



**Langstone Harbour Site of Special Scientific Interest  
Chichester & Langstone Harbours Special Protection Area  
Solent Maritime Special Area of Conservation  
Chichester & Langstone Harbours RAMSAR**

**Management Agreement**  
  
**for**  
  
**Hayling Health Society**  
  
**2015-2020**

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## **1.0 SUMMARY AND DEFINITIONS**

This Management Statement has been produced by Natural England in conjunction with Hayling Health Society (HHS) to give consent under section 28E of the Wildlife and Countryside Act 1981 (as amended) for Operations (defined below) undertaken by Hayling Health Society Members (Members includes members of HHS, their families friends guests and all others using the site with their permission) at that part of the Langstone Harbour SSSI/SAC/SPA/RAMSAR owned by HHS (the Plot). The Plot, i.e. the land affected by the Management Statement is shown on the map in Appendix 1.

This Management Agreement grants 5 year consent from 15 March 2015 to 14 March 2020

## **2.0 INTRODUCTION**

### **2.1 Background**

Operations agreed by Natural England are specified below, under section 4.0 *Operations which are granted consent under s28E of the Wildlife and Countryside Act 1981 (as amended)*, and require no further consultation provided that activities fall within the stated scope.

Discussion with Natural England, and the submission of notices, will be required for any activities that fall outside of the stated scope and are activities listed under Appendix 4 *Operations Likely to Damage the SSSI*.

Emergency works outside those permitted through this agreement (*'unforeseen or planned event which has life threatening or extreme loss implications and requires immediate action'*) may be undertaken by Hayling Health Society, but Natural England must be notified of any such works as soon as possible.

Natural England's agreement to Operations specified below is to the Hayling Health Society and its Members (as defined above) only and does not give consent to other SSSI owners, occupiers or other parties. In such cases the normal notice procedure must be followed. The Hayling Health Society agrees to use reasonable endeavours to ensure that Members follow this agreement.

### **2.2 Objectives of Hayling Health Society**

- To comply with statutory conservation requirements.
- To protect and manage the heritage features and natural habitats within Hayling Health Society's care.
- To ensure that it's members are able to maintain and access their boats and to allow their reasonable use of their land, boats and facilities for pleasure and recreation.

### **2.3 Objectives of Natural England**

- To conserve and where possible enhance the interest features for which the SSSI has been notified by maintaining or restoring them to a favourable condition.
- As the SSSI also forms part of a European Special Protection Area (SPA) to avoid the deterioration of the habitats of the SPA's qualifying features, and the significant disturbance of its qualifying features, ensuring the integrity of the site is maintained and the site makes a full contribution to the aims of the Wild Birds Directive.
- As the SSSI also forms part of a European Special Area of Conservation (SAC), to avoid the deterioration of the SAC's qualifying natural habitats and the habitats of its qualifying species (if appropriate), and the significant disturbance of any qualifying species, ensuring the integrity of the site is maintained and the site makes a full contribution to achieving Favourable Conservation Status of each of the qualifying features.

### **2.4 European Site Conservation Objectives**

The detailed European Site Conservation Objectives (for SACs/SPAs) can be found at:  
<http://www.naturalengland.org.uk/ourwork/conservation/designatedareas/sac/conservationobjectives.aspx>

### **3.0 SITE INFORMATION**

#### **3.1 Overview**

Langstone Harbour is a SSSI, SAC, SPA and Ramsar designated site of international importance. Langstone Harbour is a tidal basin which at high water resembles an almost landlocked lake. At low water extensive mud flats are exposed and the harbour includes one of the largest areas of mixed saltmarsh on the south coast. The harbour also supports SAC designated features including spartina swards, Atlantic salt meadows, and perennial vegetation of stony banks.

The harbour is of international importance as a rich intertidal system supporting high densities of intertidal invertebrates and together with the interconnected Chichester and Portsmouth Harbours, Langstone Harbour is one of the ten most important sites in the UK for wading birds and wildfowl dependent on the extensive eelgrass beds.

#### **3.2 Description of the land under Hayling Health Society's control**

The area of Langstone Harbour SSSI/SAC/SPA/RAMSAR under Hayling Health Society's control is the Western half of a small inter-tidal inlet known as The Kench. This includes intertidal mudflat and shingle. Outside The Kench, foreshore on the Northern side of the land is also within the SSSI and is used but not owned by HHS.

