



CABINET
Tuesday, 05 September 2023

Subject	Coastal Adaptation Supplementary Planning Document
Report by	Councillor Kay Yule Cabinet Member with responsibility for Planning and Coastal Management
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Is the report Open or Exempt?	OPEN
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Category of Exempt Information and reason why it is NOT in the public interest to disclose the exempt information.	Not applicable
Wards Affected:	All Wards

Purpose and high-level overview

Purpose of Report:

The purpose of this report is to recommend the adoption of the Coastal Adaptation Supplementary Planning Document (the Coastal Adaptation SPD).

The Coastal Adaptation SPD supports the implementation of policies relating to development within the Coastal Change Management Area, and rollback and relocation away from the coast in Suffolk Coastal Local Plan and Waveney Local Plan. The policies are principally:

SCLP9.3 Coastal Change Management Area (Suffolk Coastal Local Plan)

SCLP9.4 Coastal Change Rollback and Relocation (Suffolk Coastal Local Plan)

WLP8.25 Coastal Change Management Area (Waveney Local Plan)

WLP8.26 Relocation and Replacement of Development Affected by Coastal Erosion (Waveney Local Plan)

The Coastal Adaptation SPD provides guidance including the economic, social and environmental impacts of coastal change; the national, and local policy framework; development within the Coastal Change Management Area; rollback and relocation; enabling development; and case study examples of coastal adaptation.

The Coastal Adaptation SPD is appended at Appendix A of this report.

Options:

Adopt the Coastal Adaptation SPD. This will mean the Council has an SPD in place to guide the implementation of the coastal change planning policies.

An alternative option would be to not adopt the Coastal Adaptation SPD and continue to implement the planning policies without the additional guidance. However, this would be a missed opportunity to provide further clarification on the requirements of the policies and to ultimately support effective implementation of the relevant Local Plan policies. As a jointly-prepared SPD with some other Norfolk councils and the Broads Authority, it would also be a missed opportunity to share the benefits of that joint working.

Recommendation/s:

1. That the Coastal Adaptation Supplementary Planning Document be adopted.
2. That the Head of Planning and Coastal Management, in consultation with the Cabinet Member with responsibility for Planning and Coastal Management, be authorised to make any presentational or typographical amendments to the Coastal Adaptation Supplementary Planning Document prior to it being published.

Corporate Impact Assessment

Governance:

No impacts.

ESC policies and strategies that directly apply to the proposal:

The Coastal Adaptation SPD primarily supports the implementation of policies SCLP9.3 Coastal Change Management Area and SCLP9.4 Coastal Change Rollback and Relocation of the Suffolk Coastal Local Plan (2020), as well as policies WLP8.25 Coastal Change Management Area and WLP8.26 Relocation and Replacement of Development Affected by Coastal Erosion of the Waveney Local Plan (2019).

The Coastal Adaptation SPD is a joint document prepared with Great Yarmouth Borough Council, North Norfolk District Council, the Broads Authority, with the assistance of the shared Coastal Partnership East Team. As such, in addition to the policies contained in the Suffolk Coastal Local Plan and Waveney Local Plan, the Coastal Adaptation SPD will also assist the implementation of coastal adaptation policies of the Local Plans of the aforementioned bodies.

Environmental:

The Coastal Adaptation SPD contains guidance relating to the consideration of development on the coast and relocating development away from the coast with the aim of avoiding inappropriate development on areas of the coast at risk of coastal change and the environmental impacts of such development. A Strategic Environmental Assessment Screening Opinion (Appendix C) was undertaken and concluded that a full Strategic Environmental Assessment would not be necessary. A Habitats Regulations Assessment Screening Statement (Appendix D) was also undertaken and concluded that the Coastal Adaptation SPD will not lead to likely significant effects on protected Habitat sites.

Equalities and Diversity:

An Equality Impact Assessment Screening Opinion (Appendix E) was produced in October 2022 to accompany consultation on the draft Coastal Adaptation SPD. The Coastal Adaptation SPD has also been subject to separate Equality Impact Analysis as part of the production of this report (ref: EQIA534213028) in July 2023. Both assessments concluded no differential negative impacts on those with protected characteristics.

Financial:

The production and adoption of the Coastal Adaptation SPD is covered by the existing budget of the Planning Policy and Delivery Team.

Human Resources:

No impacts.

ICT:

No impacts.

Legal:

The Coastal Adaptation SPD has been produced in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

The Coastal Adaptation SPD has been subject to a Strategic Environmental Assessment Screening Opinion (Appendix C) in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 (as amended). It has also been subject to a Habitats Regulation Assessment Screening Statement (Appendix D) in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended). An Equality Impact Assessment Screening opinion (Appendix E) was produced to meet the requirements of the Equality Act 2010.

Risk:

There are no risks envisaged in relation to the implementation of the recommendations.

