

5. Policy summary of the preferred plan and implications

Contents

	Page
5. Policy summary of the preferred plan and implications	331
5.1 Introduction	333
5.2 Policy Summary Map	334
5.3 Policy Summary Tables	335
5.4 Policy Summary Implications	349

5. Policy summary of the preferred plan and implications

5.1 Introduction

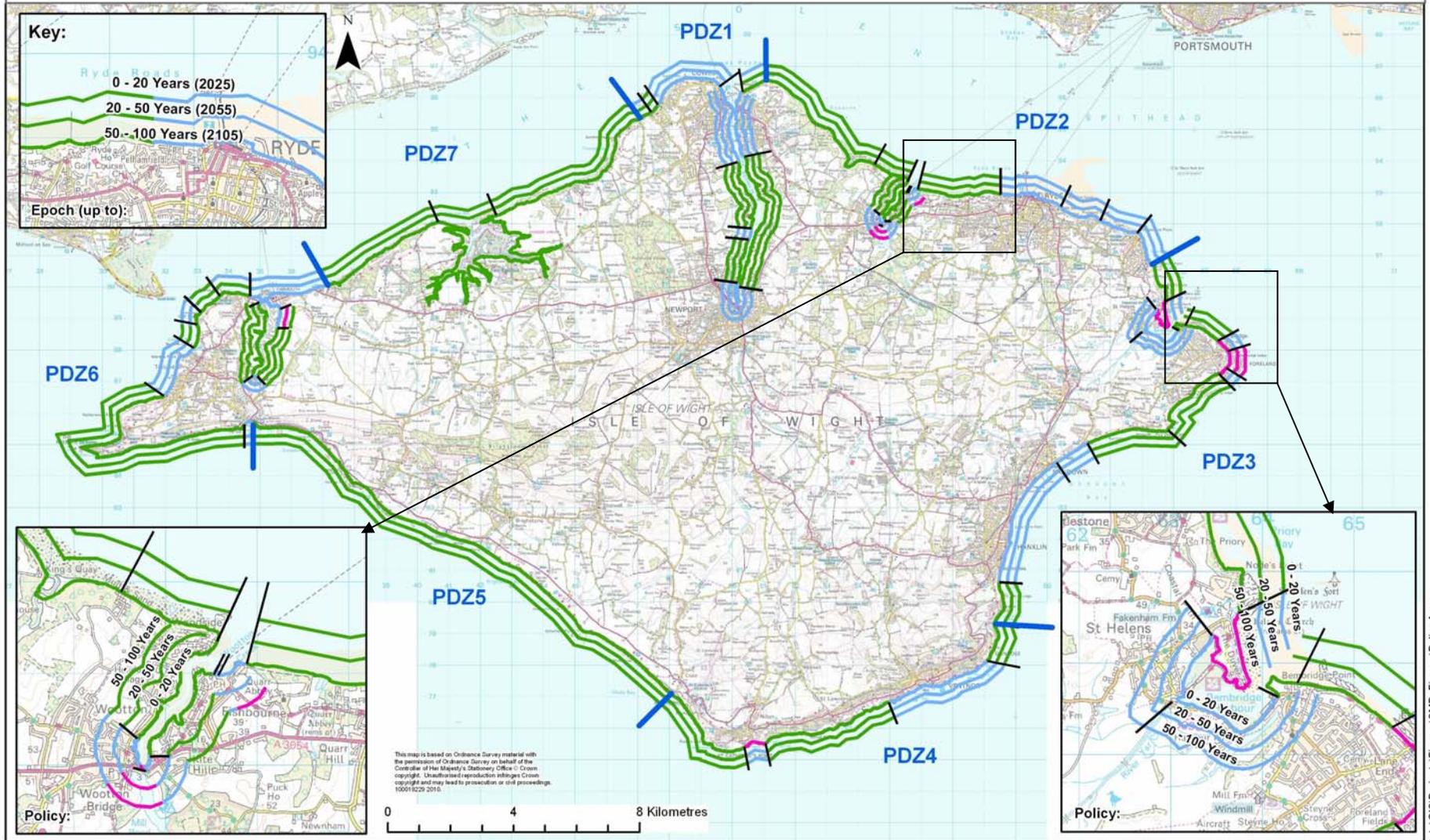
This SMP has highlighted the importance of appropriate coastal policy decision-making for the Island which is heavily reliant on its shoreline for tourism and marine industries as well as being home to many coastal towns and villages. The SMP proposes focusing future expenditure on defences for communities at significant risk from future coastal flooding and erosion to seek a sustainable future for the Isle of Wight and address the risks of climate change predicted sea level rise. In securing the future of vulnerable coastal communities, the SMP also aims to sustain key road infrastructure and ferry transport links. The proposals contained in the SMP include addressing the potential tidal flood risk to the low-lying valleys of the Western and Eastern Yar rivers, supporting the communities directly at risk and also those reliant on the transport links that cross the valleys to West Wight, Bembridge and Forelands. Significant tidal flood risk to the communities and infrastructure of Yarmouth, Cowes and Ryde is recognised and addressed, as is the risk of erosion to a number of coastal communities including Ventnor. It is also a key outcome of the SMP to recognise the important and scenic natural landscape and shoreline of the Isle of Wight coast and estuaries, valued by residents and visitors alike, including allowing natural change to continue uninterrupted along long stretches of the south-western and northern coasts and supplying sediment to local beaches. It is clear that communities around the Isle of Wight coast will be affected by coastal change and the SMP encourages recognition of this longer term perspective so areas can begin to gradually adapt to future change, and reliance of coastal defences can be reduced.

This chapter of the SMP provides a summary of the preferred plan and the preferred policy choices to implement that plan (as outlined in detail in chapter 4). Importantly it also aims to emphasise the implications of the preferred plan at each location, based on an assessment against five themes: Property and Land Use; Nature Conservation; Landscape; Historic Environment; Recreation and Amenity.

Each of the 15 Management Areas and 61 Policy Units identified previously in chapter 4 has a summary of anticipated implications of the plan again set out in tabular form using the five themes identified above.

5.2 Policy Summary Map

Isle of Wight SMP Policy Summary Map



- Policy**
- Hold the Line
 - Managed Realignment
 - No Active Intervention
- Policy Development Zones**
- Policy Units

NB. Lines show draft policy choices not defence structures



5.3 Policy Summary Tables

Please note. For full details of SMP2 policies, please see chapter 4.

Key:

HTL - Hold the Line,
 A - Advance the Line,
 NAI – No Active Intervention,
 MR – Managed Realignment.

