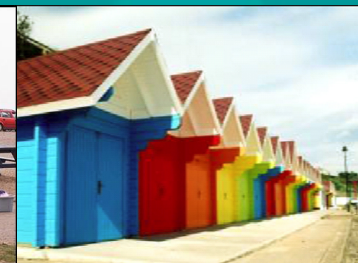
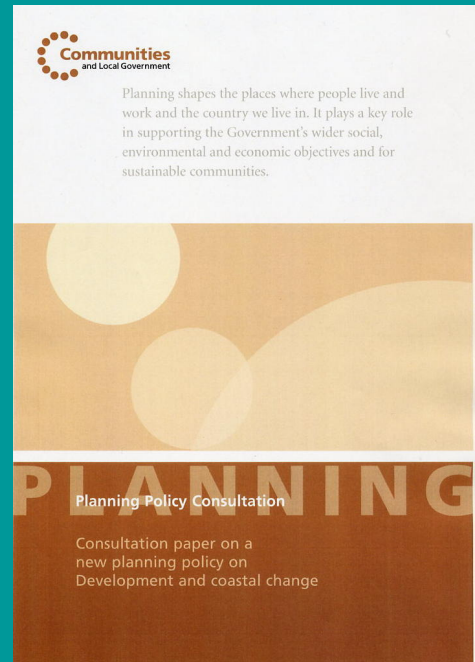


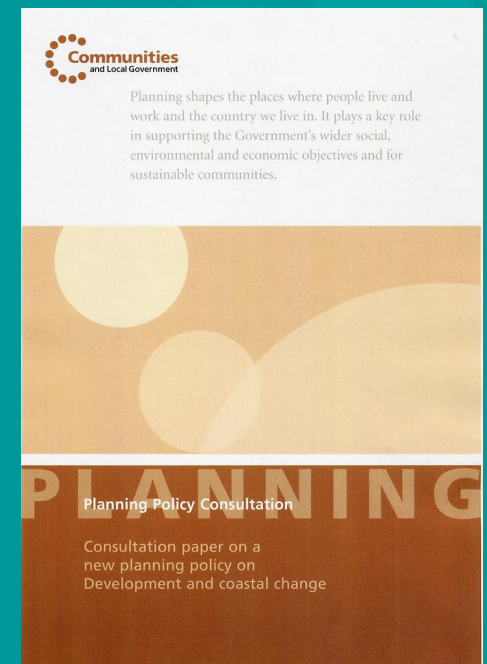
New Planning Policy for Coastal Change

Peter Bide
Planning Directorate
Communities and Local Government



New Coastal Planning Policy: What is it?

- **New planning policy to help communities manage and adapt to coastal change**
- **A planning framework for the continuing economic and social viability of communities affected by coastal change**



Why do we need planning policy?

- Coastal change has significant implications for development
- Major aspect of climate change adaptation
- Positive planning helps communities manage risk and adapt

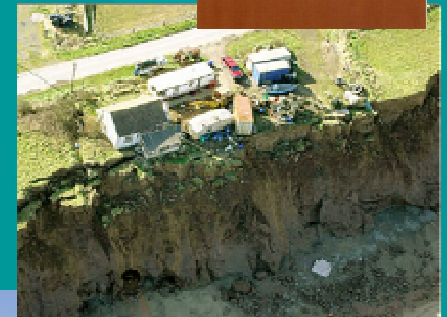
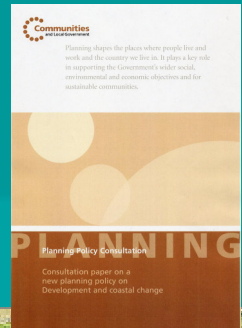
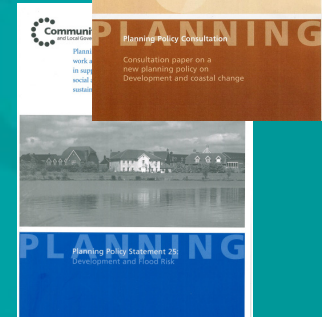
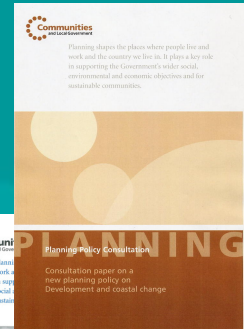


photo: © Sathya

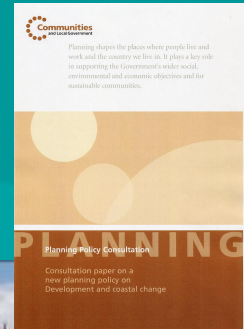
So why do we need new planning policy?

- **PPS25: strong policy to manage coastal flooding**
- **PPG20 (1992) restricts development**
- **Not able to support economic and social viability**



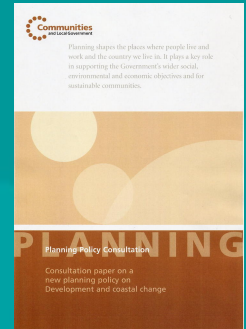
What will the new policy do?

