

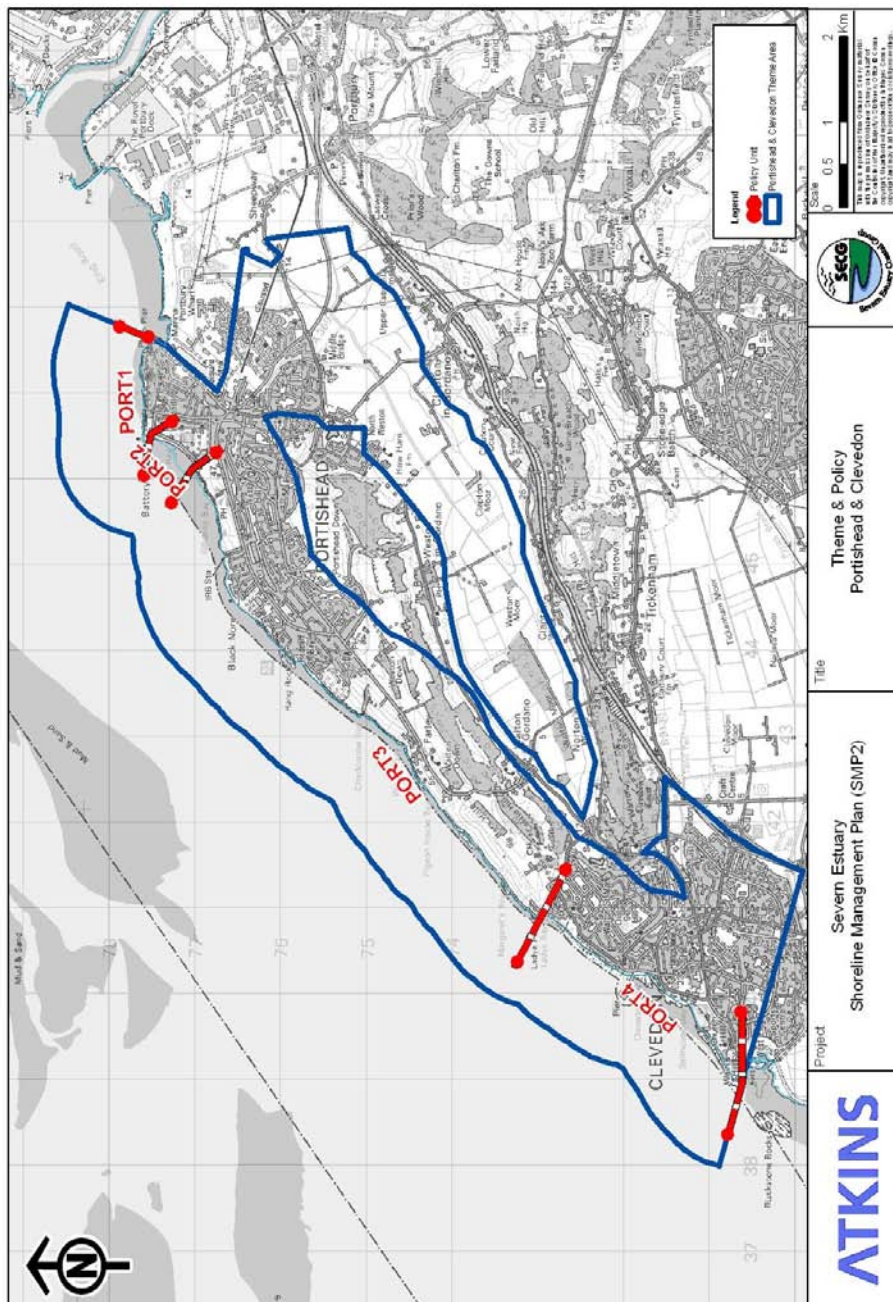
Portishead and Clevedon

This Theme area contains the Policy Unit **PORT 1**, **PORT 2**, **PORT 3** and **PORT 4**.

It includes the shoreline on the east bank of the River Severn from **Portishead Pier** to **Old Church Road, Clevedon**.

The **Key Policy Drivers** in this area are:

