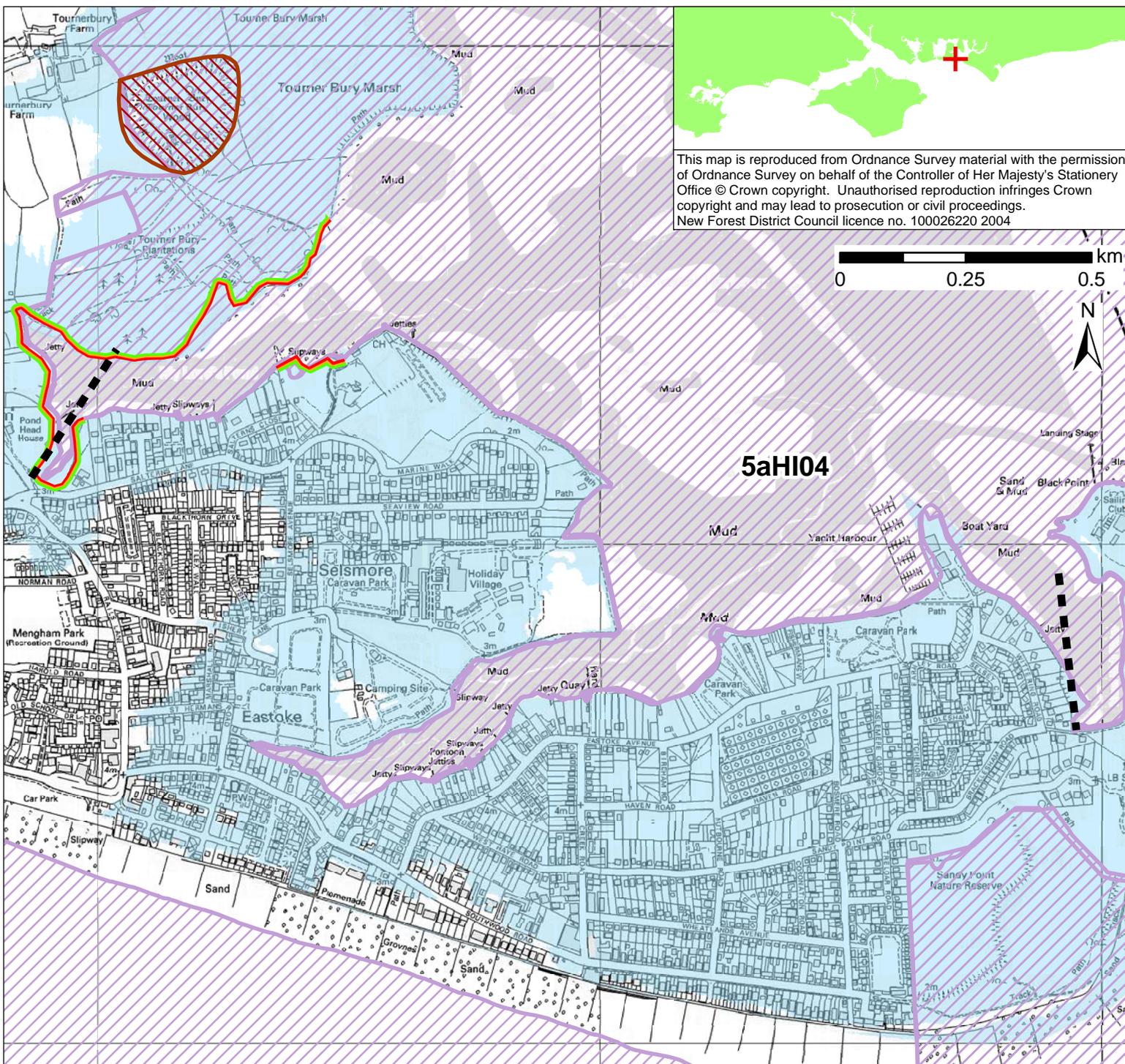


<b>Policy Unit 5AHI04 Mengham to Chichester Harbour entrance</b>			
<b>Summary description of Policy Unit</b>			
<p>This frontage is within Chichester Harbour AONB. Significant numbers of residential properties at Eastoke, Selmore and Mengham and commercial assets and facilities, including marinas and boat yards, are within the extensive tidal floodplain. The majority of the existing defences are maintained by the Environment Agency, with relatively short sections owned and maintained by private individuals and the private sailing club. Inter-tidal and transitional freshwater habitats of International, European and national nature conservation importance provides important high tide roost sites for waders and waterfowl (at Selmore) and support nearby and adjacent SPA/Ramsar sites. Heritage assets include monuments and maritime features. The Selmore to Mengham Strategy (unapproved) may provide useful detail for the management of the frontage and for subsequent studies.</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>Maintaining the defence line through upgrades and maintenance would provide economic and societal benefits to significant numbers of residential properties, commercial assets and local transport networks, as well as amenity open space and facilities, which are located within the extensive tidal floodplain covering the southeast region of Hayling Island. Although the Selmore Mengham Strategy was not concluded or approved it may provide useful detail in subsequent studies</p> <p>Due to the environmental designations within Chichester 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>			
<b>Policy changes through Public Consultation</b>			
None. The Policy Unit boundary at Selmore will be reviewed, and amended if necessary, in proposed Hayling Island Flood and Coastal Erosion Risk Management Strategy.			
<b>Funding</b>			
It is likely that central government funding could be secured for majority of identified works. As is currently the case, no public funding would be available for continued maintenance of defences by private owners.			
<b>Further Studies (identified in Action Plan)</b>			
Hayling Island Flood and Coastal Erosion Risk Management Strategy			



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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
- Policy Unit Boundary
- International / National Designations
- Important Heritage Sites
- 2115 Indicative Floodplain (1 in 200 year) provided from PUSH