

Development and Coastal Change

Supplementary Planning Document
Adopted September 2013

www.waveney.gov.uk/LDF



On 1st April 2019, East Suffolk Council was created by parliamentary order, covering the former districts of Suffolk Coastal District Council and Waveney District Council. The Local Government (Boundary Changes) Regulations 2018 (part 7) state that any plans, schemes, statements or strategies prepared by the predecessor council should be treated as if it had been prepared and, if so required, published by the successor council. Therefore this document applies to the part of the East Suffolk Council area formerly covered by the Waveney local planning authority area until such time that it is replaced.





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What is the purpose of this document?

This document sets out the types of development that may be appropriate along the coast and how planning applications for development in the area will be determined. It also provides guidance for home owners and businesses affected by coastal erosion including how relocation sites will be considered.

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1. Introduction

- 1.1 The purpose of this Supplementary Planning Document (SPD) is to set out how the Development Management Policies relating specifically to the management of development within and 30 metres landward of the Coastal Change Management Area (CCMA) as defined on the Proposals Map should be implemented. It explains the different approach needed for different types of development and land use within this area of Waveney.
- 1.2 The SPD provides more detail about the nature of development that may be appropriate in an at risk location and the circumstances where development could be permitted. The SPD will also provide greater detail relating to relocation of commercial and residential properties that will be affected by coastal erosion. It should be noted that the guidance does not specifically relate to development affected by coastal flooding.
- 1.3 The objectives of the Coastal Change SPD are to: -
- Ensure coastal communities continue to prosper and adapt to coastal change;
 - Set out clearly the type of development that will be appropriate and in what circumstances;
 - Provide guidance for temporary uses of land and buildings;
 - Set out the approach to relocation of residential properties;
 - Set out the approach to 'roll back' of commercial uses and essential infrastructure;
 - Minimise the risk resulting from the impacts of coastal erosion;
 - Prevent development that would increase the risk of coastal erosion;
 - Prevent development that would increase the need for new or upgraded coastal defences;
 - Avoid inappropriate development in the areas at risk of coastal erosion; and
 - Set out the procedure for making sites safe.

Development Management guiding principles are to: -

- Ensure decisions in coastal areas are based on an understanding of coastal change over time;
- Direct development away from areas vulnerable to coastal change;
- Ensure planning applications are accompanied by a Coastal Erosion Vulnerability Assessment (CEVA);
- Consider applications for development in the CCMA against the latest information and consultation with relevant agencies and bodies;
- Apply conditions to manage the risk to the proposed development during its planned life-time;
- Apply conditions to manage the removal of the development subject to erosion at the end of its planned life, to minimise the impact on the community and on the natural and historic environment.



2. Background

National Policy

- 2.1 Planning Policy Statement (PPS) 25 Supplement 'Development and Coastal Change' (March 2010) has been superseded by the National Planning Policy Framework (March 2012). However, the associated PPS 25 Practice Guide is still relevant to the consideration of coastal erosion and development issues although this is also soon to be reviewed.
- 2.2 The National Planning Policy Framework requires Local Planning Authorities to identify areas likely to be affected by physical changes to the coast as Coastal Change Management Areas and sets out the circumstances under which certain types of development will be appropriate in these areas. It also includes the requirement to make provision for development and infrastructure that needs to be relocated away from the Coastal Change Management Areas.
- 2.3 Currently PPS25 practice guidance sets out how planning applicants need to consider the risks associated with development in CCMA's and require applications to be accompanied by a vulnerability assessment. Although this guidance is likely to be replaced by revised guidance the principles and purpose of undertaking a risk assessment will remain unchanged. The NPPF requires that determination of planning applications must be considered in relation to impacts on coastal change. In order to establish this, a risk assessment is a requirement. A simple diagram is used to demonstrate how this should be approached and has been reproduced below.

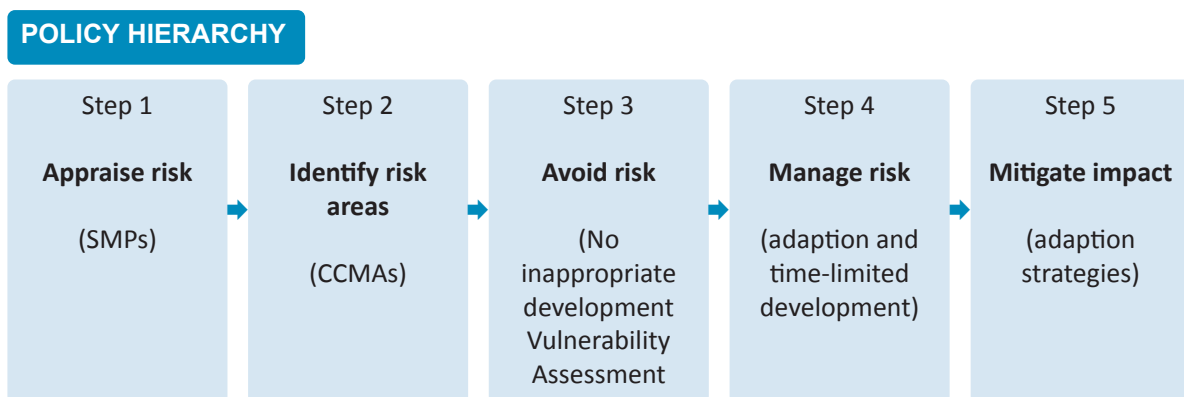


Figure 1 Policy Hierarchy PPS25 Practice Guidance (DCLG 2010)



Marine Planning

- 2.4 The Marine Management Organisation (MMO) is responsible for the marine environment up to mean high tide along the coast and tidal rivers. There is an overlap between marine planning and terrestrial planning (which extends to mean low water). Any development affecting or likely to affect the marine environment should have regard to the Marine and Coastal Planning Act 2009, the Marine Policy Statement (2011) and the Marine Works (Environmental Impact Assessment) Regulations 2007 (as amended).

Core Strategy Policy

- 2.5 An objective of the Core Strategy is to minimise the impact of climate change. Policy CS03 'Flooding and Coastal Erosion' states that proposals for development in Waveney will need to respect the environment of the District and in particular be aware of the potential impact of climate change. Proposals for development should avoid areas at risk from coastal erosion, ensure they are compatible with the appropriate Shoreline Management Plan and where necessary undertake a risk assessment. Development that would increase the risk of coastal erosion will not be permitted. A small number of residential properties in Waveney could be lost to coastal erosion before 2021. Any new dwellings intended to replace those threatened by coastal erosion should be located in accordance with the settlement strategy Policy CS01. Alternative sites may also be identified for commercial uses such as tourism. This is particularly the case for Corton where coastal erosion will have an effect on tourism related uses and other community uses during the Core Strategy's lifetime. The Council will work with partners and the communities most likely to be affected, to consider land use options for the way forward. The Pathfinder Project has been working with communities, landowners and businesses in Corton and Easton Bavents to find ways to help with adapting to coastal change. This is linked to the Shoreline Management Plans, which cover a longer time period beyond that covered by the Core Strategy. These are described below.

Shoreline Management Plans

- 2.6 The entire English and Welsh coast is covered by a series of Shoreline Management Plans (SMPs). There are two SMPs covering the Waveney Coastline. SMP6 extends from Kelling Hard to Lowestoft Ness and SMP7 from Lowestoft Ness to Felixstowe. The purpose of a Shoreline Management Plan is to provide an assessment of the risks associated with coastal processes and present a policy framework to determine appropriate, strategic policies for coastal management. These policies must balance the many and often competing aspirations of individuals with proper regard for economic and environmental sustainability over a 100 year timeframe (to 2105).



- 2.7 The SMPs include policy statements for discrete lengths or management units of the coast with shared attributes, broken down into short, medium and long-term time bands. They provide policies for coastal management but do not guarantee funding for future repairs or new defences. The SMPs were developed by the Environment Agency, Waveney, Suffolk Coastal and North Norfolk District Council's and Great Yarmouth Borough Council amongst others including the local community. Both SMP6 and SMP7 have been adopted by Waveney District Council.
- 2.8 Coastal defences currently exist at the larger villages and towns along the coast at Corton, Lowestoft, Kessingland and Southwold. The majority of the coastline, which is characterised by open countryside, farmland, holiday parks and small hamlets is left unprotected and as a consequence, a number of homes, farms and tourism uses will be lost to coastal erosion in future years.

Development Management Policies

- 2.9 The adopted Development Management Policies aim to guide what type of development takes place where within the Coastal Change Management Area. These policies, DM06 'Coastal Change Management Area', DM07 'Relocation and Replacement of Development Affected by Coastal Erosion' and the relevant part of DM22 'Housing Development in the Countryside' are set out below:

DM06 Coastal Change Management Area

Any proposals for new dwellings or conversion of existing buildings to residential use will not be permitted in the Coastal Change Management Area identified on the Proposals Map.

All other new development, redevelopment, extensions to existing property and development or intensification of land uses will only be permitted where it can be demonstrated through the submission of the Coastal Erosion Vulnerability Assessment that it will result in no increased risk to life or significant increase in risk to property.

Proposals for new or replacement coastal defence schemes will only be permitted where it can be demonstrated that the works are consistent with the management approach for the frontage presented in the relevant Shoreline Management Plan and there will be no material adverse impact on the environment.

Planning applications for all development within and 30 metres landward of the Coastal Change Management Area identified on the Proposals Map must be accompanied by a Coastal Erosion Vulnerability Assessment.



DM07 Relocation and Replacement of Development Affected by Coastal Erosion Risk

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

The proposed development replaces that which is forecast to be affected by erosion within 20 years of the date of the proposal;

The new development is located an appropriate distance inland with regard to the Coastal Change Management Area indicated on the Proposals Map 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;

The existing site is either cleared and made safe or put to a temporary use beneficial to the local community;

The proposal should result in no detrimental impact upon the landscape, townscape or biodiversity of the area.

DM22 Housing Development in the Countryside (Part)

Housing development will not be permitted in the open countryside except where it can be demonstrated to be essential for an agricultural or forestry worker to live at or close to a workplace, where housing would meet an identified local housing need, where it would constitute infill development or where the proposal would replace dwellings affected by coastal erosion.

Proposals for the relocation and replacement of dwellings affected by coastal erosion will be permitted where:

The development replaces a permanent building which is affected or threatened by erosion within 20 years of the date of the proposal; and

The relocated dwelling is within or adjacent to an existing settlement and is beyond the Coastal Change Management Area shown on the Proposals Map.



3. Risk Areas

- 3.1 The adopted Proposals Map indicates the approximate extent of the coastline position in 2105 as a line. This line is a simplification of the assessments of coastal erosion risk undertaken in the two Shoreline Management Plans (SMPs) covering the Waveney district¹. Anywhere seaward of the line on the Proposals Map is within the Coastal Change Management Area (DM06). Reference should be made to the appropriate SMP to gain an understanding of the risk and uncertainty inherent within erosion risk forecasting.
- 3.2 SMP's are more detailed and define the potential extent of erosion in terms of a band at three epochs or time intervals. The bands illustrate forecasts of potential shoreline positions as; short-term risk at year 2025, medium-term risk at year 2055 and long-term risk at 2105 and are described below. Where there is a change in forecast shoreline position from present day to the appropriate epoch date, it will be linked to either; the absence of a defence, the failure or abandonment of an existing defence, the deliberate setting back of a viable defence to a new line or the provision and removal of a temporary defence.
- 3.3 These epochs have been established by taking into account the preferred policy options for each section of the coastline. The policies may be subject to change, which in turn will alter erosion forecasts. This uncertainty should be considered in any assessment of potential development within and adjacent to the CCMA. The approach to management of each discrete coastal frontage is described in detail in the relevant part of each SMP. General policy headings include; Hold the Line (HTL), Managed Realignment (MR) and No Active Intervention (NAI) (see glossary).
- Short-Term Erosion Risk Areas (from present day) - are those shown in the Shoreline Management Plans as being at risk in the time period up to 2025. These are areas where there are currently no sea defences or where existing sea defences are in a poor state of repair and there is no intention for repair or replacement at this time.
 - Medium-Term Erosion Risk Areas - are likely to be at risk from around 2025 to 2055. They comprise areas further inland of the short-term risk area and areas where sea defences are not predicted to be effective beyond 2025.
 - Long-Term Erosion Risk Areas - shown on the Shoreline Management Plans at risk from 2055 are those inland of the medium-risk areas including areas where it is anticipated that existing sea defences will not be maintained in this period.

¹ The position of the coastline over the 100 year period is predicted using an assumed approach to management that may not be delivered and is therefore subject to change. Details contained in this SPD in relation to coastline position should therefore be considered as a guide only.



- 3.4 Appendix A includes a set of maps showing the three timescales described above and also identifies the extent of the additional 30 metre risk zone where a Coastal Erosion Vulnerability Assessment would be required to comply with Policy DM06. The additional risk zone has been included to take account of uncertainties in making long term predictions of coastal erosion.
- 3.5 The maps have been reproduced in a simplified form from the maps contained in the Shoreline Management Plans and the Proposals Map. They provide a guide only and should not be used without reference to the details contained in the relevant sections of the SMP.

4. Coastal Erosion Vulnerability Assessment

- 4.1 It is important to take a risk based approach to new development in all areas at risk of erosion, however this needs to be balanced against the need to help maintain the integrity of coastal communities and businesses. This is particularly the case for Corton where apart from residential properties, employment, tourism, community facilities and infrastructure will also be affected. Therefore, it is recognised that some forms of development or land use in risk areas may be appropriate, providing the long-term aims of supporting adaptation to coastal change can be achieved and it does not add to existing risks. A vulnerability assessment will establish whether proposed new development will be appropriate.

- 4.2 All planning applications that lie within or are 30 metres landward of the Coastal Change Management Area will be expected to be accompanied by a Coastal Erosion Vulnerability Assessment (CEVA). The CEVA will be checked by the Council's Coastal Management Team to ensure that it has been prepared to an appropriate level of detail and is objective in its findings. If this is not the case the applicant will be advised of where the CEVA needs improvement. On receipt of a compliant assessment the Coastal Management team will provide a formal response on the application to the Planning Team.



Property at risk of erosion in Covehithe

- 4.3 The purpose of the CEVA is to ensure the applicant is aware of the relevant policies associated with coastal change, has considered the impact of the potential risk of erosion on the proposed development and that decisions taken on investment are made with a full understanding of these risks and uncertainties.



- 4.4 The CEVA will be required to demonstrate that any new development that is not associated with an existing use or building and seeking planning permission, will not be at risk of coastal erosion or coastal flooding for the lifetime of the development. For practical reasons it is difficult to define the lifetime of development as each development will have different characteristics. For guidance, new residential development should be considered for a minimum of 100 years. Therefore residential development will not be appropriate within a CCMA. For development other than residential, its lifetime will depend on the characteristics of that development. Developers will be required to justify why they have adopted a given lifetime for the development when they are formulating their Vulnerability Assessment. Whether this is 20, 30 or more or less years the assessment must demonstrate that the risk has been adequately assessed against the economic benefits of the development within the CCMA.
- 4.5 The CEVA will also need to demonstrate that any proposed development will not increase the risk of coastal erosion e.g. from increased surface water run-off and drainage, resulting in cliff destabilisation. The detail contained in the CEVA should be appropriate to the degree of risk and the scale, nature and location of the proposed development. The matrix below indicates the level of detail that would be required in relation to type of development and its location.

	Modification of an existing development 1	Extension to existing development 2	Temporary buildings, caravans and uses of land 3	New non-residential development 4	New residential development 5
30m Risk Zone	Level A	Level A	Level A	Level B	Level B
Inside CCMA	Level A	Level B	Level B	Level B	Not Permitted

Figure 2 Coastal Erosion Vulnerability Assessment Matrix

1 Modification of an existing development is defined as small scale changes, which would not require significant investment nor increase the value of the existing property by more than 10%. This includes but is not limited to; change of use, replacement doors and windows, minor non-structural changes to the building.

2 Extension to existing development is defined as larger scale modifications and extensions that will involve significant investment and have the potential to increase the value of the existing property by more than 10%. This includes but is not limited to; house extensions, conservatories, small out buildings, and other structural changes to the property.

3 Temporary uses including but not limited to use of land for caravans, mobile homes, temporary structures, land for open storage.



4 New non-residential development is defined as a new build structure that will significantly increase the value of the existing plot. This could include but is not limited to; shops, cafes, offices, hotels etc.

5 New residential development is defined as a new build house or conversion of non-residential buildings to new dwellings that will significantly increase the value of the existing site. This could include but is not limited to; a new house on a vacant plot, demolition and rebuilding of an existing property, a significant structural change to an existing property (large enough for the planning department to consider it a new build).

Level A Coastal Erosion Vulnerability Assessment

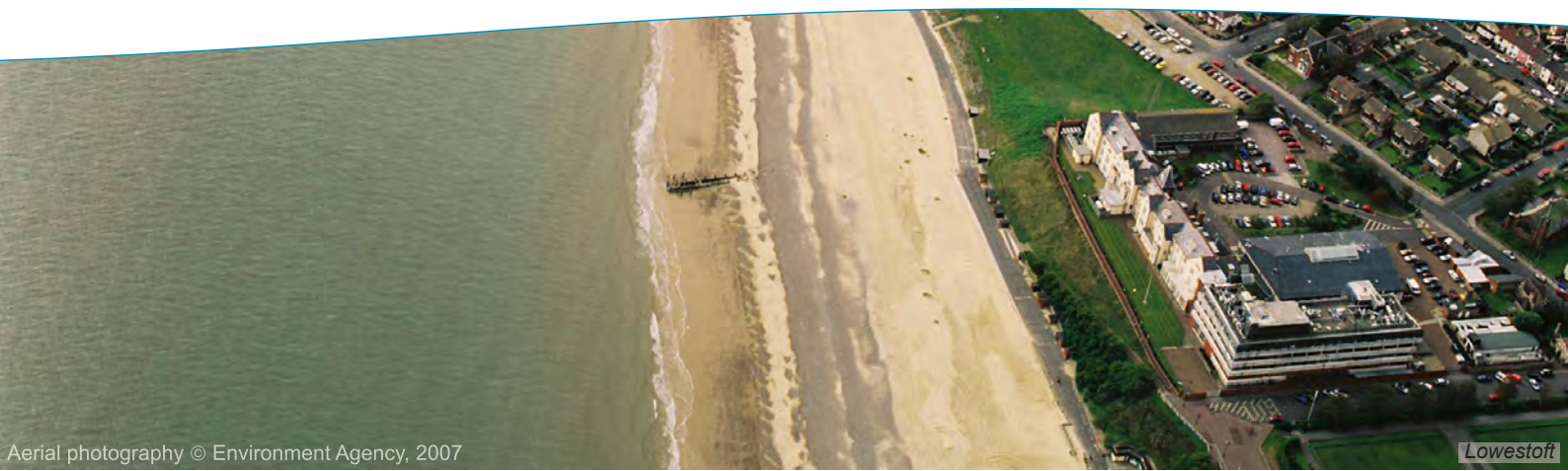
4.6 The Level A CEVA would require an assessment of the risk to the development from coastal change over its anticipated lifetime. It must take into account the relevant SMP policies and impacts upon coastal management. The CEVA should also include a statement that accepts the risks and uncertainties associated with development in areas susceptible to coastal change and that policies for coastal management are also liable to change.

