

Policy Unit 5C05 Satchell Marshes to Hamble Common Point**Summary description of Policy Unit**

The developed frontage of Hamble village contains a mixture of residential properties, industrial and commercial, marina and boat yard development and assets. There are public open spaces located along the Hamble-le-Rice frontage. The majority of the frontage is privately defended and maintained, although there are lengths of defences maintained by the Local Authority. There are some locations within the Hamble village that frequently experience tidal flooding under storm and high tide conditions, although the natural topography does restrict the extent of flood area. Inter-tidal habitats of International, European and national nature conservation importance provide high tide roost sites and support the adjacent and nearby SPA/Ramsar sites. There is a Local Nature Reserve and Heritage features include Scheduled Ancient Monument (Remains of St Andrew's castle), listed buildings and maritime features along with Conservation Areas. This frontage has been assessed in the draft River Itchen, Weston Shore, Netley and Hamble Coastal Defence Strategy, which has recommended a HTL policy for each epoch for the frontage.

Final policy optionsSMP1 Ref
HAM1 Hold the Line

Epoch 1 From Present Day (up to 2025)	Epoch 2 Medium Term (2025 to 2055)	Epoch 3 Long Term (2055 to 2105)
No Active Intervention * with localised Hold the Line at the Quay and Rope Walk	No Active Intervention * with localised Hold the Line at the Quay and Rope Walk	No Active Intervention * with localised Hold the Line at the Quay and Rope Walk
(*further detailed studies required for long-term management of site)		

Summary of rationale behind final policy options

The final policy options are taken from and consistent with the draft Itchen, Weston, Netley and River Hamble Coastal Defence Strategy.

The policy intention for undefended and undeveloped frontage north of the residential waterside area is to permit the shoreline to adapt naturally to changing coastal conditions, as the natural topography restricts the extent of the tidal floodplain and erosion rates are currently low. The intention of the localised HTL policies is to protect the residential, industrial and commercial developments within Hamble-le-Rice along the Quay and Rope Walk. Adaptation options will also need to be considered for the recreationally important public amenity open spaces located along the Hamble-le-Rice frontage.

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.

The * that applies to all epochs indicates that further assessments on the long-term shoreline evolution of Hamble Point will necessitate a review of management options in the medium to long term. Studies will need to address the economic, environmental and social implications of flood management issues for the River Hamble.

Policy changes through Public Consultation

None. Public consultation on the draft Itchen, Weston, Netley and River Hamble Coastal Defence Strategy will confirm the final policy and management approach, which may require revisions to the final SMP policies.

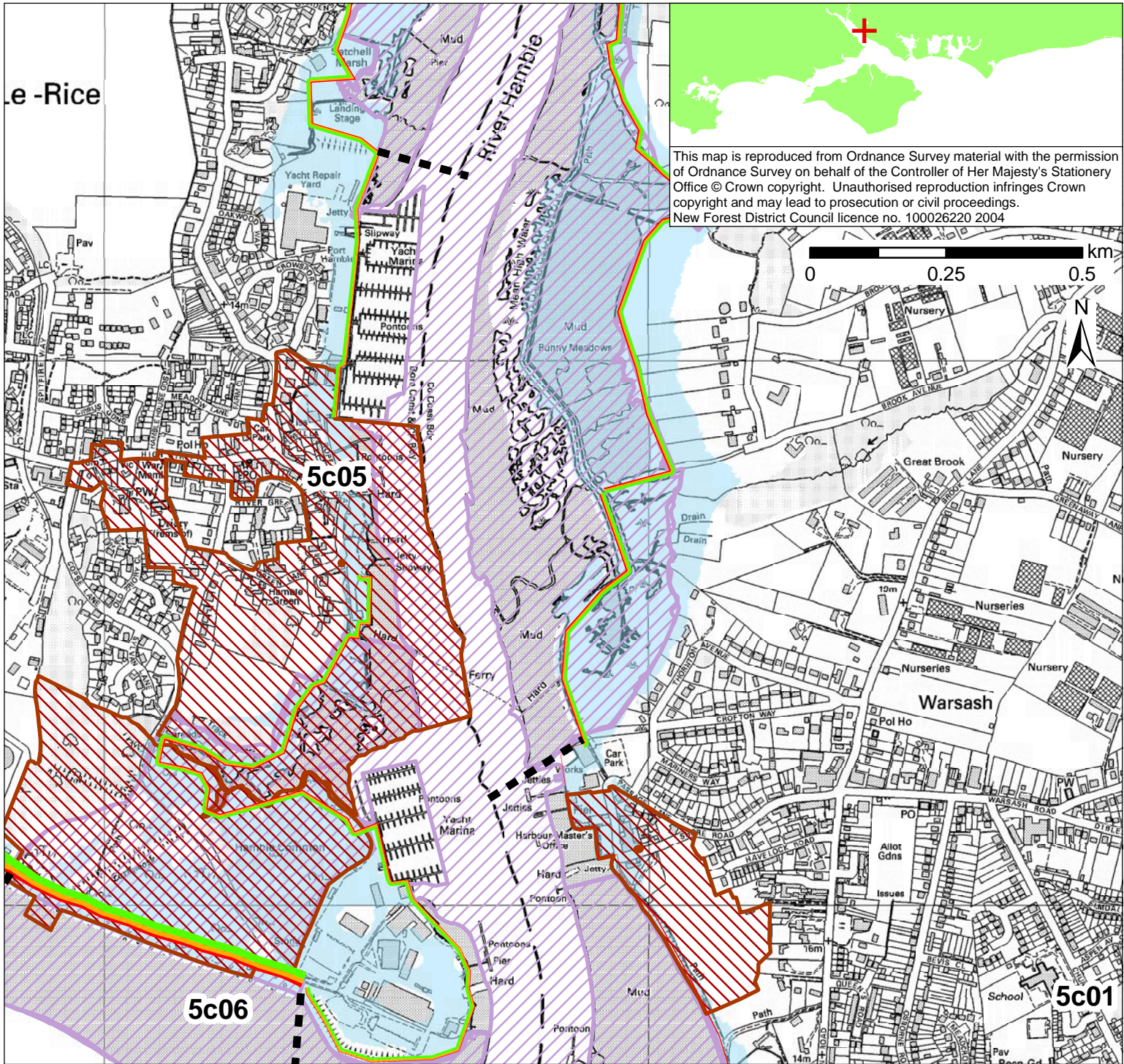
An Information Note for landowners, planners and developers on privately owned coastal defences and coastal planning issues has been produced.

Funding

For the localised defence works at the Quay and Rope Walk, it is uncertain that central government funding could be secured. Alternative sources of public funding may be available to Local Authority for adaptive management. 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
Shoreline evolution of Hamble Point and Hamble River mouth



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POLICY

From Present Day (up to 2025):	Medium-Term (2025 to 2055):	Long-Term (2055 to 2105):
No Active Intervention* (Hold the line at the Quay and Rope Walk)	No Active Intervention* (Hold the line at the Quay and Rope Walk)	No Active Intervention* (Hold the line at the Quay and Rope Walk)

*Requirement for more detailed study (on potential impact of shoreline evolution of Hamble Point to determine longer-term management of this frontage and River Hamble)

- 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