

CHICHESTER HARBOUR CONSERVANCY

Invitation to Quote

SPECIFICATION FOR FEASIBILITY STUDY RELATING TO LAND AT LANGSTONE, CHICHESTER HARBOUR.

To assess the future options for this site, taking account the regulatory and legislative framework, the current state of the sea defences, climate change and sea level rise, nature conservation, other environmental and recreational interests, and the overall long term sustainability of the focus area. Consideration should also be given to the value of the heritage of the site and contribution to the local economy.

Opening Date: 15/05/2023 (5pm)

Closing Date: 05/06/2023 (10am)

1.0 Introduction

- 1.1 At 74km², Chichester Harbour is the largest natural estuary in southeast England, straddling the boundary between Hampshire and West Sussex. It was designated as an Area of Outstanding Natural Beauty (AONB) in 1964, and subsequent designations have followed, including a Site of Special Scientific Interest (SSSI), a RAMSAR site and a Special Protection Area (SPA). It is also part of the Solent Maritime Special Area of Conservation (SAC), and there are a range of Local Nature Reserves, Sites of Importance for Nature Conservation (in Hampshire), Sites of Nature Conservation Importance (in West Sussex), and sites of historical importance.
- 1.2 Natural England published a Condition Review of the SSSI on 23 February 2021 (NERR090).

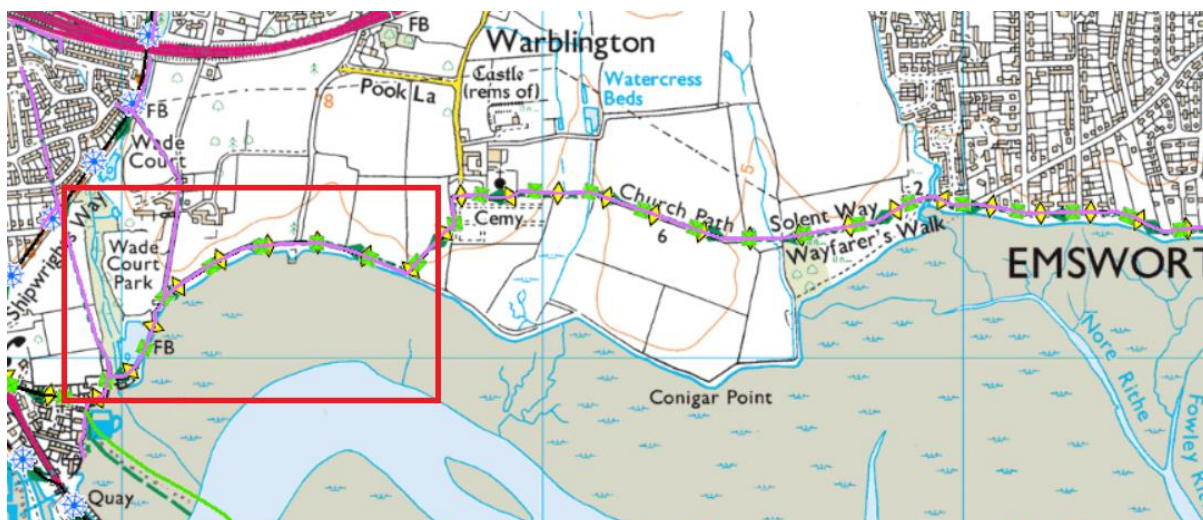
<http://publications.naturalengland.org.uk/publication/5535304204419072>

The Review concluded that the state of the SSSI was deteriorating, and Chichester Harbour was therefore moved to 'Unfavourable Declining' condition. One of the reasons for the decline was due to coastal squeeze – the damage that hard sea defences were having on the natural coastline and the ability of intertidal habitat including saltmarsh to 'roll back' in response to rising sea levels. These habitats are features of the SSSI as well as supportive habitat for the large number of birds that use the site and are also part of the designation. Subsequently following the change of condition of the SSSI, Natural England has recently refused consent for a repair to a defence due to the impacts on the SSSI and this was upheld by the Planning Inspectorate. Further details will be provided to the appointed consultant.

