

Langstone seawall – Langstone Mill to Wade Lane

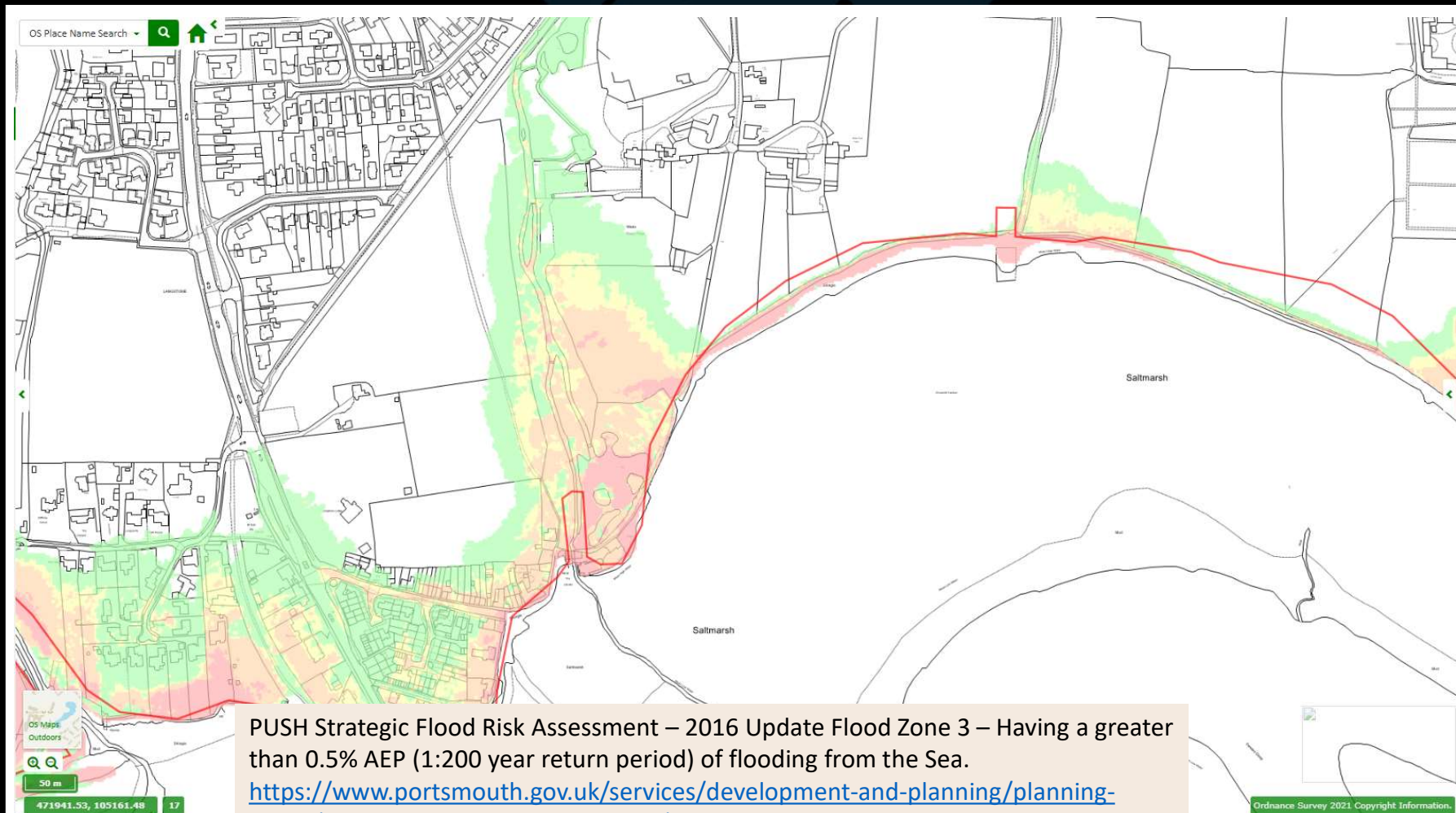


Overview and Scrutiny Committee
06 December 2023

Presentation Outline:

- Location and current situation
- Assets and interest features
- Interested Stakeholders
- RHDHV Independent Assessment
- HBC ongoing proposal for a Investment and Adaptation Plan for Chichester Harbour