PDZ1 Cowes and the Medina Estuary

Present & Previous Policy						SMP2 Policy						
SMP1 (1997)		North East Coastal Defence Strategy Study (2004)		Eastern Yar Flood and Erosion Risk Management Strategy		Management Area	Policy Unit		Policy Plan			
Unit	Policy	Unit	Policy	Unit	Policy				To 2025	2026 to 2055	2056 to 2105	Comment
NEW 11	Hold the existing defence line	<i>Strategy level examination of this frontage will be completed following publication of SMP2.</i>	-	-	MA 1A	1A.1	Gurnard Luck	HTL	NAI	NAI	HTL supports the existing community and allows time for adaptation. Unlikely to qualify for national funding but HTL would allow small scale private defences to be maintained. Moving to NAI reflects the medium to long term increasing risks and need for increasing adaptation. NAI would not preclude maintenance of private defences	
NEW 12	Hold the existing defence line		-	-		1A.2	Gurnard Cliff	NAI	NAI	NAI		

Present & Previous Policy						SMP2 Policy						
SMP1 (1997)		North East Coastal Defence Strategy Study (2004)		Eastern Yar Flood and Erosion Risk Management Strategy		Management Area	Policy Unit		Policy Plan			
Unit	Policy	Unit	Policy	Unit	Policy				To 2025	2026 to 2055	2056 to 2105	Comment
NEW 14 (east)	Hold the existing defence line Or Advance the existing defence line	-	-	-	-							with sea level rise and the community may need to consider coastal adaptation. This will be examined further in the Strategy Study.
NEW 15	Hold the existing defence line Or Retreat the existing defence line	SMU1	Hold the Line, followed by No Active Intervention, but Monitor	-	-		1A.6	East Cowes Outer Esplanade	HTL	NAI	NAI	HTL by maintenance of the existing seawall until the end of its effective life, gradually removing the influence of management.

PDZ2 Ryde and North-east Coastline

Present & Previous Policy						SMP2 Policy						
SMP1 (1997)		North East Coastal Defence Strategy Study (2004)		Eastern Yar Flood and Erosion Risk Management Strategy		Management Area	Policy Unit		Policy Plan			
Unit	Policy	Unit	Policy	Unit	Policy				To 2025	2026 to 2055	2056 to 2105	Comment
RYD 1	Do nothing or Retreat the existing defence line	SMU2	No Active Intervention, but Monitor	-	-	MA 2A	2A.1	Osborne Bay	NAI	NAI	NAI	
		SMU3	No Active Intervention, but Monitor	-	-							
RYD 2	Retreat the existing defence line	SMU4	No Active Intervention, but Monitor	-	-		2A.2	Woodside	NAI	NAI	NAI	
RYD 3	Wootton Creek: Hold the existing line	SMU5	Hold the Line, by Seawall Encasement with Revetment, Floodwalls and Rip-Rap	-	-	MA 2B	2B.1	Western Wootton Creek	NAI	NAI	NAI	Properties are generally set back from the shoreline and not in the risk zone. NAI would not preclude maintenance of private waterside access structures and minor defences fronting the narrow individual properties and gardens, subject to normal approvals.
									HTL	HTL	HTL	Continue defence to properties from flood risk by HTL with private and public defences.

Present & Previous Policy						SMP2 Policy						
SMP1 (1997)		North East Coastal Defence Strategy Study (2004)		Eastern Yar Flood and Erosion Risk Management Strategy		Management Area	Policy Unit		Policy Plan			Comment
Unit	Policy	Unit	Policy	Unit	Policy				To 2025	2026 to 2055	2056 to 2105	
							2B.3	Old Mill Pond	MR	MR	MR	Undertake no specific defence within the Mill Pond and accept increased saline intrusion. Continue to maintain use of the road.
							2B.4	South-east Wootton Creek	HTL	HTL	HTL	Continue defence to properties from flood risk by HTL with private and public defences.
							2B.5	Eastern Wootton Creek	NAI	NAI	NAI	Properties are generally set back from the shoreline and not in the risk zone. NAI would not preclude maintenance of private waterside access structures and minor defences fronting the narrow individual properties and gardens, subject to normal approvals.
							2B.6	Fishbourne Ferry Terminal	HTL	HTL	HTL	HTL with private defences.

Present & Previous Policy						SMP2 Policy						
SMP1 (1997)		North East Coastal Defence Strategy Study (2004)		Eastern Yar Flood and Erosion Risk Management Strategy		Management Area	Policy Unit		Policy Plan			
Unit	Policy	Unit	Policy	Unit	Policy				To 2025	2026 to 2055	2056 to 2105	Comment
							2B.7	Outer Eastern Creek	HTL	HTL	MR	Continue defence to properties by HTL with private and public defences; Assist protection of the ferry terminal at the mouth of Wootton Creek; Gradually realigning in the third epoch.
RYD 4	Retreat the existing defence line	SMU6	No Active Intervention, but Monitor	-	-		2B.8	Quarr and Binstead	NAI	NAI	NAI	
RYD 5	Hold the existing defence line	SMU7	Hold the Line by Seawall Encasement and Revetment	-	-	MA 2C	2C.1	Ryde	HTL	HTL	HTL	HTL by seawall encasement and revetment
		SMU8 a	Hold the Line followed by No Active Intervention, but Monitor (trigger governing change of policy option: economic or technical viability of maintaining existing defences)	-	-		2C.2	Appley and Puckpool	HTL	HTL	HTL	HTL subject to the economic and technical viability of the maintaining existing defences.
RYD 6	Hold the existing defence line	SMU8 b	Hold the Line by Seawall Encasement and Revetment	-	-		2C.3	Springvale to Seaview (Including the Duver)	HTL	HTL	HTL	HTL with public and private defences, including HTL by seawall encasement and revetment.
		SMU8 c	Hold the Line by Seawall Encasement and Revetment	-	-							

Present & Previous Policy						SMP2 Policy						
SMP1 (1997)		North East Coastal Defence Strategy Study (2004)		Eastern Yar Flood and Erosion Risk Management Strategy		Management Area	Policy Unit		Policy Plan			
Unit	Policy	Unit	Policy	Unit	Policy				To 2025	2026 to 2055	2056 to 2105	Comment
RYD 7	Hold the existing defence line	SMU8 d	Hold the Line by Seawall Encasement and Revetment	-	-							
RYD 8	Hold the existing defence line	SMU9	Northern - GE 31-32a - Hold the Line by Seawall Encasement and Rock Revetment Central - GE 32b and c - Hold the Line by Seawall Encasement and Rock Revetment Central - GE 32d - Hold the Line by Offshore Breakwaters Southern - GE 33 - Hold the Line by Seawall Encasement and Rock Revetment	-	-		2C.4	Seagrove Bay	HTL	HTL	HTL	HTL with public and private defences. Along the majority of frontage HTL by seawall encasement and revetment. Opportunity along the central section to investigate offshore breakwaters

PDZ3 Bembridge and Sandown Bay

Present & Previous Policy						SMP2 Policy						
SMP1 (1997)		North East Coastal Defence Strategy Study (2004)		Eastern Yar Flood and Erosion Risk Management Strategy		Management Area	Policy Unit		Policy Plan			
Unit	Policy	Unit	Policy	Unit	Policy		To 2025	2026 to 2055	2056 to 2105	Comment		
RYD 9	Retreat the existing defence line	SMU 10	No Active Intervention, but Monitor	-	-	MA 3A	3A.1	Priory Bay	NAI	NAI	NAI	
RYD 10	Hold the existing line	SMU 11	Hold the Line by Maintenance. Carry out further studies. Review generic option based upon the results.	Frontage 3 The Duver	Maintain the seawall for 50 years		3A.2	St Helens Duver	HTL	HTL	MR	HTL with public and private defences; Realignment in the third epoch in line with a plan for management of the harbour entrance.
RYD 11	Hold the existing line	SMU 12	Hold the Line by Maintenance. Carry out further studies. Review generic option based upon the results.				Frontage 2 St. Helens	Hold the line - maintain	3A.3	St Helens	HTL	HTL
				Frontage 1 Embankment Road	Hold the line - sustain		3A.4	Embankment Road	HTL	HTL	HTL	Strong links to PU3C.2.