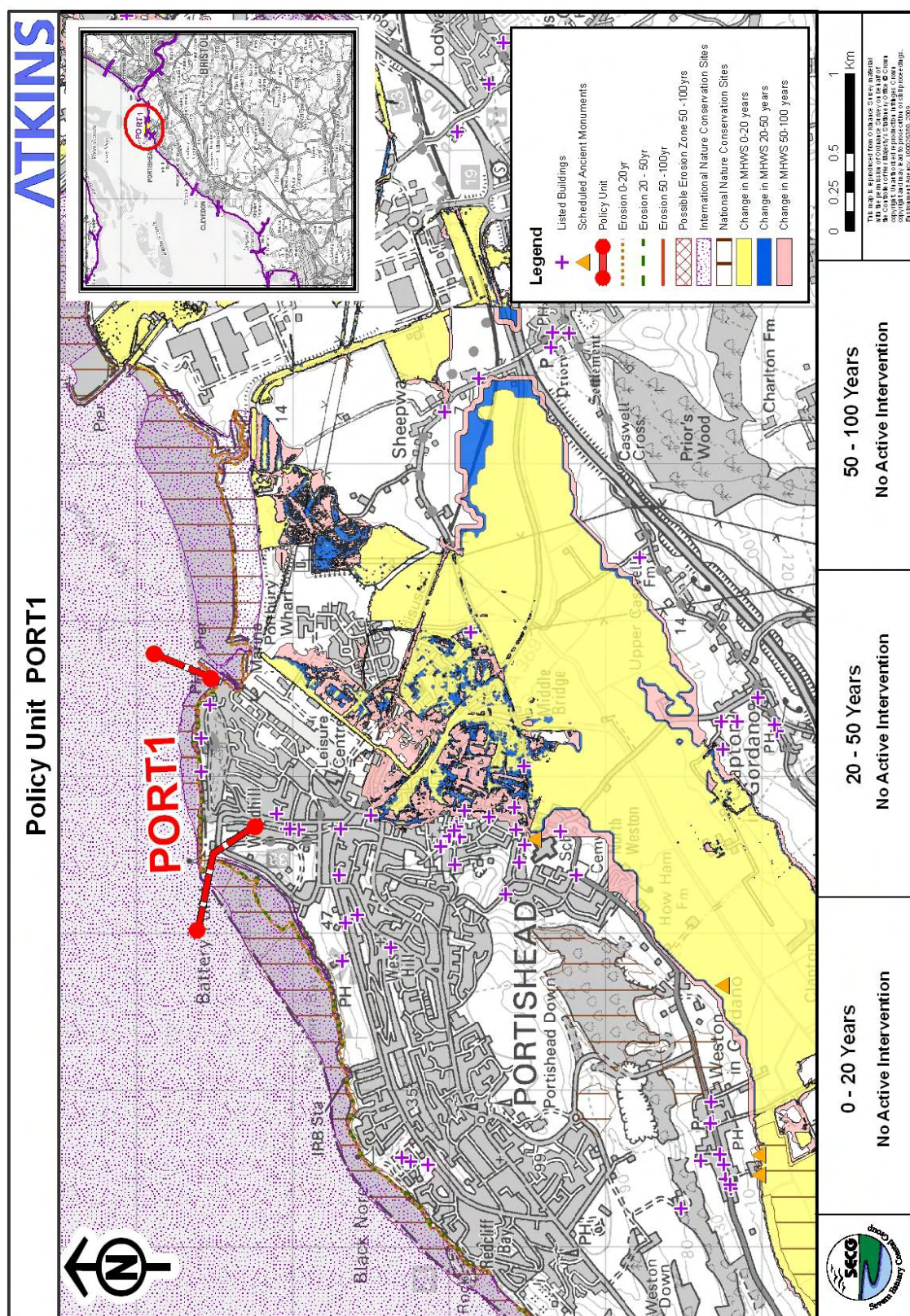
- International nature conservation sites – Severn Estuary SAC, SPA and Ramsar;
- Critical infrastructure – M5 and oil storage site, lighthouse, electricity substations, Clevedon Hospital;
- Residential areas – Clevedon, Portishead.



The above provides the local details in respect of the SMP-wide policy presented in the preceding sections of this Plan document. These details must be read in the context of the wider-scales issues and policy implications, as reported therein.

The above provides the local details in respect of the SMP-wide policy presented in the preceding sections of this Plan document. These details must be read in the context of the wider-scales issues and policy implications, as reported therein.

Policy Unit: PORT1 – Portishead Pier to swimming pool, Esplanade Road, Portishead (east bank of the River Severn)



The above provides the local details in respect of the SMP-wide policy presented in the preceding sections of this Plan document. These details must be read in the context of the wider-scales issues and policy implications, as reported therein.

Preferred Policies to Implement the Plan:

Epoch	Preferred Policy	Comments
0 to 20 years (2025)	NAI	The short term policy for this unit is No Active Intervention . High ground and hard geology naturally limit the risk of coastal flooding and erosion in this Policy Unit. NAI will allow natural processes to continue with little or no impact on the properties on the cliff top. This Policy Unit is not linked to any others.
20 to 50 years (2055)	NAI	The medium term policy for this unit is No Active Intervention . High ground and hard geology naturally limit the risk of coastal flooding and erosion in this Policy Unit. NAI will allow natural processes to continue with little or no impact on the properties on the cliff top. The rate of erosion in the medium (and long) term is unclear and should be monitored. If the rate of erosion increases, or properties on the cliff top are at risk, action should be considered. This Policy Unit is not linked to any others.
50 to 100 years (2105)	NAI	The long term policy for this unit is No Active Intervention . High ground and hard geology naturally limit the risk of coastal flooding and erosion in this Policy Unit. NAI will allow natural processes to continue with little or no impact on the properties on the cliff top. The rate of erosion in the long term is unclear and should be monitored. If the rate of erosion increases, or properties on the cliff top are at risk, action should be considered. This Policy Unit is not linked to any others.