- 1.3 Prior to the publication of the Condition Review, Chichester Harbour Conservancy ("The Conservancy") established the CHaPRoN partnership, which stands for the Chichester Harbour Protection & Recovery of Nature. It is a partnership of the Conservancy, Natural England, the Environment Agency, Coastal Partners, Southern Water, the RSPB, and the Sussex Inshore Fisheries & Conservation Authorities (IFCA). The CHaPRoN partnership is overseeing the restoration of the SSSI in the context of Defra's 25 Year Plan for the Natural Environment and the recently published Environmental Improvement Plan, both to restore the SSSI and to address the wider decline in nature that has occurred in England.

<https://www.gov.uk/government/publications/25-year-environment-plan>

- 1.4 Footpath 108/56/2 is part of the Public Right of Way coastal route that connects Langstone with Warblington. The footpath is part of the Wayfarers Walk, the Solent Way, and will soon be defined as a stretch under the King Charles III England Coast Path. Footpath 108/56/3 is east of Wade Lane.



The approximate study area.



View looking north near "FB", collapsed sea wall in foreground, timber piles in distance.

- 1.5 Whilst Footpath 108/56/2 is open, a stretch of the sea defences, in front of the land on which the footpath has collapsed, another stretch is showing signs of compromise to the south.

- 1.6 There is an outflow pipe that serves the properties on Wade Lane along this stretch.
- 1.7 The site and its surrounds are under various ownerships. These will be discussed with the appointed consultant.
- 1.8 Langstone Mill Pond is a Site of Importance for Nature Conservation (SINC). Whilst undesignated, the adjacent grazed marsh to the north of the Pond serves as a high tide roost.
- 1.9 Chichester Harbour Conservancy, through the CHaPRoN partnership, is inviting quotes to prepare a Feasibility Study to assess the future options for this site, taking account the regulatory and legislative framework, the current state of the sea defences, climate change and sea level rise, nature conservation, other environmental and recreational interests, and the overall long term sustainability of the focus area. Consideration should also be given to the value of the heritage of the site and contribution to the local economy.
- 1.10 The national Flood and Coastal Erosion Risk Management (FCERM) strategy also has guidance on climate change adaption. The consultant should cite this in the context of this case study.

2.0 Purpose of the Assessment

- 2.1 The ultimate aims of this work are to assess:
 - i. The options that are available that deliver on the various outcomes listed above and to make a recommendation as to the preferred options and why this is supported.
 - ii. The implications of the brick sea wall failure – what is the state of the sea wall, risks (for example to Langstone Mill Pond), and management measures required over the lifetime of the structure, should it remain in-situ. Consider the adjacent defences, their condition, and how any defences tie into existing areas, and other options.
 - iii. The baseline conditions - the physical, hydrological, and ecological characteristics of the adjacent intertidal area, erosion rates, the site, and wider areas likely to be impacted, both positively and negatively, by changes (including the flora and fauna of the freshwater area).
 - iv. The risks and mitigation required to key infrastructure, in relation to the proposed options.
 - v. The options to enhance, protect and maximise biodiversity, the environment, and recreational benefits, in the context of the SSSI Condition Review. Consideration should be given to the potential to create saltmarsh in front, the topography, and the impact on this aspiration if sea walls continue to be present.
 - vi. The options for the managed realignment of the sea walls to enable roll-back of intertidal habitats including saltmarsh habitat – include different scenarios, key issues and constraints, risks and responsibilities, disadvantages and opportunities, uncertainties, investigations, methods, timescales and planning, indicative costs and resources, permissions, monitoring, and management. The sea walls include brickwork and timber piles, to the east. Consideration should be given to their current state, how this assessment impacts the options, and their eventual disposal.
 - vii. The history of the site – heritage interests, and showing changes over time, insofar as information is available.

- viii. Where this site fits in terms of the bigger picture of agricultural reform and Defra's 25 Year Plan for the Environment - and the aims of the Environmental Improvement Plan to manage climate change impacts and restore biodiversity.
- 2.2 The consultant is also required to prepare a Communication and Engagement Plan for the recommended works at the site.
- 2.3 The Feasibility Study is to be structured to inform an 'Adaptation and Delivery Plan' for the next development phase.
- 2.4 Ultimately, the Feasibility Study will make a recommendation on a course of action.