Present & Previous Policy						SMP2 Policy						
SMP1 (1997)		North East Coastal Defence Strategy Study (2004)		Eastern Yar Flood and Erosion Risk Management Strategy		Management Area	Policy Unit		Policy Plan			Comment
Unit	Policy	Unit	Policy	Unit	Policy				To 2025	2026 to 2055	2056 to 2105	
RYD 12 (part)	Hold the existing defence line	SMU 11	Hold the Line by Maintenance. Carry out further studies. Review generic option based upon the results.	Frontage 4 Bembridge Point	Do nothing but monitor		3A.5	Bembridge Point	NAI	NAI	NAI	No intervention will be undertaken along the shoreline of Bembridge Point allowing the groyne to collapse/disappear and continuation of natural coastal processes along the beach and the sand dunes. Nb. During epoch one a new defence alignment to be defined that links Embankment Road (PU3A.4) with higher ground at the back of Bembridge Point; this will provide a continuous defence around properties that will be held in future epochs (nb. Eastern Yar Strategy 2010).
						MA 3B						
RYD 12 (part)	Hold the existing defence line	SMU 13a	Managed Realignment, by slowing the rate of erosion	-	-		3B.1	Bembridge	NAI	NAI	NAI	

Present & Previous Policy						SMP2 Policy						
SMP1 (1997)		North East Coastal Defence Strategy Study (2004)		Eastern Yar Flood and Erosion Risk Management Strategy		Management Area	Policy Unit		Policy Plan			
Unit	Policy	Unit	Policy	Unit	Policy		To 2025	2026 to 2055	2056 to 2105	Comment		
		SMU 13b - north	Hold the Line by Seawall Encasement	-	-		3B.2	Lane End	HTL	HTL	MR	Gradually reduce influence of management as existing defences fail in the third epoch.
		SMU 13b – central	Managed Realignment by Beach Management	-	-		3B.3	Foreland	MR	MR	MR	
		SMU 13b - south	Hold the Line by Seawall Encasement	-	-		3B.4	Foreland Fields	HTL	HTL	MR	
RYD 13	Do nothing	SMU 14	No Active Intervention, but Monitor	-	-		3B.5	Whitecliff Bay	NAI	NAI	NAI	
SAN 1	Do nothing	<i>Strategy level examination of this frontage will be completed following publication of SMP2.</i>		-	-	MA 3C	3C.1	Culver Cliff & Red Cliff	NAI	NAI	NAI	
SAN 2	Do nothing			-	-							
SAN 3	Hold the existing defence line			-	-							
SAN 4	Hold the existing line			-	-							
SAN 5	Hold the existing defence line			-	-							
SAN 6	Hold the existing defence line			-	-							
SAN 7	Hold the existing defence line			-	-							
SAN 8	Hold the existing defence line			-	-							
VEN 1 (part)	Retreat the existing defence line	-	-	-	-	3C.4	Luccombe	NAI	NAI	NAI		

PDZ4 Ventnor and the Undercliff

Present & Previous Policy						SMP2 Policy						
SMP1 (1997)		North East Coastal Defence Strategy Study (2004)		Eastern Yar Flood and Erosion Risk Management Strategy		Management Area	Policy Unit		Policy Plan			
Unit	Policy	Unit	Policy	Unit	Policy				To 2025	2026 to 2055	2056 to 2105	Comment
VEN 1 (part)	Retreat the existing defence line	<i>Strategy level examination of this frontage will be completed following publication of SMP2.</i>				MA 4A	4A.1	Dunnose	NAI	NAI	NAI	
VEN 2	Hold the existing defence line						4A.2	Ventnor & Bonchurch (Monk's Bay to Steephill Cove)	HTL	HTL	HTL	
VEN 3	Retreat the existing defence line						4B.1	St. Lawrence Undercliff	NAI	NAI	NAI	
VEN 4	Retreat the existing defence line					MA 4B	4B.2	Castlehaven	HTL	HTL	MR	Management option in epoch three will be dependent on the slope stability conditions in the area at the time and whether the cliff retreat can be minimised through MR.
VEN 5	Hold the existing defence line						4B.3	St. Catherine's and Blackgang	NAI	NAI	NAI	
VEN 6	Do nothing											
FRE 1 (part)	Do nothing											

PDZ5 South-west Coastline

Present & Previous Policy						SMP2 Policy						
SMP1 (1997)		North East Coastal Defence Strategy Study (2004)		Eastern Yar Flood and Erosion Risk Management Strategy		Management Area	Policy Unit		Policy Plan			Comment
Unit	Policy	Unit	Policy	Unit	Policy				To 2025	2026 to 2055	2056 to 2105	
FRE1	Do nothing	<i>Strategy level examination of this frontage will be completed following publication of SMP2.</i>		-		MA 5	5.1	Central Chale Bay to Afton Down	NAI	NAI	NAI	Allow cliff erosion, support the geological designation, abandon current A3055 and re-route.
FRE2	Do nothing											
FRE3	Do nothing											

PDZ6 West Wight

Present & Previous Policy						SMP2 Policy							
SMP1 (1997)		North East Coastal Defence Strategy Study (2004)		Eastern Yar Flood and Erosion Risk Management Strategy		Management Area	Policy Unit		Policy Plan				
Unit	Policy	Unit	Policy	Unit	Policy				To 2025	2026 to 2055	2056 to 2105	Comment	
FRE 4	Hold the existing defence line	<i>Strategy level examination of this frontage will be completed following publication of SMP2.</i>		-		MA 6A	6A.1	Freshwater Bay	HTL	HTL	HTL	Short section of HTL provides flood defence for the Western Yar Valley (with PU6C.3). Maintain the road and support or enhance the protective beach.	
FRE 5	Do nothing						6A.2	Tennyson Down, Alum Bay and Headon Warren	NAI	NAI	NAI		
TOT 1	Do nothing								MA 6B	6B.1	Totland and Colwell	HTL	HTL
TOT 2	Do nothing						6B.2	Central Colwell Bay		NAI	NAI	NAI	
TOT 3	Hold the existing defence line					TOT 4	Retreat the existing defence line	6B.3	Fort Albert	HTL	HTL	NAI	Existing structures can be maintained to extend their life, but gradually removing the influence of management.
TOT 4	Retreat the existing defence line							6B.4	Fort Victoria Country Park	NAI	NAI	NAI	
NEW 1	Do nothing												

