Policy Unit 5AHI02 Northney Farm

Summary description of Policy Unit

This agricultural frontage is within Chichester Harbour AONB, and comprises grade 1 and 2 land. The existing defences are currently owned and maintained by private individuals. Inter-tidal and transitional freshwater habitats of International, European and national nature conservation importance provide important high tide roost sites for waders and waterfowl and support nearby and adjacent SPA/Ramsar sites. There are relatively low numbers of residential properties and commercial assets and facilities that are within the extensive tidal floodplain. Heritage assets include St Peter's Conservation Area, historic and listed buildings, monuments and maritime features. This policy unit encompasses an important access/egress to Northney during the flooding that occurs frequently. 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 significant local community concerns relating to pluvial, surface water run off flood storage issues.

Final policy options	SMP1 Ref n/a

Epoch 1 **From Present Day** **(up to 2025)**	**Epoch 2** **Medium Term** **(2025 to 2055)**	**Epoch 3** **Long Term** **(2055 to 2105)**
Hold The Line **No public funding available for private defences**	**Hold The Line** **No public funding available for private defences**	**Hold The Line*** **No public funding available for private defences** (*Further detailed studies are required which consider whether MR may occur at Northney Farm)

Summary of rationale behind final policy options

The final policy options to continue to maintain the privately owned and maintained defence line reflect landowner's intentions for continued maintenance of defences in the short to medium-term and to consider managed realignment of sections of defences at Northney Farm in the longer-term.

Maintenance of the current privately owned and maintained defence line will provide protection to an extensive area of agricultural land and associated outbuildings and environmentally important and designated habitats, such as coastal grazing marsh, that are located within the extensive tidal floodplain. The grazing marshes and agricultural hinterland also provide an important habitat function as they are important components of the Solent-wide network of high tide roost and feeding sites for wildfowl and wading birds, which support the European and national nature conservation designations applicable to Langstone and Chichester Harbours. This function would continue to be provided if defences maintained. Flood defence management approaches will need to be integrated with solutions for surface water run off and flood storage issues. The management approach in the short and medium-term also reflects the uncertainties associated with the environmental, land drainage and recreational impacts and concerns from coastal community and supports the precautionary

approach that has been determined.

In the longer-term, construction of new defences landward of the current privately owned and maintained defences would improve the standard of protection and provide flood storage capacity benefits to the wider community within this area of Hayling Island but would result in a change in private land use and a loss of agricultural land. The area at risk from tidal flood inundation has been identified as a potential intertidal habitat creation site. Due to the topography of the agricultural land there is the potential for coastal habitat to naturally migrate inland in response to rising sea levels and depending upon the extent of land available, designated coastal grazing marsh may not need to be recreated in advance of a change in defence management.

Due to the environmental designations within Chichester Harbour, continued maintenance of defence structures, and potentially realignment of defences in the longer-term 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.

Policy changes through Public Consultation

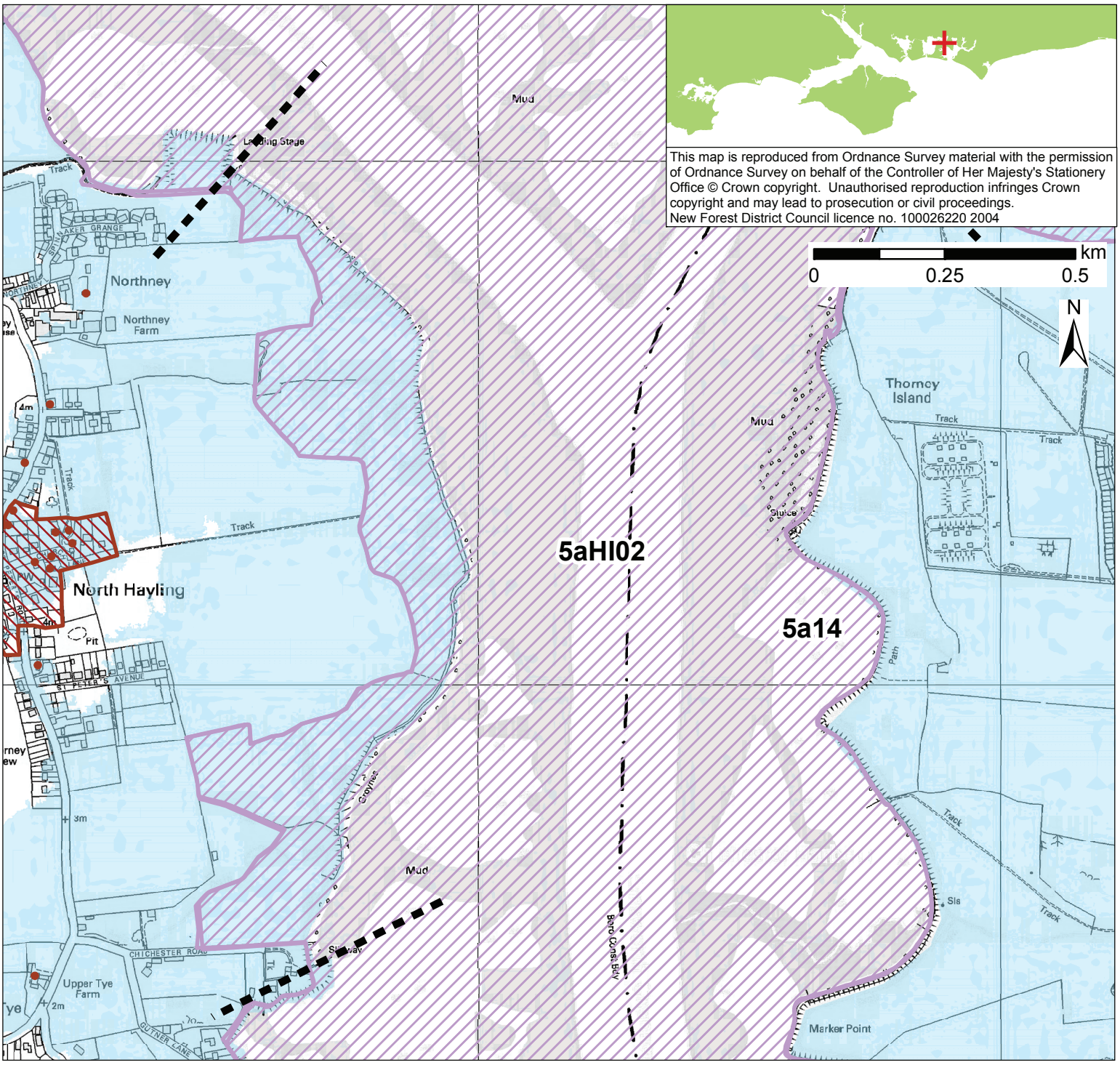
The policies proposed for consultation were MR / HTL / HTL. Following discussions and consultation with landowners the policy options were amended to reflect landowner's comments regarding future defence management at Northney Farm and to apply a precautionary management approach until further detailed studies have been concluded, replacement habitat has been created and/or until such a time as understanding of these complex issues lead the landowner to take an alternative approach. 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 works associated with managed realignment. 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
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- No public funding available for private defences	Hold the Line- No public funding available for private defences	Hold the Line*- No public funding available for private defences (*Further detailed studies required which consider whether MR may occur)

- 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