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

HS4/AP5 – PCNPA to: provide the	30 <sup>th</sup> August	PB/SH	
Inspector with additional information	2019		
in respect of Policies 37 and 38			
including the approximate number of			
properties which are within the			
defined coastal change management			
area and inside and outside defined			
centre boundaries and examples of			
similar policies operating in England /			
Wales; and to amend Policy 37 (a), (b),			
(e) and (f) and Policy 38 (a), (b), (c)			
and (c) to provide greater clarity			
about requirements.			

Coastal Risk Management Area	Residential properties in the Coastal Risk Management Area	Approx % inside Centre Boundary	Non- residential properties	Approx % inside Centre Boundary	Total
Amroth	16	100%	15	100%	31
Angle	33	75%	15	75%	48
Broad Haven	69	100%	24	100%	93
Dale	18	100%	10	100%	28
Gann	3	0%	0	0%	3
Little Haven	9	100%	3	100%	12
Lower Solva	25	0%	27	0%	52
Newgale	1	0%	7	99%	8
Newport	19	75%	13	90%	32
Saundersfoot	131	100%	151	100%	282
Solva Quay	0	0%	16	0%	16
Tenby North Beach	5	100%	17	100%	22
Tenby South Beach	69	90%	80	70%	149
Wiseman's Bridge	0	0%	1	0%	1
Totals	398	88%	379	81%	777

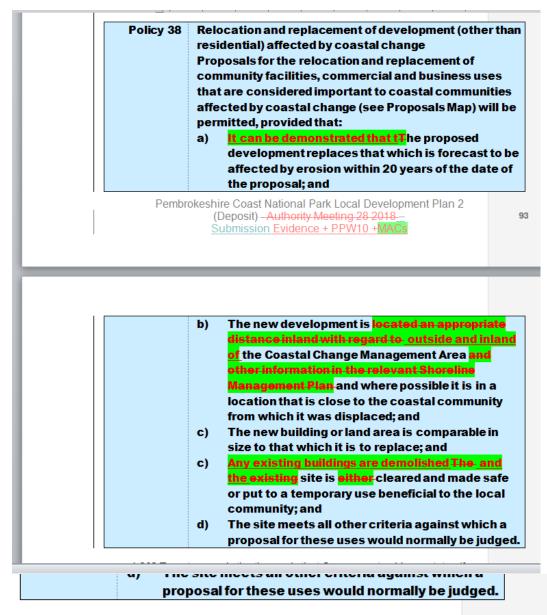
(Estimated using Pembrokeshire County Council's Local Land and Property Gazetteer (LLPG) as at 04/07/2019).

## Examples of similar policies -

- 1. North Norfolk District Council Local Plan (adopted 2008) (Revision Plan currently in early draft stages).
  - a. Policy EN11 Coastal Erosion restricts new development or intensification of existing development in identified areas
  - b. Policy EN12 Relocation and Replacement of Development Affected by Coastal Erosion Risk Replacement of Development Affected by Coastal Erosion Risk – similar to Policies 37 and 38
- 2. Waveney District Council Local Plan (adopted 2011)
  - a. Policy DM22 Housing Development in the Countryside allows for the relocation and replacement of dwellings affected by coastal erosion
  - b. Policy DM07 Relocation and Replacement of Development Affected by Coastal Erosion Risk
- 3. Gwynedd and Anglesey Joint Local Development Plan (adopted 2017)
  - a. Policy ARNA1 Coastal Change Management similar to the approach taken in Policies 36, 37 and 38.

Edits are shown in green highlight

Policy 37	Relocation of Existing Permanent Dwellings affected by Coastal Change			
	Proposals for the relocation of existing permanent			
	dwellings in the countryside affected by coastal change			
	(see Proposals Map) will be permitted, provided that:			
	a) <u>It can be demonstrated that</u> <mark>T</mark> the development			
	replaces a permanent dwelling which is affected			
	or threatened by erosion or tidal inundation within			
	20 years of the date of the proposal; and			
	b) It is located <mark>outside and an appropriate distance</mark>			
	inland <mark>with regard to</mark> of the Coastal Change			
	Management Area and <mark>other information in the</mark>			
	<b>relevant Shoreline Management Plan and</b> where			
	possible it is in a location that is close to the			
	coastal community from which it was displaced;			
	and			
	c) It is within or immediately adjacent to existing			
	Centres close to the location from which it was			
d) e)	displaced; or			
	• •			
	the farm holding or within or immediately adjacent			
	to existing Centres; and			
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	which it is to replace;			
	f) The existing <u>building is demolished and the</u> site is			
	cleared and made safe; and			
	g) The site meets all other criteria against which a			
	residential proposal would be judged.			



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