Present & Previous Policy						SMP2 Policy						
SMP1 (1997)		North East Coastal Defence Strategy Study (2004)		Eastern Yar Flood and Erosion Risk Management Strategy		Management Area	Policy Unit		Policy Plan			
Unit	Policy	Unit	Policy	Unit	Policy				To 2025	2026 to 2055	2056 to 2105	Comment
NEW 2	Hold the existing defence line						6B.5	Fort Victoria and Norton	HTL	NAI	NAI	Existing structures can be maintained to extend their life, but gradually removing the influence of management.
NEW 3	Hold the existing defence line					MA 6C	6C.1	Norton Spit	HTL	HTL	HTL	
							6C.2	Western Yar Estuary - west	NAI	NAI	NAI	
							6C.3	The Causeway	HTL	HTL	HTL	Short section of HTL provides flood defence from Freshwater (with PU6A.1)
							6C.4	Western Yar Estuary - east	NAI	NAI	NAI	
6C.5	Thorley Brook and Barnfields Stream	HTL	MR	NAI	HTL for the first epoch to allow time for habitat adaptation; MR in the second epoch; NAI in the third epoch, with localised HTL .							
NEW 4	Hold the existing defence line						6C.6	Yarmouth to Port la Salle	HTL	HTL	HTL	
NEW 5	Hold the existing defence line											

PDZ7 North-west Coastline

Present & Previous Policy						SMP2 Policy						
SMP1 (1997)		North East Coastal Defence Strategy Study (2004)		Eastern Yar Flood and Erosion Risk Management Strategy		Management Area	Policy Unit		Policy Plan			
Unit	Policy	Unit	Policy	Unit	Policy				To 2025	2026 to 2055	2056 to 2105	Comment
NEW 6	Do nothing	<i>Strategy level examination of this frontage will be completed following publication of SMP2.</i>				MAN7	7.1	Bouldnor Copse and Hamstead	NAI	NAI	NAI	Allow cliff erosion, supporting the natural habitats.
NEW 7	Retreat the existing defence line						7.2	Newtown Estuary	NAI	NAI	NAI	Allow tidal flooding and erosion. This would not preclude local management by the landowner during the first epoch to maintain limited quay structures and access walkways.
NEW 8	Do nothing						7.3	Thorness Bay and southern Gurnard Bay	NAI	NAI	NAI	Allow cliff erosion, supporting the natural habitats.
NEW 9	Do nothing											
NEW 10	Do nothing											

5.4 Policy Summary Implications

The following table summarises the predicted implications of the preferred plan. Please also see the policy summary map in section 5.2 or the policies listed in section 5.3 in relation to the table below. This summary is based on the evidence contained in chapter 4 of the SMP and in the Appendices.

Location reference	Gurnard, Cowes and East Cowes
Management Area reference	MA 1A
Policy Development Zone	PDZ 1

PREDICTED IMPLICATIONS OF THE PREFERRED PLAN

Policy Unit		Theme				
		Property & Land Use	Nature Conservation	Landscape	Historic Environment	Amenity & Recreational Use
PU1A.1	Gurnard Luck	Potential longer term impact on property and the community.	Supports SAC designation.	Maintains landscape quality.	No significant historic interest on this frontage.	Support quality of, and access to, beach. In the longer term new access would need to be considered.
PU1A.2	Gurnard Cliff	Property set back on the cliff top further away from eroding cliff.	Supports SAC designation and natural processes.	Maintains landscape quality.	No significant historic interest on this frontage.	Support quality of beach.
PU1A.3	Gurnard to Cowes Parade	A large number of properties continue to be defended against flooding, erosion and landslide reactivation.	Impacts should generally be neutral.	Historic landscape of Cowes waterside is maintained under the preferred plan.	Historic built environment of Cowes waterside is maintained under the preferred plan. Numerous listed buildings would be maintained.	Maintaining frontline defences along the esplanade and parade will provide continued access.
PU1A.4	West Cowes	A large number of properties continue to be defended against flooding. Links to mainland via ferry terminal are protected.	Impacts should generally be neutral.	Historic landscape of West Cowes quayside is maintained, dependent on method of 'Holding the Line' applied (HTL) Consideration that the landscape of the town may change in the third epoch with SLR under the preferred plan.	Historic built environment of West Cowes quayside is maintained under the preferred plan. Numerous listed buildings would be maintained.	Maintaining frontline defences at along West Cowes promenade will provide continued areas of access.
PU1A.5	East Cowes	A large number of properties continue to be defended against flooding. Links to mainland via ferry terminal are protected.	Impacts should generally be neutral.	Historic landscape of East Cowes quayside is maintained, dependent on method of HTL. Consideration that the landscape of the town may change in the third epoch with SLR under the preferred plan.	Historic built environment of East Cowes quayside is maintained under the preferred plan. Several listed buildings would be maintained.	Maintaining frontline defences at quay will provide continued areas of access.

Policy Unit		Theme				
		Property & Land Use	Nature Conservation	Landscape	Historic Environment	Amenity & Recreational Use
PU1A.6	East Cowes Outer Esplanade	Longer term loss of car parking & access road along the promenade.	Supports SAC designations.	Maintains landscape quality.	Some impact on the conservation area along the seafront.	Impact on amenity use and car parking in longer term.

Location reference	Central Medina Estuary and Newport
Management Area reference	MA 1B
Policy Development Zone	PDZ 1

PREDICTED IMPLICATIONS OF THE PREFERRED PLAN

Policy Unit		Theme				
		Property & Land Use	Nature Conservation	Landscape	Historic Environment	Amenity & Recreational Use
PU1B.1	Central Medina – NW	Longer term inundation of surrounding natural waterside.	Natural estuary evolution will continue, is a positive benefit. Supports SPA, SSSI and Ramsar designation.	Preferred policy would maintain landscape in current form with some loss of terrestrial land to flood and erosion.	No significant impact. Natural change may result in loss of some historical features.	Possible adverse impacts on route of cycle route /footpath.
PU1B.2	West Medina Mills	Commercial property can be maintained through private defences.	Would prevent natural processes along this estuary stretch		No significant historic interest on this frontage.; however potential impacts on the remains of the cement kiln (recently added to Local List)	The preferred plan impacts would be neutral.
PU1B.3	Central Medina – SW	Longer term flooding impacts on gardens and properties.	Natural estuary evolution will continue, is a positive benefit. Supports SPA, SSSI and Ramsar designation.	Preferred policy would maintain landscape in current form with some loss of terrestrial land to flooding.	No significant historic interest on this frontage.	Possible adverse impacts on route of cycle route /footpath.
PU1B.4	Newport Harbour	A large number of properties continue to be defended against flooding.	Impacts should generally be neutral.	Historic landscape of Newport quayside is maintained under the preferred plan.	Historic built environment of Newport is maintained under the preferred plan. Numerous listed buildings would be maintained.	Maintaining frontline defences will provide continued access.

Policy Unit		Theme				
		Property & Land Use	Nature Conservation	Landscape	Historic Environment	Amenity & Recreational Use
PU1B.5	Central Medina –East	Longer term flooding impacts on properties and longer term inundation of natural waterside.	Natural estuary evolution will continue is positive benefit. Supports SPA, SSSI and Ramsar designation.	Preferred policy would maintain landscape in current form with some loss of terrestrial land to flood and erosion.	No significant impact. Natural change may result in loss of some historical features.	Possible adverse impacts on route of footpath and operation of small marina and recreational waterside facility .

