

The coast

Strategic policy S7, The coast

1. The coast is defined as including:
 - a. the Hamble river estuary between Hamble Point Marina and Botley, extending to the Borough boundary in the centre of the river and around the Marina; and
 - b. the coast of Southampton Water extending to mean low water.

On-shore areas relating to the coast are defined as areas adjoining coastal waters, or related to the coast in visual, landscape, biodiversity, heritage or functional terms.
2. On the Borough's coast, the Borough Council will protect the Natura 2000 and Ramsar designations and recognises the national and international importance of the River Hamble and Southampton Water for recreational sailing and marine-related enterprises that contribute to the local and sub-regional economy and recreational activities. The Council therefore seeks to:
 - a. protect and enhance the landscape, biodiversity and heritage interest of the coast including views from coastal waters (see also strategic policies S7, S9 and S10, and policies DM1, DM11 and DM12, Chapter 5);
 - b. retain existing boatyards and marinas on the River Hamble in marine-related uses (see policy DM35, Chapter 5);
 - c. enable the provision of infrastructure related to sailing within the developed frontages of the river, subject to the River Hamble Harbour Authority Strategic Plan and Strategic Vision, whilst protecting more sensitive locations (see policy DM20, Chapter 5);
 - d. maintain and enhance other coast-related recreational activities, including enhancing coastal access where this can be achieved without detriment to biodiversity, landscape, heritage or economic interests, and/or can help to manage recreational impacts; and
 - e. achieve coast protection and flood management measures where necessary in accordance with the adopted North Solent Shoreline Management Plan¹⁷ (see policy DM7, Chapter 5).

- 4.35 The Borough's coastline includes a frontage to Southampton Water between Netley and Hamble Point, and the western bank of the Hamble estuary up to Botley. Much of the Southampton Water frontage is accessible, with the Royal Victoria Country Park and Hamble Common extending to the shoreline. At Hamble and in the estuary of the Hamble river more of the coast is in private ownership, including the oil storage facility and other industries at Hamble, the commercial boatyards and marinas at Hamble and Bursledon, and private dwellings.
- 4.36 The character of the coastline ranges from low, crumbling cliffs at Netley to the open mudflats and marshes of the estuary and the more enclosed upper tidal reaches of the River Hamble, which is tidal as far north as Botley. There is some slow erosion of the cliffs at Netley which provides opportunities for the sandstone cliffs to be colonised by rare mining bee and wasp colonies. There is some risk of coastal inundation at Hamble, but the risks are relatively low and the areas affected are not of sufficient scale to warrant the identification of a Coastal Change Management Area¹⁸. There is a slow but progressive erosion of saltmarsh habitat along the tidal reaches of the Hamble and the

¹⁷ www.northsolentsmp.co.uk
¹⁸ NPPF paragraphs 106-108

Hamble Harbour Authority have undertaken initial studies to assess the feasibility of saltmarsh recharge. The Council would be keen to work in partnership with the Harbour Authority on a project if the opportunity arises. The North Solent Shoreline Management Plan¹⁹ proposes no active intervention for the coastline or the Hamble estuary within this Borough, apart from in two areas; a small part of the frontage in Hamble village and some stabilisation of the cliffs at Netley with proposals to 'hold the line' along these frontages.

- 4.37 The Marine Management Organisation (MMO) operates within the terms of the Marine and Coastal Access Act (2009) and the Marine Policy Statement. It is responsible for the preparation of Marine Plans and Marine Licensing. The MMO is finalising a new marine plan for the Southern Inshore area of the coast which includes the coastline of Eastleigh Borough. Marine plan area boundaries extend up to the level of mean high water. The Marine Management Organisation require marine licences for activities involving a deposit or removal of a substance or object below the mean high water springs mark or in any tidal river to the extent of the tidal influence. As a result of the spatial overlap between the plans, regard will need to be given to this Local Plan as the marine plan is finalised.
- 4.38 The whole of the Borough's coast is of national and international importance for nature conservation, and is included in the Solent Maritime Special Area of Conservation and the Solent and Southampton Water Special Protection Area and Ramsar site nature conservation designations. In response to concerns of increased recreational pressure on birds within protected areas of the Solent as a result of the proposed development in south Hampshire, the Solent Recreation Mitigation Partnership (SRMP) was established. A mitigation strategy for PFSH local authorities is in place. The Solent Waders and Brent Goose Strategy will be applicable to developments affecting SPA functional land (high tide roosts used by birds for which the SPA is designated).
- 4.39 The River Hamble also has a long heritage of boatbuilding and other marine activity and is of considerable local and national significance for recreational sailing. Related to this are supporting commercial activities including boatyards and other marine-related enterprises. These make an important contribution to the economy of the Borough and of south Hampshire. Recreational sailing contributes significantly to the local economy as well as providing an important local amenity. The boatyards are also part of the Borough's marine heritage. The Council therefore considers it important in principle to retain the existing boatyard sites in marine-related business uses.
- 4.40 Other forms of water-related recreation include coastal and riverside walks, fishing and other water sports. The coast and River Hamble are attractive in landscape terms and highly valued locally. Efforts are in progress to extend the proposed national coastal path along the River Hamble up to Bursledon Bridge.
- 4.41 On the River Hamble there is potential for conflict between protection of the international designation and the commercial and recreational activities on the river. Careful management is needed to achieve a balance between them. The River Hamble Harbour Authority (Hampshire County Council) manages the river, and has produced a Strategic Plan, Strategic Vision and a Business Plan²⁰.
- 4.42 The harbour authority for Southampton Water is Associated British Ports, which has responsibility for the provision and maintenance of harbour facilities (quays, wharves, piers etc.); navigational safety in the harbour, including maintenance dredging; the movement and berthing of ships; licensing construction of works in the harbour; and nature conservation and the prevention of pollution.