4.7 Further guidance and information is available from the planning pages on the Council's website www.waveney.gov.uk/planning which can be found under the heading of Coastal Protection. Advice is also available by contacting coast.management@waveney.gov.uk. A standard form is included in Appendix B. This form should be completed by the applicant or appropriately qualified professional advisor.

Level B Coastal Erosion Vulnerability Assessment

4.8 A Level B CEVA is required for higher risk development and areas. A more detailed assessment will be required, which must be carried out by an appropriately competent person. It would need to consider the following: -

- The proposed development location and significance in relation to other properties in the adjacent area;
- The nature and scale of the proposed development;
- The predicted shoreline position in relation to the proposed development under current SMP policy and also with No Active Intervention scenarios;
- The potential for and significance of intervention measures that are required to resist or manage erosion in order to protect land, including the proposed development, from loss during its design life;
- Where appropriate the timescale for when the proposed development is expected to be lost to the sea.



The aim of the vulnerability assessment is to demonstrate that new development will: -

- Be safe through its planned lifetime, without increasing risk to life or property, or requiring new or improved coastal defences;
- Not impair, and where possible enhance the ability of communities and the natural environment to adapt sustainably to the impacts of a changing climate;
- Not affect the natural balance and stability of the coastline or exacerbate the rate of shoreline change to the extent that changes to the coastline are increased somewhere else;

Proposals for development will also need to: -

- Consider land drainage and run-off issues that could decrease land stability and exacerbate erosion, and;
- Consider and identify measures for managing the development at the end of its planned life, including proposals for the removal of the proposed development before the site is immediately threatened by shoreline changes and how the construction materials are reused.

For some forms of development an additional assessment of whether it: -

- provides wider sustainability benefits that outweigh the predicted coastal change impact.

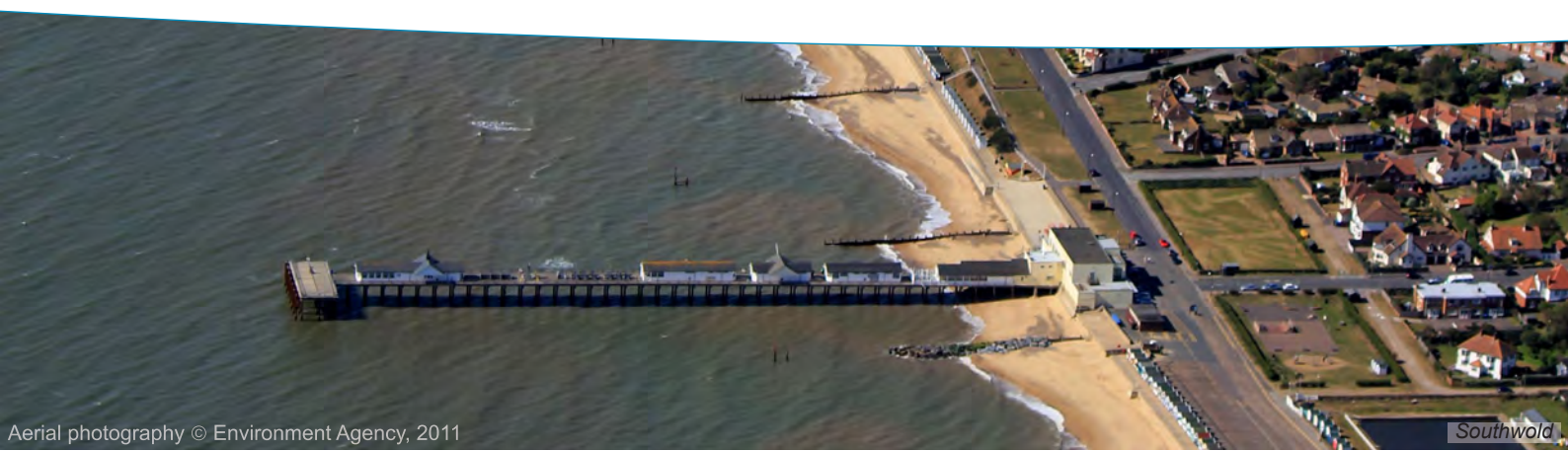
4.9 Before undertaking a Level B Risk Assessment the Coastal Management Team must be contacted for advice. A standard form is included in Appendix B setting out essential requirements for the Level B Risk Assessment but this should be used as a guide only. The form should only be completed by an appropriately qualified professional advisor. Further information or greater detail may be necessary for some types of development.



Coastal erosion, Benacre

5. Types of Development Permitted

5.1 The information contained in the table opposite provides an overview of the suitability of different types of development within the three timescales and identified risk areas. For all of types of development that are permitted within the risk zones the applicant needs to demonstrate that the proposed use or development is safe in coastal risk terms and that there is an appropriate plan in place to monitor coastal change and to adapt to the change before the development becomes unsafe.



Development Type	Short-term (up to 2025)	Medium-term (2025-2055)	Long-term (up to 2105)	
New Residential development, replacement dwellings or change of use to residential use	✗	✗	✗	Not permitted under any circumstances.
New non- residential development not associated with an existing use or building	✗	✓ / ✗	✓ / ✗	In short term risk area development not permitted under any circumstances. Subject to findings of the vulnerability assessment some types of development will be permitted in the medium to long term areas.
Temporary Uses	✓ / ✗*	✓	✓	Subject to findings of vulnerability assessment. *Except residential uses.
Open Land Use	✓	✓	✓	Subject to time limited conditions and findings of vulnerability assessment.
Changes of Use	✓ / ✗*	✓	✓	Change of use applications may be appropriate in some cases subject to time limited conditions. *Except residential uses.
Extensions (including householder development)	✓ / ✗	✓	✓	Extensions may be appropriate in some cases in the short term subject to findings of the vulnerability assessment and owners acknowledgement of risk.
Intensification of use (excluding residential uses)	✗	✓ / ✗	✓ / ✗	Medium to long term increased use of these areas may be appropriate depending on the type of use and assessment of risk.
Re-development or reconfiguration of existing sites (excluding residential uses)	✗	✓ / ✗	✓ / ✗	Subject to time limited conditions, findings of vulnerability assessment and owners acceptance of overall risk.
Replacement of Development Affected by Coastal Erosion (Policy DM07) (excluding residential development)	✗	✓ / ✗	✓ / ✗	Assessment of the type of use and use of temporary conditions may make some replacement development acceptable within a lower risk zone.
Infrastructure and Community Uses	✓ / ✗	✓ / ✗	✓ / ✗	Essential infrastructure will be permitted in all risk areas where no other sites are feasible and a management plan for future removal and replacement is provided. Community uses will be permitted where the wider benefits outweigh the risks and are subject to a management plan.

5
DEVELOPMENT
PERMITTED

- ✓ Development will be acceptable but may be subject to conditions
- ✗ Development will not be accepted under any circumstances
- ✓/✗ Development may be acceptable subject to the findings of the CEVA and appropriate conditions

Figure 3 Development Matrix



- 5.2 Areas shown in the SMP as being at risk in the first epoch i.e. up to 2025 are those where there is currently no effective defence or where existing defences are likely to fail within the period indicated. Here only a limited range of types of development directly linked to the coast, such as beach huts, cafes, car parks and sites used for holiday or short let caravan and camping will be permitted. It may also be acceptable to use land for open storage uses, subject to the type of storage proposed and time limited consent. All planning consents will be subject to time-limited conditions.



Beach huts, Southwold



Gun Hill, Southwold

- 5.3 Areas within the medium-term erosion risk area i.e. those areas likely to be affected by erosion between 2025 and 2055 may be suitable for development such as extensions and other works associated with an existing use or building, including householder development. Generally only small scale proposals requiring limited investment will be acceptable but the CEVA will ultimately demonstrate whether benefits of the development outweigh the risks. Where planning consent is granted, it will be subject to time limits and management conditions.
- 5.4 In the long-term risk areas (i.e. from 2055 to 2105) uses such as hotels, shops, offices, holiday and leisure uses requiring a coastal location and providing social and economic benefits for coastal communities may be acceptable. Within this context, favourable consideration may also be given to the redevelopment or upgrading of existing development, for example holiday facilities and development associated with existing buildings, such as extensions to existing properties and some commercial development may also be acceptable.
- 5.5 The following paragraphs provide more detail on the type of development that will be permitted where in respect of the different CCMA time periods. In particular detail is provided to commercial landowners for interpretation of Policy DM07 and the options available in relation to 'roll back'. For residential owners more guidance is provided in relation to the relocation strategy provided by adopted Policy DM22.



New Residential Development

- 5.6 Permanent new residential development will not be permitted under any circumstances within the CCMA. This will apply equally to replacement dwellings and change of use of other permanent buildings to residential accommodation. The type of residential use this applies to includes individual dwellings, sheltered housing, student accommodation, hostels, shared housing for disabled people, nursing homes and care homes, residential education and training centres. Outside the CCMA but within the additional 30m risk zone, residential development will be permitted subject to the findings of the CEVA.

Agricultural Dwellings

- 5.7 In the case of agricultural dwellings, roll back is permitted to a site within the holding, where it is judged to be safe from coastal erosion for the next 100 years. The planning authority will need to be certain that it is essential to replace the dwelling to provide accommodation for an agricultural worker. The replacement dwelling will be subject to an agricultural occupancy restriction as a condition of the planning permission. Consideration will also need to be given to the design and location in accordance with Policy DM02 'Design Principles' and Policy DM27 'Protection of Landscape Character'.

New Non-Residential Development

- 5.8 New non-residential permanent buildings not associated with an existing use or building will not be permitted in the short term risk area, however, within the medium to long term risk area a wider range of time limited development may be appropriate. This could include hotels, shops, offices or leisure uses requiring a coastal location that have significant benefits for the economy and local community.
- 5.9 Where development is considered appropriate the owner of the site will need to demonstrate that the risk associated with development of the site has been fully explored in accordance with the CEVA criteria above. It is then up to the individual owner to decide whether potential loss of the development is outweighed by the benefits that can be gained even where there is a relatively short timescale to recoup any investment.

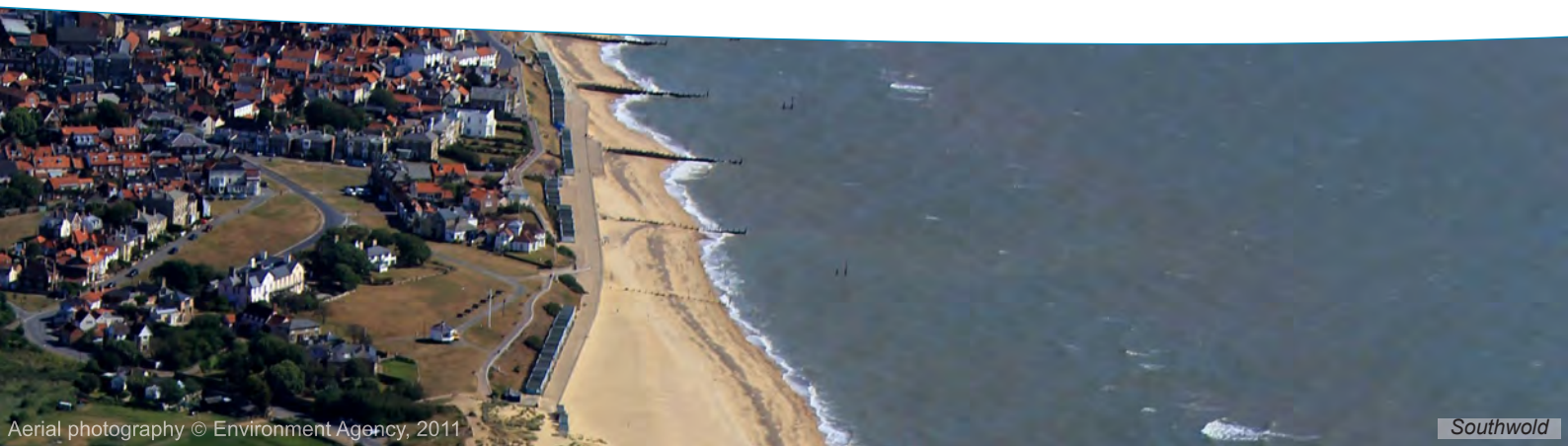


Change of Use from Residential to other Uses

- 5.10 Demolition of dwellings that could still be used for other purposes should be avoided. It may be possible to support coastal change adaptation by removing the residential status of the property at risk by granting a change of use permission for an alternative use. This would reuse buildings for lower risk uses, provide householders with some financial assistance to help develop in an alternative location and in the short term would remove the burden of demolition and land restoration costs for householders.
- 5.11 Subject to the timeframe anticipated for loss of the property to erosion, appropriate uses could include holiday lets, community facilities and other business uses. Occupants and/or owners would be expected to acknowledge that the use would be for a restricted time only in the risk assessment and consider the benefits against the risks associated with taking over a property with a limited lifetime.
- 5.12 Planning permission granted for change of use would require a temporary planning condition and conditions for the implementation of a management plan for the safe, effective and timely removal of buildings and structures from the site.

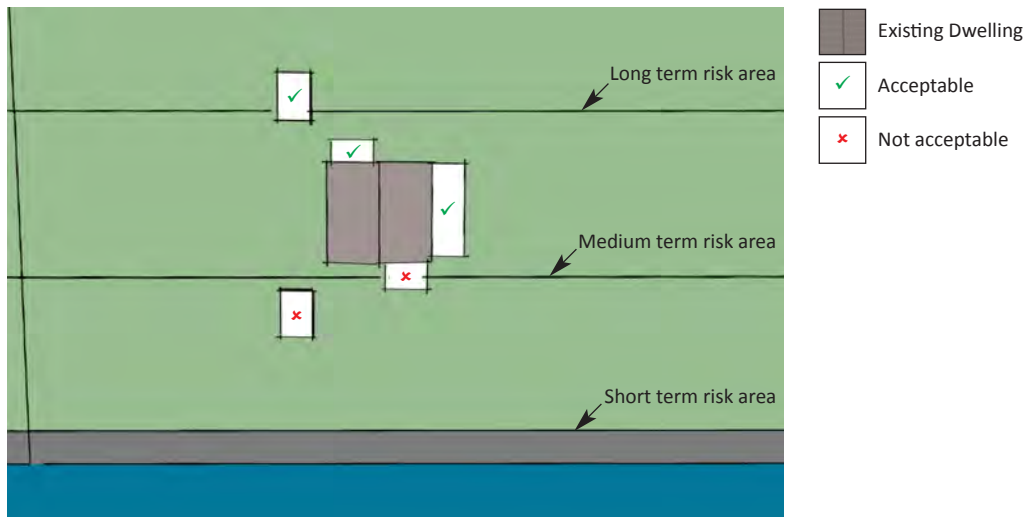
Extensions to Dwellings

- 5.13 Many extensions and alterations to houses do not require planning permission. Extensions that do require consent from the local planning authority will be permitted where it can be demonstrated that the benefits to the homeowner outweigh any increase in risk for the property in relation to the expected life of the property. However, consideration must be given to the wellbeing of the occupants, risk to life as a result of cliff fall and exacerbation of cliff erosion due to the proposed development. Where extensions are considered acceptable due consideration will also be given to Policy DM21 'House Extensions and Replacement Dwellings in the Countryside' of the Development Management Policies DPD (see www.waveney.gov.uk/ldf).
- 5.14 In the first epoch it may be difficult for a home owner to justify making additional investment or to prove the development will be safe, but beyond this period it would be unreasonable for the local authority to restrict extensions where risk is minimal. In this case the local planning authority will have regard for the homeowner's decision to take that risk.



- 5.15 In determining planning applications for extensions and other development within the curtilage of the property, the location of that development should be considered in relation to its position to the encroaching coastline. It may be possible to minimise risk and prolong property lifetime by ensuring new development or curtilage buildings are located at least no further forward than the seaward elevation.

Figure 4 Extensions to Dwellings



Temporary Use of Land and Temporary Buildings

- 5.16 The use of land in all risk areas may be appropriate for temporary or time limited developments and uses subject to the type of use proposed and impacts on the wider area. Types of uses that may be appropriate could include sports pitches and playing fields, sites for events such as markets and show grounds subject to their location and accessibility. Planning applications for temporary land uses must be in accordance with Waveney's policies with particular regard to protect visual and residential amenity in sensitive locations.
- 5.17 Temporary change of use of land for open storage may be appropriate in the CCMA but only where it can be visually contained within the landscape. It could help facilitate roll back proposals for tourism and commercial uses (see paragraph 5.20). Accessibility of sites for vehicles would require consideration as many coastal locations are rural in nature with a poor road network. If access is acceptable care would then need to be taken with regard to the type of materials stored and whether security fencing would be required. Both have potential for affecting the visual appearance of the site.



- 5.18 Temporary buildings will need to be considered carefully in the context of the landscape and surrounding uses to ensure that they do not harm the character of the area. Good quality design and maintenance plans will be important to achieve an acceptable standard of development in these circumstances.
- 5.19 Conditions would be required to ensure that, once use of the land ceased or the temporary building is no longer needed, the site is cleared and all evidence of the temporary use or building is removed.

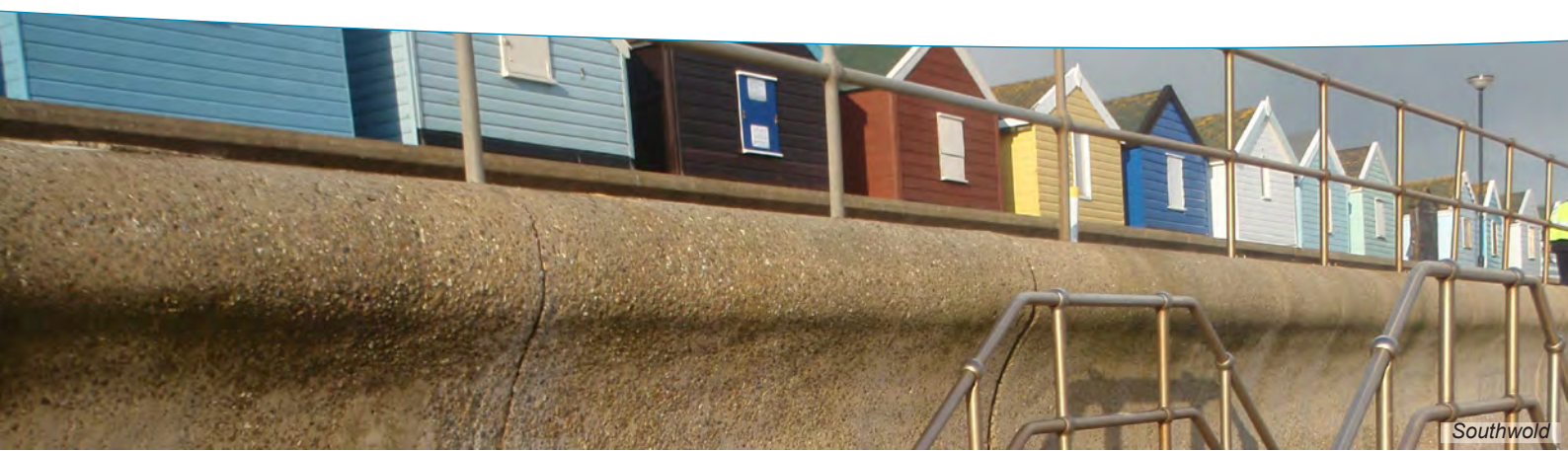
Caravan Sites

- 5.20 Caravan sites² can be dealt with in much the same way as any business relocation and replacement. However the rollback solution may be the most appropriate and cost effective way for the commercial operator. Where a sites size and layout make this possible, a trade between undeveloped and developed parts of the site can be made. Where land is available adjacent to the site this may also be considered for rollback but will be subject to consideration of landscape and amenity impacts. This will allow vulnerable uses to be moved away from the erosion risk to be replaced by open land use such as playing fields or play areas.
- 5.21 If the site is to retain its current level of provision it may be necessary to re-site all or some of the infrastructure. Planning permission will be required to carry out new building works such as new office and amenity buildings and other engineering operations such as new roadways.