Location reference	Old Castle Point to Woodside
Management Area reference	MA 2A
Policy Development Zone	PDZ 2

PREDICTED IMPLICATIONS OF THE PREFERRED PLAN

Policy Unit		Theme				
		Property & Land Use	Nature Conservation	Landscape	Historic Environment	Amenity & Recreational Use
PU2A.1	Osborne Bay	Potential loss in the longer term of land at Osborne House and Norris Castle.	Natural processes maintained under the preferred plan, therefore no negative impacts.	Continued no active intervention approach would help to maintain landscape value.	The gardens at Osborne House would have a small impact from the erosion processes. Potential to impact some listed buildings along the coast.	No negative impacts.
PU2A.2	Woodside	In the short term properties can be defended with private maintenance to current defences, but in the longer term potential for property losses.	With the removal of the influence of management Impacts should generally be neutral.	With the removal of the influence of management Impacts should generally be neutral.	No negative impacts.	Implications for access.

Location reference	Wootton Creek and Quarr
Management Area reference	MA 2B
Policy Development Zone	PDZ 2

PREDICTED IMPLICATIONS OF THE PREFERRED PLAN

Policy Unit		Theme				
		Property & Land Use	Nature Conservation	Landscape	Historic Environment	Amenity & Recreational Use
PU2B.1	Western Wootton Creek	Properties are generally set back above the floodzone. Some impacts on property and road access in the longer term.	Natural processes maintained under preferred plan, value of the SAC and Ramsar designations upheld.	Continued no active intervention approach would help to maintain landscape value.	There are no historic sites impacted.	Potential impact on edge of the holiday park, private moorings and access.
PU2B.2	South-west Wootton Creek	Preferred plan will help to maintain the community and manage risks from flooding. No loss of property would be anticipated.	Impacts should generally be neutral.	Impacts should generally be neutral.	Protection of private listed buildings.	Recreational and amenity opportunities will be maintained.
PU2B.3	Old Mill Pond	Preferred plan will help to protect link road between Newport and Ryde and manage risks from flooding.	Impacts should generally be neutral.	The existing pond would change with increased saline intrusion.	Protection of listed buildings.	Recreational and amenity opportunities will be maintained.
PU2B.4	South-east Wootton Creek	Preferred plan will help to maintain the community and flooding. No loss of property would be anticipated.	Impacts should generally be neutral.	Impacts should generally be neutral.	Protection of private listed buildings.	Recreational and amenity opportunities will be maintained.
PU2B.5	Eastern Wootton Creek	Properties are generally set back above the floodzone. Some impacts on property and gardens in the longer term.	Natural processes maintained under the preferred plan, value of the SAC and Ramsar designations upheld.	Continued no active intervention approach would help to maintain landscape value.	Protection of private listed buildings. Natural change may impact upon some historical features such as wooden structures and palaeoenvironmental deposits in the area of Ranelagh Spit.	Potential impact on private moorings and access.
PU2B.6	Fishbourne ferry terminal	Ferry terminal, and therefore the link to the mainland, will be protected under the preferred plan.	Impacts on designations and coastal squeeze of the intertidal habitat.	Impacts should generally be neutral.	Impacts to important multi-period archaeological and palaeoenvironmental sites in the intertidal	Important ferry link to the mainland is maintained.

Policy Unit		Theme				
		Property & Land Use	Nature Conservation	Landscape	Historic Environment	Amenity & Recreational Use
					zone.	
PU2B.7	Outer Eastern Creek	Potential longer term impact on properties in the third epoch.	Impacts on designations and coastal squeeze of the intertidal habitat in short term. Re-alignment in the longer term should look for habitat creation opportunities.	Maintains landscape quality.	Potential impacts to multi-period archaeological and palaeoenvironmental sites in the intertidal zone.	Impacts are neutral.
PU2B.8	Quarr and Binstead	Generally no adverse impacts on property but may be some loss of gardens in the longer term.	Natural processes maintained under preferred plan, value of the SAC and Ramsar designations upheld.	Continued no active intervention approach would help to maintain landscape value.	Potential impacts to multi-period archaeological and palaeoenvironmental sites in the intertidal zone. Also in the longer term impacts to the medieval and modern abbeys at Quarr (SM and LBI).	Impacts are neutral.

Location reference	Ryde to Seagrove Bay
Management Area reference	MA 2C
Policy Development Zone	PDZ 2

PREDICTED IMPLICATIONS OF THE PREFERRED PLAN

Policy Unit		Theme				
		Property & Land Use	Nature Conservation	Landscape	Historic Environment	Amenity & Recreational Use
PU2C.1	Ryde	A large number of properties continue to be defended against flooding and erosion. Links to the mainland via ferry terminals and rail are protected.	Potential squeeze of habitat and the inability for the shoreline to respond to sea level rise without loss of important nature conservation interest.	Important landscape setting of Ryde and seafront is maintained.	Historic built environment of Ryde town centre is maintained under the preferred plan. Numerous listed buildings would be maintained.	Tourist and recreational facilities retained over long term, however loss of beach width is a risk over the long-term which could affect amenity and tourist value.

Policy Unit		Theme				
		Property & Land Use	Nature Conservation	Landscape	Historic Environment	Amenity & Recreational Use
PU2C.2	Appley and Puckpool	A large number of properties continue to be defended against flooding and erosion, including sewage treatment works.	Potential squeeze of habitat and the inability for the shoreline to respond to sea level rise without loss of important nature conservation interest.	Important landscape setting of Appley and Puckpool is maintained.	Historic built environment of including Puckpool Battery (SM) and listed buildings maintained.	Maintaining frontline defences will support important conservation value of the coast.
PU2C.3	Springvale to Seaview (Including the Duver)	A large number of properties continue to be defended against flooding and erosion.	Potential squeeze of habitat and the inability for the shoreline to respond to sea level rise without loss of important nature conservation interest.	Important landscape setting of Springvale to Seaview is maintained, dependent on method of HTL.	Many listed buildings would be maintained.	Maintaining frontline defences will support important conservation value of the coast.
PU2C.4	Seagrove Bay	A large number of properties continue to be defended against flooding and erosion.	Potential squeeze of habitat and the inability for the shoreline to respond to sea level rise without loss of important nature conservation interest.	Important landscape setting of Seagrove Bay is maintained.	Historic built environment of Seaview town centre is maintained under the preferred plan. Numerous listed buildings would be maintained.	Maintaining frontline defences will support important conservation value of the coast.

Location reference	Bembridge Harbour
Management Area reference	MA 3A
Policy Development Zone	PDZ 3

PREDICTED IMPLICATIONS OF THE PREFERRED PLAN

Policy Unit		Theme				
		Property & Land Use	Nature Conservation	Landscape	Historic Environment	Amenity & Recreational Use
PU3A.1	Priory Bay	Encroachment of shore inland towards hotel and caravan site with potential longer term impacts due to slope reactivation.	Impacts should generally be neutral.	Headland form may change with eventual reduction in form and definition.	There will be an impact on sites in the southern part of this PU, including prehistoric and Roman occupation sites, C19 battery and WWII structures	Beach width may widen, maintaining sand for amenity and recreational use. Amenity use of holiday park may be impacted in the longer term.