The land within HHS's control includes one slipway for the use of the members at large and 7 formal private/informal slipways as well as moorings for 8 houseboats and 57 chalets (some of the houseboats straddle the boundary of the SSSI/SAC/SPA/RAMSAR, the chalets fall outside the SSSI/SAC/SPA/RAMSAR). HHS also has a total of 38 licenced mud moorings within the SSSI/SAC/SPA/RAMSAR – some located in The Kench and the balance on the north beach.

#### **4.0 Operations which are granted consent under s28E of the Wildlife and Countryside Act 1981 (as amended)**

- i) External repair and maintenance of boats and their berths
- ii) Maintenance and like-for-like replacement of moorings for boats, including any H frames or similar structures.
- iii) Maintenance of landing stages
- iv) Use of vehicles
- v) Use of boat launching trollies and trailers
- vi) Use of foreshore

#### **4.1 Additional advice**

##### **Consent for the activities outlined in 3.0 is granted subject to all reasonable endeavours being taken to achieve the following conditions:**

- i. Any works that have potential to create a significant amount of flakes of paint, coatings, rust or other debris will be undertaken as follows:
  - a. Protection should be laid on the foreshore to catch the debris, which should be collected and removed from the SSSI/SAC/SPA/RAMSAR site and disposed of in a proper and timely fashion, away from the SSSI/SAC/SPA/RAMSAR.

- b. Debris will not be left on the beach for extended periods when works are not being undertaken to prevent loose debris being blown further onto the SSSI/SAC/SPA/Ramsar habitat and the debris will not be allowed to be covered by the tide.
  - c. In the case of strong winds sanding or rust removal will not take place so as to prevent significant spread of any dust outside the working area.
- ii. If any scaffold, ladders and other structures are required to undertake external works, these should be used in a way which minimises damage to the SAC and SPA/Ramsar supporting habitat
- iii. You should check whether other permissions/licenses are required from other statutory bodies, e.g. Marine License from Marine Management Organisation (MMO), Langstone Harbour Board, Environment Agency etc. before any works involving construction works, the use of a vehicle, vessel, aircraft, marine structure or floating container to remove any substance or object from the sea bed within the UK marine licensing area below the mean high water springs mark, are undertaken.
- iv. Permitted works are to be carried out safely and in accordance with good practice at all times with reasonable measures to mitigate potential damage to the SSSI/SAC/SPA/RAMSAR using appropriate methods and site protection, materials, tools, ladders and access platforms.
- v. Works should where possible be conducted between 1 April and 30 September 2013, i.e. outside the sensitive bird over-wintering season. Within the bird over-wintering season (1 October to 31 March), works may be undertaken other than at high tide.
- vi. Use of tools will be restricted to hand-held manual and power tools.
- vii. To minimise the potential for any pollution, any required refueling of equipment or machinery used for the maintenance works should where possible take place off the SSSI/SAC/SPA/Ramsar site and, ideally, spill kits should be kept on site to prevent any damage or pollution occurring during the works
- viii. Coatings/treatments to be suitable for use in the marine environment and used in accordance with good environmental practice with reasonable precautions to prevent pollutants entering the water-course. All operations must be carried out in such a way as to give rise to as little damage as reasonably practical to the SSSI/SAC/SPA/Ramsar
- ix. If any such damage to the SSSI/SAC/SPA/Ramsar does occur, the applicant must ensure that the damaged area is restored to its former condition so far as is reasonably practicable.
- x. Any contractors required and all those involved with the works should be informed of the status and legal obligations attached to the designation and the location of the boundary of the protected area.
- xi. No equipment, materials or machinery or fuel to be stored within the SSSI/SAC/SPA/Ramsar and all items associated with the works to be removed upon completion other than when stored on board a boat in the SSSI/SAC/SPA/RAMSAR.
- xii. Use of vehicles will be restricted to launching and recovery of boats and for the delivery of heavy items and/or disabled/elderly people where other access is infeasible.