¹⁹ www.northsolentsmp.co.uk

²⁰ <https://www.hants.gov.uk/thingstodo/riverhamble/harbourauthority>

- 4.43 The policy recognises the unique characteristics of the River Hamble and the Southampton Water whilst enabling the continuation of recreational and commercial uses traditionally associated with the river and that contribute to the local and sub-regional economy. The Council will seek to protect the coast and its inshore areas from development detrimental to their character.
- 4.44 The influence of the coast extends inland, although the extent of it can be difficult to define by means of a boundary. For the purposes of the Local Plan, on-shore areas relating to the coast are defined as areas adjoining the water, or related to the coast in visual, (including views of the coast from the water), landscape, biodiversity, heritage or functional terms.

Historic Environment

Relevant issues and objectives

Issues (Chapter 2): G1, G7

Objectives (Chapter 3): iv, v

Related local and national strategies/policies (see Appendix B)

Source	Reference/Title
Eastleigh Borough Council	Supplementary Planning Documents ²¹ : - Urban Character Area Appraisals - Conservation Area Appraisals
PfSH	Sustainability policy framework ²² , and Quality Places initiative which includes a Quality Places Charter and a Cultural Strategy ²³
Hampshire County Council	Historic Environment Record ²⁴
NPPF	Paragraphs 17, 126 – 141, 156 - 157

- 4.45 The NPPF defines 'heritage assets' as: "A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)". They include:
- The conservation areas of Bishopstoke, Botley, Bursledon (Old Bursledon and Bursledon Windmill), West End (Gaters Mill, Romill Close and Orchards Way), Hamble-le-Rice and Netley, as shown on the policies map;
 - Listed buildings;
 - Locally listed buildings;

21 <http://www.eastleigh.gov.uk/supplementaryplanningdocuments>

22 <https://www.portsmouth.gov.uk/wp-content/uploads/2020/05/development-and-planning-developing-push-sustainability-policy-framework.pdf>

23 <https://www.push.gov.uk/work/cultural-creative-industries-and-the-built-environment/outcomes/>

24 <https://www.hants.gov.uk/landplanningandenvironment/environment/historicenvironment/historicenvironmentrecord>

- Historic parks, gardens and landscapes;
- Scheduled monuments, nationally important ancient monuments and archaeological sites, and their settings;
- protected wreck sites; and
- Marine, rail and aviation heritage assets.

Strategic policy S8, Historic Environment

- The Borough Council will continue to conserve and/or enhance the Boroughs heritage assets in a manner appropriate to their significance. This includes all heritage assets including listed buildings and structures, Conservation Areas as designated on the policies map, landscapes and archaeology. This will be through the preparation of Conservation Area Appraisals and Management Plans and other strategies and in the determination of planning applications for new development (see policy DM12). This will involve:**
 - identifying the assets by means of an on-going programme of survey and review;
 - identifying their key features and measures to manage and enhance these, e.g. through Conservation Area Appraisals;
 - restricting development likely to harm them or their settings through management of development proposals; and
 - encouraging development that enhances them, ensures their long-term management and maintenance and where possible, enables public enjoyment and the interpretation of the asset.

4.46 In accordance with the NPPF, policy S8 sets out the strategic approach to conserving and enhancing the Borough's historic environment. This strategic approach does not affect the principle of development at the other site allocations in the Local Plan but may affect their layout and detailed design. Development proposals will be assessed against the detailed development management policy DM12. In addition, Chapter 6 includes site-specific requirements for heritage assets and their settings for development allocations. Policy BO7 sets out criteria for any future development at the Grade II listed Botley Mill and includes retaining the character and setting of the Mill.

Green infrastructure

4.47 Green infrastructure in the Borough includes a network of natural and semi-natural habitats, green spaces and features linked by green and blue corridors. Other evidence will explore more detailed aspects of green infrastructure relating to the Borough's landscape and biodiversity, and the Council's work on sport and recreation.

Relevant issues and objectives

Issues (Chapter 2): G3, G4, G5, G7, G8

Objectives (Chapter 3): i, ii, v, vii, viii