Policy Unit		Theme				
		Property & Land Use	Nature Conservation	Landscape	Historic Environment	Amenity & Recreational Use
PU3A.2	St Helens Duver	A number of residential and other properties at risk of flooding and erosion are protected, but flood risk on the inner Duver continues to increase in the medium to long term.	Impacts on designations and potential coastal squeeze of the intertidal habitat in the long term. Realignment in the longer term will allow designated habitats to evolve with sea level rise longer term.	Spit form will be maintained in the short and medium term, and (dependent on which areas of the spit are held or allowed to change under the proposed Managed Realignment policy in the long term) will be able to respond more naturally to coastal processes over the long term creating greater stability and ensuring positive function in relation to the harbour, maintaining harbour entrance.	Protection for St Helens Church in the medium term but potential impact on the Church, WWII structures and Conservation area in the medium to long term.	Car park, access roads, amenity use and beach maintained in the short and medium term, however may require longer term adaptation dependent on which areas of the spit are held or allowed to change under the proposed Managed Realignment policy in the long term.
PU3A.3	St Helens	Residential and commercial properties will be protected at current levels however flood risks will increase over the medium to long term requiring adaptation.	Impacts should generally be neutral.	Existing harbour land and seascape maintained through the prevention of flooding.	Impacts should generally be neutral.	Small harbour-related quay side businesses in this frontage which will benefit from a maintain option to maintain harbour amenity. Use of harbour maintained and supported.
PU3A.4	Embankment Road	Continuous defence provided to protect residential and commercial properties through the three epochs. Critical road access (Embankment Road) continued and protected.	Existing nature conservation values in the area maintained through protection of internationally designated freshwater environment behind the embankment.	Existing harbour land and seascape maintained through the prevention of major flooding and re-formation of the old estuary.	Historic assets protected. May be some impact on listed buildings and a locally important garden in the longer term.	Use of harbour maintained and supported.

Policy Unit		Theme				
		Property & Land Use	Nature Conservation	Landscape	Historic Environment	Amenity & Recreational Use
PU3A.5	Bembridge Point	No properties at risk on the spit. Adjacent properties will be protected by the Hold the Line policy along Embankment Road to the south.	Existing nature conservation values in the area maintained through the No Active Intervention (NAI) policy.	Existing landscape values in the area maintained by NAI of the relatively stable spit.	There are no historic sites impacted.	The spit is currently stable. Use of harbour maintained and supported.

Location reference **Bembridge Headland to Culver Cliff**
Management Area reference **MA 3B**
Policy Development Zone **PDZ 3**

PREDICTED IMPLICATIONS OF THE PREFERRED PLAN

Policy Unit		Theme				
		Property & Land Use	Nature Conservation	Landscape	Historic Environment	Amenity & Recreational Use
PU3B.1	Bembridge	Properties are generally set back away from the potential erosion zone.	Impacts should generally be neutral.	Some retreat will occur with localised impact on landscape, however natural processes will drive the resulting landscape.	Historic assets subject to natural processes.	Continued sediment supply to the system will ensure beach widths are retained.
PU3B.2	Lane End	Residential and commercial properties including RLNI assets protected in the medium term. In the long term Managed Realignment (MR) can reduce the potential risk.	Impacts should generally be neutral. Some realignment will occur with localised impact on landscape, however management processes will ensure natural processes drive resulting landscape.	Some realignment will occur with localised impact on landscape.	Historic assets protected.	Long term adaptation of existing tourist and amenity assets would be required. RLNI assets protected. Continued sediment supply to the system will ensure beach widths are retained.
PU3B.3	Foreland	Commercial properties at potential risk in the medium to long term, and road access at potential risk in the shorter term, however Managed Realignment	Impacts should generally be neutral.	Realignment will occur with localised impact on landscape, however management processes will ensure natural processes drive resulting landscape.	Historic assets subject to natural processes.	Long term adaptation of existing tourist and amenity assets will be required. Continued sediment supply to the system will ensure beach widths are

Policy Unit		Theme				
		Property & Land Use	Nature Conservation	Landscape	Historic Environment	Amenity & Recreational Use
		(MR) can reduce the potential impact.				retained. MR can help maintain amenity use of the area.
PU3B.4	Foreland Fields	Some clifftop residential and commercial properties at risk in the long term, in the medium term however Managed Realignment (MR) can reduce the potential impact.	Impacts should generally be neutral. Some realignment will occur with localised impact on landscape, however management processes will ensure natural processes drive resulting landscape.	Some realignment will occur with localised impact on landscape, however management processes will ensure natural processes drive resulting landscape.	Historic assets protected.	Long term adaptation of and coastal footpath would be required. Continued sediment supply to the system will ensure beach widths are retained.
PU3B.5	Whitecliff Bay	Retreat to occur as natural processes drive resulting landscape, affecting some cliff top holiday park properties and grounds and cliff foot chalets in the north of the unit.	Impacts should generally be neutral.	Natural processes allowed to drive landscape change.	Historic assets subject to natural processes.	Long term adaptation of existing tourist and amenity assets and coastal footpath will be required. Continued sediment supply to the system will ensure beach widths are retained.

Location reference	Sandown Bay
Management Area reference	MA 3C
Policy Development Zone	PDZ 3

PREDICTED IMPLICATIONS OF THE PREFERRED PLAN

Policy Unit		Theme				
		Property & Land Use	Nature Conservation	Landscape	Historic Environment	Amenity & Recreational Use
PU3C.1	Culver Cliff and Red Cliff	No risk along the majority of the frontage. Impact on the edge of holiday park and Yaverland Sailing Club.	Habitats allowed to evolve in accordance with climate change in the longer term.	Landscape will evolve naturally.	Potential impact on Yaverland Battery SM.	Continued sediment supply to the system will ensure beach widths are retained.
PU3C.2	Yaverland and Eastern Yar Valley	Residential and commercial properties protected over the long	The shoreline and its habitats will continue to be somewhat modified	Preferred plan will support the landscape value but it will	Historic interests preserved.	Preferred plan will support all current recreational and

Policy Unit		Theme				
		Property & Land Use	Nature Conservation	Landscape	Historic Environment	Amenity & Recreational Use
		term.	by the sea walls and other defence structures. Nearshore coastal processes will be constrained. Protection to Brading Marshes – SSSI.	continue to be defined by the defences and development which dominate the shoreline.		amenity opportunities, however loss of beach width is a risk over the long-term which could affect amenity and tourist value.
PU3C.3	Sandown and Shanklin	Residential and commercial properties protected over the long term.	Frontage may experience coastal squeeze and loss of intertidal area due to rear of beach being constrained.	Plan will aim to support landscape value but the frontage will continue to be dominated by defence structures.	Historic interests preserved.	Tourist and recreational facilities retained over long term, however loss of beach width is a risk over the long-term which could affect amenity and tourist value.
PU3C.4	Luccombe	Some erosion risk exists for cliff top properties in the longer term.	Nature conservation areas allowed to respond naturally over time.	Landscape will evolve naturally.	Very little risk – generally no implications from the plan.	Preferred plan will support all current recreational and amenity opportunities. Continued sediment supply to the system will support beach widths in this area and to the north.