## **5.0 Protection of breeding birds**

All wild birds are protected by law. This includes their nests (whilst in use or being built) as well as any eggs the nest may contain. Under the Wildlife & Countryside Act 1981 (as amended)('WCA'), it is an offence to:

1. intentionally kill, injure or take any wild bird;
2. intentionally damage, destroy or take the nest of any wild bird while it is in use or being built (nests of golden eagle, white tailed eagle and osprey are protected all year round);
3. intentionally destroy an egg of any wild bird;
4. intentionally or recklessly disturb Schedule 1 wild birds or their dependent young while they are nesting (including disturbance of nesting young).

Although within the WCA no dates are legally stated between which vegetation cannot be trimmed, cut, laid or coppiced, the main bird breeding season is recognised as being between 1 March and 31 July. Therefore the risk of committing any of the above offences is increased between these dates. It is recommended that if work **has** to be undertaken within these dates that a thorough check of all vegetation is carried out by appropriately qualified or skilled personnel for any signs of breeding activity first (such as observation from a distance using binoculars and direct searching of a hedge for nests).

### 6.0 Protected Species

Additional protected species which may or may not be a special interest feature of the Langstone Harbour SSSI may be present on the Plot.

Before activities are undertaken by Hayling Health Society in the Plot, further consideration must be given by Hayling Health Society as to the possible presence of such species and the likely impact of activities on them, avoiding impacts where possible through following best practice guidance. A separate licence from Natural England may be needed if offences cannot be avoided. See <http://www.naturalengland.org.uk/ourwork/regulation/wildlife/species/default.aspx> for more information.

### 7.0 Document sign off

**7.1 Signed for Hayling Health Society:** .....

Name: .....

Date: .....

**7.2 Signed for Natural England:** .....

Name: .....

Date: .....

## **8.0 APPENDICES**

### **LIST OF APPENDICES**

Appendix 1 - Map of the land under Hayling Health Society's control and of the Plot

Appendix 2 - Boundary map for the Langstone Harbour SSSI

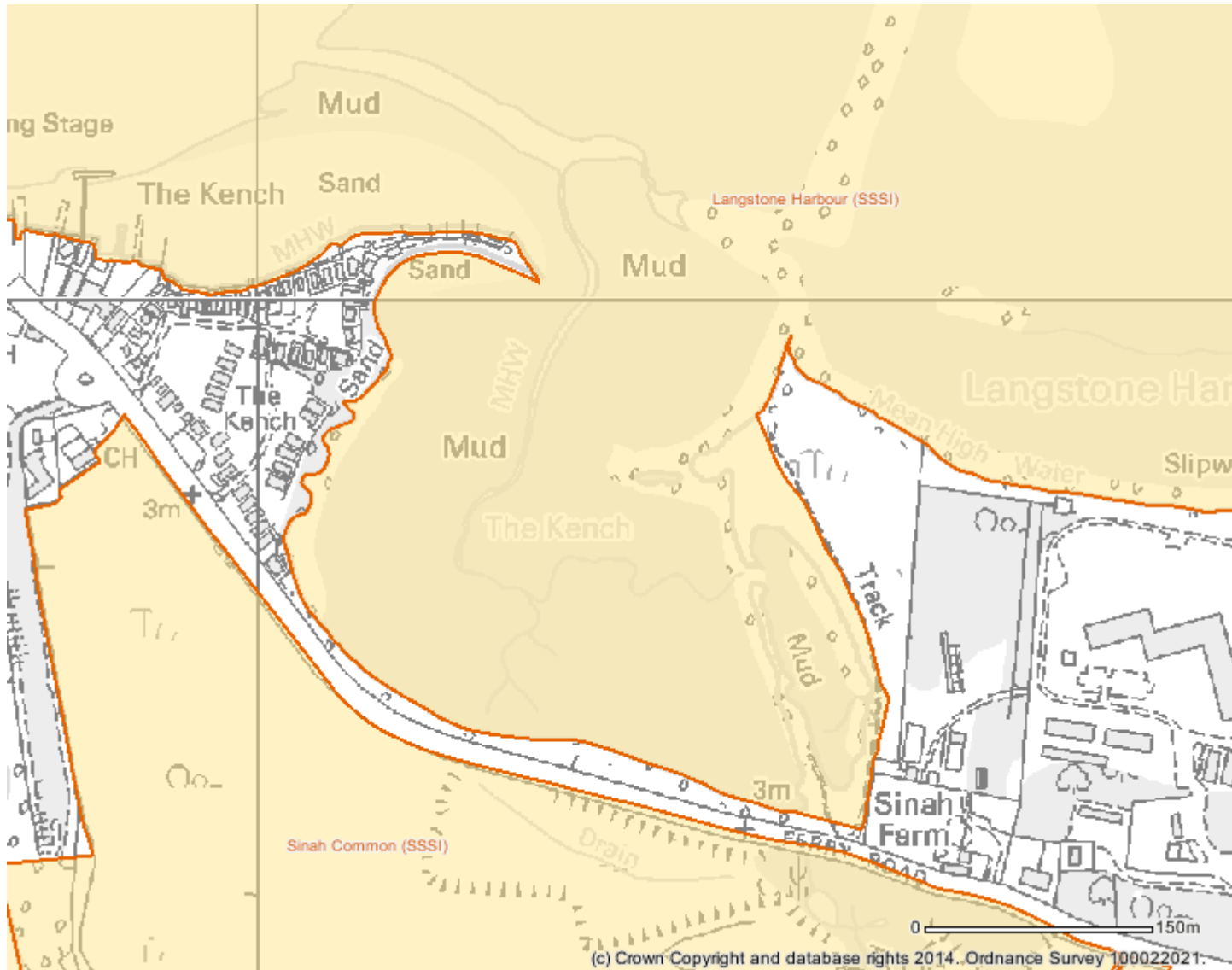
Appendix 3 – Citation for the Langstone Harbour SSSI