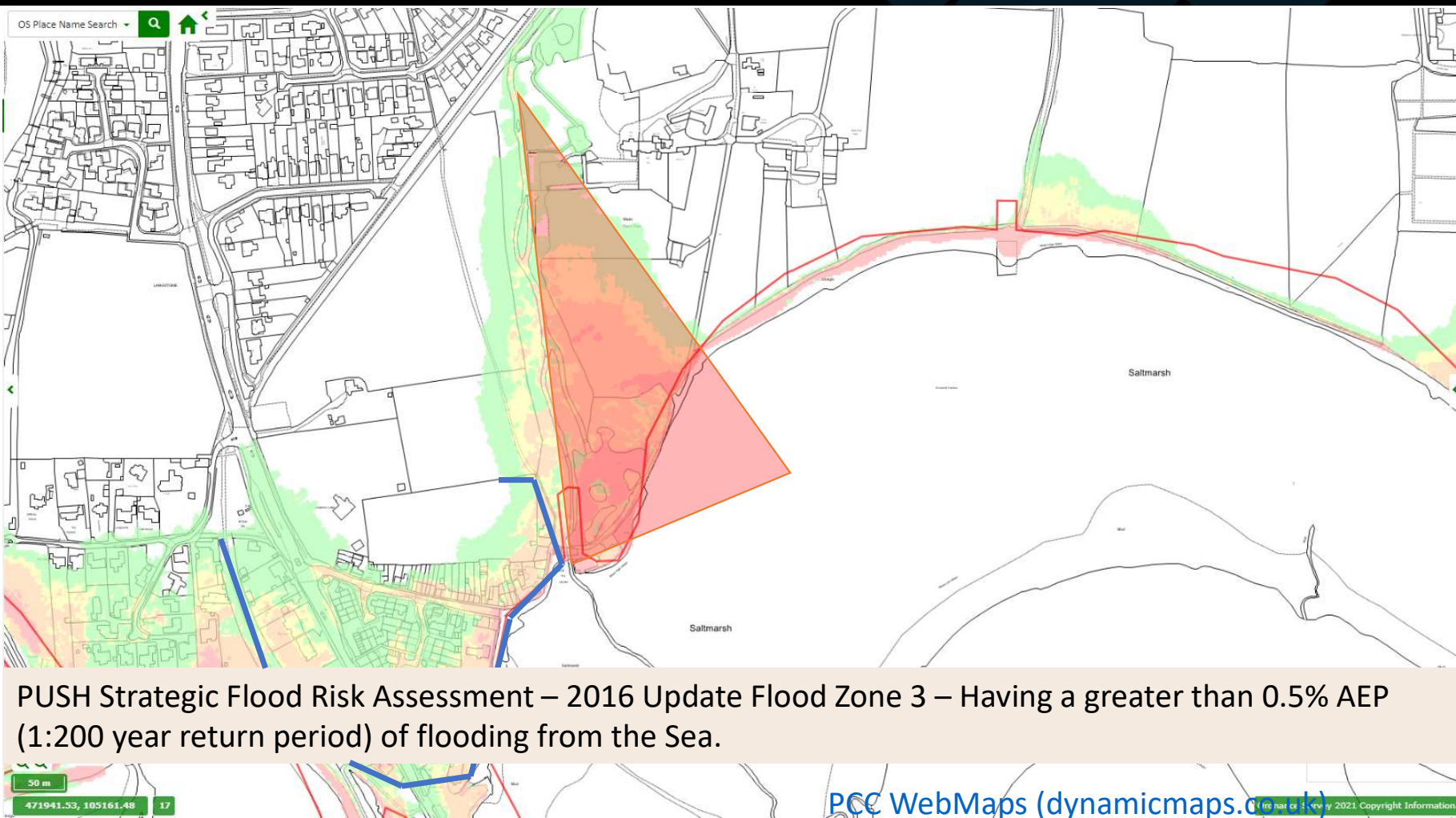
Location Plan



PUSH Strategic Flood Risk Assessment – 2016 Update Flood Zone 3 – Having a greater than 0.5% AEP (1:200 year return period) of flooding from the Sea.

