

<b>Policy Unit 5AHI08 West Lane (Stoke) to Langstone Bridge</b>		
<b>Summary description of Policy Unit</b>		
<p>This largely undeveloped frontage comprises agricultural grade 1 and 2 land. The tidal floodplain is relatively extensive and covers residential and commercial properties and assets, amenity open spaces. There is also a former landfill site, and strategically important cross harbour infrastructure, along with the main transport network link to the rest of the island. The existing defences are maintained by the County Council and the Environment Agency however, the sea wall along this frontage is currently in poor condition and although maintenance is carried out, would be subject to a breach in severe storm conditions. Inter-tidal habitats of International, European and national nature conservation importance support nearby and adjacent SPA/Ramsar sites. Offshore of the oyster beds of the northwest side of Hayling Island, is a Local Nature Reserve extending out into Langstone Harbour, which also contains important high tide roost sites. There are minimal heritage assets within the tidal flood plain, but include monuments and maritime features.</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 may consider regulated tidal exchanges at Stoke and MR at West Northney)</b>		
<b>Summary of rationale behind final policy options</b>		
<p>Continued maintenance of the highway embankments would continue the operation of the A27 and, by the planned addition of flood gates and other minor works, provide some additional flood protection to substantial numbers of residential properties, the railway network, commercial and industrial properties and facilities north of the A27. Access and transport links to/from the facilities and residential properties on Hayling Island will continue to be maintained.</p> <p>The potential for localised managed realignment opportunities at West Northney and Stoke that could provide increased flood storage capacity benefits, improved standards of protection and intertidal habitat creation will be determined through further detailed studies.</p> <p>Due to the environmental designations within Langstone Harbour, continued maintenance of defence structures will result however, in the continued loss of European and national nature conservation designated habitats such as inter-tidal foreshore habitats, through coastal squeeze. These losses will need to be mitigated within the same designated area or compensated for elsewhere and delivered through the Regional Habitat Creation Programme. Opportunities for habitat mitigation and compensation have been detailed within the Appropriate Assessment of the final policies.</p>		

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

The policies proposed for consultation were HTL (potential localised MR at Stoke and West Northney) / HTL / HTL. Following discussions and consultation with landowners the localised MR policies in epoch 1 were amended to reflect landowner's comments and to apply a precautionary management approach until further detailed studies, including feasibility for regulated tidal exchange and MR opportunities at West Northney, have been concluded to determine future defence management requirements for the sites.

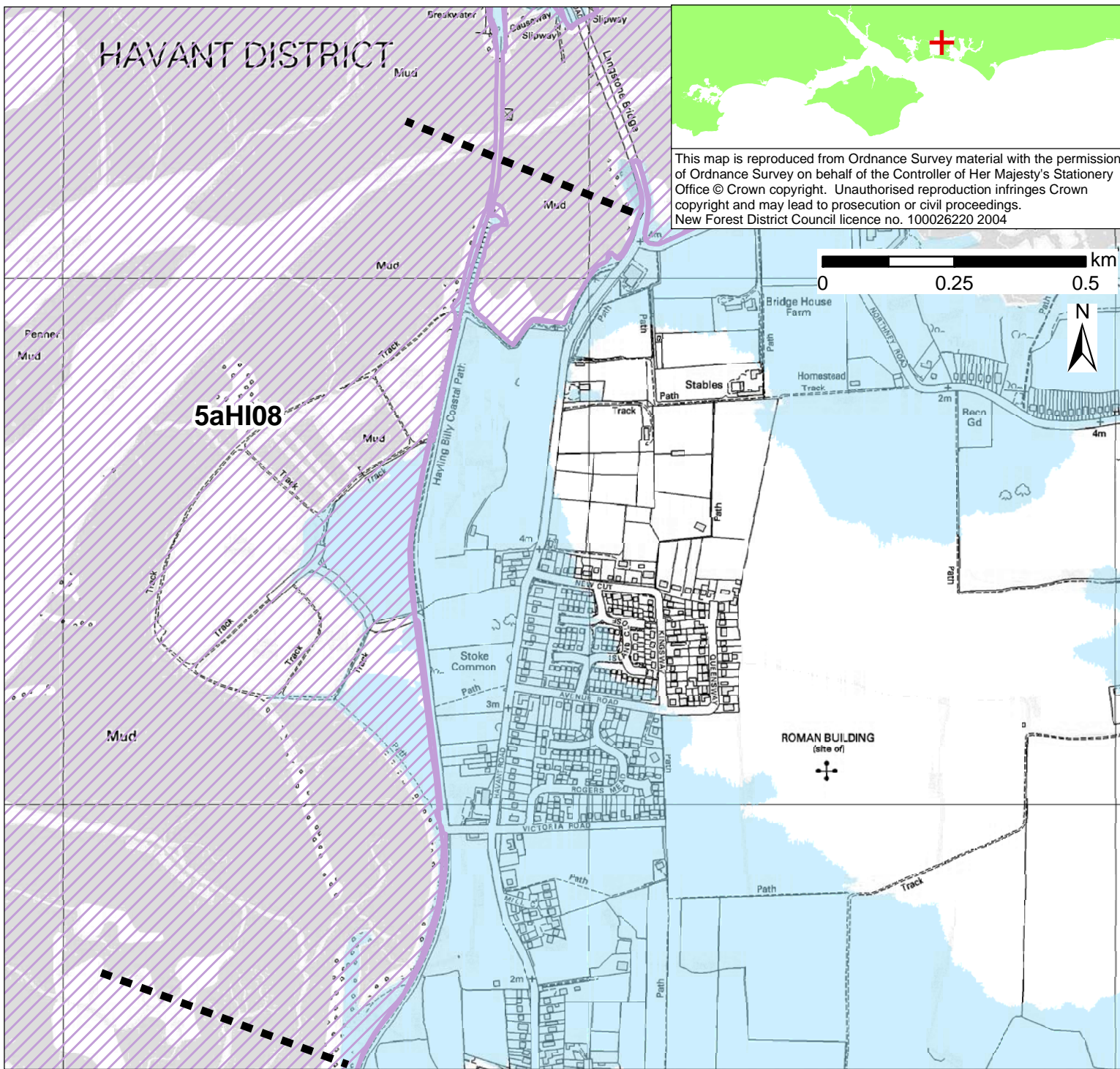
An Information Note for landowners, planners and developers on privately owned coastal defences and coastal planning issues has been produced.

### **Funding**

Central government funding may be secured for identified works and those associated with regulated tidal exchange. As is currently the case, no public funding would be available for continued maintenance of defences by private owners.

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

Hayling Island Flood and Coastal Erosion Risk Management Strategy



**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 may consider regulated tidal exchange at Stoke and regulated tidal exchange or managed realignment at West Northney)		

- 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