External Consultees:

The Coastal Adaptation SPD has been subject to consultation during its preparation in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) and the Council's Statement of Community Involvement (April 2021). The list of consultees, respondents, summaries of their comments and how these have been responded to can be found in the Consultation Statement which is appended to this report (Appendix B).

Strategic Plan Priorities

Select the priorities of the Strategic Plan which are supported by this proposal: <i>(Select only one primary and as many secondary as appropriate)</i>		Primary priority	Secondary priorities
T01	Growing our Economy		
P01	Build the right environment for East Suffolk	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P02	Attract and stimulate inward investment	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P03	Maximise and grow the unique selling points of East Suffolk	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P04	Business partnerships	<input type="checkbox"/>	<input type="checkbox"/>
P05	Support and deliver infrastructure	<input type="checkbox"/>	<input checked="" type="checkbox"/>
T02	Enabling our Communities		
P06	Community Partnerships	<input type="checkbox"/>	<input type="checkbox"/>
P07	Taking positive action on what matters most	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P08	Maximising health, well-being and safety in our District	<input checked="" type="checkbox"/>	<input type="checkbox"/>
P09	Community Pride	<input type="checkbox"/>	<input type="checkbox"/>
T03	Maintaining Financial Sustainability		
P10	Organisational design and streamlining services	<input type="checkbox"/>	<input type="checkbox"/>
P11	Making best use of and investing in our assets	<input type="checkbox"/>	<input type="checkbox"/>
P12	Being commercially astute	<input type="checkbox"/>	<input type="checkbox"/>
P13	Optimising our financial investments and grant opportunities	<input type="checkbox"/>	<input type="checkbox"/>
P14	Review service delivery with partners	<input type="checkbox"/>	<input type="checkbox"/>

T04	Delivering Digital Transformation		
P15	Digital by default	<input type="checkbox"/>	<input type="checkbox"/>
P16	Lean and efficient streamlined services	<input type="checkbox"/>	<input type="checkbox"/>
P17	Effective use of data	<input type="checkbox"/>	<input type="checkbox"/>
P18	Skills and training	<input type="checkbox"/>	<input type="checkbox"/>
P19	District-wide digital infrastructure	<input type="checkbox"/>	<input type="checkbox"/>
T05	Caring for our Environment		
P20	Lead by example	<input type="checkbox"/>	<input checked="" type="checkbox"/>
P21	Minimise waste, reuse materials, increase recycling	<input type="checkbox"/>	<input type="checkbox"/>
P22	Renewable energy	<input type="checkbox"/>	<input type="checkbox"/>
P23	Protection, education and influence	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XXX	Governance		
XXX	How ESC governs itself as an authority	<input type="checkbox"/>	<input type="checkbox"/>
How does this proposal support the priorities selected?			
<p>The Coastal Adaptation SPD supports the delivery of Strategic Plan priority P08 by providing guidance to support the implementation of policies contained in the Local Plans which support appropriate development in the right places.</p>			

Background and Justification for Recommendation

1	Background facts
1.1	The Coastal Adaptation SPD has been prepared by a partnership of East Suffolk Council, Great Yarmouth Borough Council, North Norfolk District Council, The Broads Authority, with the support of the shared Coastal Partnership East team. These authorities and Coastal Partnership East are signatories to the Norfolk and Suffolk Coastal Authorities Statement of Common Ground Coastal Zone Planning (September 2018) (Appended to the Coastal Adaptation SPD). This Statement of Common Ground, amongst other things, recognises the importance of cross boundary working in relation to coastal management. The Coastal Adaptation SPD is an example of cross boundary working to support the common goal of coastal adaptation.
1.2	The purpose of the Coastal Adaptation SPD is to provide guidance on the implementation of Local Plan policies along the coast from Holkham (Norfolk) to Landguard Point, Felixstowe (Suffolk).
1.3	The Council has two adopted Local Plans: the Waveney Local Plan (adopted in March 2019) and the Suffolk Coastal Local Plan (adopted in September 2020). These Local Plans both contain policies that support coastal adaptation, namely policies SCLP9.3 Coastal Change Management Area and SCLP9.4 Coastal Change Rollback and Relocation (Suffolk Coastal Local Plan) and policies WLP8.25 Coastal Change Management Area and WLP8.26 Relocation and Replacement of Development Affected by Coastal Erosion (Waveney Local Plan).
1.4	There is currently an adopted Development and Coastal Change Supplementary Planning Document (September 2013), which covers the former Waveney area of East Suffolk. Once adopted the Coastal Adaptation SPD will supersede the Development and Coastal Change SPD, cover the whole of East Suffolk, and

