

Hearing Session 4: Action Point 5 – Properties in Coastal Risk areas

<p>HS4/AP5 – PCNPA to: provide the Inspector with additional information in respect of Policies 37 and 38 including the approximate number of properties which are within the defined coastal change management area and inside and outside defined centre boundaries and examples of similar policies operating in England / Wales; and to amend Policy 37 (a), (b), (e) and (f) and Policy 38 (a), (b), (c) and (c) to provide greater clarity about requirements.</p>	<p>30th August 2019</p>	<p>PB/SH</p>		
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Coastal Risk Management Area	Residential properties in the Coastal Risk Management Area	Approx % inside Centre Boundary	Non-residential properties	Approx % inside Centre Boundary	Total
Amroth	16	100%	15	100%	31
Angle	33	75%	15	75%	48
Broad Haven	69	100%	24	100%	93
Dale	18	100%	10	100%	28
Gann	3	0%	0	0%	3
Little Haven	9	100%	3	100%	12
Lower Solva	25	0%	27	0%	52
Newgale	1	0%	7	99%	8
Newport	19	75%	13	90%	32
Saundersfoot	131	100%	151	100%	282
Solva Quay	0	0%	16	0%	16
Tenby North Beach	5	100%	17	100%	22
Tenby South Beach	69	90%	80	70%	149
Wiseman's Bridge	0	0%	1	0%	1
Totals	398	88%	379	81%	777

(Estimated using Pembrokeshire County Council's Local Land and Property Gazetteer (LLPG) as at 04/07/2019).

Examples of similar policies –

1. North Norfolk District Council Local Plan (adopted 2008) – (Revision Plan currently in early draft stages).
 - a. Policy EN11 Coastal Erosion – restricts new development or intensification of existing development in identified areas
 - b. Policy EN12 – Relocation and Replacement of Development Affected by Coastal Erosion Risk Replacement of Development Affected by Coastal Erosion Risk – similar to Policies 37 and 38

2. Waveney District Council Local Plan (adopted 2011) –
 - a. Policy DM22 – Housing Development in the Countryside - allows for the relocation and replacement of dwellings affected by coastal erosion
 - b. Policy DM07 – Relocation and Replacement of Development Affected by Coastal Erosion Risk

3. Gwynedd and Anglesey Joint Local Development Plan (adopted 2017)
 - a. Policy ARNA1 – Coastal Change Management – similar to the approach taken in Policies 36, 37 and 38.

Edits are shown in green highlight

Policy 37	<p>Relocation of Existing Permanent Dwellings affected by Coastal Change</p> <p>Proposals for the relocation of existing permanent dwellings in the countryside affected by coastal change (see Proposals Map) will be permitted, provided that:</p> <ol style="list-style-type: none"> a) It can be demonstrated that The development replaces a permanent dwelling which is affected or threatened by erosion or tidal inundation within 20 years of the date of the proposal; and b) It is located outside and an appropriate distance inland with regard to of the Coastal Change Management Area and other information in the relevant Shoreline Management Plan and where possible it is in a location that is close to the coastal community from which it was displaced; and c) It is within or immediately adjacent to existing Centres close to the location from which it was displaced; or d) In the case of an agricultural dwelling, is within the farm holding or within or immediately adjacent to existing Centres; and e) The new dwelling is comparable in size to that which it is to replace; f) The existing building is demolished and the site is cleared and made safe; and g) The site meets all other criteria against which a residential proposal would be judged.
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Policy 38 Relocation and replacement of development (other than residential) affected by coastal change

Proposals for the relocation and replacement of community facilities, commercial and business uses that are considered important to coastal communities affected by coastal change (see Proposals Map) will be permitted, provided that:

- a) **It can be demonstrated that the proposed development replaces that which is forecast to be affected by erosion within 20 years of the date of the proposal; and**

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- b) **The new development is located an appropriate distance inland with regard to outside and inland of the Coastal Change Management Area and other information in the relevant Shoreline Management Plan and where possible it is in a location that is close to the coastal community from which it was displaced; and**
- c) **The new building or land area is comparable in size to that which it is to replace; and**
- c) **Any existing buildings are demolished The and the existing site is either cleared and made safe or put to a temporary use beneficial to the local community; and**
- d) **The site meets all other criteria against which a proposal for these uses would normally be judged.**

w) The site meets all other criteria against which a proposal for these uses would normally be judged.

4.202 Twenty years is the timescale that Government guidance states (for the purposes of Shoreline Management Plans) as the 'present time' or 'short-term'. It is used in all Shoreline Management Plans to define Epoch 1. There is a need to balance blight with the ability of property owners within the risk areas to adapt or respond to the coastal changes. **Replacement buildings must be similar in size and proportion to the original building or site. Proposals for developments which are significantly different in terms of footprint, scale, size, and use will not be permitted under this policy.**