<https://www.portsmouth.gov.uk/services/development-and-planning/planning-policy/strategic-flood-risk-assessment/>

Flood Inundation Risk Modelling



- Key
- Area indicating flood risk from breach
 - Langstone FCERM Scheme

Triangle indicates no properties are impacted by a breach.

Langstone village will be at reduced flood risk with Langstone FCERM Scheme

PUSH Strategic Flood Risk Assessment – 2016 Update Flood Zone 3 – Having a greater than 0.5% AEP (1:200 year return period) of flooding from the Sea.

The current situation



- **Defect 1** - Significant damage to face of wall and voiding behind the wall. Voiding within the structure is worsening, and bricks from the face of the wall are now laying on the foreshore of the adjacent inlet



- **Defect 2** - This defect is on the lower portion of the seawall. Interior of wall appears more stable than Defect 1, however a small void was identified on the vegetated edge of the footpath



- **Defect 3** - complete failure of the brick wall structure. Some erosion of the bank behind the wall has already occurred, most of the structure is laying on the foreshore.



Assets and Interest Features

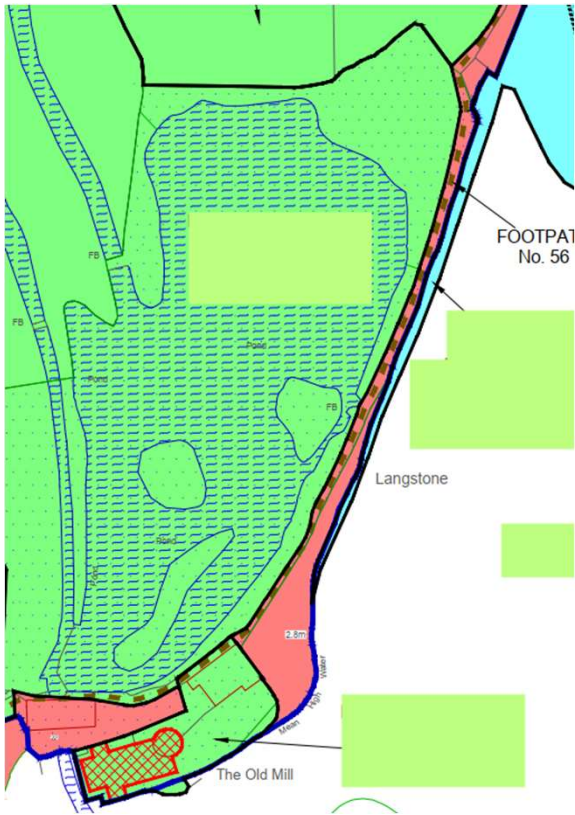


Natural England published its **review of the condition of the intertidal, subtidal and bird features of Chichester Harbour in 2021**. One of the key findings from this review was that the Harbour was in **unfavourable declining condition** due to 'coastal squeeze' and inappropriate coastal management resulting in the loss of almost half of its saltmarsh since the designation of the SSSI and a **continuing loss of 2ha per year**.

Interested Stakeholders



Unknown ownership in pink



The Council do not have any responsibility or legal obligation to maintain sea defences. The Council has Permissive Powers under the Coast Protection Act 1949 to undertake coastal protection works but only where there is a wider public benefit in doing so, such as flood risk to life and property.



HCC, as the Highway Authority, is responsible for the management of The Public's Rights to access and use the Public Footpath, but, in accordance with the governing principles of Highway Law, it has no legal authority or responsibility to maintain the sea wall.



Where the protection of houses, or important infrastructure is not directly involved it is better for the health of the Harbour environment to allow natural processes to resume.



EA has powers under the Floods and Water Management Act 2010 to protect homes from flooding and there is no responsibility or legal obligation for the EA to maintain sea defences north of Langstone Mill Pond.



Where there is no direct risk to property, there are also opportunities for allowing that roll-back to occur and to contribute to the recovery of saltmarsh and the environmental, social and economic benefits it provides. In this instance, and as is the case at Langstone, we would not give the necessary SSSI permission to repair the seawall

Langstone Sea Wall – Langstone Mill to Wade Lane Community Activism



Area 1 Damage

General Public are undertaking repairs without consent.