	provide updated and consistent planning guidance across East Suffolk (as well as Great Yarmouth, North Norfolk, and the Broads Authority). There is currently no adopted coastal adaptation planning guidance in the former Suffolk Coastal area of East Suffolk.
1.5	The Coastal Adaptation SPD (Appendix A) provides guidance on a range of topics including appropriate development within the Coastal Change Management Area, the requirements in relation to rollback and relocation of development away from the coast, consideration of enabling development proposals, and coastal adaptation case studies.
1.6	The Coastal Adaptation SPD cannot: <ul style="list-style-type: none"> • conflict with planning policies nor can it prescribe that particular areas of land be developed for particular uses; this is the role of the wider development plan (e.g. local plan and neighbourhood plan) for each local planning authority; • Create new, amend or revoke coastal management policies concerning the management of each stretch of coast relevant to the Coastal Adaptation SPD contained in Shoreline Management Plans; • Address Nationally Significant Infrastructure Projects (NSIPs) – large scale infrastructure development that is not determined by local planning authorities but by the relevant Secretary of State; • Address nationally permitted development rights – development that does not require planning permission by virtue of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended; or • Address wider support for or calls for compensation arising from properties and/or land at risk of coastal change – with the exception of houses owned before 2009, where a Government grant for surveys/demolition may be available.
1.7	The Coastal Adaptation SPD has been prepared in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) (the 2012 Regulations).
1.8	The preparation of the Coastal Adaptation SPD has involved officers from the Council's Planning Policy and Delivery, Development Management, and the shared Coastal Partnership East teams. The preparation of the document has been overseen by the Local Plan Working Group. There has been a combined officer Steering Group, comprising officers from Great Yarmouth Borough Council, North Norfolk District Council, and the Broads Authority, as well as Coastal Partnership East
1.9	The 2012 Regulations (as amended) require the Council to undertake consultation to inform the production of the Coastal Adaptation SPD and, as a minimum, require that the draft document is published for four weeks and that during that time it is available on the Council's website and that physical copies are available for inspection in the Council offices. The Council's adopted Statement of Community Involvement (April 2021) also sets out further measures and actions that the Council will undertake when consulting on a draft SPD including publicising via social media sites and making copies of documents available in libraries.
1.10	The Coastal Adaptation SPD was subject to two rounds of consultation during its preparation, the details of which are contained in the Consultation Statement

	<p>(Appendix B). The first was an initial consultation to inform the scope and content of the Coastal Adaptation SPD (https://eastsoffolk.inconsult.uk/coastaladaptationspd2020/consultationHome). The initial consultation was carried out for six weeks between 4 September and 16 October 2020. This initial consultation took the form of a questionnaire, to which 63 respondents made 288 comments. Summaries of the consultation responses, and how they were addressed in drafting the Coastal Adaptation SPD, are contained in the Consultation Statement (Appendix B).</p>
1.11	<p>The main issues raised through the initial consultation on the broad scope and content of the Coastal Adaptation SPD were:</p> <ul style="list-style-type: none"> • The Coastal Adaptation SPD should change planning policies contained in the Local Plans • The Coastal Adaptation SPD should recognise the importance of the natural and historic environment along the coast and the benefits these environments provide communities and businesses • The Coastal Adaptation SPD should explain the differences between land based and marine planning, and local and national policy • Technical planning jargon/language should be avoided wherever possible • The Coastal Adaptation SPD should provide guidance on the different types of development acceptable at different parts of the coast • The Coastal Adaptation SPD should provide guidance relating to the various risk zones added to the CCMA through local plan policies • A range of coastal adaptation best practice case studies were suggested
1.12	<p>The preparation of the draft Coastal Adaptation SPD addressed many of the comments received (where appropriate) including:</p> <ul style="list-style-type: none"> • The Coastal Adaptation SPD includes important references to the statutory and non-statutory natural and historic environment designations • The Coastal Adaptation SPD includes a chapter on national and local policy frameworks across the land and marine based planning realms • The Coastal Adaptation SPD was drafted in a manner that sought to reduce the use of technical planning jargon/language so far as possible. However, where there is a need to use technical language, such words and phrases were added to the glossary • The Coastal Adaptation SPD sets out which types of development will be acceptable within different parts of the CCMA along the coast • The Coastal Adaptation SPD includes guidance on the risk zones added to the CCMA through local plan policies • Case studies of coastal adaptation are included in the Coastal Adaptation SPD
1.13	<p>Under the Environmental Assessment of Plans and Programmes Regulations 2004, screening was carried out on the draft Coastal Adaptation SPD to determine whether a full Strategic Environmental Assessment would be required. The screening concluded that this was not necessary. The final Strategic Environmental Assessment Screening Opinion is appended to this report (Appendix C).</p>
1.14	<p>Habitat Regulations Assessment screening was also undertaken which concluded that implementation of the Coastal Adaptation SPD would not lead to likely significant effects on protected Habitat Sites and that it is therefore not considered necessary to undertake an Appropriate Assessment. The final Habitat Regulations Assessment Screening Statement is appended to this report (Appendix D).</p>