Location reference **Eastern Undercliff (including Ventnor)**
Management Area reference **MA 4A**
Policy Development Zone **PDZ 4**

PREDICTED IMPLICATIONS OF THE PREFERRED PLAN

Policy Unit		Theme				
		Property & Land Use	Nature Conservation	Landscape	Historic Environment	Amenity & Recreational Use
PU4A.1	Dunnose	No risk along the majority of the frontage. Longer term risk of landslide reactivation retreating upslope.	Natural processes and value of SAC maintained. Continued sediment supply to local shorelines.	Continued no active intervention approach would help to maintain landscape value.	There are no historic sites impacted.	Coastal access through the footpath network will need to adapt and be re-routed.

Policy Unit		Theme				
		Property & Land Use	Nature Conservation	Landscape	Historic Environment	Amenity & Recreational Use
PU4A.2	Ventnor & Bonchurch (Monk's Bay to Steephill Cove)	A large number of properties continue to be defended against impacts of erosion and landslide reactivation.	The shoreline and its habitats will continue to be heavily modified by defences and natural processes will be constrained. This could lead to coastal squeeze and reduction in subtidal habitat area.	Preferred plan will support the landscape value and terraced frontage.	Victorian built environment of Ventnor is maintained under the preferred plan. Numerous listed buildings would be maintained.	Plan will support all current recreational and amenity opportunities.

Location reference **Western Undercliff**
Management Area reference **MA 4B**
Policy Development Zone **PDZ 4**

PREDICTED IMPLICATIONS OF THE PREFERRED PLAN

Policy Unit		Theme				
		Property & Land Use	Nature Conservation	Landscape	Historic Environment	Amenity & Recreational Use
PU4B.1	St. Lawrence Undercliff	Generally no adverse impacts on property. Longer term risk of landslide reactivation retreating upslope.	Natural processes and value of SSSI and SAC maintained. Continued sediment supply to local shorelines.	Continued no active intervention approach would help to maintain landscape value.	There are middens and palaeoenvironmental deposits of prehistoric, Roman and medieval date on the cliff edge un this unit. Also, parks and gardens on the Local List, and structures relating to the St Lawrence Radar Station are at risk	Coastal access through may need to be re-routed.
PU4B.2	Castlehaven	Preferred plan will help manage risks from erosion, landslide reactivation. No loss of property would be anticipated in short and medium term but in the longer term slope stability conditions will	The shoreline and its habitats will continue to be modified by defences and natural processes will be constrained. This could lead to coastal squeeze and reduction in intertidal habitat area.	No impacts to the current landscape.	Protection provided to small number of listed buildings.	Recreational use would generally be unaffected by the plan.

Policy Unit		Theme				
		Property & Land Use	Nature Conservation	Landscape	Historic Environment	Amenity & Recreational Use
		influence potential management options and long term adaptation to cliff retreat will be required.				
PU4B.3	St. Catherine's and Blackgang	Impacts on properties at Blackgang, St. Catherine's Lighthouse and Chale Terrace. Longer term risk to sections of the A3055.	Natural processes and value of SSSI and SAC maintained. Continued sediment supply to local shorelines.	Continued no active intervention approach would help to maintain landscape value.	There will be some impact on archaeological and palaeoenvironmental sites located on the debris apron, and also listed buildings at Knowles Farm and St Catherine's Lighthouse.	NAI, coastal retreat and progressive adaptation already being practiced at this location. Amenity use of the area including Theme Park will gradually be lost. The coastal footpath will need to adapt to cliff retreat.

Location reference	Central Chale Bay to Afton Down
Management Area reference	MA 5
Policy Development Zone	PDZ 5

PREDICTED IMPLICATIONS OF THE PREFERRED PLAN

Policy Unit		Theme				
		Property & Land Use	Nature Conservation	Landscape	Historic Environment	Amenity & Recreational Use
PU5.1	Central Chale Bay to Afton Down	Sections of the current A3055 road alignment and isolated properties will be affected by cliff retreat or risk to access.	Preferred plan supports cliff erosion and value of natural maritime cliff habitat maintained. Natural evolution of the Chines.	Preferred plan will support the landscape value.	Impact on archaeological and palaeoenvironmental sites located on cliff edge, adjacent to Chines and associated with the former Western Yar tributary	NAI will maintain the natural landscape, beaches and scenery of the area, maintaining the amenity interest overall. However, loss of access through potential loss of the A3055 road link and loss of areas of car parking will impact on tourism use and access. The coastal footpath will need to

Policy Unit		Theme				
		Property & Land Use	Nature Conservation	Landscape	Historic Environment	Amenity & Recreational Use
						adapt to cliff retreat.

Location reference **Freshwater and the Tennyson Down headland (including Alum Bay and Headon Warren)**

Management Area reference MA 6A

Policy Development Zone PDZ 6

PREDICTED IMPLICATIONS OF THE PREFERRED PLAN

Policy Unit		Theme				
		Property & Land Use	Nature Conservation	Landscape	Historic Environment	Amenity & Recreational Use
PU6A.1	Freshwater Bay	Provides flood defence for numerous properties in Freshwater and the Western Yar Valley. The preferred plan maintains the coastal road and seeks to support or enhance the protective beach.	The shoreline and its habitats will continue to be heavily modified by defences and natural processes will be constrained. This could lead to coastal squeeze and reduction in intertidal habitat area.	Preferred plan will support the landscape value.	Historic features will be protected.	Plan will support current recreational and amenity opportunities, however, cliff retreat adjoining the defences may also impact on amenity use of the area.
PU6A.2	Tennyson Down, Alum Bay and Headon Warren	No impact along the majority of the frontage. Properties on the margins of Freshwater and Totland affected in the medium to long term. Cliff-top facilities at the edge of the Alum Bay park also at risk, although the main buildings are set back from the cliff edge.	The preferred plan for a non-interventional approach will generally support the core objectives of the SAC and SSSI.	Preferred plan will support the landscape value and iconic Needles.	Full or partial loss of Needles Old Battery (SM).	Current recreation and amenity use of the frontage would not be altered by the preferred plan although sea level rise access to Alum Bay (chair lift and stair) may need relocating. Coastal access will need to adapt.