Public acting independently potential to cause greater harm:

- Pointing wall
- Sand-bags (plastics)
- Removing materials from foreshore



Council officers have meet with the member of the public with social media post recording their work to the wall. We have advised that the actions may quicken the failure of the wall (through preventing passive water pressure release).

We have advised that works without the necessary permissions are considered un-lawful and they may be liable to prosecution.

<https://www.facebook.com/reubengreenparty/videos/339241531879581/>

Technical Study Purpose

Provide an evidence base to inform decision making through Independent assessment of:

- condition of coastal defences
- local nature conservation
- environmental and recreational interests
- regulatory & legislative frameworks governing coastal management

Significance of the study area:

- Priority habitats on both sides of seawall
- Important amenity / access to / along coast
- The area has important heritage, including the Langstone and Wade Court Conservation Areas / Grade II Listed Structures
- Saltmarsh in very poor condition fronting seawall
- Coastal defences retain fresh water in Mill Pond, prevent flooding of hinterland and preserve the coastal path



Study Area



Current situation on site

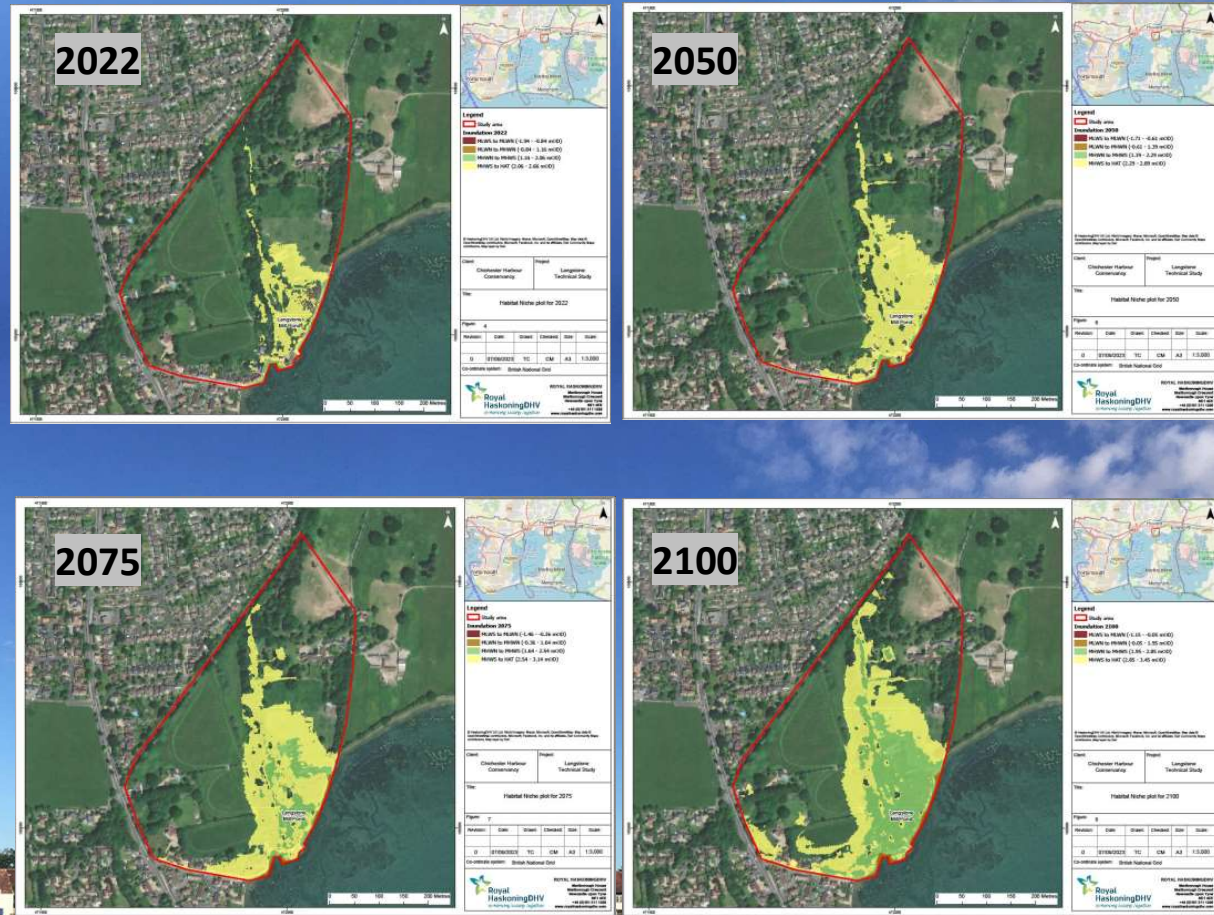
- **General public have attempted repairs without consents and permissions**
- **Brackish tolerant species are colonising lower areas of paddock**
- **Trees dying along southern margin of pond (saline intrusion)**
- **Increased overtopping frequency will drive a slow transition of the pond from freshwater to intertidal (even if seawall maintained)**



