

**Policy Unit 5A17 Maisemore Gardens to Wade Lane**

**Summary description of Policy Unit**

This frontage is within Chichester Harbour AONB. There is a cemetery and agricultural grade 1 and 2 land and assets and Warblington Conservation Area within the relatively limited extent of the tidal floodplain. Existing defences and landholdings are owned and maintained by private individuals and the Local Authority. 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 habitats of national nature conservation importance at Warblington; and along with Conigar Point may provide important high tide roost sites for waders and waterfowl, and support the adjacent and nearby SPA/Ramsar sites. This frontage has been assessed in the emerging Portchester to Emsworth Coastal Defence Strategy, which has initially proposed a HTL policy for the first 10-20 years whilst further detailed assessment is undertaken to determine feasibility of a MR opportunities in the medium to long term.

<b>Final policy options</b>	SMP1 Ref n/a
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<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 Conigar &amp; Warblington)</b>	

**Summary of rationale behind final policy options**

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.

Maintaining the line of defence in the short-term will provide flood protection to agricultural land, amenity open space and a cemetery that are located within the tidal floodplain. Localised realignment of defences has been considered at the low-lying areas at Conigar and the nationally designated area at Warblington, but these sites may function as components of the Solent-wide network of high tide roost sites. The shoreline, and land within the flood risk area is owned by the Local Authority but is leased to and maintained by a private tenant farmer. This frontage is within the Chichester Harbour Area of Outstanding Natural Beauty.

The \* in epochs 2 and 3 indicate that the future defence management approach for the medium and long-term will be determined through more detailed studies that will consider feasibility and implications of localised managed realignment to create inter-tidal habitat at Conigar Point and at Warblington, which would allow the shoreline to adapt to sea level rise and enable inter-tidal habitats to migrate landwards.

Maintenance of defences is unlikely to prevent further loss or damage to woodland

adjacent or close to the shoreline, such as Nore Barn Wood due to rising ground and sea water levels.

Due to the environmental designations within Chichester Harbour 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. Opportunities for habitat mitigation and compensation have been detailed within the Appropriate Assessment of the final policies.

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

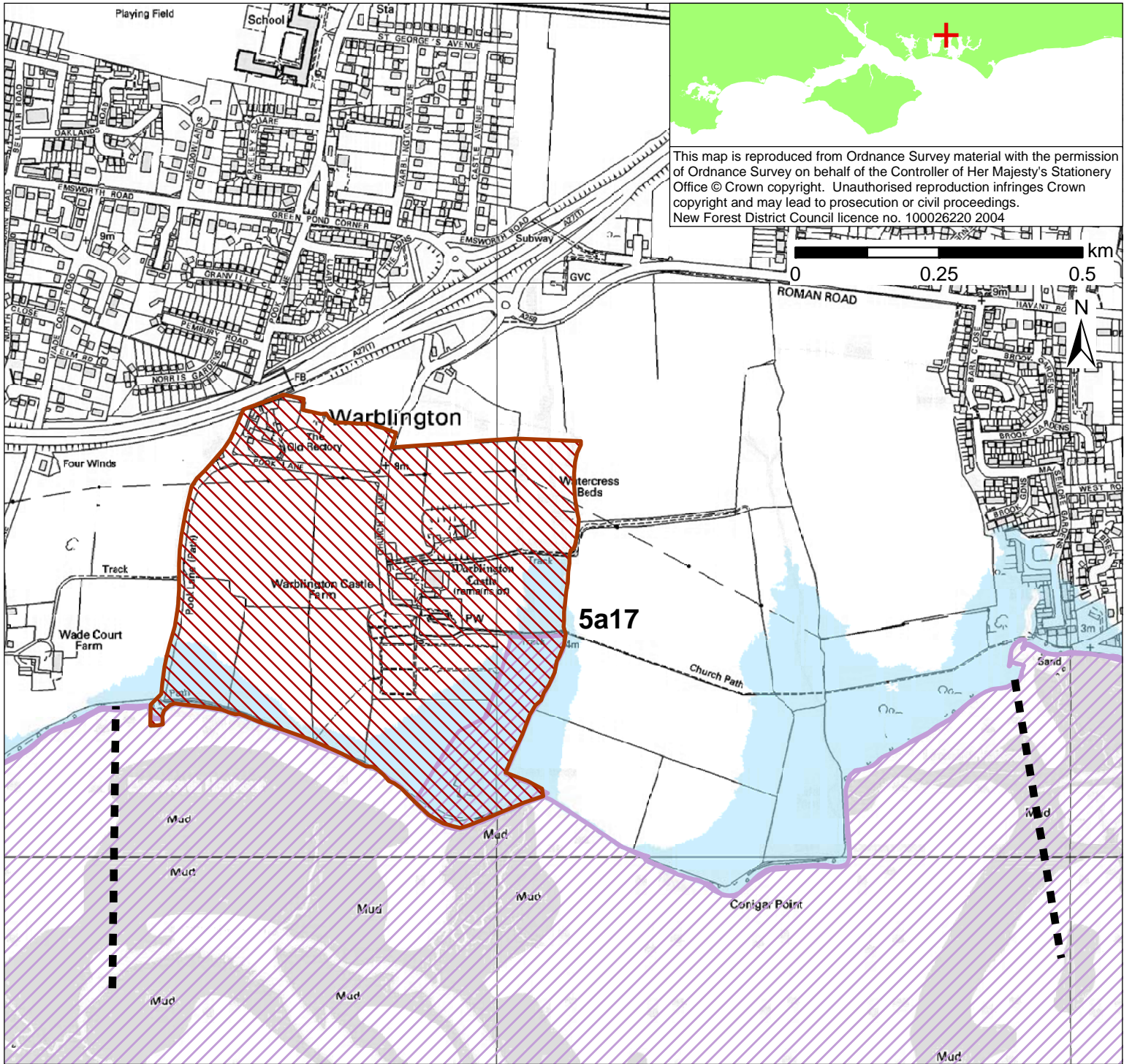
The policies proposed for consultation were HTL (localised MR at Conigar) / HTL / HTL (localised MR at Warblington). Following discussions and consultation with landowners (Havant Borough Council) the localised MR policy in epochs 1 and 3 were amended to reflect landowner's comments and to apply a precautionary management approach until further detailed studies have been concluded. The future management and potential localised realignment of defences and land use at Warblington and Conigar, 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 unlikely that 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. Central government funding may be available for works associated with localised managed realignment and habitat creation.

#### **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*
(*Further detailed studies are required which consider whether MR may occur at Conigar & Warblington)		

- 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