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PLANNING

Planning Policy Statement 25 Supplement:
Development and Coastal Change



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Introduction

Planning Policy Statements (PPS) set out the Government's national policies on different aspects of spatial planning in England. This document sets out planning policies for managing development on coastal areas affected by coastal change. These policies should be read alongside other relevant statements of national planning policy.

This policy supplements PPS25. It replaces the policy on managing the impacts of coastal erosion to development set out in Planning Policy Guidance 20, *Coastal Planning* which is cancelled with the exception of paragraphs 2.9, 2.10 and 3.9. Guidance to help practitioners implement this policy is provided in the *Planning Policy Statement 25 Supplement: Development and Coastal Change Practice Guide*.

The development plan making policies in this document must be taken into account by regional planning bodies in the preparation of revisions to regional spatial strategies¹ and by local planning authorities in the preparation of local development documents². The preparation of development plans should not be delayed unnecessarily to take the policies in this document into account. Development plans should not repeat development management policies in this document or reformulate them³ unless there are specific factors justifying variation of these policies.

The policies in this document are a material consideration which must be taken into account in development management decisions, where relevant⁴. Therefore the development management policies in this document can be applied directly by the decision maker when determining whether development should proceed.

WHAT IS COASTAL CHANGE?

For the purposes of this policy, coastal change means physical change to the shoreline, i.e. erosion, coastal landslip, permanent inundation and coastal accretion.

GOVERNMENT OBJECTIVES

The Government's aim is to ensure that our coastal communities continue to prosper and adapt to coastal change. This means planning should:

- ensure that policies and decisions in coastal areas are based on an understanding of coastal change over time
- prevent new development from being put at risk from coastal change by:
 - (i) avoiding inappropriate development in areas that are vulnerable to coastal change or any development that adds to the impacts of physical changes to the coast, and
 - (ii) directing development away from areas vulnerable to coastal change

1 See Section 5(3) of the Planning and Compulsory Purchase Act 2004. These policies will apply to responsible regional authorities and regional strategies under the Local Democracy, Economic Development and Construction Act 2009, when commenced on 1st April 2010

2 See Section 19(2) of the Planning and Compulsory Purchase Act 2004

3 See paragraphs 4.30-4.32 of Planning Policy Statement 12: Local Spatial Planning

4 See section 38(6) of the Planning and Compulsory Purchase Act 2004

- ensure that the risk to development which is, exceptionally, necessary in coastal change areas because it requires a coastal location and provides substantial economic and social benefits to communities, is managed over its planned lifetime, and
- ensure that plans are in place to secure the long term sustainability of coastal areas.

PLAN MAKING POLICIES

Policy DCC1: Evidence Base for plan-making

- DCC1.1. Regional and local planning authorities on the coast should ensure that they have an evidence base at the appropriate scale and level of detail on the current and predicted impacts of physical changes to the coast to inform plan making. The prediction of future impacts should reflect the long-term nature and the inherent uncertainty of coastal processes (including coastal landslip), and take account of climate change. The evidence should be proportionate and sufficient to support the plan.
- DCC1.2. This evidence should be drawn from Shoreline Management Plans (SMPs)⁵ and associated maps and data developed by the Environment Agency and local authorities, together with other strategic plans that apply to coastal areas.
- DCC1.3. In preparing the evidence base for plan making, regional and local planning authorities should:
- (i) develop partnership working with their neighbours and with relevant agencies and bodies with an interest in the coast
 - (ii) identify how coastal change could be affected by development in their plan area, and
 - (iii) identify how development could be affected by coastal change.

Policy DCC2: Regional planning approach

- DCC2.1. Where coastal change is a key regional priority, the Regional Strategy should set out the strategic approach to the long-term adaptation of coastal communities at risk of future coastal change. When selecting options for broad strategic locations for development Regional Strategies should take into account:
- (i) the impact of coastal change over the lifetime of proposed development and settlements, and
 - (ii) the impacts of development on coastal change over the period covered by the SMP in its region and neighbouring regions.

5 See DEFRA Guidance, Shoreline Management Plan Guidance Volume 1: Aims and Requirements, March 2006

DCC2.2 The Regional Strategy should:

- (i) Identify areas where communities impacted by coastal change may be relocated
- (ii) Identify areas where growth should be avoided.

Policy DCC3: Local planning approach

DCC3.1. Local planning authorities should identify areas likely to be affected by physical changes to the coast and refer to this area as the Coastal Change Management Area (CCMA). In determining the CCMA(s), local planning authorities should:

- (i) draw on the evidence
- (ii) take into account the wider social, economic and environmental policy objectives
- (iii) take into account the strategic approach in the Regional Strategy and other strategies and plans of significance to the coast; and
- (iv) work in partnership with other local planning authorities and relevant agencies and bodies with an interest in the coast, making connections with any wider community adaptation activity.

DCC3.2. Local planning authorities should set out for CCMA(s):

- (i) The type of development that will be appropriate taking account of the character of the coast including designations and the variation in risk across the CCMA
- (ii) The circumstances in which certain types of development may be permissible within the CCMA(s), and
- (iii) Allocations of land for appropriate development within the CCMA(s).

DCC3.3. Where development and infrastructure needs to be relocated from CCMA(s), local planning authorities should make provision for sufficient, suitable land outside the CCMA(s). In making such provision, local planning authorities should ensure that:

- (i) the provision is close enough to maintain the integrity of the coastal community from which development has been displaced, and
- (ii) the provision is required in order to secure the long-term future sustainability of coastal areas.

DCC3.4 Local planning authorities should have regard to the objectives of the Regional Habitat Creation Programme to safeguard land for relocated habitat.

DEVELOPMENT MANAGEMENT POLICIES

DCC4. Evidence requirements for validation of planning applications in the Coastal Change Management Area

DCC4.1. Planning applications for development in CCMA's need to be accompanied by an assessment of the vulnerability of the proposed development to coastal change and any impact on coastal change. The level of information required by local planning authorities should be proportionate to the vulnerability and scale of impact. Applications should not be validated without this information.

DCC5. Policy principles guiding the consideration of applications for development in Coastal Change Management Areas

DCC5.1. Applications for development (including applications to renew time-limited planning permissions in the CCMA where erosion has progressed at a lower rate than predicted) should be considered appropriate where, following the outcome of consultation with relevant agencies and bodies, particularly the Environment Agency and local communities, it can be demonstrated that:

- (i) the assessment of vulnerability shows that the development will be safe over its planned lifetime and will not have an unacceptable impact on coastal change
- (ii) The character of the coast including designations is not compromised
- (iii) the development provides wider sustainability benefits
- (iv) the development does not hinder the creation and maintenance of a continuous signed and managed route around the coast⁶.

DCC5.2. So that appropriate development in a CCMA is not impacted by coastal change, local planning authorities should limit the planned life-time of the proposed development to reduce the risk to people and the development, taking account of the assessment of vulnerability. Planning conditions should be applied where there is a need to:

- (i) manage the risk to the proposed development during its planned life-time, and
- (ii) manage the removal of the development to minimise the impact on the community and on the natural and historic environment.

6 As required by the Marine and Coastal Access Act 2009

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