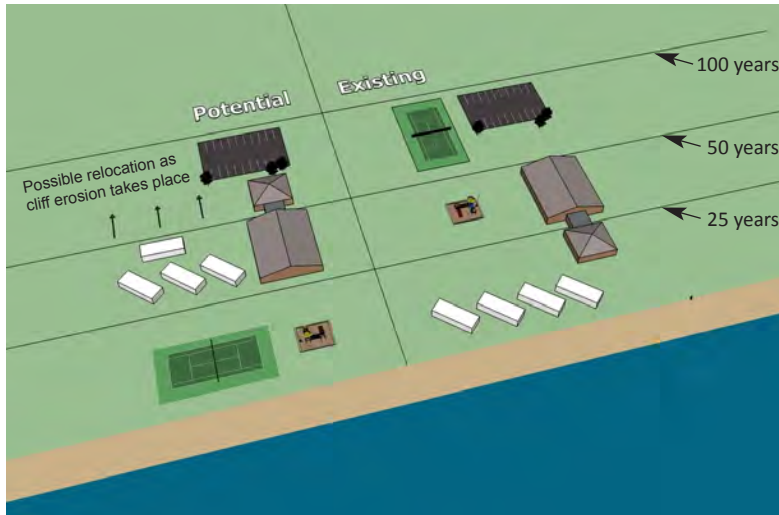
Aerial view of Corton seawall collapse

²For the purposes of this SPD the definition of a caravan will include any structure designed or adapted for human habitation which is capable of being moved from one place to another (by being towed, or by being transported) such as a chalet, log cabin, etc. (Caravan Sites and Control of Development Act 1960).



- 5.22 Relocation may be inevitable in the long term, but in the short and medium term time frames where sufficient land is available to reconfigure sites this should help caravan parks that rely on a coastal location to continue to operate with limited disruption.

Figure 5 Revised Layouts within Existing Sites



Essential Infrastructure

- 5.23 Essential infrastructure will be permitted in the Coastal Change Management Area provided there are clear plans to manage the impacts of coastal change on it, and it will not have an adverse impact on rates of coastal change elsewhere. It must also be demonstrated that it is essential for the community to function and there are no suitable alternative locations available. Conditions and risk management measures will be required to secure removal and replacement when it becomes necessary to do so.
- 5.24 If essential infrastructure is required to secure the long term future sustainability of coastal areas and needs to be relocated from CCMA's, the new location should be close enough to maintain the integrity of the coastal community from which development has been displaced.
- 5.25 This is particularly the case for new roads and accesses. Where roads are threatened by coastal erosion, new roads need to be provided to enable communities to function both as residential areas and for commercial uses and to remain accessible.



6. Relocation and Replacement of Businesses Affected by Coastal Erosion

- 6.1 Policy DM07 makes provision for the relocation of development predicted to be affected by coastal erosion. This is largely relevant to Corton where a number of tourism uses are located. This policy is intended to aid business owners and commercial operators to make longer-term decisions about future investment. Policy DM07 provides a framework for considering 'roll-back' development, particularly where businesses such as those in tourism use, are reliant on a coastal location. The Council realises that it will not always be practical to relocate businesses to sites outside the Coastal Change Management Area. Alternative sites may need to be identified for commercial uses such as tourism. The Council will work with partners and the communities likely to be affected, to consider land use options for the way forward. A more flexible approach to redevelopment may be required.
- 6.2 For this reason, some types of development will be permitted inside the Coastal Change Management Area. The Shoreline Management Plans for the north and the south of Waveney indicate areas of short, medium and long term risk. Each of these risk areas can therefore be looked at in more detail to determine the type of use or buildings that should be appropriate for each risk term³.
- 6.3 The phasing or timing of relocation can be critical to the success of any rollback scheme. For practical, operational reasons a relocation may have to be spread over an extended period of time. This can have implications for local communities as it could lead to a longer period of construction. At the same time the Council recognises that an extended period of time may be needed to help absorb the costs and potential loss of business before the new site is fully established.
- 6.4 Opportunities to relocate and redevelop within existing site boundaries may also be appropriate. This could include moving buildings away from the cliff edge to vacant land; reconfiguration of the layout of buildings within the site; reusing more vulnerable parts of the site for open land uses or other temporary uses. Therefore, in the short-term risk area, proposals for temporary uses, open land uses, some changes of use and small extensions may be acceptable. In both the medium and long-term areas within the CCMA, where the CEVA demonstrates there will be no increased risk to property or people as a result of the development, larger extensions, new buildings and some intensification of use may be permitted. A balance will need to be made between the risk associated with retaining a coastal location and the wider economic benefits for the operator and wider community. The Local Planning Authority will support proposals for development that demonstrates that this is the case.

³ The position of the coastline in 100 years time is predicted using current levels of funding for coastal protection and is therefore subject to change. Details contained in this SPD in relation to coastline position should therefore be considered as a guide only.



- 6.5 Where a business or commercial use does not rely on a coastal location as part of its overall business plan, the Council will encourage relocation to a site outside the CCMA. Short-term re-use of buildings that become vacant may be suitable for alternative uses including community facilities but will be subject to time limited planning conditions to manage risk.

Enabling Development to aid Business Relocation

- 6.6 To help businesses and commercial uses relocate to alternative sites outside the CCMA, the Council may support the development of mixed use schemes to assist the viability of new proposals. This could take the form of new residential or retail developments but will be subject to applicants demonstrating that the scheme will not be viable without the inclusion of other forms of development. Additionally, enabling development if proven to be necessary will only be permitted on sites in sustainable locations in accordance with the Core Strategy settlement strategy and Development Management Policy DM01 'Physical Limits'. It would also be expected that any enabling development would only be a small proportion of the new development.

7. Relocation of Dwellings affected by Coastal Erosion

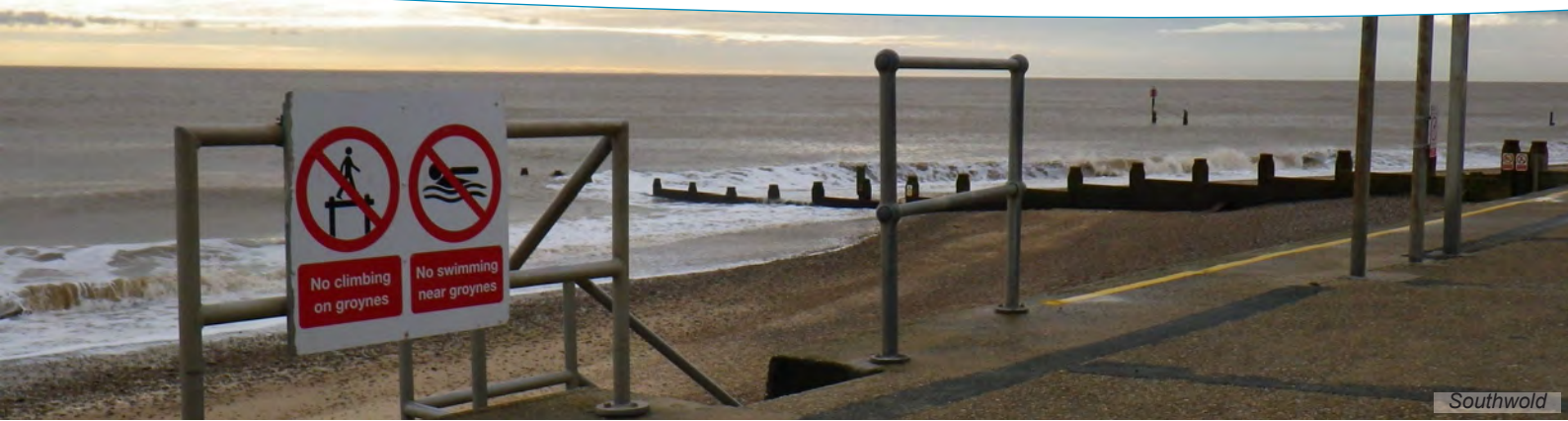
- 7.1 A number of residential properties will be affected directly by coastal erosion or indirectly by the effects of coastal erosion such as land loss or worsening flood conditions. To allow coastal communities to adapt to coastal change Policy DM22 of the Development Management Policies permits the relocation and replacement of dwellings to alternative locations outside the Coastal Change Management Area safe from coastal erosion when they are at risk within a timeframe of 20 years. This policy will help ensure coastal communities remain sustainable by maintaining current levels of housing stock and reducing risk of erosion to people and property. It will also help to minimise blighting effects from the predictions of coastal erosion and gives people in homes at risk of coastal erosion the same rights as others to replace their homes in line with Policy DM21 (see paragraph 7.9).



- 7.2 All permanent residential buildings that existed and were at risk from coastal erosion on 25th June 2010⁴ will be eligible to benefit from the relocation policy DM22. For clarity, this also applies to any permanent residential buildings that have been demolished for safety reasons since this date due to imminent loss to coastal erosion. Evidence of the date of demolition or loss will be required and details of ownership at the time of demolition or loss will be needed in order to benefit from the policy. The benefits of relocation will only apply to the person who owned the property at the time of demolition, relocation rights are not transferable to any other person. Any residential development established after the 25th June 2010 will not be eligible for relocation under this policy. Policy DM22 only applies to properties in the specified risk areas and allows those property owners to take advantage of the potential to develop on sites where development is not normally permitted. The replacement and relocation of dwellings will be subject to certain conditions and criteria.
- 7.3 Proposed relocation options will be expected to comply with all other relevant policies in the Development Management Policies DPD which cover issues in relation to the natural and built environment. Preference will be given to development in more sustainable locations in accordance with Core Strategy Policy CS01 'Spatial Strategy' and Development Management Policy DM01 'Physical Limits' to ensure residents have access to important services and facilities. The towns and villages where new housing should be located are Lowestoft, Carlton Colville, Oulton, Beccles, Worlingham, Bungay, Halesworth, Southwold, Reydon, Barnby, North Cove, Blundeston, Corton, Holton, Kessingland, Wangford and Wrentham. The Council acknowledges that in some cases it would be unreasonable to restrict relocation to the larger towns and villages detailed above. Therefore dwellings at risk from erosion could be replaced in or adjacent to smaller settlements where applicants can demonstrate that there is good access⁵ to services and facilities in nearby towns and villages. As relocation is necessary to replace a dwelling at risk and not a speculative redevelopment opportunity, an exception to normal policy is considered appropriate.
- 7.4 This approach will be suitable where a single dwelling or small group of dwellings is affected. Under the Pathfinder Project a single site somewhere on the edge of Reydon is being considered for relocation of a small group of properties from Easton Bavents. Where the number of properties is more significant such as in Corton a more comprehensive 'roll-back' solution will need to be applied. Corton needs to be retained as a community. Houses, businesses, infrastructure and community facilities will require relocation at some future time if the current policy for coastal defence of the village remains unchanged. Working with the community to identify a suitable site will be essential to retain the integrity of the village and working with landowners to ensure that delivery is successful will be critical.

⁴On 25th June 2010 the Council submitted the Development Management Policies DPD to the Planning Inspectorate for independent examination. From this date policies in that document gained significant weight for use in the determination of planning applications.

⁵This could include access to a larger town or village by public transport that runs a regular service of at least two return journeys a day.



Conditions for Exception Site Relocations

- 7.5 In order for a dwelling to be replaced and relocated under this policy, the Council will assess whether the dwelling can be classified as a permanent building⁶ and in residential use. This applies equally to dwellings that are a sole or main residence, a second home or holiday home. This assessment will be based on the structure of the building, its historical use and Council Tax records. These checks will also assist in determining whether a decrease in local housing stock would occur if the property were to be lost to coastal erosion.
- 7.6 For the purposes of this policy a permanent residential building does not include caravans (See footnote for definition) or other such moveable structures used as residential accommodation whether or not they are connected to services. These are considered temporary buildings or structures that have a limited lifespan and in many cases could be relocated to a lower risk area.
- 7.7 The dwelling must also be judged to be threatened by coastal erosion within the next 20 years. The period of 20 years will be assessed from the point of first contact with the planning department, which may be at pre-application discussion stage or from the date of submission of a planning application. This timeframe will enable owners of property at risk to take a pro-active approach to replace and re-locate to an alternative location before coastal erosion becomes an imminent threat.
- 7.8 Applicants will be expected to consider relocation sites in accordance with Policy DM22, selecting sites within or adjacent to existing settlements. This will ensure that new development is located in sustainable locations. As detailed in paragraph 7.3 sites can be within or adjacent to any settlement and not just those identified in Policy DM01 if the applicant can demonstrate that local services and facilities are accessible. Notwithstanding this, replacement dwellings will be expected to be built in the nearest settlement, e.g. Covehithe residents should relocate to Wrentham, residents of larger villages such as Kessingland or Corton should be considering sites still in their parishes outside the coastal risk area or an adjacent parish. In all cases the chosen site must be outside the Coastal Change Management Area to prevent any risk to the property within a 100 year lifetime. Where possible dwellings should be relocated with neighbouring properties in order to prevent piecemeal development and maintain communities. The Council will need to be proactive in identifying sites for moves of a strategic nature.

⁶ Permanent building' is not defined in any Planning Act, however case law has determined whether something is a building or not dependant on it's size, permanence and physical attachment to the ground. Caravans are not buildings for the purposes of planning and reference should be made to the definition in Section 29 (1) of the Caravan Sites and Control of Development Act 1960'. NB This definition should be used for the purposes of determining a planning application against the criteria set out in Policy DM22 only.



- 7.9 Policy DM21 (below) sets out the criteria for replacement housing in the countryside. This policy requires new property to be of similar size and appearance to the original dwelling and will be used to determine applications for relocated dwellings. This will ensure that the new dwelling meets the needs of the current occupant or owner, preventing unnecessarily large homes in the countryside and maintaining a supply of smaller properties. As a general rule any increase in size should be no more than 35% of the original volume of the property being replaced. It is important that the replacement dwelling is in keeping with the character of the new locality, therefore it may not be appropriate to request it is the same design or constructed of the same materials as the original property.

DM21 House Extensions and Replacement Dwellings in the Countryside (Part)

Proposals for the replacement of an existing dwelling in the countryside with a new dwelling will be permitted provided that it involves only modest change in the size or appearance of the building and does not increase the number of dwelling units.

- 7.10 Normal permitted development rules will apply in relation to increasing the size of the dwelling after it has been constructed. However, if permitted development limits have already been exceeded by the original building now being replaced, no further permitted development will be allowed for the replacement dwelling. The planning consent will include a condition that will require a planning application for any future extensions or outbuildings.
- 7.11 If the original dwelling has not already used its permitted development allowance the Council will allow the new building to be designed and constructed to include the additional space that would normally be permitted once the dwelling was occupied. Planning permission will be granted with a condition that prevents further extensions or outbuilding without the submission of a further planning application.
- 7.12 New dwellings are required to meet full Code for Sustainable Homes standards or equivalent unless it can be demonstrated that they are not feasible or viable. Where possible building materials should be sourced through local suppliers and use of recycled materials is encouraged where available and appropriate. Proposals will be assessed against Policy DM04 in the Development Management Policies Development Plan Document.



Occupancy Restrictions

- 7.13 In many cases replacement dwellings will be for an identified housing need i.e. the existing property likely to be lost to coastal erosion will result in the loss of a permanent home. In other cases, that need does not automatically exist and the replacement dwelling will be for a second home or holiday home.
- 7.14 Ideally, to ensure that replacement dwellings benefit people displaced by coastal change an occupancy restriction should be applied to ensure that the new dwelling is occupied or used by an individual or family that has been forced to abandon their property because of coastal erosion. An occupancy restriction may be implemented through conditions of the planning consent and a Section 106 Agreement that would be completed and signed before or at the time planning permission is granted. Having control over first occupation (or ownership where the replacement dwelling is a second home or holiday home) of the new dwellings would ensure that the intention of the relocation policy is effective. The type of occupancy restriction and the length of time it will be in place will be agreed between the main user or resident and the local planning authority. Sales of properties on the open market will not be prevented once the occupancy restriction period has expired.
- 7.15 Realistically some flexibility is needed to take account of individual circumstances and differences in people's ability to purchase land and to fund construction of a new home. Granting planning permission for a replacement dwelling plot that can be sold on the open market will enable the purchase of a new home where finance is easier to secure.

Public Funding

- 7.16 Although not a specific planning matter and more appropriately dealt with through a land charge or covenant, the Council would expect that in the event that any public funding is used to help bring forward the development, including help with demolition costs⁷ and land purchase, it should be returned to the Council if the dwelling is sold within the first ten years and a profit is made on that sale. The amount of money returned should be index linked to take into account inflation. This would then be able to be recycled for use to help other property owners fund relocation costs, demolition costs or to contribute toward coastal protection measures where appropriate.

⁷Note: Currently Defra may contribute to demolition costs through the Coastal Assistance Package (where available).