Appendix 4 – List of operations likely to damage the SSSI

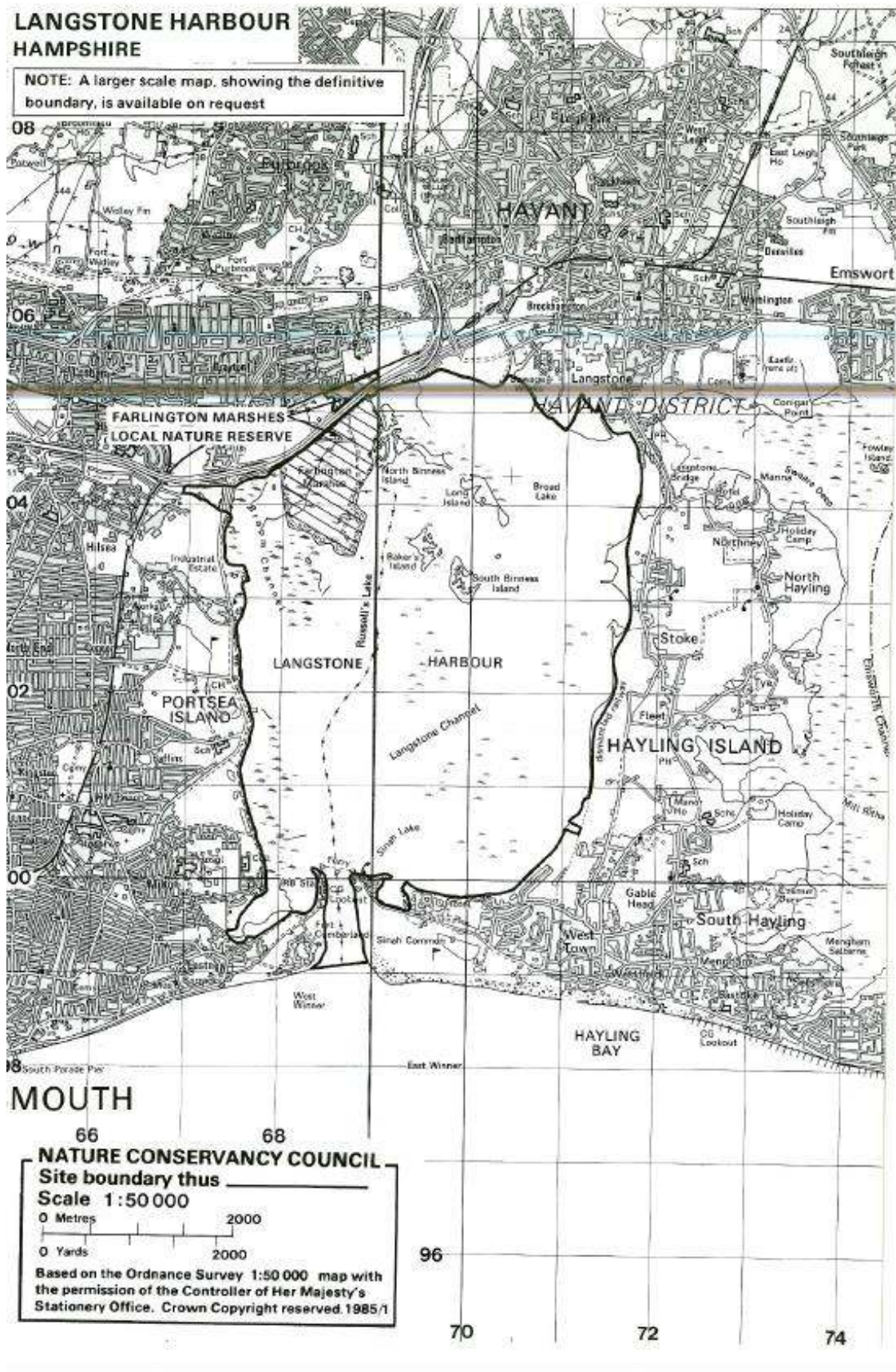
**Appendix 1 - Map of the land under Hayling Health Society's control within red line, green area is the Plot**