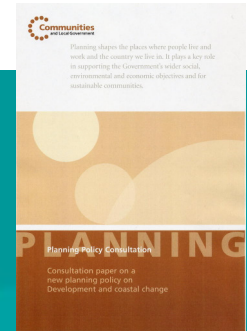
- It strikes the right balance between economic prosperity and reducing the consequences of coastal change
- It sets the framework for communities to plan for long term adaptation to keep them viable in the short to medium term
- It allows certain types of time-limited development to sustain them



What are the key features?

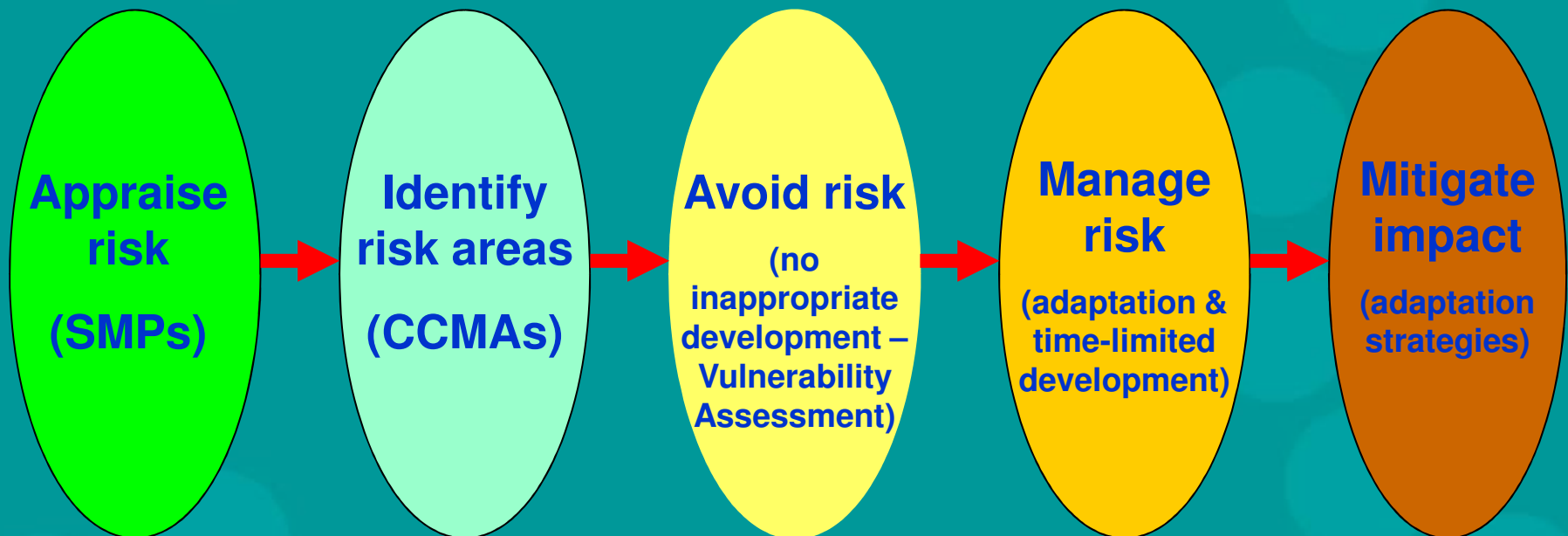
- Partnership working
- Impacts of coastal change considered at all stages of planning process
- Risk based – assess, avoid, manage and mitigate
- Strategic – plan long term adaptation whilst allowing time-limited development that is appropriate and safe





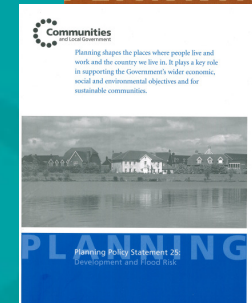
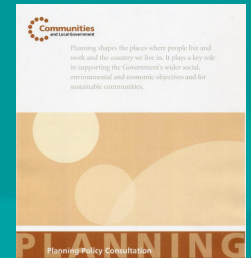
How does the new policy work?

Hierarchical approach:



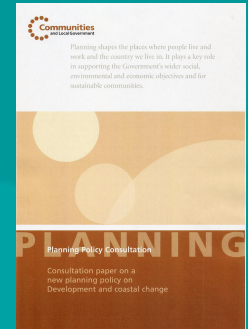
How does it fit with PPS25?

- The new policy complements PPS25
- PPS25 covers coastal flooding – where the risk reoccurs but can be recovered from
- The new policy covers permanent inundation and erosion, an irreversible impact resulting in total loss
- New policy will be a supplement to PPS25



What else are we consulting on?

- A supporting Practice Guide
- Extending the EA's consultee role
- Using call-in powers
- Removal of Permitted Development rights
- The Impact Assessment



What's next?

- **Consultation closes 12th October**
- **Publish new policy and Practice Guide in Spring 2010 as supplement to PPS25**