Enabling Development

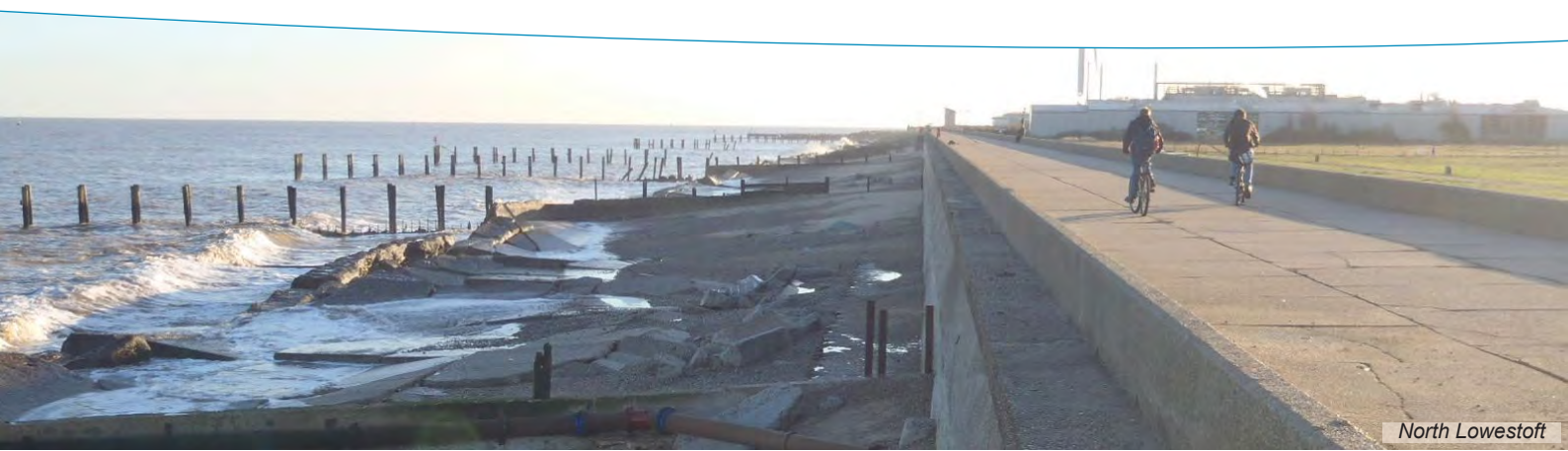
- 7.17 In exceptional circumstance there may be a need for enabling development to facilitate the relocation of properties at risk from erosion. The cost of relocating residential properties to alternative sites may need financial support for purchase of land, building costs and associated development costs. Although unlikely to affect open market dwellings, it could affect local authority or housing association owned properties because they normally rely on cross-subsidy from market housing to be viable. It may be possible to reuse rather than demolish existing properties and some income from the sale or rent of the dwelling will be received, although this is unlikely to generate sufficient income to acquire land and redevelop on another site. If dwellings are demolished rather than reused no return will be made plus there will be additional costs for demolition and re-housing of tenants. In these exceptional cases where no other funding is available, enabling development in the form of open market housing or commercial development may be acceptable.
- 7.18 Each case would be considered individually but the development must be in a sustainable location and be closely related to the towns and villages identified in the Core Strategy settlement strategy Policy CS01'Spatial Strategy' and defined in the Development Management Policies DPD Policy DM01 'Physical Limits'. These are the towns and villages identified on the Proposals Map. Enabling development will not be permitted in any other location and will be an exception rather than the rule.



8. Mitigation Measures and Adaptation Strategy

Use of Article 4 Directions in the Coastal Change Management Area

- 8.1 Dwellings can be increased in size using permitted development rights negating the need to apply for planning permission and consider the risks associated with coastal erosion. Extensions and alterations resulting in larger dwellings potentially lead to an increase in the number of people living in the property and the number of people at risk from coastal change.



- 8.2 An Article 4 Direction can be applied that removes permitted development rights. This would allow the planning authority to take into account the circumstances of any particular case to decide whether planning permission should be granted. It would also ensure proper consideration is given to the possible impacts of coastal change to the development and impacts the development could have on coastal erosion. Although there are no plans to use this at present, it is an option that could be used in future. Areas where this may be considered appropriate are those most vulnerable to coastal change such as Corton, parts of Kessingland and areas to the north of Reydon. Here the planning authority may consider that a more managed approach to development is required to minimise risk to people and property.

Use of Conditions and Section 106 Agreements

- 8.3 Conditions should be considered where they are able to mitigate the effects of development on coastal erosion where it is desirable to approve development contrary to the guidance set out in this SPD.
- 8.4 Temporary planning permissions must be linked to the anticipated time frame for cliff collapse as a result of erosion. A condition requiring the removal of any structures from land or the cessation of use should be included. Other conditions that control occupancy, such as personal permissions or tie development to an existing business may also help to remove conflict with adopted policy.
- 8.5 In the case of development that is likely to adversely affect cliff stability because of land drainage issues and effects on groundwater, conditions or a Section 106 Agreement could be applied to ensure mitigation measures are carried out as part of the development proposal in the form of a technical drainage solution.
- 8.6 Linking a proposal to the development, improvement or maintenance of a coastal defence scheme may be appropriate in some cases. In particular this may be a way of securing essential infrastructure, which would otherwise not be suitable to be located within the CCMA and where it would not be possible to locate it beyond the risk area. It is unlikely that this approach will be acceptable in other circumstances due to policies set out in the Shoreline Management Plans.

Time Limited Developments

- 8.7 Time limited planning permissions can be used to limit the planned life-time of new development. Taking into account the Vulnerability Assessment, this type of planning permission would enable the local planning authority to retain control over the future of the development and potential risk to people and the development itself from coastal erosion.



- 8.8 Planning conditions will be applied where there is a need to manage the risk during the developments planned life-time and manage the removal of the development to minimise the impact on the community and natural environment. To achieve this, planning permissions will contain conditions relating to the review of that permission in relation to the rates of coastal change and removal of development prior to the impact of the coastal change.
- 8.9 It will be important to monitor compliance with planning conditions on time-limited applications. Planning applications to renew time-limited planning permission in the CCMA where erosion has progressed at a lower rate than predicted will be given a similar consideration to a new application for development.

Short-term Residential Re-use of Existing Housing

- 8.10 Under normal circumstances any new residential development in the CCMA will not be permitted, including change of use of existing buildings to other forms of residential use as detailed in paragraph 5.6. For this reason residential reuse of existing housing that is to be relocated will also be prevented. A condition should be included on any planning permission granted for a replacement dwelling to ensure the existing home is demolished once the new home is available for occupation.
- 8.11 However an exception may be appropriate where a reasonable time period exists before a vacant dwelling is lost to erosion. Alternative options for temporary residential re-use must be considered at the time of the planning application for a replacement dwelling and terms and conditions set out in a Section 106 Agreement stipulating details about managing safe demolition and site clearance at a specified time.
- 8.12 Buy and lease back can work where the costs involved (e.g. in bringing properties up to a suitable standard) and the perceived risks are low. It may also be suitable to consider the potential for the private sector to acquire and manage these properties. A decision would need to be made as to whether the short term benefits outweighed any associated costs including costs of managing the demolition and clearance of the site when the property can no longer be used safely. Although none of these matters are material planning considerations.



9. Demolition

- 9.1 It will be expected that any dwellings or buildings that are vacated due to the imminent risk of coastal erosion, will be demolished in their entirety and all physical remains including materials that form the foundations and services, are removed from the site. This is to ensure that no material is left on site that could result in harm to anyone as a result of cliff fall. It is also to ensure that the appearance of the site is left clear and tidy as much of the coastline is exposed and set against a backdrop of visually sensitive landscapes. Landowners will also be responsible for removing any other structures from their land, whether above or below ground, that are subsequently affected by coastal erosion.
- 9.2 As discussed above, some dwellings may be suitable for alternative uses for a temporary period of time until coastal erosion forces permanent abandonment. Where planning permission is granted for a time limited use, it must include conditions tied to a Section 106 Agreement setting out future site management and demolition requirements at an agreed date.
- 9.3 Recycling and the re-use of materials is an important factor for reducing waste and reducing pressures on resources. Where possible material removed as the result of the demolition should be recycled rather than being sent to landfill sites.
- 9.4 Demolition of a building is not normally classed as development, however certain buildings such as dwellings or buildings adjacent to a dwelling need 'prior approval' from the local planning authority beforehand. Advice should be sought from the local planning authority before any demolition work is carried out.

Historic buildings

- 9.5 The emphasis on adaptation/rollback is largely in terms of residential dwellings and businesses. For historic buildings relocation might be possible for some buildings such as timber-framed structures, but large masonry structures such as churches could not be moved. Recording details of the building in advance of destruction would be the only option. However, even that would call for considerable funds, as there are many structures around the country that will be lost this century to coastal erosion. In Waveney, Covehithe church is likely to be affected by the middle of this century and Pakefield church could be affected within 100 years if the natural process of erosion is not halted by the construction of new or maintenance of existing sea defences.



10. Habitat, Landscapes and Coastal Access

- 10.1 As a general guide all planning applications for development within or as a result of coastal erosion to areas outside the Coastal Change Management Area should be considered against all relevant policies in the Core Strategy, Development Management Policies DPD and the National Planning Policy Framework. Where sites affect habitats and landscapes, particular regard should be given to Policies DM27 'Protection of Landscape Character', the Landscape Character Assessment (2008) and Policy DM29 'Protection of Biodiversity and Geodiversity'.

Relocation and Replacement of Habitat affected by Coastal Erosion

- 10.2 A significant proportion of the coast most severely affected by coastal erosion is also of exceptional importance in respect of rare, endangered or vulnerable natural habitats and species. The coastline from Kessingland to Southwold includes Special Protection Areas and Special Areas of Conservation which are within the Natura 2000 network. These are defined as sites of European importance for birds, flora and fauna. The Council has a statutory duty under the Countryside and Rights of Way (CROW) Act 2000 to protect these along with other nationally and internationally designated sites.
- 10.3 Although not always possible to replace habitat lost as a result of coastal erosion, the Local Planning Authority will endeavour to protect sites from development that could provide opportunities to recreate habitat close to existing sites.

Area of Outstanding Natural Beauty and the Heritage Coast

- 10.4 Areas of Outstanding Natural Beauty (AONBs) were designated to protect areas valued for their landscape quality and natural beauty. The emphasis is on conserving and enhancing the natural beauty within the AONBs, whilst recognising that they also encompass thriving communities and businesses and valued for their recreational opportunities. Within Waveney the Suffolk Coast and Heaths AONB covers the coastal strip from the Hundred River, south of Kessingland, extending inland to Mutford, Wrentham and Wangford and encompassing all of Southwold and Reydon.
- 10.5 A stretch of the Heritage Coast also lies within Waveney, falling entirely within the AONB. The aim of the Heritage Coast designation is to promote the enjoyment of the area whilst protecting its natural beauty and improving the quality of inshore waters and beaches.



- 10.6 This will have implications when considering applications for relocation of properties affected by coastal erosion. Careful selection of sites, taking account of landscape character and impacts new development will have on the AONB and Heritage Coast and their setting, will have to be made. Development will only be permitted where impacts on the natural beauty of the area can be minimised.

Sites of Special Scientific Interest and National Nature Reserve

- 10.7 There are two types of national wildlife designation within Waveney, Sites of Special Scientific Interest (SSSI) and National Nature Reserve (NNR). Designation of both is undertaken by Natural England. Benacre Broad is an NNR as are small parts of marshland at Reydon and Wangford. There are eight SSSIs in total in Waveney. While it is unlikely that any of these areas would be considered suitable for development, land adjacent should also be protected to allow a natural inland transition of sites where coastal erosion is having an impact.

County Wildlife Sites, Local Nature Reserves and Ancient Woodland

- 10.8 County Wildlife Sites contribute to the protection of locally scarce habitats and species as well as enhancing the general biodiversity of the area. Ancient Woodland are those areas of woodland which have had a continuous cover of native trees and plants since at least the beginning of the 17th Century. Local Nature Reserves are designated both for their wildlife conservation potential and also the scope for public access, enjoyment and education about the sites. When considering new sites for development these sites would not be considered appropriate.

Strategic Gaps

- 10.9 There are two Strategic Gaps that have a coastal location in Waveney; one which extends to the north and west of Corton; the other between South Lowestoft and Kessingland. The intention of these gaps is prevent Corton and Kessingland becoming part of 'Greater Lowestoft' and losing their individual village identities. In relation to Corton the Strategic Gap covers the area from Corton to the border with Hopton and will help avoid coalescence of the two settlements.



- 10.10 However it is recognised that in the future it may be necessary to use parts of the Strategic Gap for relocation of properties affected by coastal erosion. This is particularly the case for Corton where a significant amount of housing and tourism uses are likely to be lost if current management proposals for the existing defences remain as set out in the SMPs.
- 10.11 In order to ensure that a comprehensive redevelopment proposal is put forward for Corton it is the Council's intention to consider allocating a site or sites for the purpose of relocation. This will be covered in a separate document and subject to further public consultation and discussion before location/s is determined.

Maintaining Public Access to Coastal Paths

- 10.12 Natural England is responsible for maintaining or creating coastal access and has an approved scheme to implement this (Coastal Access, 2010). However, where a coastal path is lost as a result of coastal erosion and it comprises part of a commercial or tourist use that will be relocated or reconfigured within an existing land holding, where practicable the Local Planning Authority will ensure that the coastal path is reinstated as part of the new development proposal. In light of further erosion taking place coastal paths will be expected to be 'rolled back' as becomes necessary.
- 10.13 Similarly where new coast defence schemes are proposed or repairs to existing coastal defences take place, opportunities should be taken to either create or reinstate coastal access paths as part of that scheme.
- 10.14 Where possible new coastal development should be encouraged to contribute to the creation and maintenance of a continuous signed and managed route around the coast. In any event development should not hinder the potential to provide a coastal path (as required by the Marine and Coastal Access Act 2009).



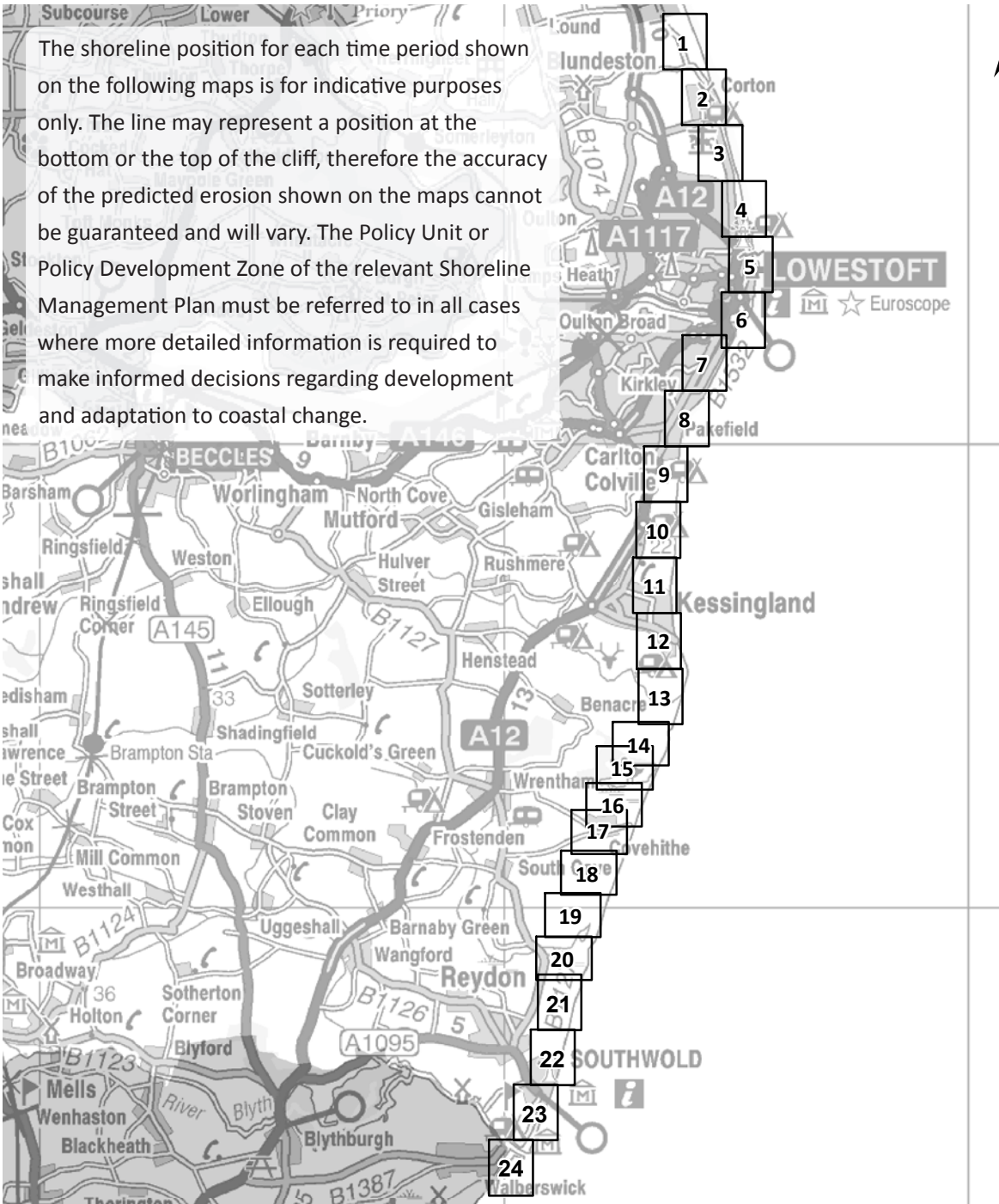


Covehithe

Appendices

Appendix A Risk Zone Maps

All inset maps are 1:6000.