Economics

Policy Unit	Existing SMP1 Policy	Time Period (epoch)			SMP2 Assessment	
		0-20	20-50	50-100	Preferred Plan Present Value Damages	Preferred Plan Present Value Defence Costs
PORT 1	Do Nothing	NAI	NAI	NAI	Minimal	Minimal

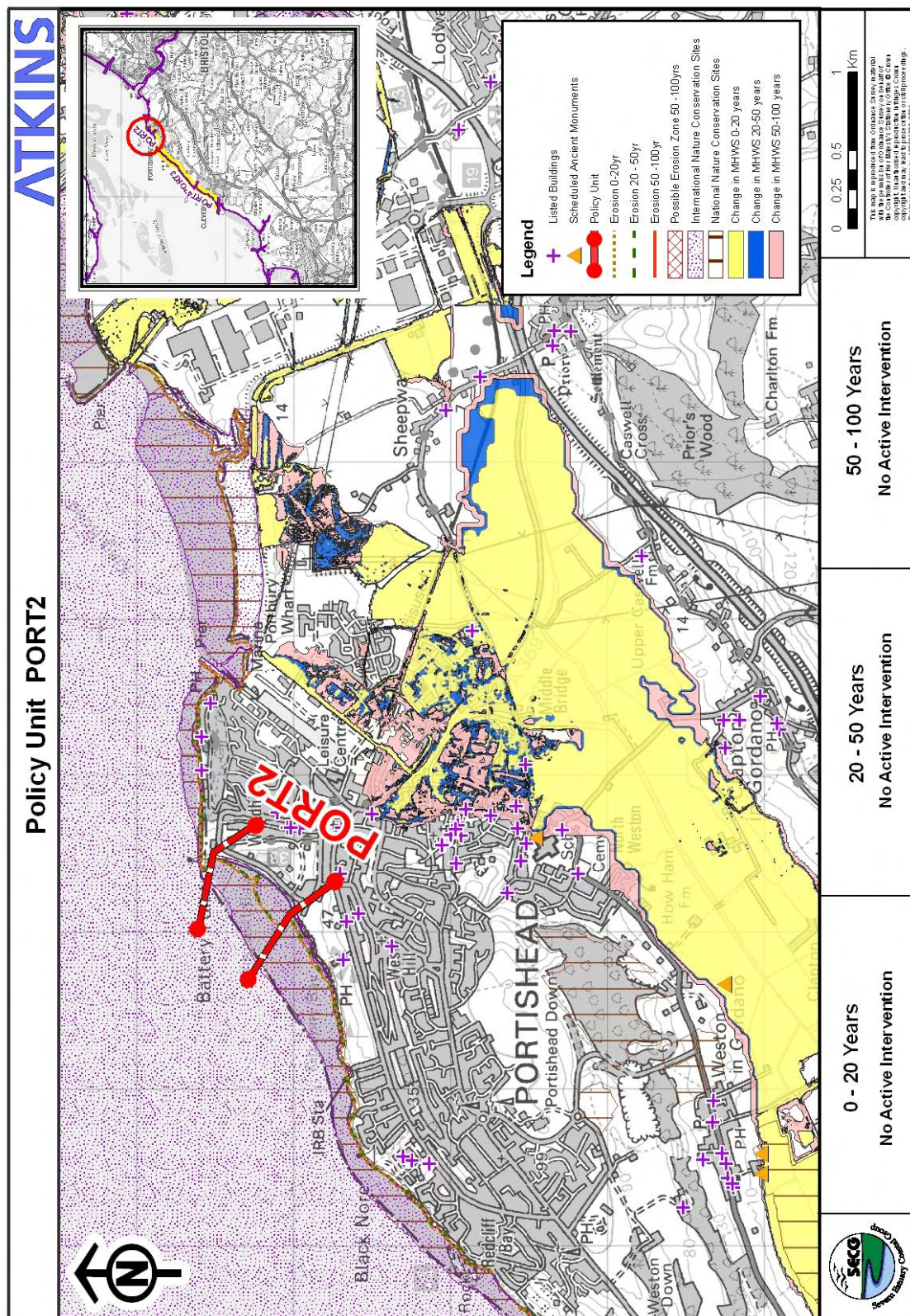
The preferred policy has no economic impact. This Policy Unit is not linked to any others.

