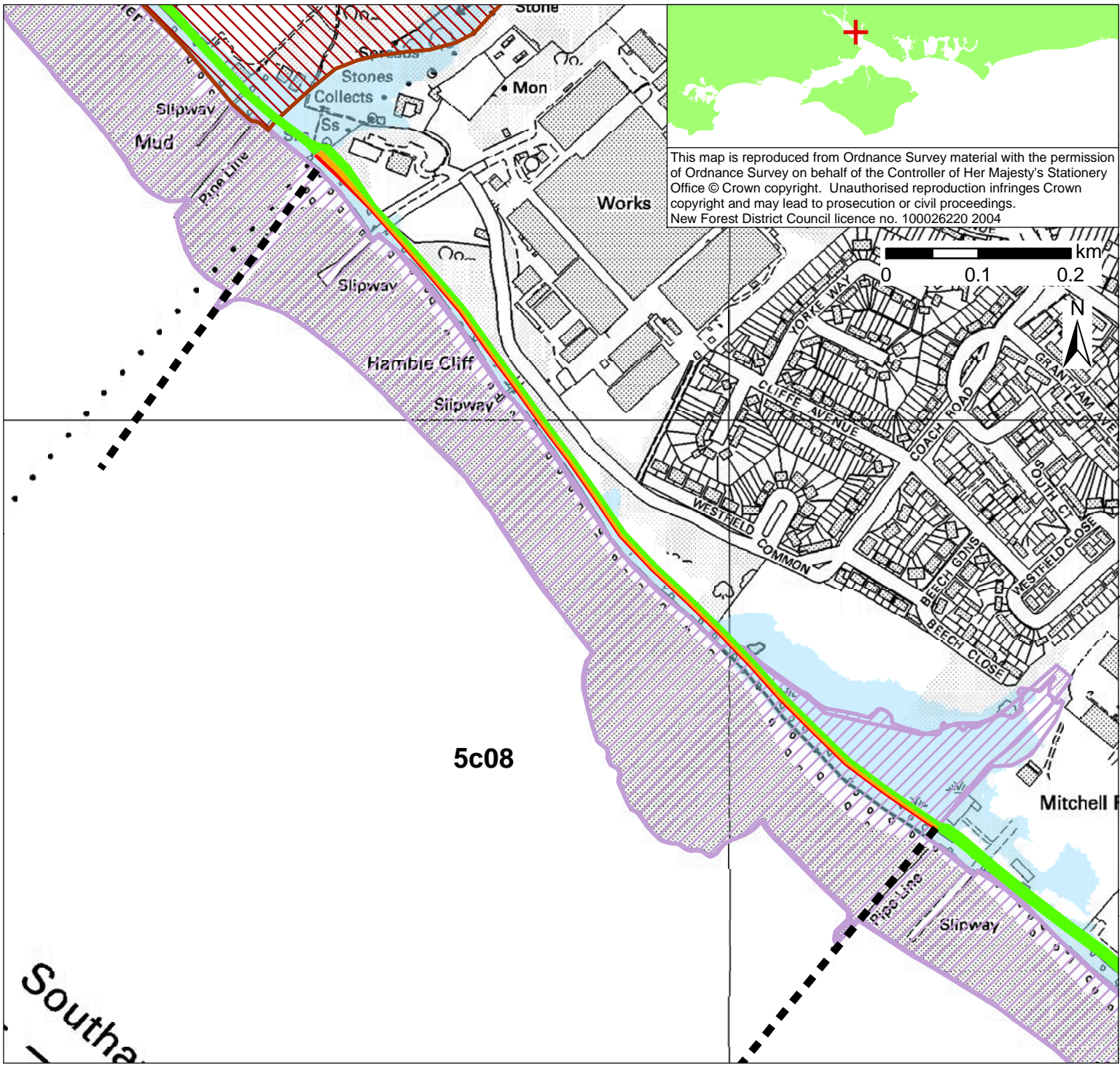


Policy Unit 5C08 Ensign Industrial Park to Cliff House		
Summary description of Policy Unit		
<p>This developed frontage comprises residential properties and industrial developments situated on raised topography, which restrict the extent of the tidal floodplain area. It is a relatively stable frontage with narrow shingle beach; alongshore sediment transport is from west to east and is fed by relatively low rates of erosion from the adjacent low cliffs. Inter-tidal habitats of International, European and national nature conservation importance, and inland areas provide high tide roost sites and support the adjacent and nearby SPA/Ramsar sites. This frontage has been assessed in the draft River Itchen, Weston Shore, Netley and Hamble Coastal Defence Strategy, which has recommended a NAI policy for each epoch.</p>		
Final policy options		SMP1 Ref NET4 Managed Realignment
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	No Active Intervention	No Active Intervention
Summary of rationale behind final policy options		
<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 policy intention for this largely undefended frontage is to permit the shoreline to adapt naturally to changing coastal conditions. The residential properties and industrial developments are located on the elevated hinterland, which restricts the extent of the tidal floodplain both now and over the next 100 years. The shoreline is relatively stable with low shoreline erosion and sediment transport rates and the continued lack of intervention will contribute towards maintaining healthy beach levels along this and adjacent frontages.</p>		
Policy changes through Public Consultation		
<p>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.</p> <p>An Information Note for landowners, planners and developers on privately owned coastal defences and coastal planning issues has been produced.</p>		
Funding		
<p>No defence works are identified. As is currently the case, no public funding would be available for continued maintenance of defences by private owners.</p>		
Further Studies (identified in Action Plan)		
<p>Conclusion and approval of Itchen, Weston, Netley and River Hamble Coastal Defence Strategy</p>		



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POLICY

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