3.0 Audiences for the Feasibility Study

- 3.1 The primary 'customer' for this project will be Chichester Harbour Conservancy. It is anticipated that Feasibility Study will inform the future use of the site.
- 3.2 Other important recipients of the Feasibility Study include key stakeholders in Chichester Harbour, including:
 - Bird Aware Solent.
 - Coastal Partners.
 - The Environment Agency.
 - Hampshire County Council (Highways Authority).
 - Havant Borough Council.
 - The Interested Public.
 - Landowners.
 - Langstone Residents Association.
 - Langstone Village Association.
 - Natural England (habitat creation and the England Coast Path).
 - The Ramblers.
 - Residents/Community.
 - Southern Water.
 - Tenant Farmers within the Study Area.
- 3.3 In the interests of transparency, the Feasibility Study will be published and in the public domain upon completion, except for anything therein deemed to be commercially sensitive, which may be redacted prior to publication.

4.0 Chichester Harbour Conservancy

- 4.1 Chichester Harbour Conservancy is appointed by the LPAs as the Joint Advisory Committee (JAC) for Chichester Harbour AONB, as designated in 1964. AONBs in England have a primary purpose:

- To conserve and enhance natural beauty.

In pursuit of these purposes, account should be taken of the needs of agriculture, forestry, other rural industries, and the economic and social needs of local communities. Recreation is not an objective of designation, but the demand for recreation should be met insofar as it is consistent with the conservation of natural beauty and the needs of agriculture, forestry and other uses.

- 4.2 Chichester Harbour Conservancy was established by the Chichester Harbour Conservancy Act of 1971. The Act recognised the single geographical entity of the Harbour and brought together responsibility for managing the AONB and the Harbour, as the Statutory Harbour Authority. The Conservancy has two functions.

It shall be the function of the Conservancy, subject to the provisions of this Act, to take such steps from time to time as to them seem meet for the conservancy, maintenance and improvement of—

- a) The harbour, for the use of pleasure craft and such other vessels as may seek to use the same;
- b) The amenity area, for the occupation of leisure and recreation and the conservation of nature:

and the facilities (including, in relation to the harbour, navigational facilities) afforded respectively therein or in connection therewith.

In the fulfilment of the function ...the Conservancy shall have regard to the desirability of conserving the natural beauty and amenity of the countryside and of avoiding interference with fisheries.

5.0 Project Specification

- 5.1 The successful consultant will research and prepare a report with an Executive Summary, and structured sections as per this specification. The report will consider the purpose of the AONB, the functions of the Conservancy, and the SSSI Condition Review, to help set the context.

- 5.2 Consultants will need to budget for:

- An introductory meeting in June.
- Site visits.
- Virtual meetings with coastal experts as required.
- Desktop analysis of the site, in the context of sea level rise projections.
- The submission of the first draft of the Feasibility Study by 31 August 2023.
- Consideration of feedback on the first draft.
- Submission of the final report by 2 October 2023.
- Three PowerPoint presentations on the findings of the Feasibility Study during 2023 at dates to be agreed (these may be after 1 April 2023). The audience will be different for each talk.

- 5.3 The above deadlines must be adhered to. Consultants that knowingly cannot deliver within this timeframe should not bid for the work.

6.0 The Role of the Consultants

- 6.1 The consultants will be expected to carry out the tasks identified below:

- Advise the Conservancy on their plan for the Feasibility Study and how they propose to go about undertaking the work.
- Produce a draft first report by 31 August 2023.
- Liaise with the Project Managers (Richard Austin, AONB Manager, and Sarah Chatfield, CHaPRoN Manager) and other officers as required, including face-to-face and virtual meetings.

- Provide progress reports at regular intervals.
- Prepare a costed Feasibility Study with a reasoned justification of all the options that are available for this site, including the opportunities and limitations of each option.