Predicted Implication of the Preferred Plan for the PORT 1 Policy Unit

Time Period	Management Activities	Property, Land Use and Human Health	Nature Conservation – including Earth Heritage, Geology and Biodiversity	Landscape Character and Visual Amenity	Historic Environment	Amenity and Recreational Use
0 – 20 years	The shoreline will remain stable in this period, and as a result management activities will be limited.	Limited erosion and flood risk will not impact on existing property, land use or human health.	A NAI policy will allow natural processes to dominate.	Limited erosion and flood risk will not impact on existing landscape and visual amenity	Limited erosion and flood risk will not impact on the historic environment	Limited erosion and flood risk will not impact on the amenity value of the land or recreational use.
20 – 50 years	The shoreline will undergo limited erosion within this period, and as a result management activities will be limited.	Limited erosion and flood risk will not impact on existing property, land use or human health.	A NAI policy will allow habitats to roll back so intertidal habitats and features will be maintained. Roll back will be limited due to restriction by hard geology and high ground.	Limited erosion and flood risk will not impact on existing landscape and visual amenity	Limited erosion and flood risk will not impact on the historic environment	Limited erosion and flood risk will not impact on the amenity value of the land or recreational use.
50 – 100 years	The shoreline will undergo limited erosion within this period, and as a result management activities will be limited.	Limited erosion and flood risk will not impact on existing property, land use or human health.	A NAI policy will allow habitats to roll back so intertidal habitats and features will be maintained. Roll back will be limited due to restriction by hard geology and high ground.	Limited erosion and flood risk will not impact on existing landscape and visual amenity	Limited erosion and flood risk will not impact on the historic environment	Limited erosion and flood risk will not impact on the amenity value of the land or recreational use.

The above provides the local details in respect of the SMP-wide policy presented in the preceding sections of this Plan document. These details must be read in the context of the wider-scales issues and policy implications, as reported therein.

Policy Unit: PORT 2 - Swimming pool, Esplanade Road, Portishead to the end of Esplanade Road at Lake Road, Portishead (east bank of the River Severn)



The above provides the local details in respect of the SMP-wide policy presented in the preceding sections of this Plan document. These details must be read in the context of the wider-scales issues and policy implications, as reported therein.

Preferred Policies to Implement the Plan:

Epoch	Preferred Policy	Comments
0 to 20 years (2025)	NAI	The short term policy for this unit is No Active Intervention . High ground and hard geology naturally limit the risk of coastal flooding and erosion in this Policy Unit. NAI will allow natural processes to continue.
20 to 50 years (2055)	NAI	The medium term policy for this unit is No Active Intervention . High ground and hard geology naturally limit the risk of coastal flooding and erosion in this Policy Unit. NAI will allow natural processes to continue. The rate of erosion in the medium (and long) term is unclear and should be monitored. If the rate of erosion increases, or assets on the cliff top are at risk, action should be considered.
50 to 100 years (2105)	NAI	The long term policy for this unit is a No Active Intervention policy. High ground and hard geology naturally limit the risk of coastal flooding and erosion in this Policy Unit. NAI will allow natural processes to continue with little or no impact on the properties on the cliff top. The rate of erosion in the long term is unclear and should be monitored. If the rate of erosion increases, or assets on the cliff top are at risk, action should be considered.

Economics

Policy Unit	Existing SMP1 Policy	Time Period (epoch)			SMP2 Assessment	
		0-20	20-50	50-100	Preferred Plan Present Value Damages	Preferred Plan Present Value Defence Costs
PORT 2	Do Nothing	NAI	NAI	NAI	Minimal (PORT2-4 total)	Minimal (PORT2-4 total)

