

<b>Policy Unit 5C03 Swanwick Shore Road to Bursledon Bridge</b>		
<b>Summary description of Policy Unit</b>		
<p>The developed frontage contains a mixture of commercial, marina and boat yard development and residential properties. Planning permission has been granted for waterside redevelopment within this frontage. The infrastructure associated with the road and rail transport network are within the tidal floodplain area although the links themselves are at higher elevations. The frontage contains residential properties, marinas, moorings and other commercial assets. The majority of the frontage is privately defended and maintained. Inter-tidal habitats of European nature conservation importance. Heritage features include listed buildings, Swanwick Shore Conservation Area and maritime features. This frontage has been assessed in the draft River Itchen, Weston Shore, Netley &amp; Hamble Coastal Defence Strategy, which has recommended a HTL policy for each epoch.</p>		
<b>Final policy options</b>		SMP1 Ref HAM4 Hold the Line
<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>No Active Intervention</b>
<b>Summary of rationale behind final policy options</b>		
<p>The final policy options are taken from and consistent with the draft Itchen, Weston, Netley and River Hamble Coastal Defence Strategy.</p>		
<p>The key policy drivers in the short to medium-term is to maintain the current line of defence to provide flood protection to the marina-based development, commercial assets, infrastructure, transport links and residential property developments on the eastern bank of the River Hamble. Existing privately owned defences may be maintained through permissive development rights of private landowners. Property level flood defences may be appropriate where flood risk will increase in the longer-term.</p>		<p>The intention in the long-term is that the developed frontage will not require additional further flood defence works as flood resilience measures will be incorporated within design. The undefended frontages will continue to evolve naturally.</p>
<p>Due to the environmental designations within the River Hamble, losses of European and national nature conservation designated habitats will need to be 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>		
<p>None. Public consultation on the draft Itchen, Weston, Netley and River Hamble Coastal Defence Strategy will confirm the final policy and management approach,</p>		

which may require revisions to the final SMP policies

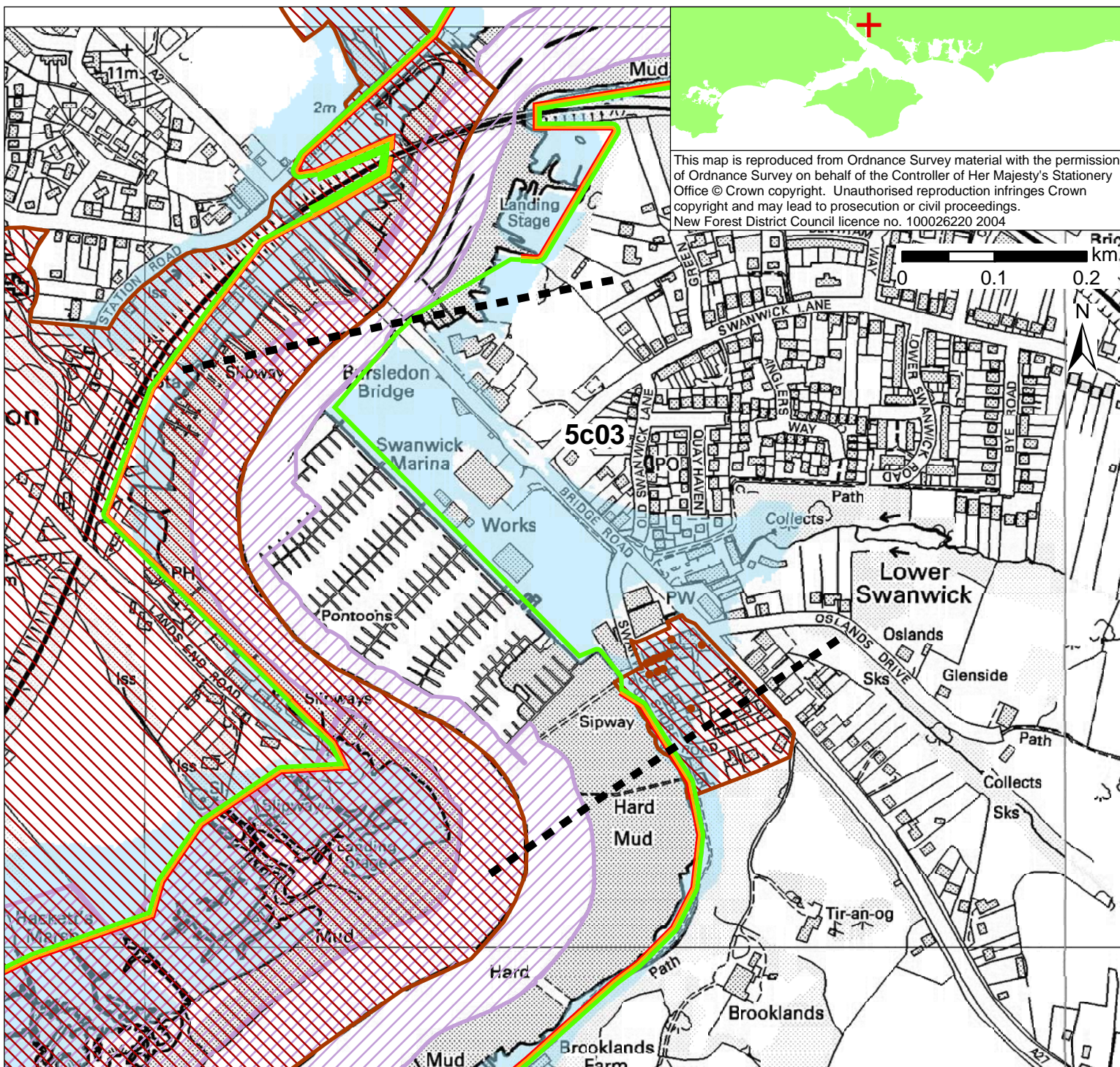
An Information Note for landowners, planners and developers on privately owned coastal defences and coastal planning issues has been produced.

**Funding**

It is likely that central government funding could be secured for identified works. 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)**

Conclusion and approval of Itchen, Weston, Netley and River Hamble Coastal Defence Strategy



**POLICY**

From Present Day (up to 2025):	Medium-Term (2025 to 2055):	Long-Term (2055 to 2105):
Hold the Line	Hold the Line	No Active Intervention

- 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