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Map 1



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APPENDIX A
 COASTAL RISK
 ZONE MAPS



Map 2



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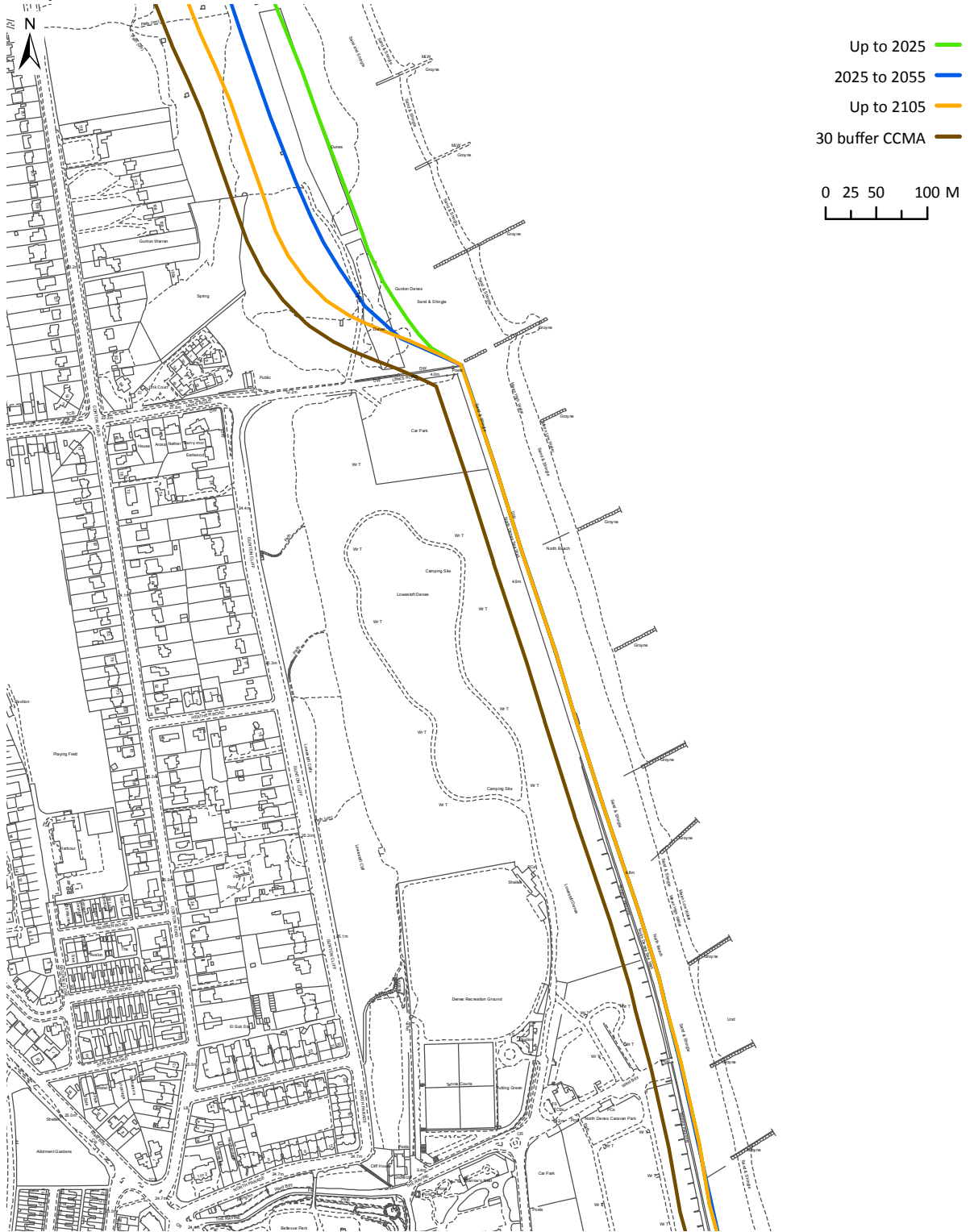
Map 3



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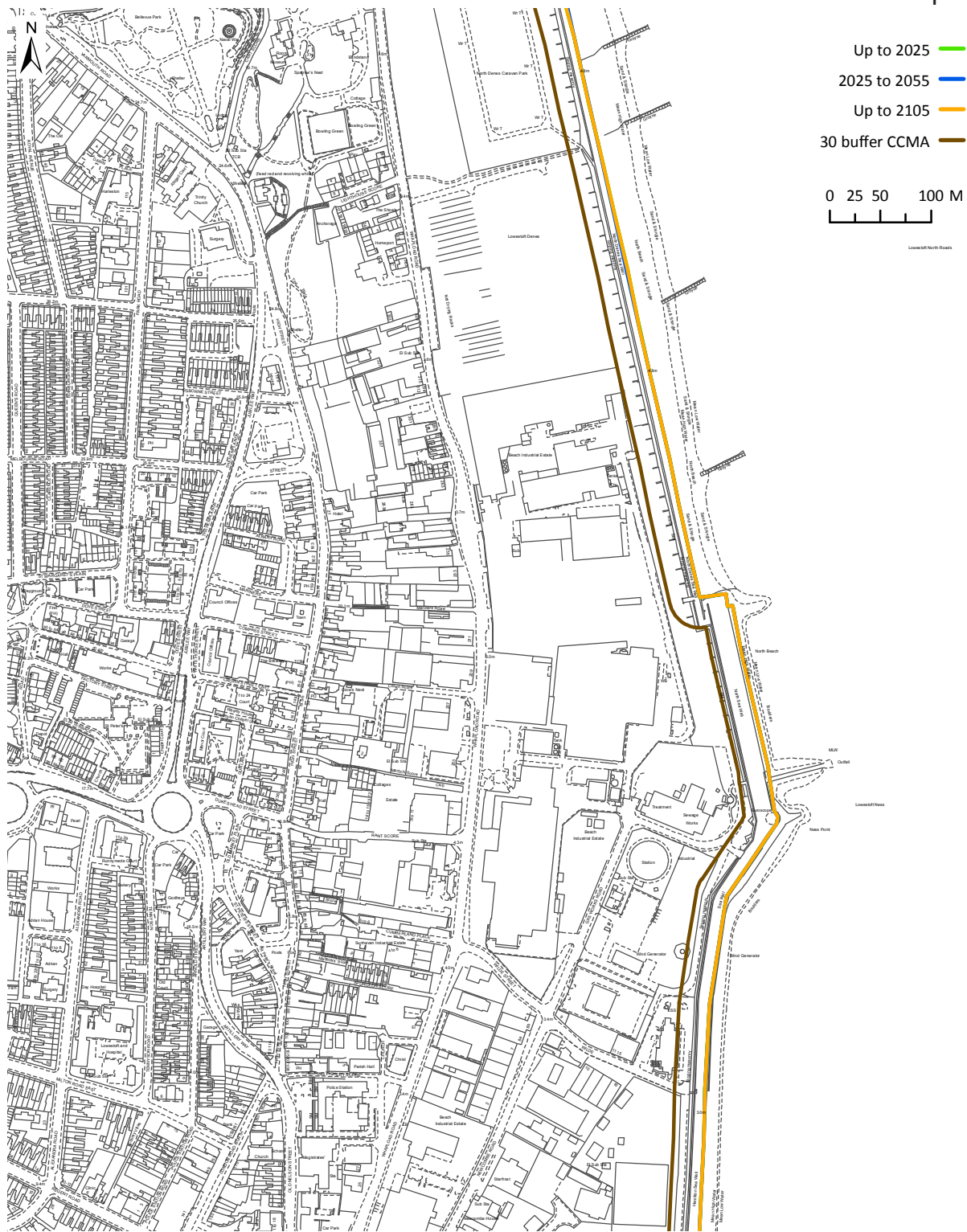
Map 4



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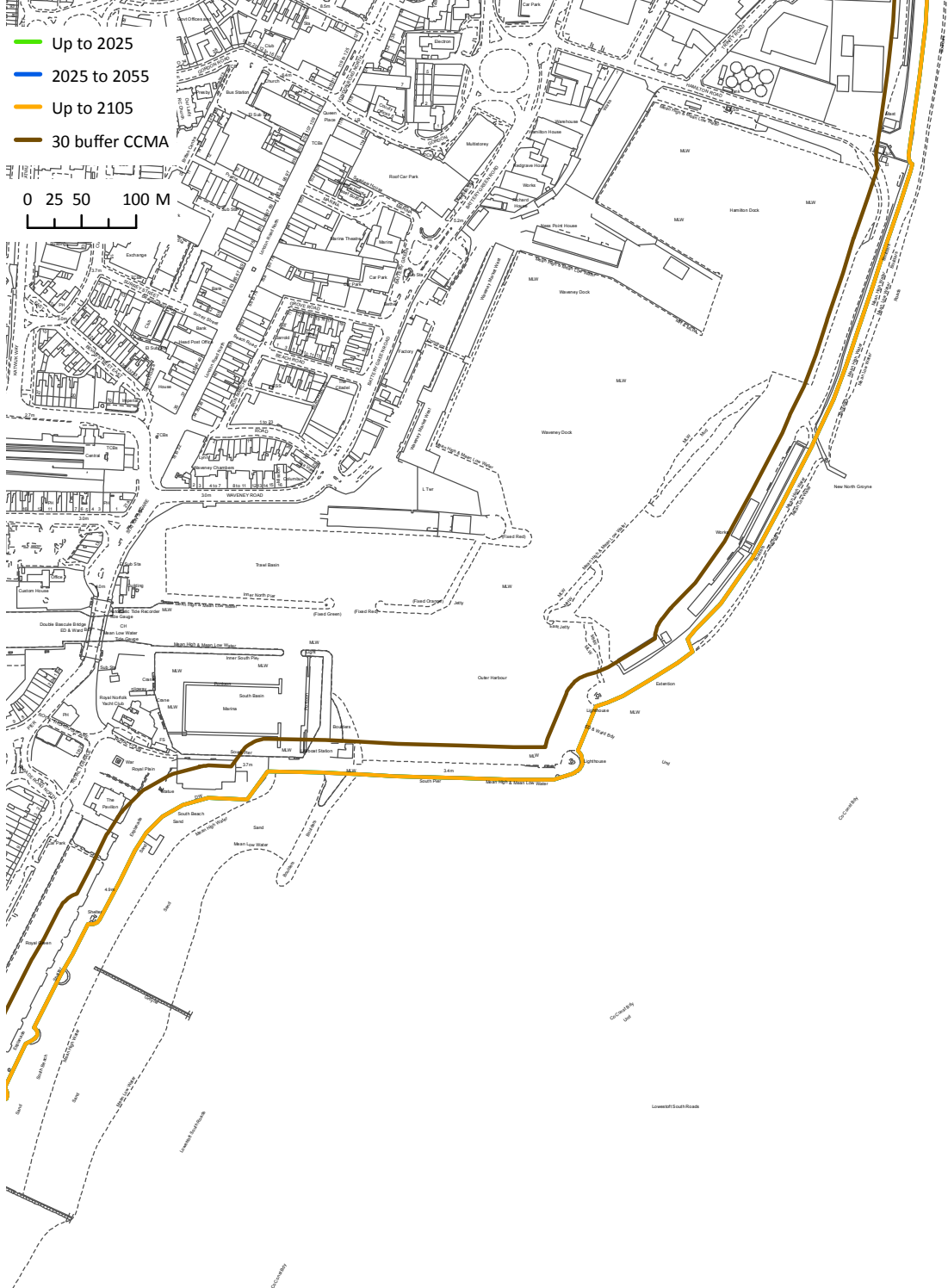
Map 5



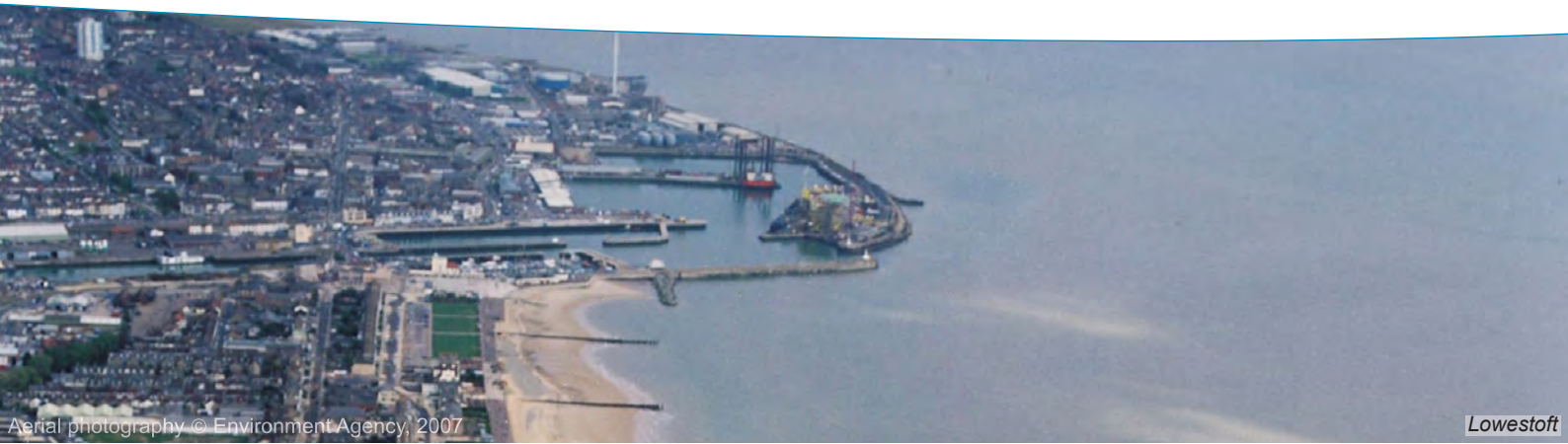
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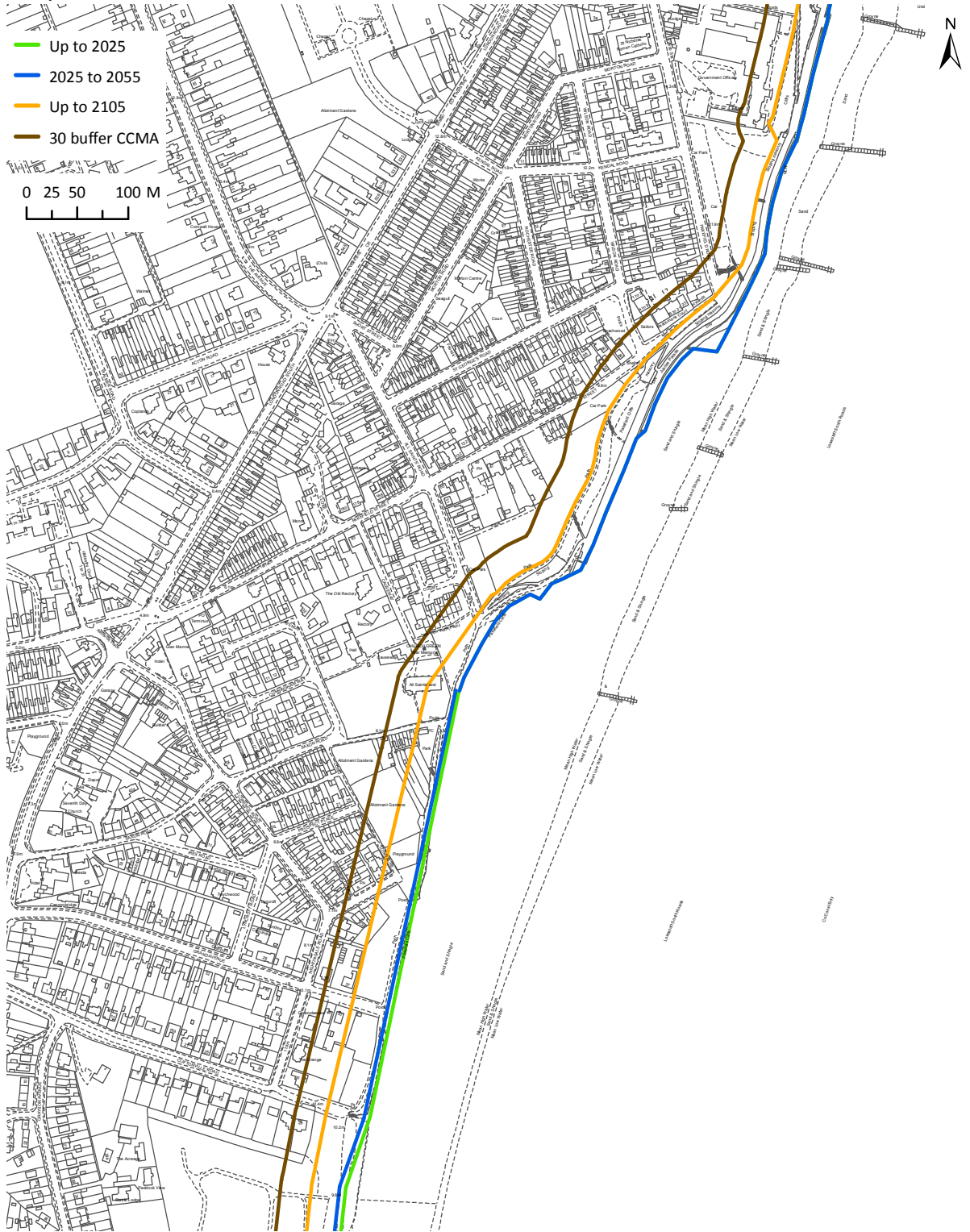
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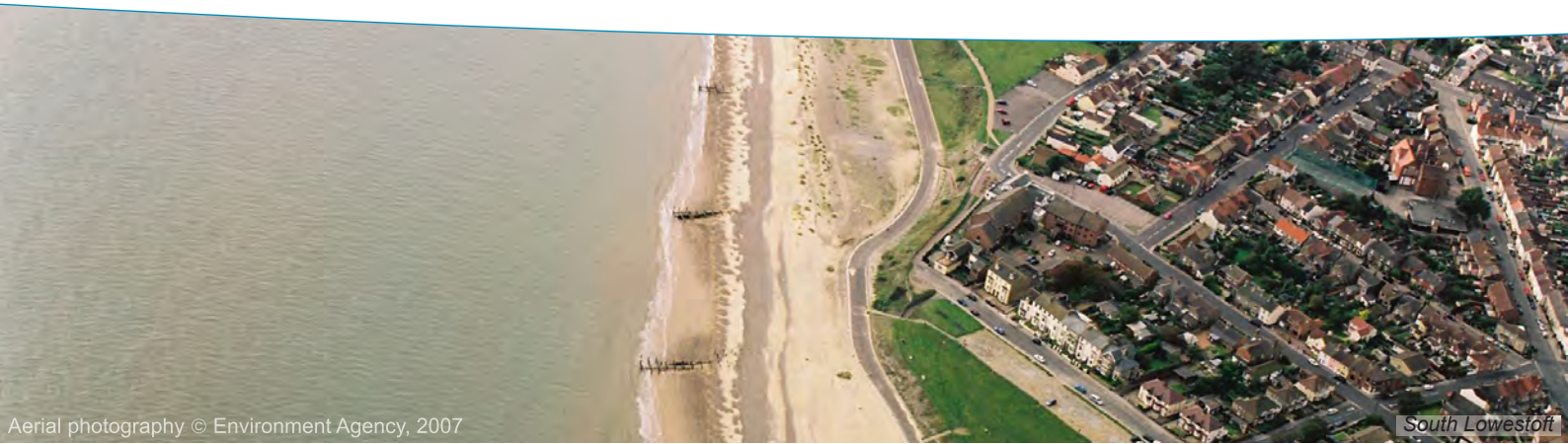
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Map 9

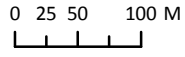


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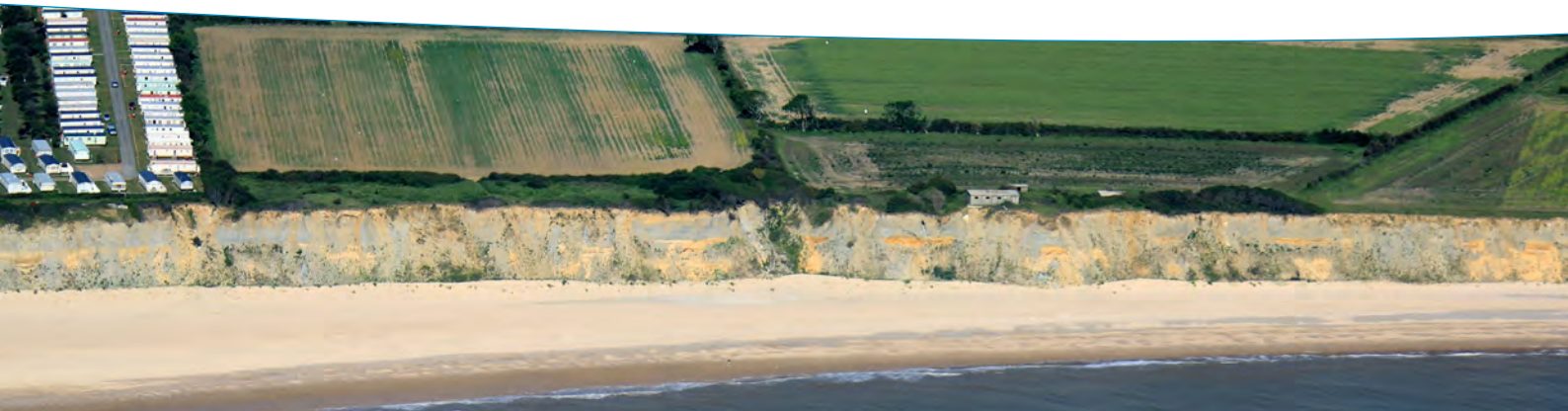