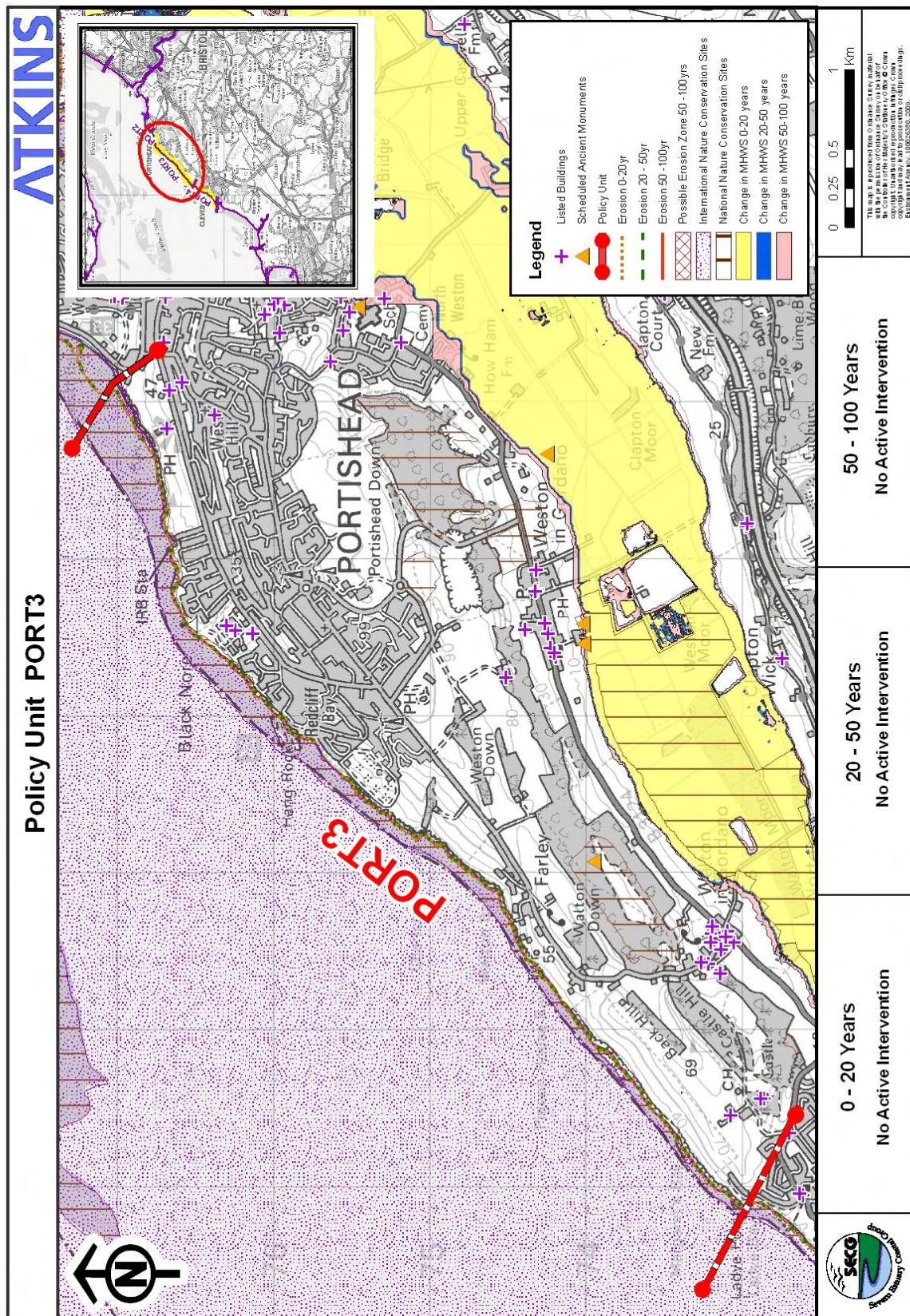
The preferred policy has no economic impact in this Policy Unit. The preferred policy is economically viable for the linked Policy Units of PORT 2, PORT 3 and PORT 4. The costs and damages of the preferred policy in the table above relate to actions taken in all linked policy units.

Predicted Implication of the Preferred Plan for the PORT 2 Policy Unit

Time Period	Management Activities	Property, Land Use and Human Health	Nature Conservation – including Earth Heritage, Geology and Biodiversity	Landscape Character and Visual Amenity	Historic Environment	Amenity and Recreational Use
0 – 20 years	The shoreline will remain stable in this period, and as a result management activities will be limited.	Limited erosion and flood risk will not impact on existing property, land use or human health.	A NAI policy will allow natural processes to dominate.	Limited erosion and flood risk will not impact on existing landscape and visual amenity	Limited erosion and flood risk will not impact on the historic environment	Limited erosion and flood risk will not impact on the amenity value of the land or recreational use. Some very localised assets e.g. the boating lake, may be at risk.
20 – 50 years	The shoreline will undergo limited erosion within this period, and as a result management activities will be limited.	Limited erosion and flood risk will not impact on existing property, land use or human health.	A NAI policy will allow habitats to roll back so intertidal habitats and features will be maintained. Roll back will be limited due to restriction by hard geology and high ground.	Limited erosion and flood risk will not impact on existing landscape and visual amenity	Limited erosion and flood risk will not impact on the historic environment	Limited erosion and flood risk will not impact on the amenity value of the land or recreational use. Some very localised assets e.g. the boating lake, may be at risk.
50 – 100 years	The shoreline will undergo limited erosion within this period, and as a result management activities will be limited.	Limited erosion and flood risk will not impact on existing property, land use or human health.	A NAI policy will allow habitats to roll back so intertidal habitats and features will be maintained. Roll back will be limited due to restriction by hard geology and high ground.	Limited erosion and flood risk will not impact on existing landscape and visual amenity	Limited erosion and flood risk will not impact on the historic environment	Limited erosion and flood risk will not impact on the amenity value of the land or recreational use. Some very localised assets e.g. the boating lake, may be at risk.