**Appendix 2** – Notification boundary map for the Langstone Harbour SSSI



### **Appendix 3** – Citation for the Langstone Harbour SSSI

File ref:

**County:** Hampshire **Site Name:** Langstone Harbour SSSI

**Local Planning Authority:** Hampshire County Council, Havant Borough Council, Portsmouth City Council

**National Grid Reference:** SU 700030

**Ordnance Survey Sheet 1:50,000:** 197 **1:25,000:** SU 60, 70; SZ 69, 79

**Area:** 2,069.4 (ha) 5.113.4 (ac)

**Date Notified (Under 1949 Act):** 1 9 5 8 **Date of Last Revision:** 1 9 7 9

**Date Notified (Under 1981 Act):** 1 9 8 5 **Date of Last Revision:** –

#### **Other Information:**

Farlington Marshes (118.9 ha) is a Local Nature Reserve owned by Portsmouth City Council and managed by the Hampshire and Isle of Wight Naturalists' Trust under a long lease; 550 ha including a series of saltmarsh islands and extensive mud flats are owned by the Royal Society for the Protection of Birds.

#### **Reasons for Notification:**

Langstone Harbour is a tidal basin which at high water resembles an almost landlocked lake. At low water extensive mud flats are exposed, drained by three main channels which unite to make a common and narrow exit to the sea. The harbour includes one of the largest areas of mixed saltmarsh on the south coast, and extensive cord-grass *Spartina anglica* marsh in an advanced state of degeneration. The Site of Special Scientific Interest including Farlington Marshes, a peninsula of grassland and marsh on reclaimed tidal silt protected by a sea wall; and a similar but much smaller area at Southmoor in the north-east of the harbour. The harbour is of international importance as a rich intertidal system supporting high densities of intertidal invertebrates and large populations of migrant and overwintering waders and wildfowl, dependent upon them and upon the extensive beds of eelgrass *Zostera* species. The *Zostera angustifolia* and *Z. noltii* beds are among the largest in Britain. The harbour is among the twenty most important intertidal areas in Britain as a summer and autumn assembly ground for waders during the moult (when they require abundant high protein food) and as a post-moult wintering ground. Dunlin *Calidris alpina* often exceed 30,000 individuals, or 6% of the British winter population, or 3% of the European and North African wintering population. Grey plover *Pluvialis squatarola* and black-tailed godwit *Limosa limosa* achieve numbers which represent 1–2% of the European and North African migration flyway population; and redshank *Tringa totanus* and ringed plover *Charadrius hiaticula* do so periodically. At times as many as 20% of the black-tailed godwit, 8% of the ringed plover and 8-10% of the grey plover wintering in Britain are present in the harbour. The total numbers of waders present sometimes exceeds 40,000. Langstone Harbour and the adjoining and connected Portsmouth and Chichester Harbours form a single, coherent ecosystem which is among the ten most important intertidal areas for waders in Britain. In the 1970s and 1980s Langstone Harbour alone has consistently supported in excess of 5,000 wintering dark-bellied geese *Branta bernicla*, or 5-10% of the world population depending on fluctuating population levels. It has supported up to 2.5% of the European winter population of shelduck *Tadorna tadorna* and regularly supports substantial numbers of other ducks in autumn and winter.