Map 10

- Up to 2025
- 2025 to 2055
- Up to 2105
- 30 buffer CCMA



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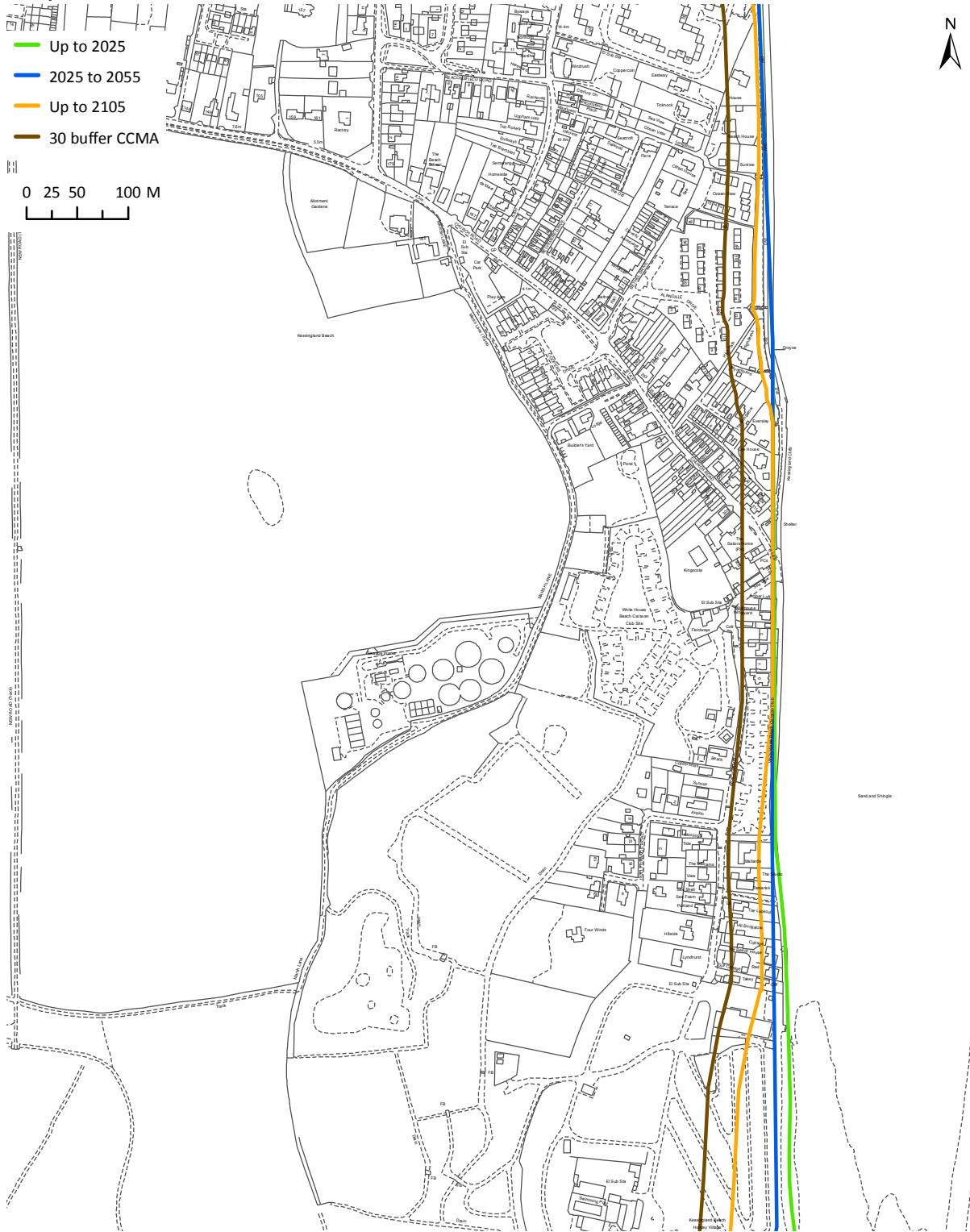
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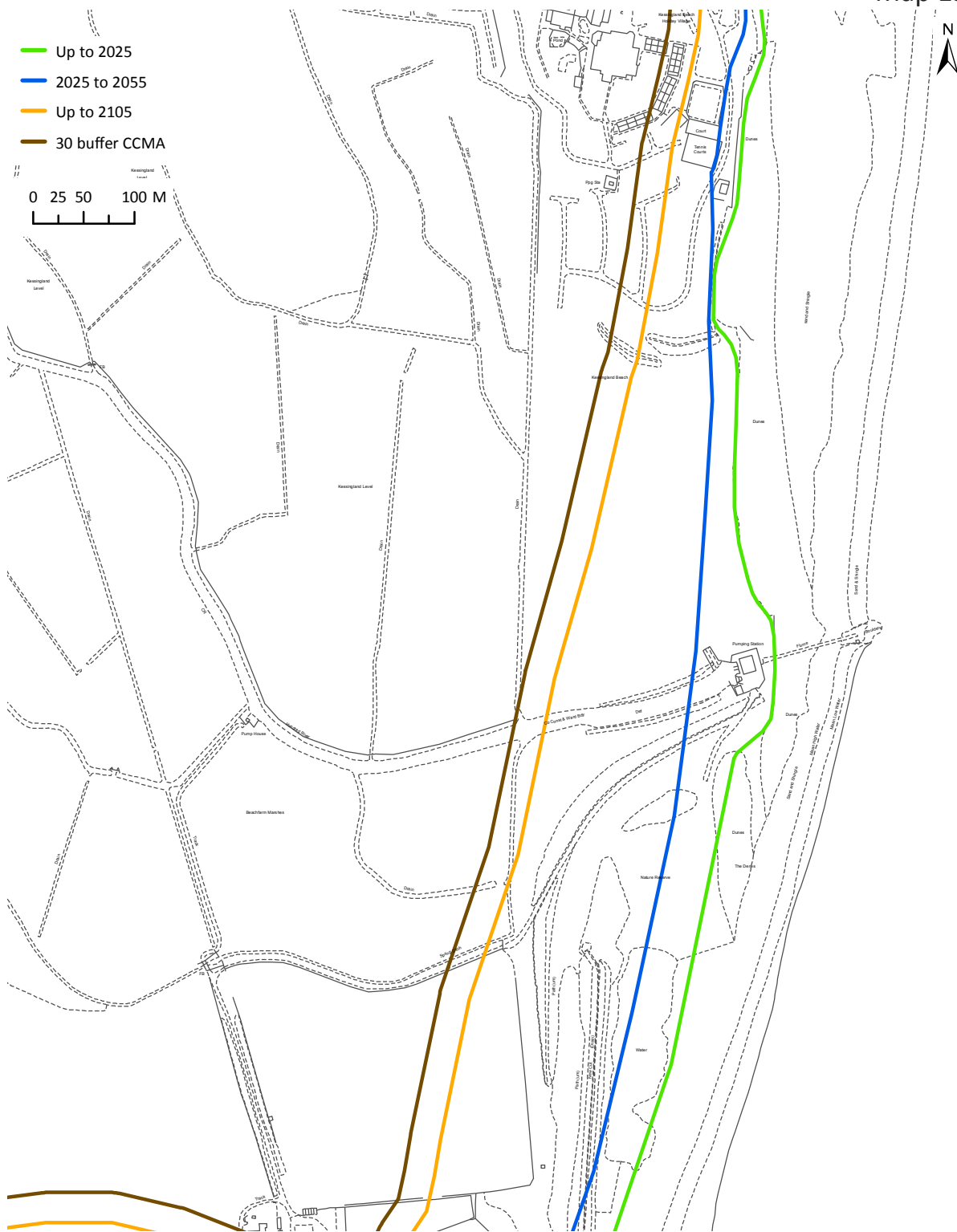
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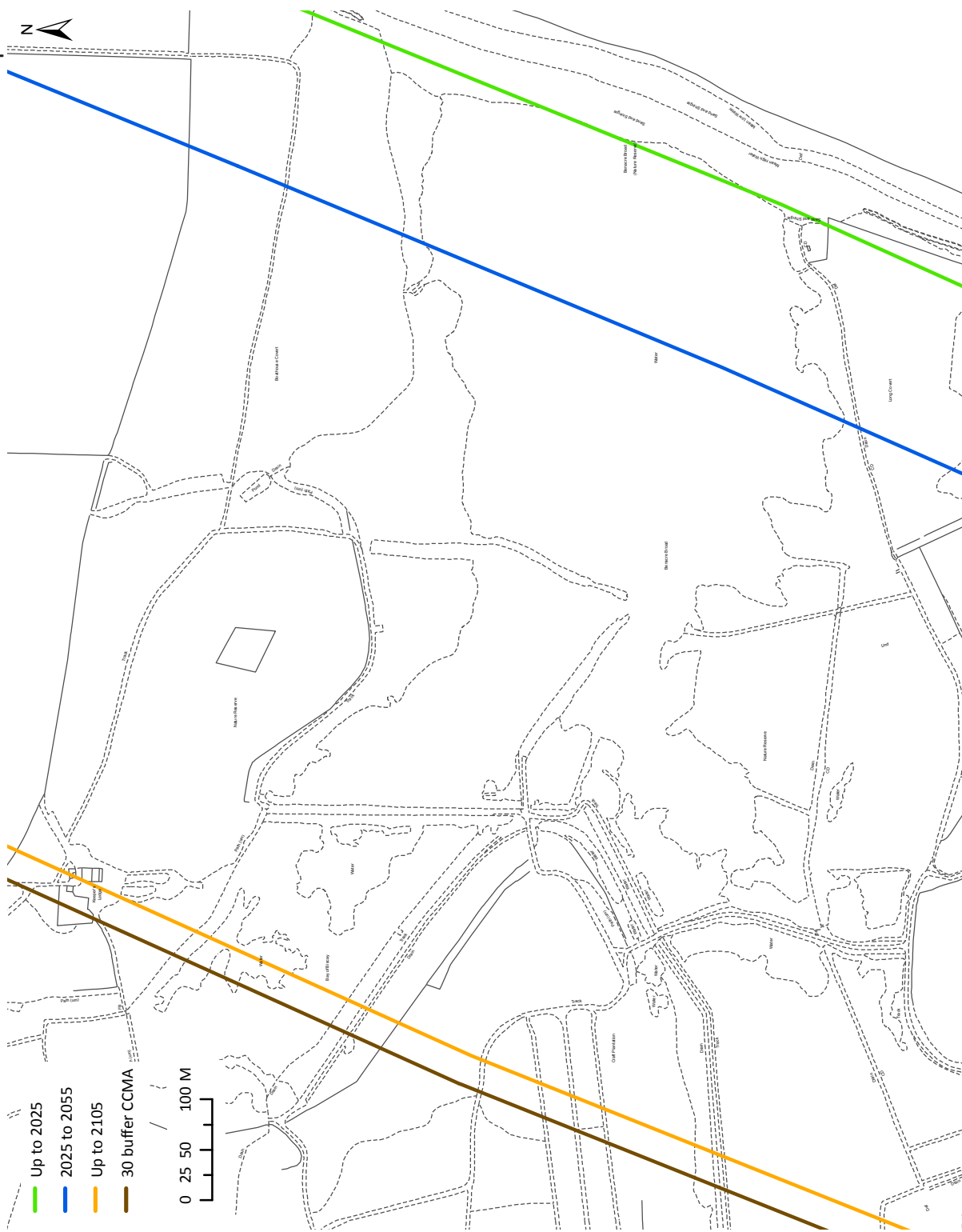
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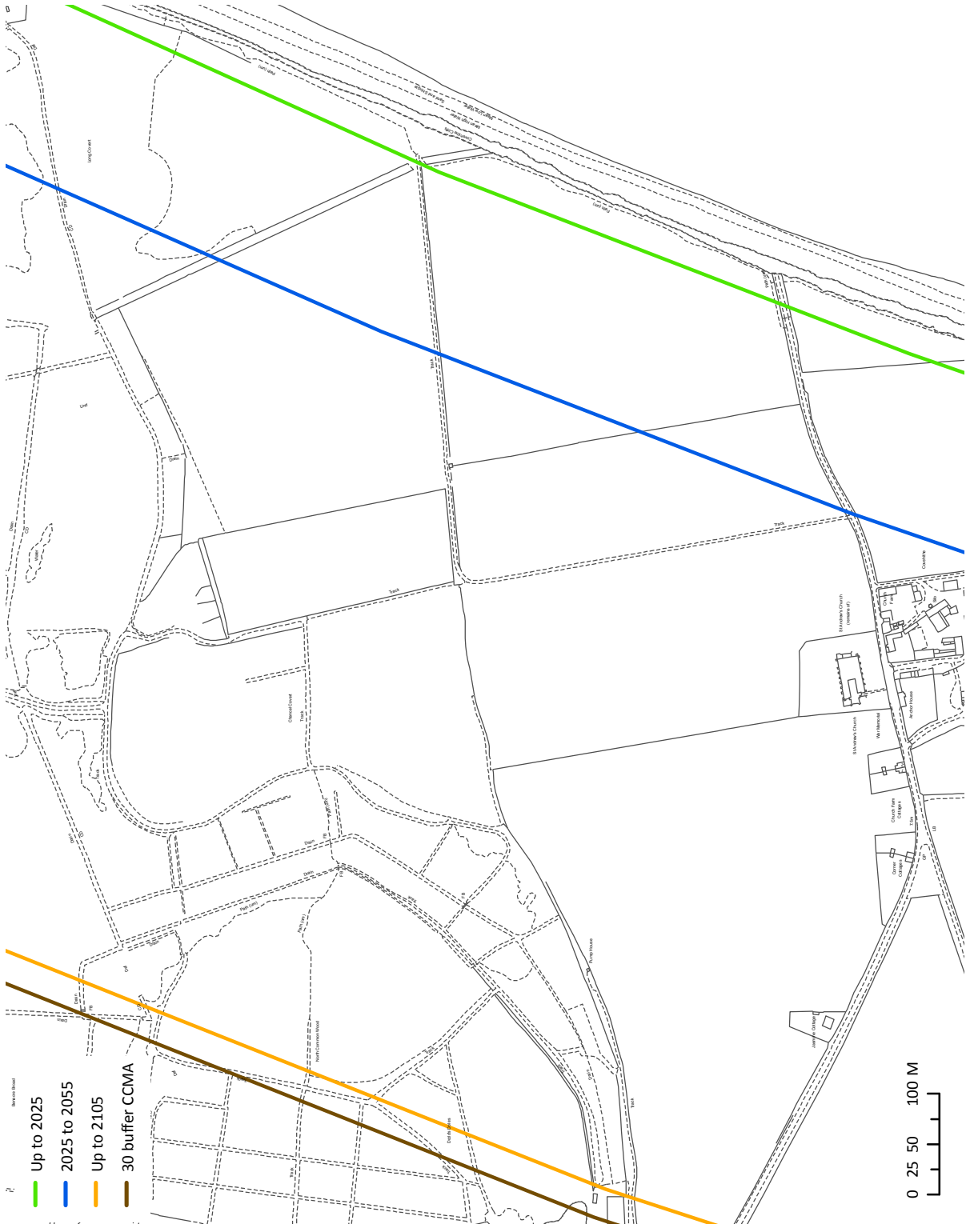
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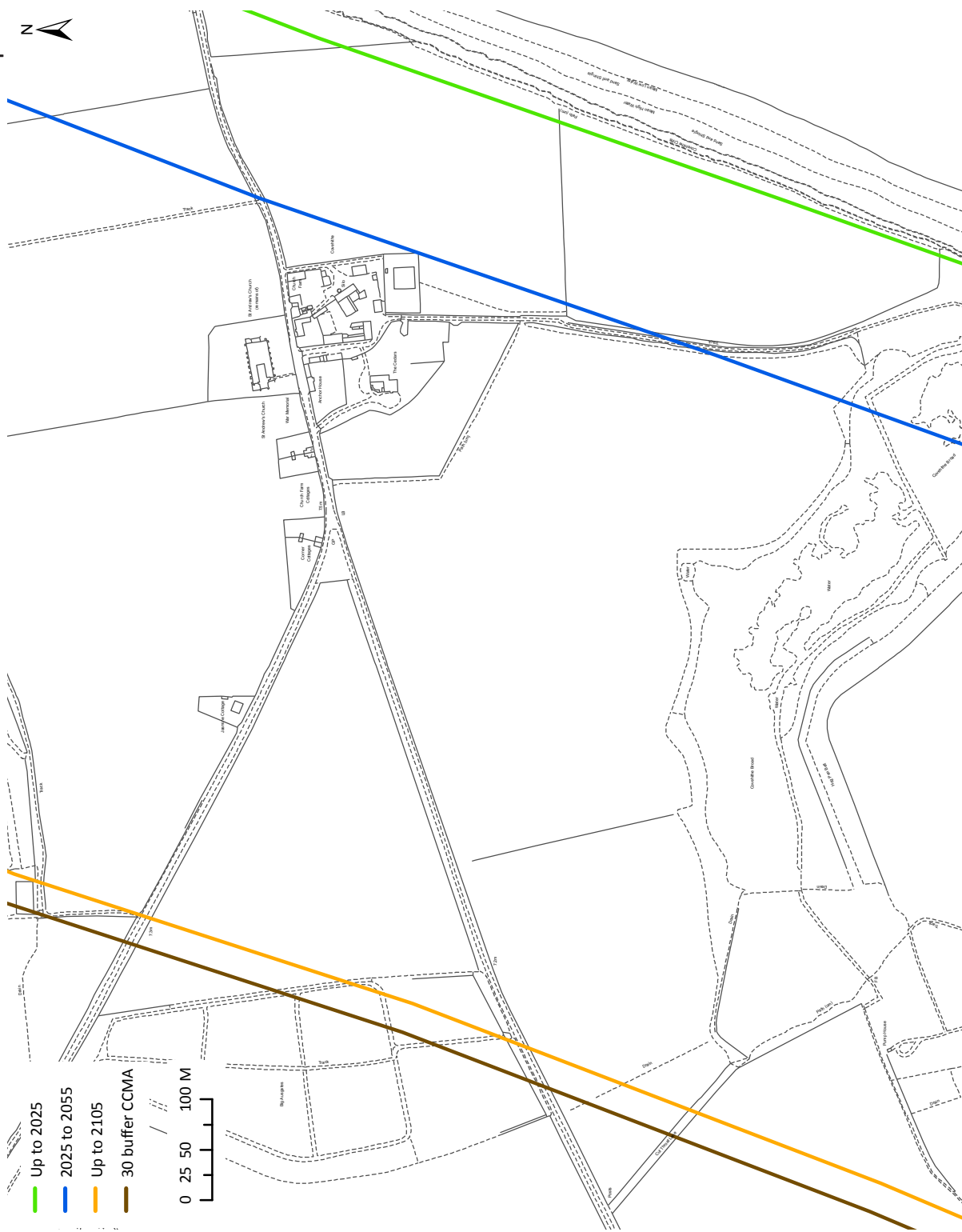
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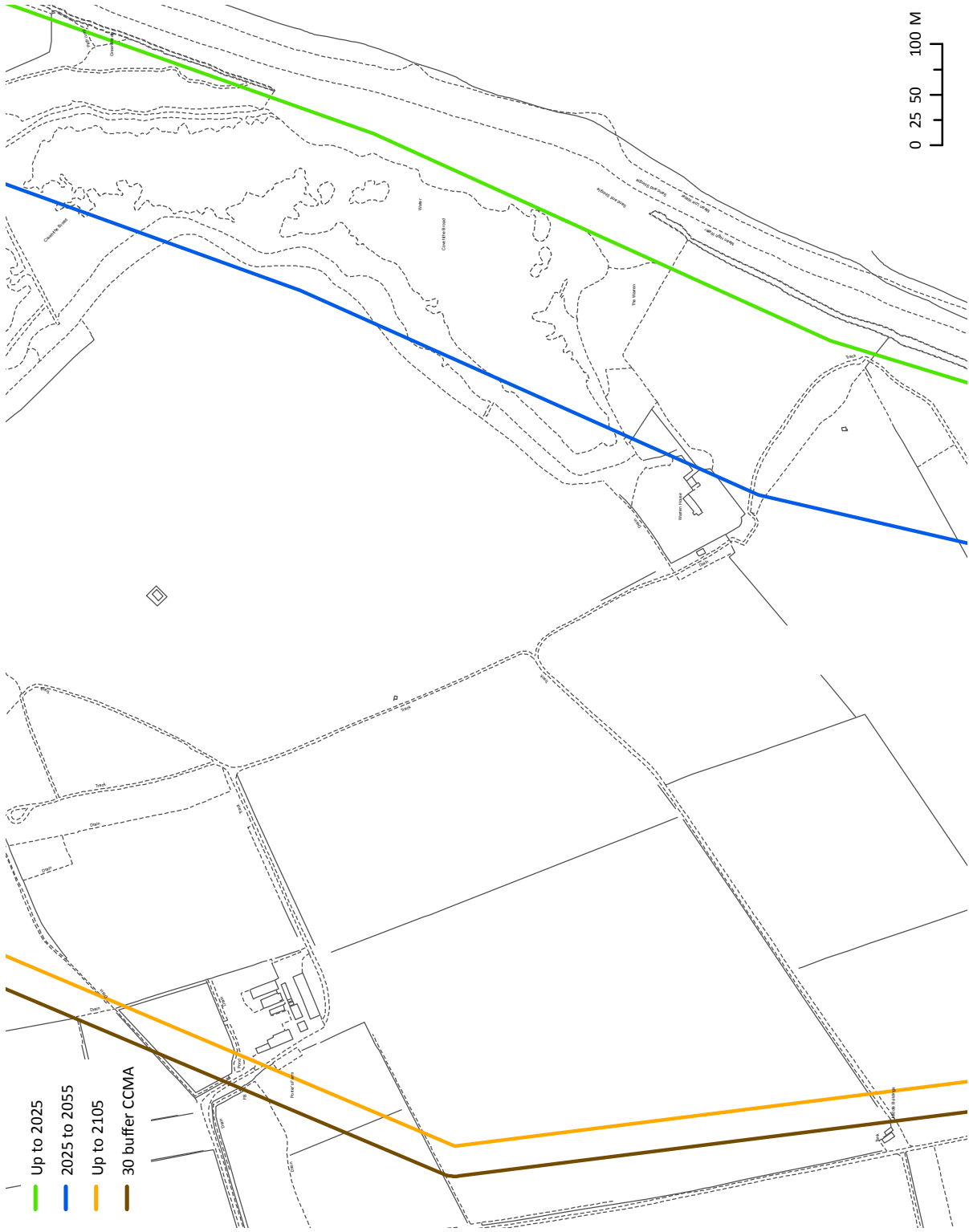
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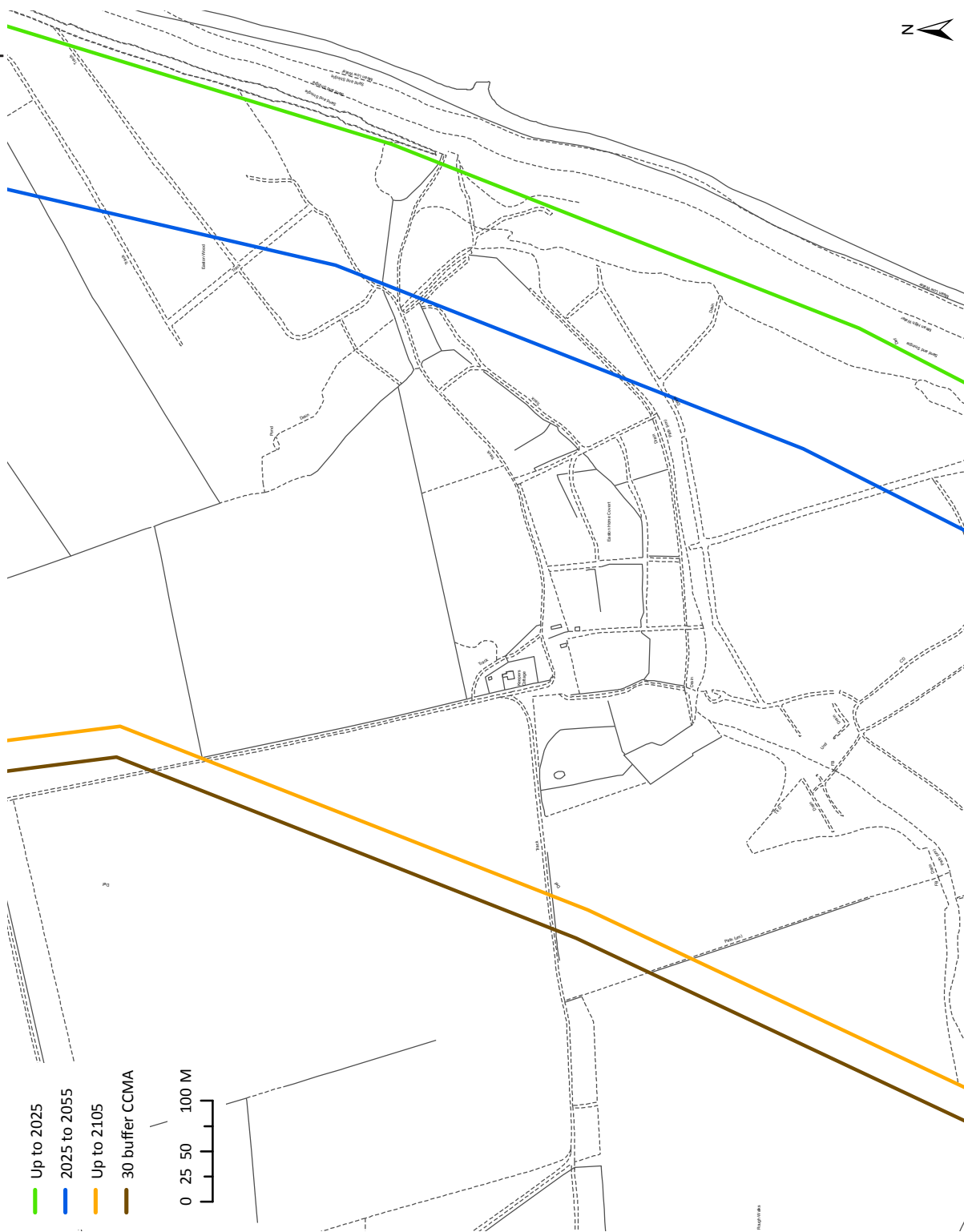
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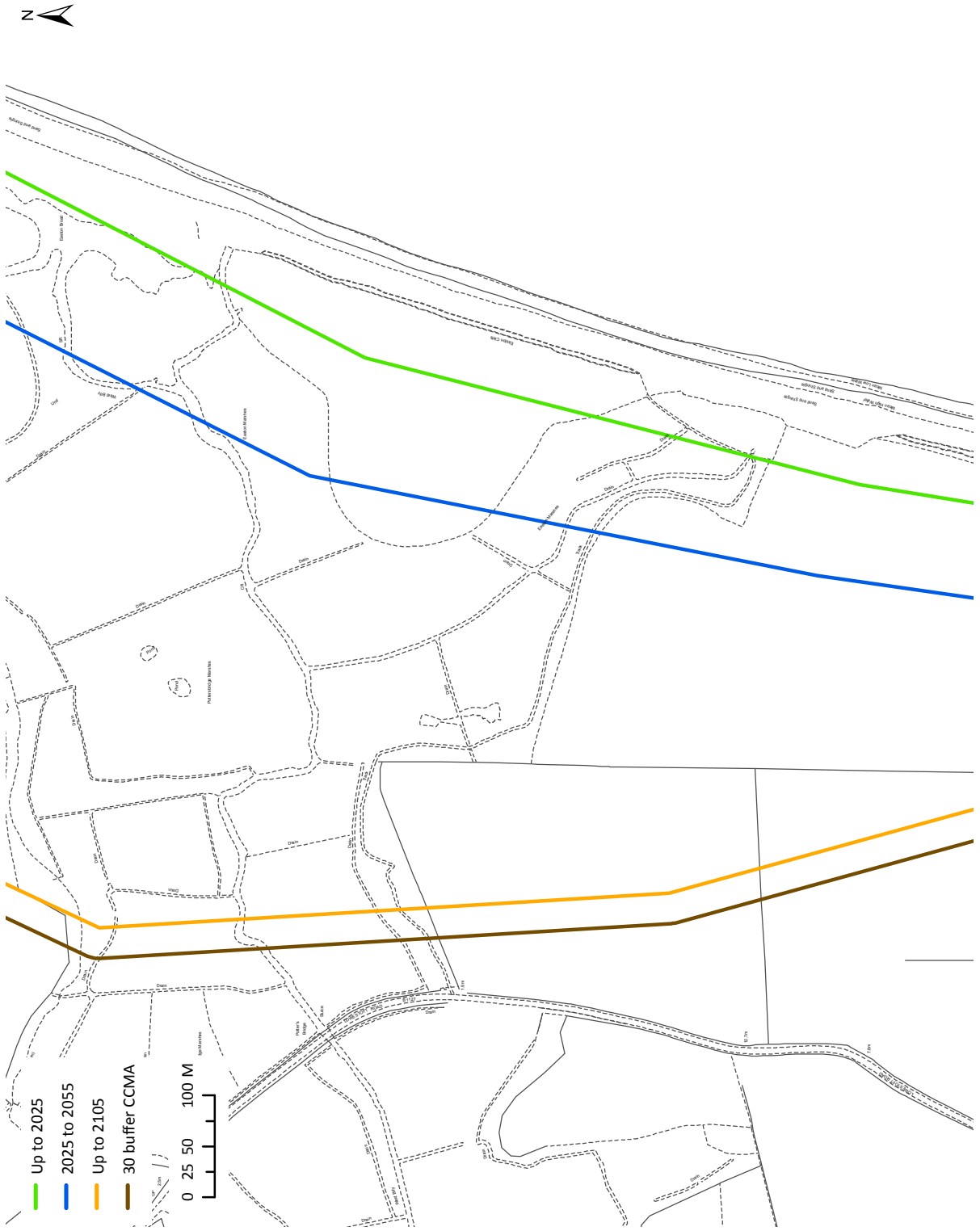
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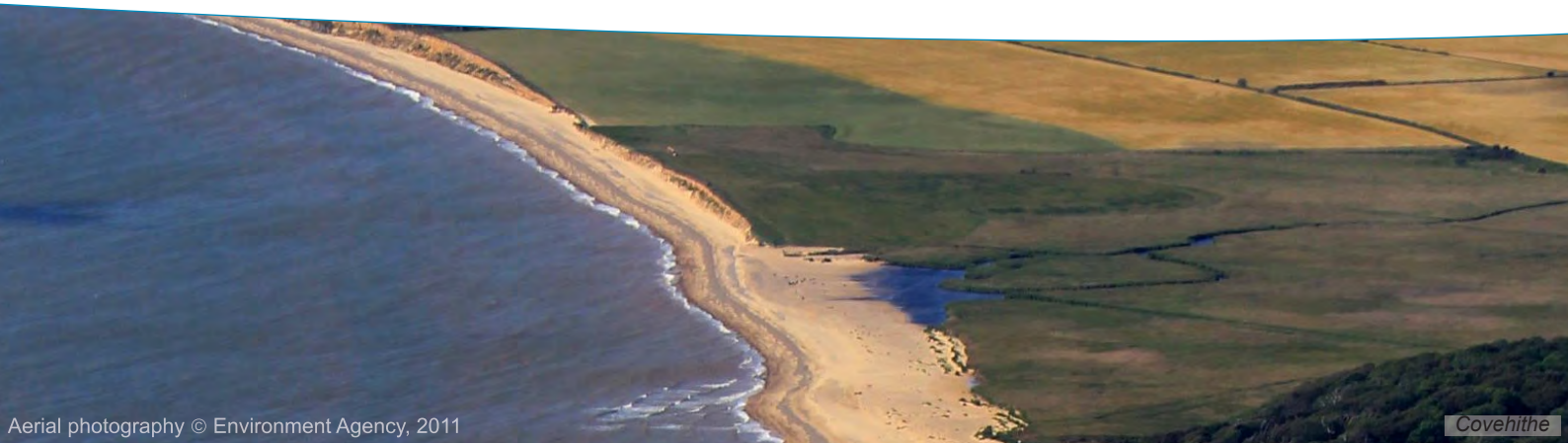
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Map 21