Present and Future evolution



- Brackish tolerant species are colonising lower areas of paddock
- Trees dying along southern margin of pond (saline intrusion)
- Increased overtopping frequency will drive a slow transition of the pond from freshwater to intertidal (even if seawall maintained)
- From 2050 onward, saltmarsh will form landward of the seawall
- From 2075 onward, saltmarsh will form in low lying areas of paddock and Mill Pond
- Pond could adapt to a tidal lagoon / saltmarsh (both priority habitats)
- Habitat transitions will happen sooner if the seawall fails



Recommended option



- **Short term (0-5 years):** managed breach near wade lane. Installation of boardwalk / footbridge for access. Ongoing monitoring
- **Medium term (5-20 years):** maintain mill pond until sea wall fails. Manage breaches to support habitat transition. Set-back footpath to maintain coastal access
- **Long term (>20 years):** Mill pond transitions to rich and diverse intertidal habitat. Potential for localised restoration and enhancement. Potential construction of freshwater pond within Langstone Meadows

This is considered a flexible approach that can be suited to timescales of the habitat transitions that are already in motion at the mill pond



Chichester Harbour Investment and Adaptation Plan

...conversation
with the
community

...community,
property &
infrastructure
resilience

...stack benefits
& blend funding
(Water Quality)

...adapting to
climate change

...maintain,
restore & create
habitat (HCRP)

...review SMP
HTL Policies

...collaborative
working with
partners

Chichester Harbour Investment and Adaptation Plan

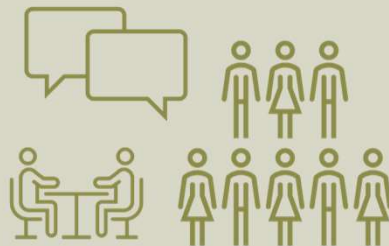
Addresses **people, property and environmental challenges** in one plan



Follows an **adaptive pathways approach** where pathway routes are defined by **triggers** not time



Puts **communities** at the heart of all **decision making**



Stacking benefits and blending funding



Identifies & delivers **projects for resilient places** (people and nature)



Langstone Sea wall - Langstone Mill to Wade Lane, Havant Update 06/12/2023



- 🌐 **HBC:** Meeting with Environment Agency's, Natural England's, Chichester Harbour Conservancy's Senior Managers early in the new year.
- 🌐 Support the development of a contingency plan will consider protecting public health and safety and communications with the local community. There are no current means by which the wall could be re-instated should it fail in the future.
- 🌐 Continue to develop and seek funding for the Chichester Harbour Investment and Adaptation Plan.
- 🌐 **HCC:**
 - 1, Planning repairs to landward side of Mill Pond footpath with oak edging;
 - 2, looking into legal options for footpath alignment;
 - 3, writing to DEFRA seek powers to act more decisively in such situations.
- 🌐 **CHC:** Independent Ecological Study received in Autumn. The Conservancy may wish to adapt their position, considering the report, this will require consultation with the Board.
- 🌐 **NE:** Yet to indicate a considered view following the publication of the Independent Assessment. Currently Assent to works are unlikely to be provided.

Public Drop-in Session 12 December 2023



Home » News » Langstone Millpond to Wade Lane – Public Drop-in Session

Langstone Millpond to Wade Lane – Public Drop-in Session



Last month an independent technical report was published into options for the future of the failing sea defences

[Langstone Millpond to Wade Lane - Public Drop-in Session - Chichester Harbour Conservancy](#)

Chichester Harbour Investment and Adaptation Plan

Working Approach....