The above provides the local details in respect of the SMP-wide policy presented in the preceding sections of this Plan document. These details must be read in the context of the wider-scales issues and policy implications, as reported therein.

Policy Unit: PORT 3 - The end of Esplanade Road at Lake Road to Ladye Point (east bank of the River Severn)



The above provides the local details in respect of the SMP-wide policy presented in the preceding sections of this Plan document. These details must be read in the context of the wider-scales issues and policy implications, as reported therein.

Preferred Policies to Implement the Plan:

Epoch	Preferred Policy	Comments
0 to 20 years (2025)	NAI	The short term policy for this unit is No Active Intervention . High ground and hard geology naturally limit the risk of coastal flooding and erosion in this Policy Unit. NAI will allow natural processes to continue with little or no impact on the properties, caravan park, golf club, etc. on the cliff top.
20 to 50 years (2055)	NAI	The medium term policy for this unit is No Active Intervention . High ground and hard geology naturally limit the risk of coastal flooding and erosion in this Policy Unit. NAI will allow natural processes to continue. The rate of erosion in the medium (and long) term is unclear and should be monitored. If the rate of erosion increases, or assets on the cliff top are at risk, action should be considered.
50 to 100 years (2105)	NAI	The long term policy for this unit is a No Active Intervention policy. High ground and hard geology naturally limit the risk of coastal flooding and erosion in this Policy Unit. NAI will allow natural processes to continue with little or no impact on the properties on the cliff top. The rate of erosion in the long term is unclear and should be monitored. If the rate of erosion increases, or assets on the cliff top are at risk, action should be considered.

Economics

Policy Unit	Existing SMP1 Policy	Time Period (epoch)			SMP2 Assessment	
		0-20	20-50	50-100	Preferred Plan Present Value Damages	Preferred Plan Present Value Defence Costs
PORT 3	Do nothing / locally Realignment	NAI	NAI	NAI	Minimal (PORT2-4 total)	Minimal (PORT2-4 total)

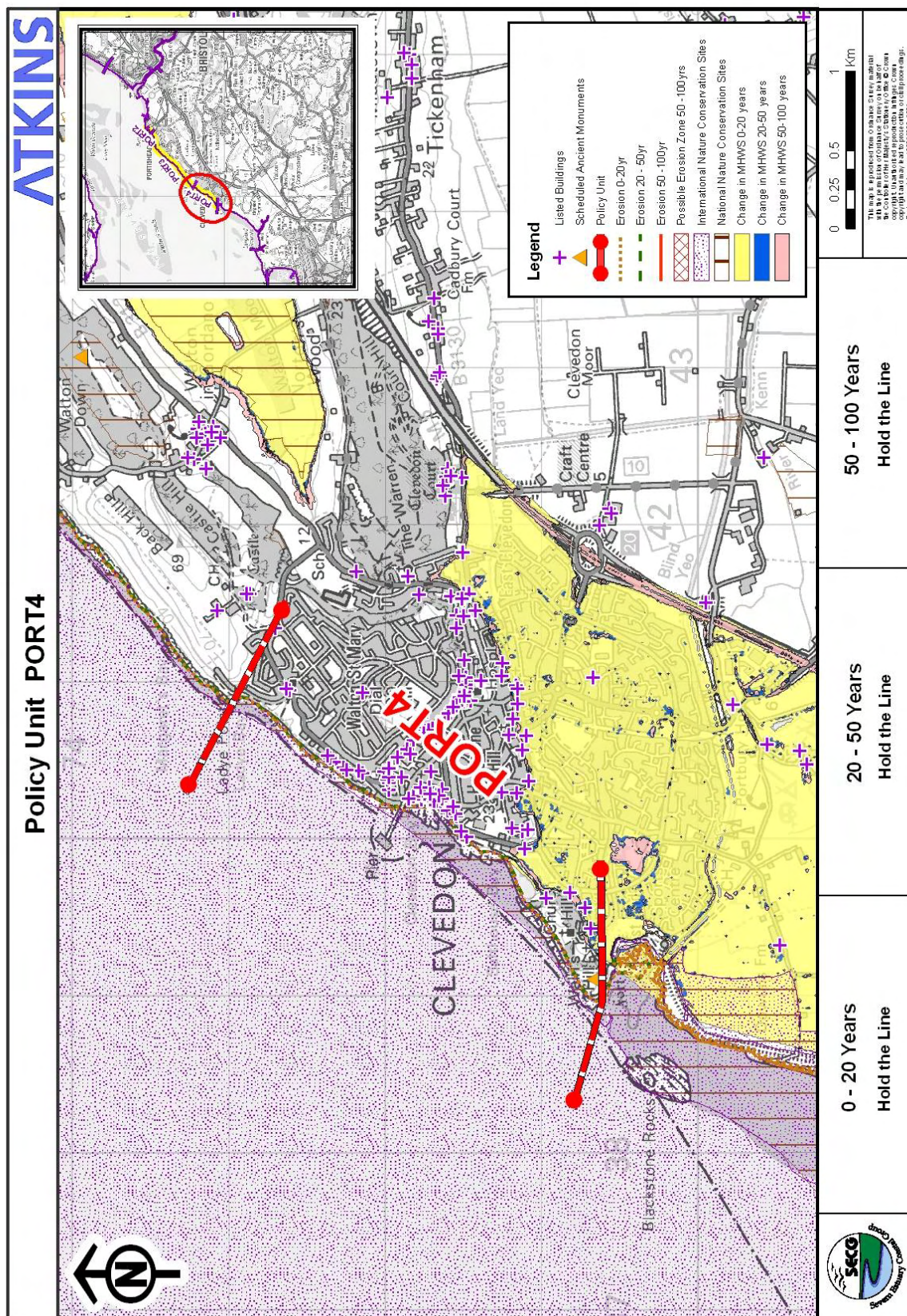
The preferred policy has no economic impact in this Policy Unit. The preferred policy is economically viable for the linked Policy Units of PORT 2, PORT 3 and PORT 4. The costs and damages of the preferred policy in the table above relate to actions taken in all linked policy units.