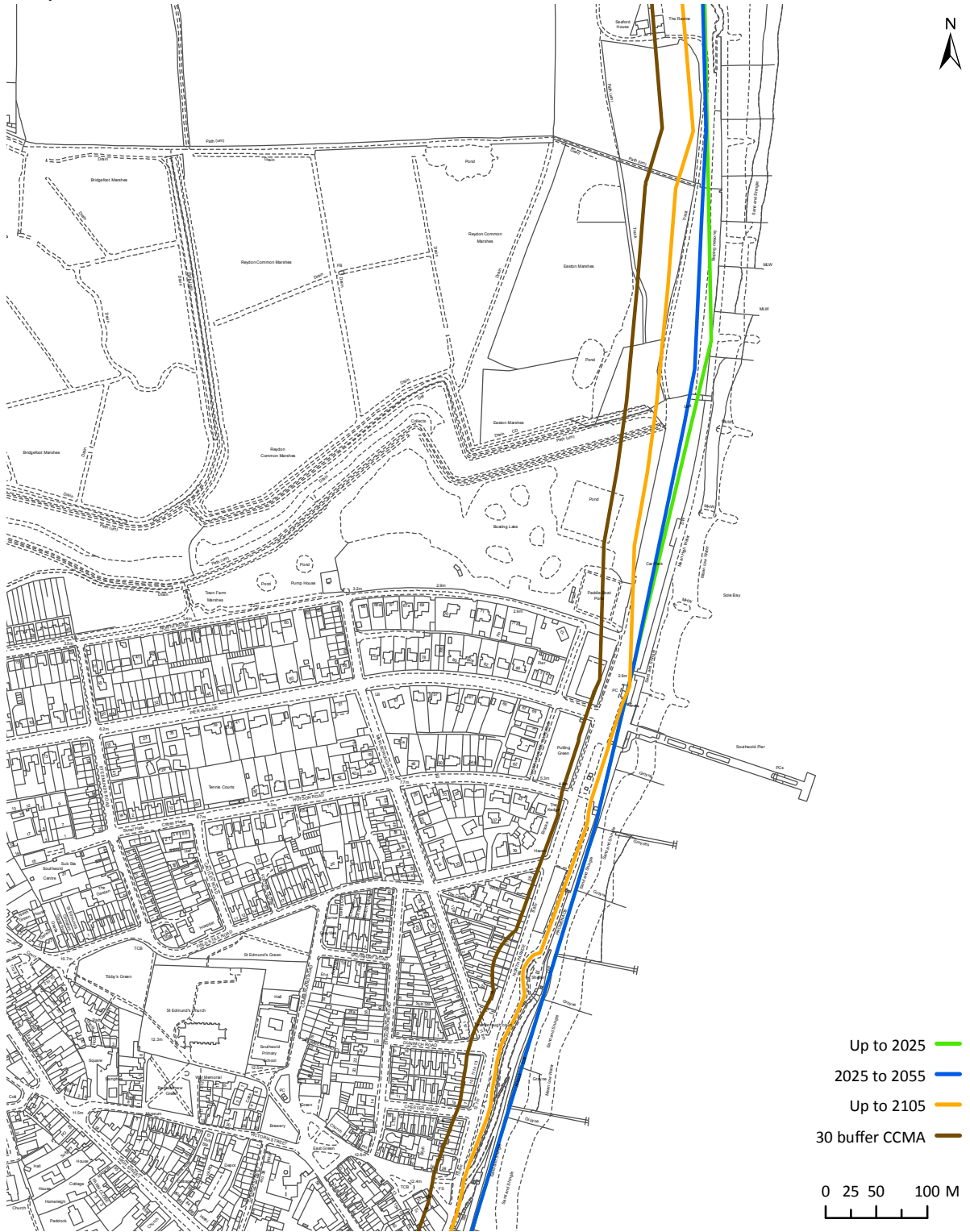


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Map 22



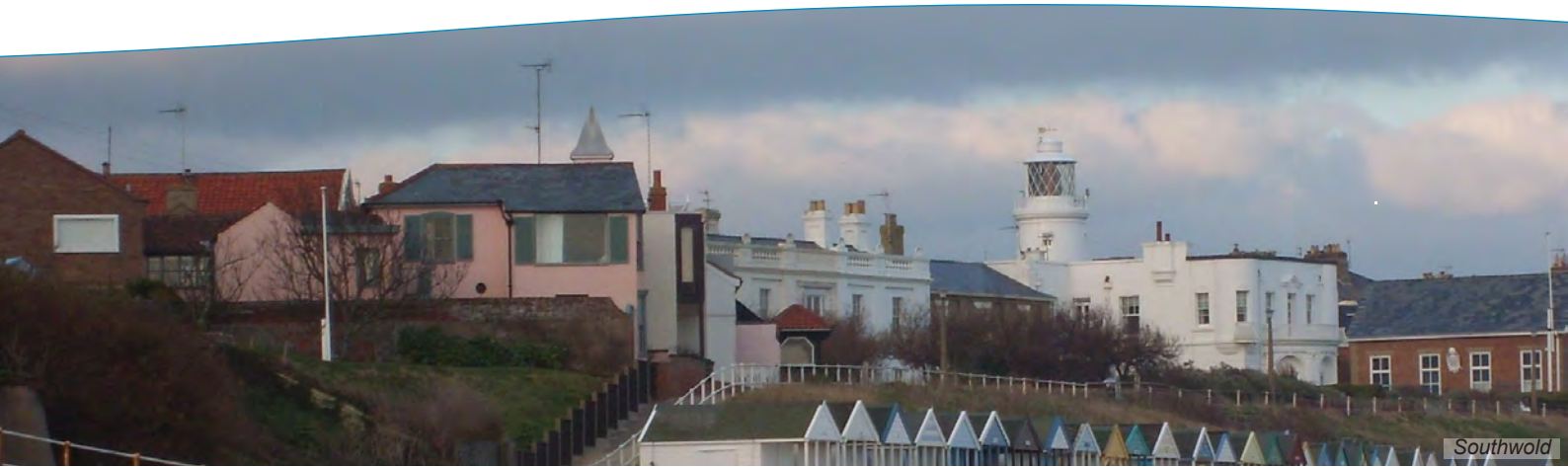
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Appendix B Coastal Erosion Vulnerability Assessment

Level A Assessment

Name:

Agents Name (if applicable):

Development Location/Address:

.....