The dynamic adaptive planning process (after MfE, 2017)

2024 2025 2026 2027 2028

Scoping + approvals

Investment & Adaptation Plan

Delivery initiatives

FCERM7
for funding Chichester Harbour
Investment & Adaptation Plan

FCERM7's
for funding each resilience project
Somerley Batchmere

(funding challenges can significantly impact timeline)

Licenses & Permissions



Works proposed in this area are located within a number of designated sites specifically:

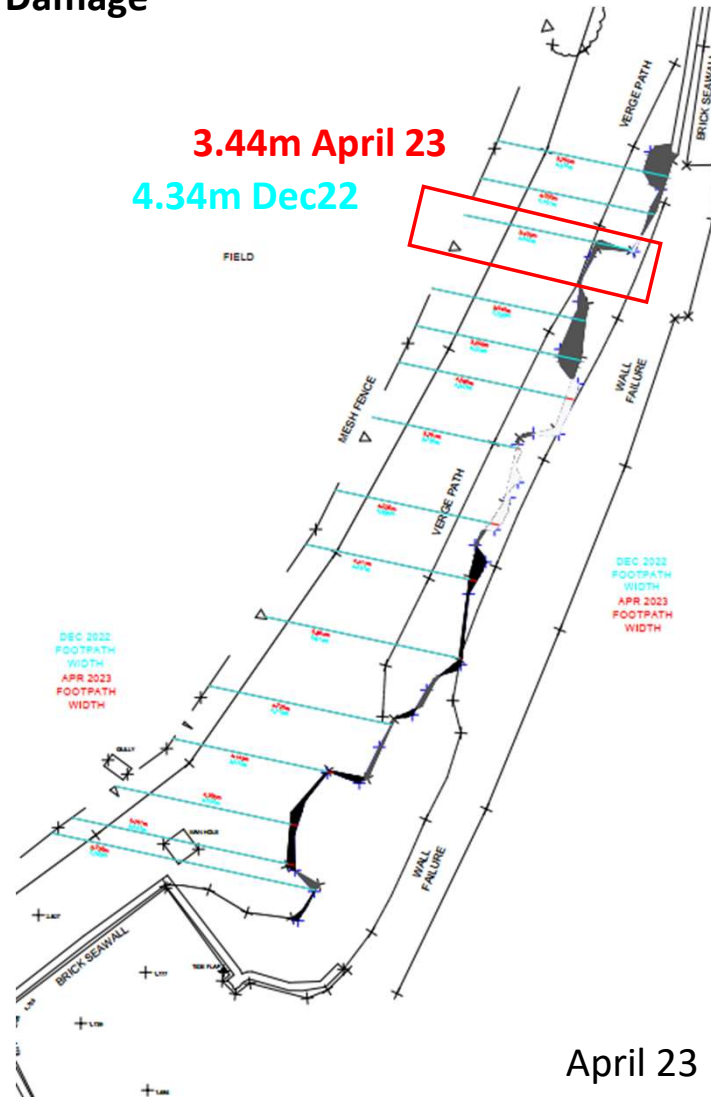
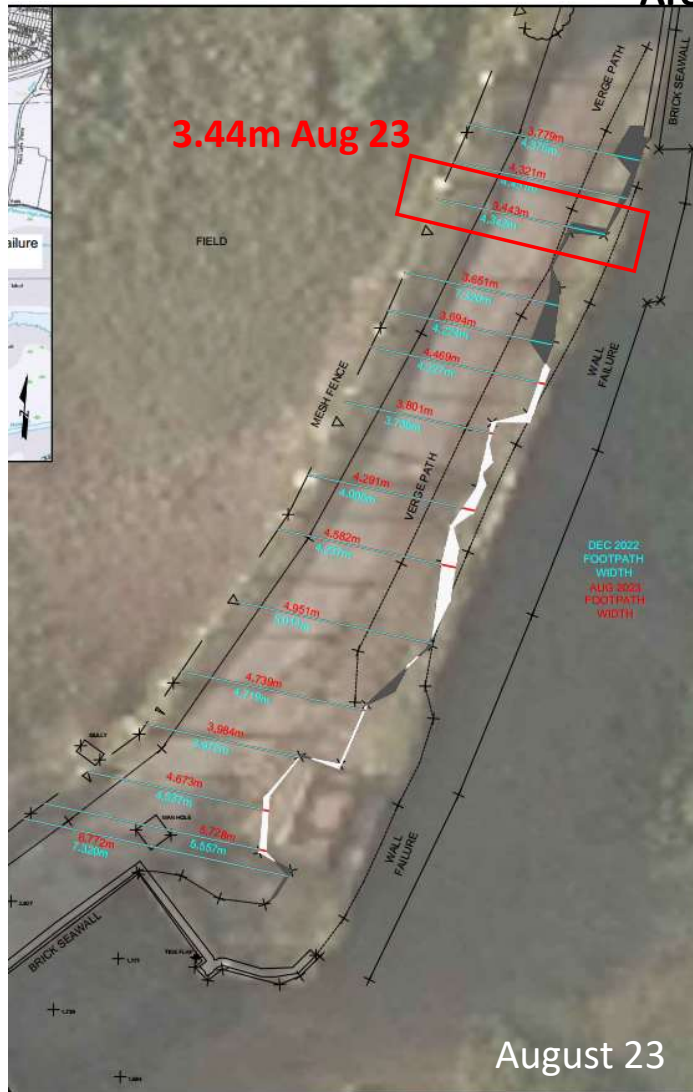
- Chichester Harbour SSSI and Chichester and Langstone Harbours SPA, Special Area of Conservation, and Ramsar Site