Location reference	Totland to Norton
Management Area reference	MA 6B
Policy Development Zone	PDZ 6

PREDICTED IMPLICATIONS OF THE PREFERRED PLAN

Policy Unit		Theme				
		Property & Land Use	Nature Conservation	Landscape	Historic Environment	Amenity & Recreational Use
PU6B.1	Totland and Colwell	Preferred plan will support protection of properties.	The shoreline and its habitats will continue to be heavily modified by defences and natural processes will be constrained. This could lead to coastal squeeze and reduction in intertidal habitat area.	The landscape will continue to be dominated by the developed nature of the frontage and the continuous defences from Totland to southern Colwell Bay.	No implications.	Recreational use and access to the coast would be supported by the plan.
PU6B.2	Central Colwell Bay	Continuing cliff retreat will affect part of the cliff-top Holiday Park.	Little natural change expected. Preferred plan will support SMP high level nature conservation objectives and geological interest.	Little natural change expected.	No implications.	Continued sediment supply to the system will support beach widths in this area.
PU6B.3	Fort Albert	Existing structures can be maintained to extend their life, but in the long term access to Fort Albert and the Fort and cliff top properties will be at risk. Increasing erosion from the adjacent units to the north and south will also increase the risk to cliff top chalets and buildings.	The shoreline will be subject to coastal squeeze in the short term with a move to natural processes in the final epoch.	Landscape may be altered with long term loss of Fort Albert.	Long term loss of Fort Albert (LBII*). Also impacts on Cliff End Battery	Private amenity use of the area will be retained over short term and medium term. Long term adaptation will be required.
PU6B.4	Fort Victoria Country Park	No impacts on property. Some loss of land at Fort Victoria Country Park.	Plan would increase intertidal foreshore area.	Landscape may be altered under no active intervention but not adversely.	No implications.	Impacts to recreational use and access to Victoria Country Park.
PU6B.5	Fort Victoria and Norton	Fort Victoria and some surrounding properties at risk in the long term.	No change in the short term moving towards natural processes in	Landscape may be altered under no active intervention but natural	Long term loss of historic Fort Victoria.	Current recreation and amenity use of the frontage would be

Policy Unit		Theme				
		Property & Land Use	Nature Conservation	Landscape	Historic Environment	Amenity & Recreational Use
		Access to the area may be affected in the medium term.	the longer term.	processes will drive the resulting landscape.		retained in the short term but lost or reduced in the medium to long term.

Location reference	Yarmouth and the Western Yar Estuary
Management Area reference	MA 6C
Policy Development Zone	PDZ 6

PREDICTED IMPLICATIONS OF THE PREFERRED PLAN

Policy Unit		Theme				
		Property & Land Use	Nature Conservation	Landscape	Historic Environment	Amenity & Recreational Use
PU6C.1	Norton Spit	No impacts on property.	Holding the line of defence will prevent the dunes, which are a designated feature of the Solent Maritime SAC from migrating south and possibly breaching.	Preferred plan will support the landscape value.	No implications.	Use of harbour maintained and supported.
PU6C.2	Western Yar Estuary -west	No impact along the majority of the frontage. Potential flood risk to some buildings near Salterns Wood and Kings Manor Farm.	The preferred plan for a non-interventional approach will generally support the core objectives the Estuary	Preferred plan will support the landscape value and the AONB designation.	Impacts on Listed Buildings at King's Manor and palaeoenvironmental deposits that are currently protected by saltmarsh within the Estuary. Generally there are numerous historic sites across the undefended parts of the estuary which may potentially be adversely impacted or ultimately lost under a no active intervention approach.	The wide, varied and hugely important amenity use of the estuary would be supported by the plan.

Policy Unit		Theme				
		Property & Land Use	Nature Conservation	Landscape	Historic Environment	Amenity & Recreational Use
PU6C.3	The Causeway	Widespread properties and core land use along the Western Yar valley protected under the preferred plan.	The preferred plan for a non-interventional approach will generally support the core objectives the Estuary, although the tidal flow to the south will remain restricted at this point. Freshwater habitats upstream will be maintained.	The preferred plan will support the landscape value.	Potential impacts on the Causeway itself, WWII pillbox and nearby All Saints Church.	Recreational use would generally be unaffected by the plan and the access route will be maintained.
PU6C.4	Western Yar Estuary -east	No risk to properties.	The preferred plan for a non-interventional approach will generally support the core objectives the Estuary.	The preferred plan will support the landscape value.	No implications.	The wide, varied and hugely important amenity use of the estuary would be supported by the plan. Some access points and shoreline pathways may need to be re-positioned over time. Future risk to the cycle route would require adaptation to sustain use of the important route.
PU6C.5	Thorley Brook and Barnfields Stream	HTL in the first epoch and MR in the second epoch provide opportunity to address and reduce potential tidal flood risk to localised areas of property adjacent to the proposed new tidal floodplains.	HTL in the first epoch will allow time to plan for habitat adaption. MR then NAI in the medium and longer term will restore more natural behaviour and operation of these inlets with benefits for the nature conservation interest, although some habitat change will occur.	Landscape improvements could be delivered through programme of realignment or no active intervention in the longer term.	Potential impacts on historical features near Thorley.	Potential loss of cycle route would require adaptation to sustain use of the important route.
PU6C.6	Yarmouth to Port la Salle	A large number of properties protected from flood and erosion risk under the preferred	The shoreline and its habitats will continue to be modified by the defences and natural	Landscape will continue to be dominated by open coast defences.	Variety of historical features, SM and listed buildings would be safeguarded under	Use of harbour maintained and supported. Recreational use and coastal access

Policy Unit		Theme				
		Property & Land Use	Nature Conservation	Landscape	Historic Environment	Amenity & Recreational Use
		plan. Key transport routes are maintained.	processes will be constrained.		the plan.	would also be maintained by the plan.

Location reference **Bouldnor Copse to southern Gurnard Bay**
Management Area reference **MA 7**
Policy Development Zone **PDZ 7**

PREDICTED IMPLICATIONS OF THE PREFERRED PLAN

Policy Unit		Theme				
		Property & Land Use	Nature Conservation	Landscape	Historic Environment	Amenity & Recreational Use
PU7.1	Bouldnor Copse and Hamstead	No impact along the majority of the frontage. Risk to several properties near Cranmore in the medium to long term.	The preferred plan for a non-interventional approach will generally support the core objectives of all the designations.	Preferred plan will support the landscape value and NNR.	No implications. Archaeological sites and palaeoenvironmental deposits in the intertidal and offshore zone will continue to be affected by natural change.	Continued sediment supply to the system will support beaches in the area, although this coast is relatively inaccessible.
PU7.2	Newtown Estuary	Some realignment of the frontage in the medium to longer term (walkways and quays). Long term loss of the	The preferred plan for a non-interventional approach will generally support the core objectives of all the designations. There will be loss of the salt ponds with sea level rise.	Preferred plan will support the landscape value and NNR.	Impact on sites and palaeoenvironmental deposits at the mouth of the estuary. Quays and waterfront structures at Newtown and Shalfleet are historic structures. On the margin of the flood zone, much of Newtown is Scheduled Monument.	Amenity use of the natural landscape will be maintained by NAI although localised access may require adaptation. Spits allowed room to respond to sea level rise, will help to reduce loss of beach material.
PU7.3	Thorness Bay and southern Gurnard Bay	No impact along the majority of the frontage. Risk to parts of the Thorness Bay holiday park and scattered building between Thorness and Gurnard Luck in the medium to long term.	The preferred plan for a non-interventional approach will generally support the core objectives of all the designations.	Preferred plan will support the landscape value and NNR.	No implications. Numerous archaeological and palaeoenvironmental sites in the intertidal zone of Thorness Bay will continue to be affected by natural change.	Continued sediment supply to the system will support beaches in the area.