a Wildlife Trust Reserve) provide high tide roost sites for waders and waterfowl and support the adjacent and nearby SPA/Ramsar sites. There is an RSPB reserve south of this frontage within Langstone Harbour. This frontage has been assessed in the emerging 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>(*Further detailed studies are required which consider whether MR may occur at Southmoor)</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 and reflect a precautionary management approach by the landowner (Havant Borough Council) to maintain defences until further detailed studies have been concluded that determine the future management of the site.</p>		
<p>Maintaining the line of defence in the short-term will provide flood protection to the regionally important A27 and railway lines, the residential area of Langstone with its community facilities and commercial properties, agricultural grade 1 land and cross-harbour infrastructure. The coastal grazing and brackish marsh habitats and high tide roost site landward of the defences at Southmoor would be protected if defences maintained. The frontage between Langstone bridge and Wade Lane is within the Chichester Harbour Area of Outstanding Natural Beauty. Offshore within Langstone Harbour, the saltmarsh islands and sandflats that function as roost sites will become increasingly vulnerable to rising sea levels.</p>		
<p>The * in epochs 2 and 3 indicate that the future defence management approach for the low-lying area at Southmoor in the medium and long-term will be determined through more detailed economic, environmental and technical studies that will consider feasibility and implications of localised managed realignment to create inter-tidal habitat, which would allow the shoreline to adapt to sea level rise</p>		

and enable inter-tidal habitats to migrate landwards but would result in a loss of designated coastal grazing marsh or freshwater habitats and their function as a component of the Solent-wide network of high tide roost sites, which would need to be recreated elsewhere in advance of realignment works.

Due to the environmental designations within Chichester and Langstone Harbours maintenance of defence structures will continue the 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. If localised realignment was concluded it is likely that secondary defences would be required and the losses of designated coastal grazing marsh would need to be recreated in a more sustainable site elsewhere. Opportunities for habitat mitigation and compensation have been detailed within the Appropriate Assessment of the final policies.

### **Policy changes through Public Consultation**

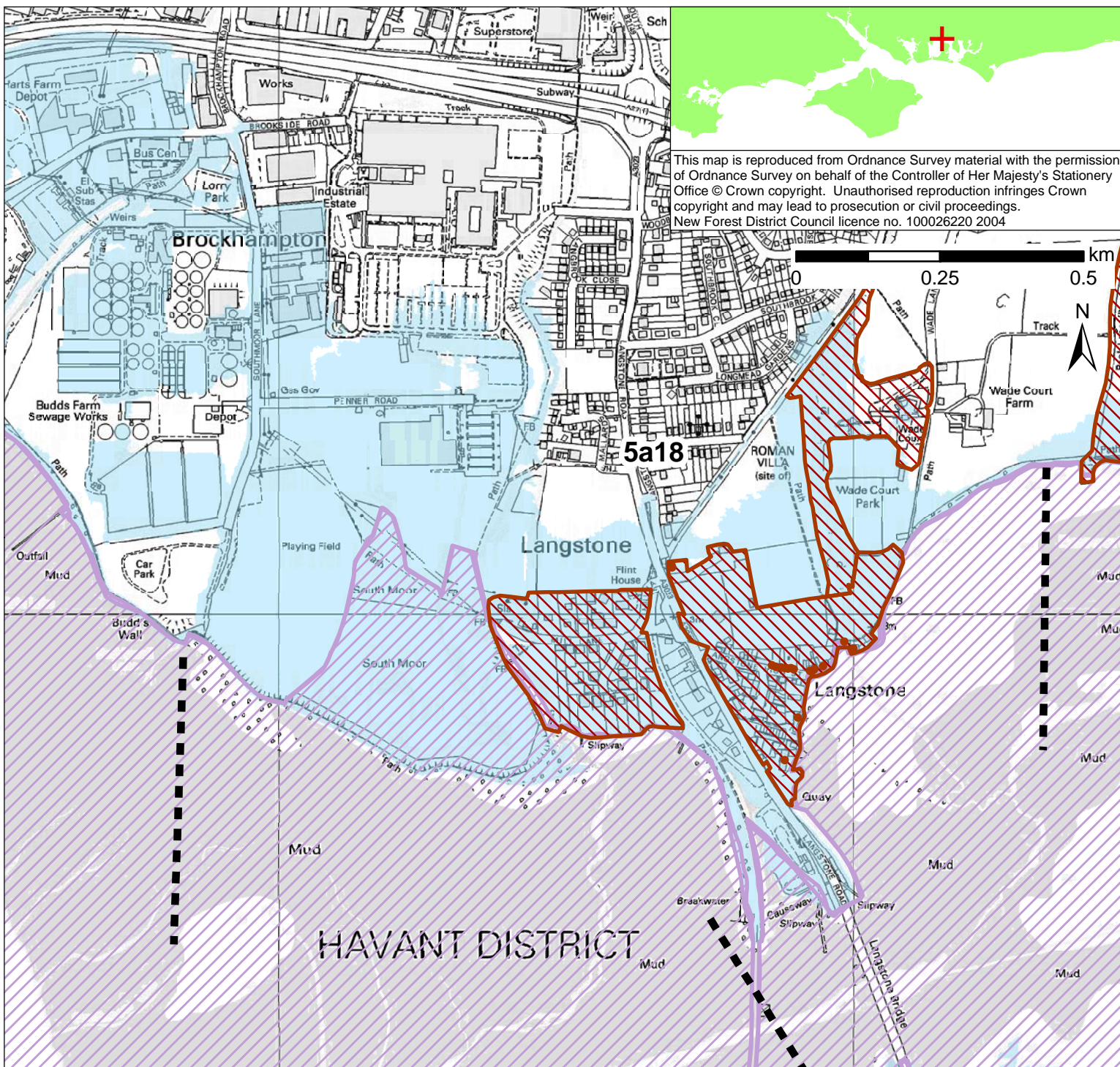
The policies proposed for consultation were HTL / HTL / HTL with a caveat to the policy for a potential opportunity for localised MR for inter-tidal habitat creation. Following discussions and consultations the potential opportunity for localised MR at Southmoor has been revised to apply a precautionary management approach until further detailed studies have been concluded. The future management and potential localised realignment of defences and land use at Southmoor, as for all potential MR sites in the Solent region, will be determined subject to further detailed assessments as they are components of a Solent-wide network of high tide roost sites that support the designated SPA/Ramsar areas.

### **Funding**

It is uncertain whether central government funding would be secured for identified 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



**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*

(\*Further detailed studies are required which consider whether MR may occur at Southmoor)

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