Approval and Consents	Comment	Timescale
SSSI Assent	Works on or near to an SSSI that are likely to cause damage. SSSI assent for a public body vs. consent for a private person / landowner. Not needed if Planning Permission required, as tied up with that. (under the Wildlife and Countryside Act 1981 (as amended))	Advertised Reply time within 28 Days,
CHC Works Licence	All works below MHW require a licence, CHC would also need to undertake a HRA of the project, (as a requirement of the Chichester Harbour Act 1971)	Applications are considered by the Advisory Committee and the Conservancy at their quarterly meetings. If a licence has not been granted within 3 months of submission, it is deemed to have been refused.
Habitat Risk Assessment	Required if you want to carry out or approve work on or near an SSSI that's also a protected European or Ramsar site, such as a Special Area of Conservation (SAC) or Special Protection Area (SPA) (under the Conservation of Habitats and Species Regulations 2017 (as amended))	Written Document necessary to included with the SSSI notice / wider consent applications.
MMO Licences	Works in areas submerged at MHWS; Not required for work landwards of the wall. To comply with Marine and Coastal Access Act 2009.	Aim for 13 Weeks - High work volumes and experiencing delays. Check whether the works could be considered exempt or appropriate for 'self-service' (both of which could reduce timescales) https://marinelicensing.marinemangement.org.uk/mmofox5/journey/self-service/start
EA Flood Risk Activity Permit	Works in, over, under or near a main river or flood defence, or within a flood plain; Works to the coastal defence assets are considered a regulated activity, requiring a permit from the Environment Agency, under the Environmental Permitting Regulations 2016	Decision normally within 2 months; Exception may apply where MMO licence is applied for. If Marine License needed, make sure it covers FRAP needs - liaise with Env. & consents team.
Planning Permission	May be needed for works that are outside of the existing footprint (i.e. more than maintenance repairs). A raised boardwalk may require planning permission for example. This falls under the Town and Country Planning Act 1990. If there is a need for Planning Permission, then the emerging Environment Act 2022 places a legal requirement that all development has to demonstrate Biodiversity Net Gain.	If EIA - 16 weeks, if minor application (without EIA) 8 weeks

“With defences protecting homes and businesses from the risk of flooding, compensation for loss of saltmarsh is dealt with through the Habitat Compensation and Restoration Programme, but where they are protecting fields and other areas, there are also opportunities for allowing that roll-back to occur and to contribute to the recovery of saltmarsh and the environmental, social and economic benefits it provides.” NE

Monitoring

Area 3 Damage



Area 1 Damage



Area 2 Damage