Predicted Implication of the Preferred Plan for the PORT 3 Policy Unit

Time Period	Management Activities	Property, Land Use and Human Health	Nature Conservation – including Earth Heritage, Geology and Biodiversity	Landscape Character and Visual Amenity	Historic Environment	Amenity and Recreational Use
0 – 20 years	The shoreline will remain stable in this period, and as a result management activities will be limited.	Limited erosion and flood risk will not impact on existing property, land use or human health.	A NAI policy will allow natural processes to dominate.	Limited erosion and flood risk will not impact on existing landscape and visual amenity	Limited erosion and flood risk will not impact on the historic environment	Limited erosion and flood risk will not impact on the amenity value of the land or recreational use.
20 – 50 years	The shoreline will undergo limited erosion within this period, and as a result management activities will be limited.	Limited erosion and flood risk will not impact on existing property, land use or human health.	A NAI policy will allow habitats to roll back so intertidal habitats and features will be maintained. Roll back will be limited due to restriction by hard geology and high ground.	Limited erosion and flood risk will not impact on existing landscape and visual amenity	Limited erosion and flood risk will not impact on the historic environment	Limited erosion and flood risk will not impact on the amenity value of the land or recreational use.
50 – 100 years	The shoreline will undergo limited erosion within this period, and as a result management activities will be limited.	Limited erosion and flood risk will not impact on existing property, land use or human health. In the long term, properties and land very close to the shoreline may be at risk. This should be monitored and action taken, if necessary.	A NAI policy will allow habitats to roll back so intertidal habitats and features will be maintained. Roll back will be limited due to restriction by hard geology and high ground.	Limited erosion and flood risk will not impact on existing landscape and visual amenity	Limited erosion and flood risk will not impact on the historic environment	Limited erosion and flood risk will not impact on the amenity value of the land or recreational use.

The above provides the local details in respect of the SMP-wide policy presented in the preceding sections of this Plan document. These details must be read in the context of the wider-scales issues and policy implications, as reported therein.

Policy Unit: PORT 4 - Ladye Point to Old Church Road, Clevedon (east bank of the River Severn)



The above provides the local details in respect of the SMP-wide policy presented in the preceding sections of this Plan document. These details must be read in the context of the wider-scales issues and policy implications, as reported therein.

Preferred Policies to Implement the Plan:

Epoch	Preferred Policy	Comments
0 to 20 years (2025)	HTL	<p>The short term policy for this unit is Hold The Line.</p> <p>High ground and hard geology naturally limit the risk of coastal flooding and erosion in much of this Policy Unit. HTL should focus on the key areas of risk rather than on the whole length of the Policy Unit. How HTL is implemented in these short lengths of shoreline needs to be determined - an in-depth economic investigation will be needed. HTL is not intended to enable new defences to be built.</p> <p>Natural processes should be allowed to continue in areas where there are currently no defences. There will be little or no impact on the properties and other assets on the cliff top / along the shoreline. The rate of erosion is unclear and should be monitored. If the rate of erosion increases, or assets are at risk, action should be considered.</p> <p>HTL <u>does not</u> guarantee funding to build or maintain current or future defences or to counter sea level rise.</p>
20 to 50 years (2055)	HTL	<p>The medium term policy for this unit is Hold The Line.</p> <p>High ground and hard geology naturally limit the risk of coastal flooding and erosion in much of this Policy Unit. HTL should focus on the key areas of risk rather than on the whole length of the Policy Unit. How HTL is implemented in these short lengths of shoreline needs to be determined - an in-depth economic investigation will be needed. HTL is not intended to enable new defences to be built.</p> <p>Natural processes should be allowed to continue in areas where there are currently no defences. There will be little or no impact on the properties and other assets on the cliff top / along the shoreline. The rate of erosion is unclear and should be monitored. If the rate of erosion increases, or assets are at risk, action should be considered.</p> <p>HTL <u>does not</u> guarantee funding to build or maintain current or future defences or to counter sea level rise.</p>
50 to 100 years (2105)	HTL	<p>The long term policy for this unit is Hold The Line.</p> <p>High ground and hard geology naturally limit the risk of coastal flooding and erosion in much of this Policy Unit. HTL should focus on the key areas of risk rather than on the whole length of the Policy Unit. How HTL is implemented in these short lengths of shoreline needs to be determined - an in-depth economic investigation will be needed. HTL is not intended to enable new defences to be built.</p> <p>Natural processes should be allowed to continue in areas where there are currently no defences. There will be little or no impact on the properties and other assets on the cliff top / along the shoreline. The rate of erosion is unclear and should be monitored. If the rate of erosion increases, or assets are at risk, action should be considered.</p> <p>HTL <u>does not</u> guarantee funding to build or maintain current or future defences or to counter sea level rise.</p>

The above provides the local details in respect of the SMP-wide policy presented in the preceding sections of this Plan document. These details must be read in the context of the wider-scales issues and policy implications, as reported therein.

Economics

Policy Unit	Existing SMP1 Policy	Time Period (epoch)			SMP2 Assessment	
		0-20	20-50	50-100	Preferred Plan Present Value Damages	Preferred Plan Present Value Defence Costs
PORT 4	HTL (or locally do nothing or Realignment)	HTL	HTL	HTL	Minimal (PORT2-4 total)	Minimal (PORT2-4 total)

The preferred policy has no economic impact in this Policy Unit. The preferred policy is economically viable for the linked Policy Units of PORT 2, PORT 3 and PORT 4. The costs and damages of the preferred policy in the table above relate to actions taken in all linked policy units.

Predicted Implication of the Preferred Plan for the PORT 4 Policy Unit

Time Period	Management Activities	Property, Land Use and Human Health	Nature Conservation – including Earth Heritage, Geology and Biodiversity	Landscape Character and Visual Amenity	Historic Environment	Amenity and Recreational Use
0 – 20 years	The shoreline will remain stable in this period, and as a result management activities will be limited. Actions should focus on areas where defences are currently in place. In other areas natural processes should dominate.	Limited erosion and flood risk will not impact on existing property, land use or human health.	A HTL policy should focus on areas at risk and allow natural processes to dominate elsewhere. Works should take account of possible environmental impacts and the need for an EIA.	Limited erosion and flood risk will not impact on existing landscape and visual amenity	Limited erosion and flood risk will not impact on the historic environment	Limited erosion and flood risk will not impact on the amenity value of the land or recreational use.
20 – 50 years	The shoreline will undergo limited erosion within this period. Management actions should focus on areas where defences are currently in place. In other areas natural processes should dominate.	Limited erosion and flood risk will not impact on existing property, land use or human health.	A HTL policy should focus on areas at risk and allow habitats to roll back elsewhere, so intertidal habitats and features will be maintained. Roll back will be limited due to restriction by hard geology and high ground. Works should take account of possible environmental impacts and the need for an EIA.	Limited erosion and flood risk will not impact on existing landscape and visual amenity	Limited erosion and flood risk will not impact on the historic environment	Limited erosion and flood risk will not impact on the amenity value of the land or recreational use. Localised assets e.g. Clevedon Esplanade and Pier may be at risk. This should be monitored and action taken, if appropriate. .
50 – 100 years	The shoreline will undergo limited erosion within this period. Management actions should focus on areas where defences are currently in place. In other areas natural processes should dominate.	Limited erosion and flood risk will not impact on existing property, land use or human health. In the long term, properties and land very close to the shoreline may be at risk. This should be monitored and action taken, if appropriate.	A HTL policy should focus on areas at risk and allow habitats to roll back elsewhere ,so intertidal habitats and features will be maintained. Roll back will be limited due to restriction by hard geology and high ground. Works should take account of possible environmental impacts and the need for an EIA.	Limited erosion and flood risk will not impact on existing landscape and visual amenity	Limited erosion and flood risk will not impact on the historic environment	Limited erosion and flood risk will not impact on the amenity value of the land or recreational use. Localised assets e.g. Clevedon Esplanade and Pier may be at risk. This should be monitored and action taken, if appropriate.

The above provides the local details in respect of the SMP-wide policy presented in the preceding sections of this Plan document. These details must be read in the context of the wider-scales issues and policy implications, as reported therein.