2 Current position

2.1	<p>Consultation on the draft Coastal Adaptation SPD ran for six weeks between 25 January and 8 March 2023 (https://eastsuffolk.inconsult.uk/draftcoastaladaptationspd2023/consultationHome). The consultation was advertised on the Council's website, as well as on social media. Emails and letters were sent out at the start of the consultation to the consultees on the Planning Policy mailing list which includes town and parish councils, individuals and organisations, including those who were previously contacted or responded to the informal stage of the consultation. In total, 52 respondents made 185 comments.</p>
2.2	<p>The main themes of the comments received are summarised below; however, some of the comments covered very specific matters and it is not possible to summarise all of them here in a succinct manner. The full consultation responses are presented in the Consultation Statement (Appendix B).</p>
2.3	<p>The main issues raised through the consultation on the draft Coastal Adaptation SPD were:</p> <ul style="list-style-type: none">• The Coastal Adaptation SPD should address flood risk as well as erosion risk• The Coastal Adaptation SPD should alter the planning policies contained in the Local Plans• The Coastal Adaptation SPD should alter the coastal management approach for each stretch of the coast• The Coastal Adaptation SPD is difficult to understand due to the use of jargon and technical language• Greater emphasis should be placed on the sensitive natural and historic environment along the coast• The Coastal Adaptation SPD should address Nationally Significant Infrastructure Projects• Development at or near the coast should not hinder opportunities to realign the England Coast Path• The approximate appropriate distance that development may be relocated away from a settlement should be increased
2.4	<p>Changes have been made to address many of the comments received (where appropriate) including:</p> <ul style="list-style-type: none">• Clarification that the Coastal Adaptation SPD does not explicitly address flood risk, which is assessed through other planning policies and site-specific flood risk assessments• Clarification that the Coastal Adaptation SPD cannot alter planning policies contained in a Local Plan• Clarification that the Coastal Adaptation SPD cannot alter the coastal management approach for any stretch of coast set out in Shoreline Management Plans• Avoiding jargon and technical language where possible, acknowledging that technical language may be necessary in some circumstances• Greater emphasis has been placed on the sensitive landscape and wildlife environment along large parts of the coast

	<ul style="list-style-type: none"> • Clarification that the Coastal Adaptation SPD cannot address Nationally Significant Infrastructure Projects, which are determined by the relevant Secretary of State • Development at or near the coast should not hinder opportunities to realign the England Coast Path • The approximate appropriate distance that development may be relocated away from a settlement has been increased. <p>In addition, further changes have been made to address typographical and grammatical errors and to provide clarity on certain elements of guidance.</p>
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3 How to address current situation

3.1	It is recommended that Cabinet adopts the Coastal Adaptation SPD (Appendix A), allowing for any necessary typographical and presentational amendments to be made prior to the Coastal Adaptation SPD being published. Once adopted, the Coastal Adaptation SPD will be a material consideration in the determination of relevant planning applications.
3.2	The partnership authorities (Great Yarmouth Borough Council, North Norfolk District Council, and The Broads Authority) involved in the preparation of the Coastal Adaptation SPD are also proposing to adopt the Coastal Adaptation SPD in September/October 2023.

4 Reason/s for recommendation

4.1	Adoption of the Coastal Adaptation SPD will provide up to date guidance to assist with the implementation of the Council's Local Plan policies SCLP9.3 Coastal Change Management Area and SCLP9.4 Coastal Change Rollback and Relocation of the Suffolk Coastal Local Plan; and policies WLP8.25 Coastal Change Management Area and WLP8.26 Relocation and Replacement of Development Affected by Coastal Erosion of the Waveney Local Plan.
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Appendices

Appendices:	
Appendix A	Final Coastal Adaptation Supplementary Planning Document (the Coastal Adaptation SPD)
Appendix B	Consultation Statement (August 2023)
Appendix C	Strategic Environmental Assessment Screening Opinion (October 2022) (produced to accompany consultation on draft Coastal Adaptation SPD)
Appendix D	Habitat Regulations Assessment Screening Statement (October 2022) (produced to accompany consultation on draft Coastal Adaptation SPD)
Appendix E	Equality Impact Assessment Screening Opinion (October 2022) (produced to accompany consultation on draft Coastal Adaptation SPD)

Background reference papers:

Date	Type	Available From
March 2019	East Suffolk Council- Waveney Local Plan	https://www.eastsuffolk.gov.uk/planning/planning-policy-and-local-plans/local-plans/
September 2020	East Suffolk Council- Suffolk Coastal Local Plan	https://www.eastsuffolk.gov.uk/planning/planning-policy-and-local-plans/local-plans/