.....

Development Proposal:

.....

Relevant Shoreline Management Plan (SMP), please tick one:

- SMP 6 - Kelling to Lowestoft Ness
- SMP 7 - Lowestoft Ness to Languard Point

SMP Policy Unit covering the development frontage: PDZ

Risk Band, please tick one:

- 20 years
- 50 years
- 100 years
- 30m risk zone

Development category, please tick one:

- Modification of existing development
- Extension to existing development
- Temporary Buildings, caravans and land uses



Statement:

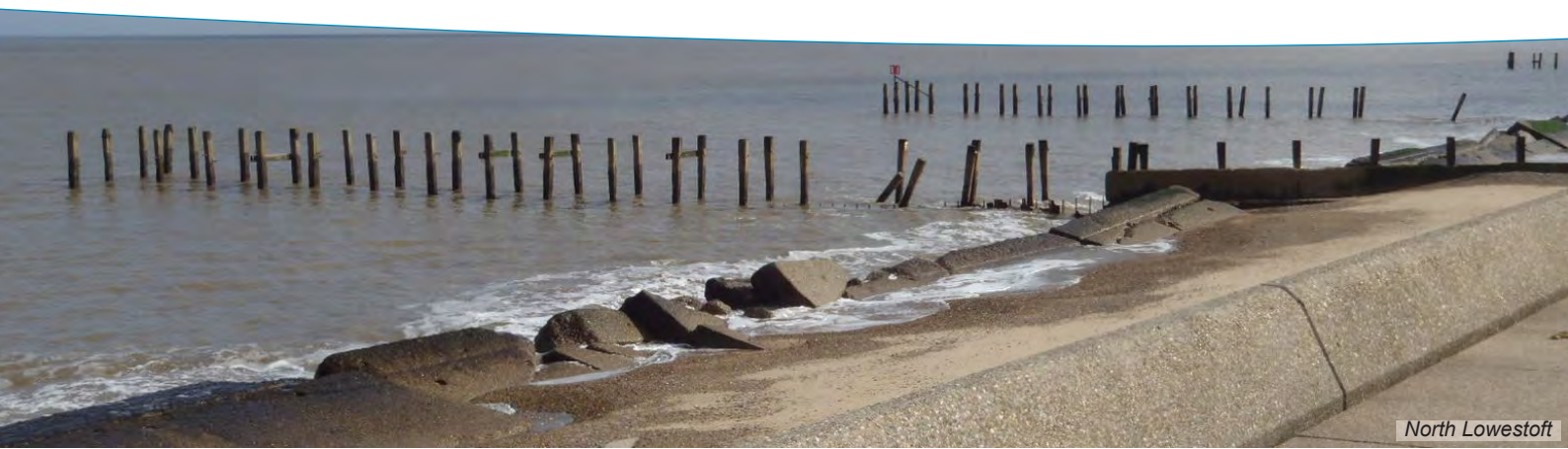
I understand that in addition to the information contained in the SMP the following uncertainties are identified: -

- Future sea erosion trends and rates are not able to be predicted with certainty hence forecasts of future shoreline positions are shown as bands of risk at 20, 50 and 100 year intervals.
- Where future policies are based upon the provision and maintenance of defences to resist erosion pressure, it is not possible to guarantee that funding will be available to deliver this objective.
- It is possible that where the provision and maintenance of defences is required to sustain a development over its design life, a contribution toward the cost of defence management may be sought from beneficiaries (including owners/occupiers of properties protected by the defences).
- Policies are reviewed and updated at regular intervals and may be changed to something less favourable than indicated at present.

I confirm that the development proposal is made with a full understanding and acceptance of the risks associated with coastal change contained in the relevant parts of the SMP and also the uncertainties listed above.

Signed by the developer:

Printed Name:Date:



Level B Assessment

*** NB Before this assessment is carried out the advice of the Coastal Management Team must be sought**

Name:

Agents Name (if applicable):

Development Location/Address:

.....

.....

Development Proposal:

.....

Relevant Shoreline Management Plan (SMP), please tick one:

- SMP 6 - Kelling to Lowestoft Ness
- SMP 7 - Lowestoft Ness to Languard Point

SMP Policy Unit covering the development frontage: PDZ

Risk Band, please tick one:

- 20 years
- 50 years
- 100 years
- 30m risk zone

Development category, please tick one:

- Modification of existing development
- Extension to existing development
- Temporary Buildings, caravans and land uses
- New non-residential
- New residential development



Statement

Please provide detailed answers to the following: -

What is the nature and scale of the proposed development?

.....
.....
.....

What impact will the location of the development have for other properties in the adjacent area?

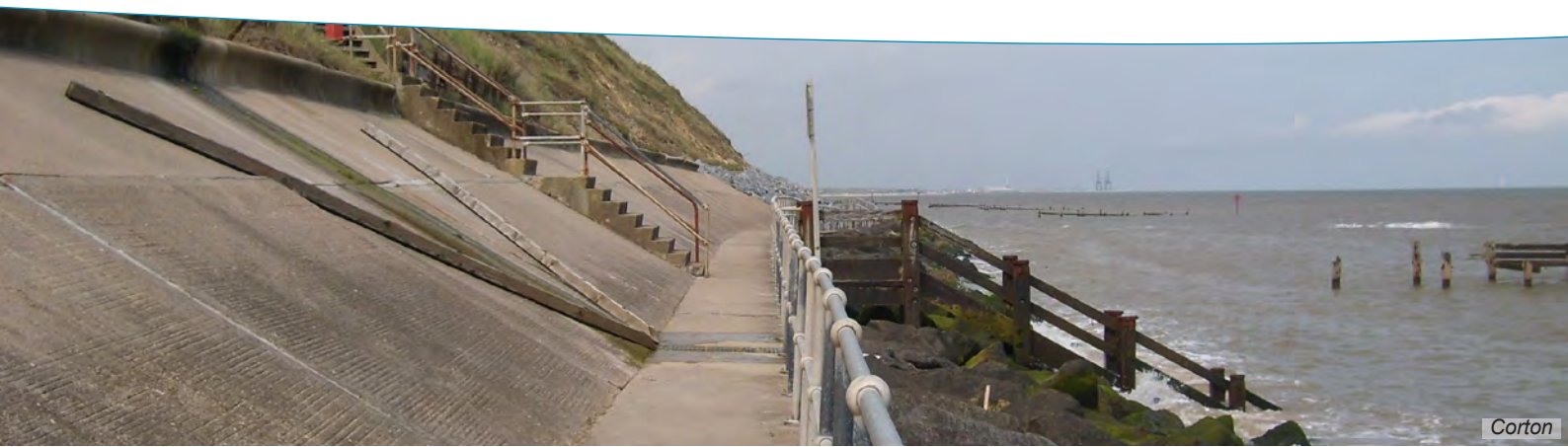
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Provide details of the predicted shoreline position in relation to the proposed development. When is the proposed development expected to be lost to the sea?

.....
.....
.....

Provide details of measures required to protect the proposed development from loss during its design life. How will the development be safe through its planned lifetime, without increasing risk to life or property, or requiring new or improved coastal defences?

.....
.....
.....



How will the development enhance the ability of communities and the natural environment to adapt sustainably to the impacts of a changing climate?

.....

.....

.....

Demonstrate that the development will not affect the stability of the coastline or exacerbate the rate of shoreline change.

.....

.....

.....

Demonstrate that the development will not cause cliff destabilisation caused by the presence of groundwater in or close to the cliff face due to land drainage and run-off issues.

.....

.....

.....

Set out details for managing the development at the end of its planned life.

.....

.....

.....



Where appropriate provide evidence of wider sustainability benefits that outweigh the impact of coastal change.

.....

.....

.....

Any other relevant information.

.....

.....

.....



Appendix C - Standard Planning Conditions

Temporary Planning Permission

Condition: The use hereby permitted shall be discontinued on or before [].

Reason: Coastal erosion is predicted to affect the site within a period of [] years and to allow the Local Planning Authority the opportunity to reassess the suitability of the use with regard to the progress of cliff erosion.

Condition: The development hereby permitted shall be for a maximum period of [] years from the date of this permission, after which time the structure shall be removed and the land reinstated to its former condition to the satisfaction of the Local Planning Authority.

Reason: Having regard to the non-permanent nature of the structure and predicted shoreline position as a result of ongoing coastal erosion.

Condition: The use hereby permitted shall be carried out only by [] and shall be for a limited period being the period of [] years from the date of this permission, or the period during which the premises are occupied by [] whichever is the shorter.

Reason: Having regard to the special circumstances put forward by the applicant and predicted shoreline position as a result of ongoing cliff erosion.

Condition: On [] the use hereby permitted shall be discontinued and the land shall be reinstated to its former condition to the satisfaction of the Local Planning Authority at or before this date.

Reason: Having regard to the progress of cliff erosion, risks to people associated with falling debris and appearance of the locality.



Surface Water Drainage

Condition: Details of surface water drainage, in connection with the development hereby approved, shall be submitted to, and approved by, the Local Planning Authority before any works on the site commences. The drainage works shall be constructed in accordance with the approved plans.

Reason: To ensure satisfactory drainage of the site and prevent cliff destabilisation.

Relocated Dwellings

Condition: The proposed dwelling shall contain a floor space not exceeding the floor space of the dwelling being replaced ([] square metres).

Reason: To ensure that the new dwelling provides a like for like replacement to meet the needs of the current occupants and in accordance with Policy DM21 'House Extensions and Replacement Dwellings in the Countryside'.

Condition: The proposed dwelling shall contain a floor area not exceeding the floor area of the dwelling being replaced ([] square metres) plus any permitted development allowance (at an allowance permitted on the date that the planning application was submitted) that has not already been used by the original dwelling.

Reason: To ensure that the new dwelling provides a replacement dwelling to meet the needs of the current occupants and in accordance with Policy DM21 'House Extensions and Replacement Dwellings in the Countryside'.

Condition: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008 no building or structure permitted by Classes A (extensions or alterations), B (changes to the roof) or E (buildings or enclosures within the curtilage of the house) of Schedule 2 Part 1 of the Order shall be erected without the submission of a formal planning application and the granting of planning permission by the Local Planning Authority.

Reason: To prevent further increases in the size of replacement dwelling in the countryside and to secure a properly planned development.



Condition: First occupation of the relocated dwelling shall be limited to the person/s displaced from their original property by coastal erosion and shall not be for the benefit of any other person whatsoever.

Reason: The site is in an area where dwellings would not normally be permitted unless special circumstances have been demonstrated which would justify applying the exception policy DM22 'Housing Development in the Countryside'.

Change of Use

Condition: The [building/land] shall be used only for [] and for no other purpose whatsoever, (including any other purpose in Class [] of the Schedule to the Town and Country Planning (Use Classes) Order 2005) or in any provision equivalent to that Class in a statutory instrument revoking and re-enacting that Order with or without modification.

Reason: To retain control of the type of development that will be permitted in areas at risk of coastal erosion and enable consideration as to whether other uses in the Use Class would be satisfactory in this area.



Appendix D The Waveney Coastline and how it Works

Coastal processes are complex and operate at different scales. The coast is predominantly made up of soft geology and wave action is the main cause of coastal change. Waves work on the coast causing erosion and movement of sediment along the shore. Tides are also important, particularly where there are headlands and where the shoreline and estuaries interact with each other.

The present shoreline is a result of erosion of the coast and near-shore over the last 10,000 years, mainly due to sea level rises after the last ice age. This large scale erosion provided most of the sediment that now exists as sand and shingle beaches. A much smaller supply is now being delivered to the coast by erosion of the cliffs. Most of this comes from erosion of the cliffs between Kessingland and Southwold.

Some deposits of sediment formed banks close to the shoreline. Waves and changing currents move the banks. A sediment recycling process can be seen where banks develop and break down contributing sediment to neighbouring sections of coast.

Sediment generally moves from north to south along the shoreline. There are local variations and in some areas the overall movement of sediment is quite low such as Pakefield and Kessingland cliffs. In other areas, such as Easton Bavents and Covehithe, erosion and sediment drift is continual and rapid. Sea defences and other structures shape the coast. Some areas would be very different if there were none. Lowestoft Ness and the entrance to the Blyth estuary are examples of this.

The whole of the coast suffers some degree of erosion. The coastline has retreated as sea levels have risen. Man-made defences have limited this process although along more undisturbed areas where sediment is limited, areas have been exposed to increased flood risk.



Appendix E Glossary

Adaptation

The process of becoming adjusted to new conditions, in a way that makes individuals, communities or systems better suited to their environment.

Article 4 direction

Local authorities are able to increase controls through the application of Article 4 directions. These make further restrictions on permitted development rights to residential properties. Once these have been imposed in an area, it means that planning permission will be required to make alteration or extensions. Planning application fees are not payable where permitted development rights have been removed.

Buy and lease back

The purchase of a property at risk due to coastal change by a local authority. The property is then either rented by the previous owner or an unrelated tenant or used as a holiday let.

Cliff destabilisation

Process by which ground conditions are affected by surface water drainage and run-off to cause cliff slippage.

Coastal change

Physical changes to the shoreline, i.e. erosion, coastal landslip, permanent inundation and coastal accretion.

Coastal Change Management Area (CCMA)

An area identified by a local planning authority under spatial planning policy that is likely to be affected by coastal change. The authority is required to set out the type of development that will be appropriate within the CCMA and allocate land within it for appropriate development. Where development and infrastructure needs to be relocated from within the CCMA, the local planning authority should make provision for sufficient, suitable land outside those areas, e.g. through rollback.

Coastal erosion

A natural process that occurs as a result of waves, tides or currents striking the shore. Sediment or rocks are washed away (but can be a sediment source for elsewhere), and the coastline changes shape as a result.



Coastal Erosion Vulnerability Assessment (CEVA)

A statement accompanying a planning application that assesses the vulnerability of proposed development to coastal change and the impacts of coastal change.

Coastal flooding

The inundation of land areas along the coast that is caused by sea waters over and above normal tidal action.

Community

Defined by the range of people, businesses, services and assets (including both natural and historic assets) which come together in a particular geographical place.

Core Strategy

The adopted Core Strategy is the key central Development Plan Document of the Waveney Local Development Framework. The document sets out the vision, objectives, spatial strategy and core policies that will guide development until 2021 (2025 for housing).

Demolition

The removal of an unsafe property as set out in the 1985 Housing Act.

Development Management Policies

These are criteria based policies which will be applied to ensure that all development meets the overall vision and strategic policies set out in the Core Strategy.

Enabling development

Is development which is contrary to established policy but which would help secure relocation of homes affected by coastal erosion where additional financial assistance is required.

Epochs

Specified times scales as set out in the Shoreline Management Plans.



Essential Infrastructure

A term used to describe essential facilities, services, and organizational structures for cities and communities. Infrastructure includes:

- Roads and bridges
- Telephone lines and telecommunications masts
- Reservoirs and sewers
- Electrical lines
- Fire stations
- Hospitals
- Schools
- Police Stations
- Sewage Works
- Post offices

Heritage Coast

A non-statutory designation by the Countryside Commission for coasts of scenic quality, largely undeveloped nature and special wildlife and historic interest.

Lifetime of development

The length of time it is estimated to take to recoup any investment that has been made in the development. In the case of residential development this is estimated to be around 100 years. For commercial this is estimated to be approximately 20 years although this will depend on the characteristics of the development.

National Planning Policy Framework

National level guidance produced by the Government for plan making and planning decisions.

Natura 2000 Sites

Network of sites that are of exceptional importance in respect of rare, endangered or vulnerable natural habitats and species within the European Union, consisting of Special Areas of Conservation (SACs) and Special Protection Areas (SPAs).



Proposals Map

Ordnance Survey maps which identify the areas to which policies and proposals in the development plan documents relate.

Roll back

A term used to describe relocating property and infrastructure further inland from the eroding coast. The concept comes from the aims of policies set out in the Development Management Policies DPD, which seek to manage coastal change through adaptation rather than engineered coastal defences.

Shoreline Management Plans (SMPs)

SMPs provide a large-scale assessment of the risks associated with coastal processes and present a long term policy framework to reduce these risks to people and the developed, historic and natural environment in a suitable manner. There are three main approaches to the management of coastal erosion:

 Holding the existing defence line (HTL)

By maintaining or changing the standard of protection provided by defences or natural coastline. This policy should cover those situations where work or operations are carried out to improve or maintain the standard of protection provided by the existing defence line.

 Managed realignment (MR)

Manage coastal processes by moving the line of defence backwards or forwards of its current position, with management to control or limit movement (such as reducing erosion or building new defences on the landward side of the original defences).

 No active intervention (NAI)

A decision not to make investment in providing or maintaining coastal defences or natural coastline thus allowing natural processes to define the position of the shoreline.

Special Areas of Conservation (SACs)

Sites of European importance for nature conservation designated under the Conservation of Natural Habitats and Wild Flora and Fauna Directive.

Special Protection Areas (SPAs)

Sites of European importance for nature conservation designated under the Conservation of Wild Birds Directive.



Supplementary Planning Document (SPD)

These provide additional information about a policy in a development plan document. They do not form part of the Development Plan.

Sustainable Development

Sustainable development is an approach towards development that aims to ensure people satisfy their basic needs and enjoy a good quality of life without compromising the quality of life for future generations. The aim is to live within environmental limits, ensure a strong, healthy and just society, achieve a sustainable economy, promote good governance and use sound science responsibly.

Temporary Planning Permission

Planning permission granted for a time-limited period that allows for periodic reassessment of whether a use can or should continue.



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Waveney District Landscape Character Assessment (WDC, 2008)

www.waveney.gov.uk/ldf



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