Farlington Marshes intrudes into the north-west sector of the harbour. Its vegetation is strongly influenced by drainage water from the chalk and by brackish water infiltration. The marshes embrace a variety of habitats – brackish marsh, fresh marsh, a large lagoon with associated reed *Phragmites* beds, *Agrostis stolonifera* grassland and scrub. It is a vital high water wader roost for the Harbour and a major feeding ground for Brent geese after the *Zostera* beds in the Harbour have been consumed. Few comparable sites have survived agricultural improvement on the south and east coasts of England, where the habitat was formerly common: the grassland flora is especially rich for reclaimed silt, and includes over 50 species of grasses. Southmoor shares these characteristics but is much smaller.

Langstone Harbour has been the forum for important ecological research on estuarine eutrophication and the relationship with algal blanketing of the muds, changes in invertebrate communities and changes in the composition of vertebrate predator communities.

**Appendix 4** – List of operations requiring Natural England’s consent for Langstone Harbour SSSI

**Operations likely to damage the special interest**

**Site name: Langstone Harbour, SSSI, Hampshire**

**OLD1001182**

<b>Ref. No.</b>	<b>Type of Operation</b>
1	Cultivation, including ploughing, rotovating, harrowing, and re-seeding.
2	Changes in the grazing regime (including type of stock, intensity or seasonal pattern of grazing and cessation of grazing).
3	Changes in stock feeding practice.
4	Changes in the mowing or cutting regime (including hay making to silage and cessation).
5	Application of manure, fertilisers and lime.
6	Application of pesticides, including herbicides (weedkillers).
7	Dumping, spreading or discharge of any materials.
8	Burning of vegetation.
9	The release into the site of any wild or feral animal*, or domestic pig or any plant or seed.
10	The killing or removal of any wild animal*, including pest control.
11	The destruction, displacement, removal or cutting of any tree, shrub, hedge, turf or aquatic plant or alga.
12	The introduction of tree and/or woodland management+.
13a	Drainage (including the use of mole, tile, tunnel or other artificial drains).
13b	Modification of the structure of tidal creeks and channels, streams, springs, ditches and drains, including their banks and beds, as by re-alignment, re-grading and dredging.
13c	Management of aquatic and bank vegetation.
14	The changing of water levels and tables and water utilisation (including irrigation, storage and abstraction from existing water bodies and through boreholes).
15	Infilling of ditches, drains, ponds, pools or marshes.
16a	The introduction of freshwater fishery production and/or management, including sporting fishing and angling.
16b	The introduction of new coastal fisheries or changes in coastal fishing practice or fisheries management and seafood or marine life collection, including the use of traps or fish cages.
17	Reclamation of land from sea, estuary or marsh.
18	Bait digging in intertidal areas.
19	Erection of sea defences or coast protection works, including cliff or landslip drainage or stabilisation measures.

- 20 Extraction of minerals, including peat, shingle, sand and gravel, topsoil, subsoil, shells and spoil.
- 21 Construction of roads, tracks, walls, fences, hardstands, banks, ditches or other earthworks, or the laying, maintenance or removal of pipelines and cables, above or below ground.
- 22 Storage of materials.
- 23 Erection of permanent or temporary structures, or the undertaking of engineering works, including drilling.
- 24 Clearance of boulders, large stones, loose rock and shingle, and re-grading of foreshores.
- 26 Use of vehicles or craft likely to damage or disturb vegetation or fauna.
- 27 Recreational or other activities likely to damage vegetation or fauna.
- 28 Changes in game and wildfowl management and hunting practice.

\* 'animal' includes any mammal, reptile, amphibian, bird, fish or invertebrate.

+ including afforestation, planting, clear and selective felling, thinning, coppicing, modification of the stand or underwood, changes in species composition, cessation of management.