7.0 The Role of the Conservancy

7.1 The following relevant documents are available for consideration on the Conservancy's website.

- Chichester Harbour AONB Management Plan (2014-2019)
- Landscape Character Assessment (2019)

Please see www.conservancy.co.uk for details.

7.2 The Conservancy will supply the successful consultant with access to a vessel and coxswain, so that sea defences can be viewed from the water – if required.

7.3 A list of contacts of local stakeholders will also be provided, notwithstanding that the successful consultant will be expected to contact individuals and secure further information and data as required. It will be at the discretion of the consultant whom to contact.

8.0 Structure of the Submissions

8.1 The proposal must detail the following, which will be weighted as indicated when assessed. Submissions must not exceed 10 pages (20 sides) of A4 using Arial font size 11 (excluding CVs and references).

- Section 1: The reasons for your interest in the project, your track record in the field, with examples, and two appended references (10%).
- Section 2: The approach you propose to take in conducting the work, including a work schedule (20%).
- Section 3: Your CV and those of anyone else involved in the project (20%), indicating who will be undertaking which roles.
- Section 4: Overall price and how you have calculated that sum (50%).
- Section 5: Any standard terms and conditions of your own (not assessed).

8.2 Quotations should show an overall price together with a day-rate indicating the number of consultancy staff required and estimates of how much time will be required to complete the various elements of the brief. Additional costs should also be detailed, including an introductory meeting, telephone calls, final presentations, and submission of the final report.

8.3 It is expected that the appointed consultant will undertake the work and it will not be sub-let to a third party.

8.4 In summary, the timetable for the project is as follows:

- Brief issued to potential consultants – 15 May 2023.
- Submissions to be returned by 10:00am Monday 5 June 2023.
- Contract to be awarded w/c 5 June 2023.
- Submission of first draft report by 31 August 2023.
- Submission of final report by 2 October 2023.

- Three PowerPoint presentations at dates to be agreed.

8.5 Whilst it is appreciated that there are several lines of enquiry, and a relatively short time frame for delivering the work, consultants are reminded that aside from a site visit this is largely a desktop exercise and therefore the brief is realistically deliverable as per the timings in 8.4.

8.6 The three PowerPoint presentations will take place between 2 October and no later than 30 November 2023. It is to be determined whether these will be virtual or in-person.

9.0 Assessment of Submissions

9.1 Each bid will receive a normalised score, worked out as combination of quality (50%) and price (50%).

Bid Quality

9.2 Sections 1, 2 and 3 for each submission (50%), as outlined in 8.1, will be individually assessed as follows:

Exceptional	10	Exceed project requirement, potential for additional benefits.
Very Good	9 to 8	Matched the requirements, excellent solution.
Good	7 to 6	Matched the requirements.
Satisfactory	5 to 4	Minimum criteria met.
Poor	3 to 2	Significant shortcomings.
Unacceptable	1 to 0	Fails to meet requirements.

Price

9.3 The overall price (50%) will be assessed on a comparative basis. The lowest priced, but feasible bid, will form the baseline and will be awarded the full mark available for "price". This sum will be converted into a score.

Final Score

9.4 Each bid will be independently scored by three officers from Chichester Harbour Conservancy. The scores will then be discussed, and a consultant will be appointed.

9.5 In the event that two or more bids are too close to separate, please note that interviews may be conducted to determine the appointed consultant.

9.6 Bids that are deemed to be unfeasible, or with incomplete information, will be excluded from the scoring process, regardless of price.

10.0 Submission of Clarification Questions

10.1 The deadline for submitting questions on this brief is 10:00am on Friday 2 June 2023. Please contact Richard Austin or Sarah Chatfield with any questions you may have.

11.0 Submission of the Quotes

11.1 Submissions should be submitted by 10:00am on Monday 5 June 2023 in electronic format:

To: richard.austin@conservancy.co.uk;
Cc: sarah.chatfield@conservancy.co.uk.

Please quote reference "Feasibility Study" in the email subject line.

- 11.2 Richard Austin, AONB Manager at the Conservancy will be the lead contact for this project (01243 510982), with Sarah Chatfield, CHaPRoN Manager as deputy contact (01243 510983).

Ends