

1 Coastal Change Management Area

- 1.1.1 The NPPF requires local plans to identify Coastal Change Management Areas (CCMAs). The **PPG** defines a Coastal Change Management Area as an area likely to be affected by physical change to the shoreline over the next 100 years, through erosion, coastal landslip, permanent inundation, or coastal accretion.
- 1.1.2 The CCMA policy will identify what development will be appropriate in such areas, and in what circumstances. It will make provision for development and infrastructure that needs to be relocated away from CCMAs.
- 1.1.3 CCMAs will not normally need to be defined where the accepted shoreline management plan policy is to hold or advance the line (maintain existing, or build new flood and coastal erosion risk management infrastructure) for the whole period covered by the shoreline management plan, subject to evidence of how this may be secured, taking advice from the Environment Agency.
- 1.1.4 This document outlines the approach to defining the CCMA and Local Plan policy recommendations.

2 Methodology

- 2.1.1 The following datasets have been used to define the CCMA for Swale Borough:
 - National Coastal Erosion Risk Map (NCERM) Shoreline Management Plan (SMP) 2055 95% climate change allowance extent
 - NCERM SMP 2105 95% climate change allowance extent
 - North Kent Coast defended 2125 Upper End 3.3% AEP (1 in 30-year) flood extent
 - Built up area boundary
- 2.1.2 The process followed is outlined below:
 1. The NCERM SMP 2055 plus 95% (Upper End) climate change allowance and 2105 plus 95% (Upper End) climate change allowance datasets have been used to identify the areas where the whole period covered by the SMP is No Active Intervention or Managed Realignment and there is predicted to be a coastal erosion risk over the next 100 years. It is noted that the SMP considers the year 2105 and does not consider 100 years into the future. However, this is the best readily available information.

Using the two epochs, the erosion element of the CCMA is divided into two separate zones:

- Erosion Zone 1 (defined as the Environment Agency's Coastal Erosion Climate Change (Upper End) to 2055 zone; and
 - Erosion Zone 2 (defined as the Environment Agency's Coastal Erosion Climate Change (Upper End) to 2105 zone).
2. North Kent Coast 2125 Upper End defended 3.3% AEP flood extent has been used to identify land which is predicted to be at risk of inundation by 2125. This area is likely to be larger than the actual area of inundation as the model does not take account of the hold the line policy where existing measures are to be built up in the future. Until further studies are carried out to show the area of inundation (with climate change and upgraded defences) this is considered the best data available to use. It should be noted that the defended flood risk zone assumes that funding for the maintenance of existing defences will be forthcoming. However, this may not necessarily be the case.
 3. The Built-Up Area boundaries have been taken from the Adopted Local Plan, from 2017 and may change in due course. Around the main built-up areas of the borough the SMP policy is to hold or advance the line (maintain existing defences or build new defences) for the period covered by the SMP. In order to represent this policy within the CCMA, and to ensure the sustainability of existing urban areas, the built-up areas have been excluded from the CCMA as these areas are not expected to be subject to coastal change.

One exception is Warden. In consultation with the Environment Agency, the built up area boundary within the NCERM SMP has not been removed. This is because the SMP management approach states: "Allow cliffed area of Warden and 'The Bay' to realign by natural shoreline processes, slowing erosion at Warden with upgraded defence in short term", with the SMP policy stating that "the overall intention is for a natural shoreline, not to encourage new defences". The NCERM SMP scenario accounts for this management intent by assuming the frontages are defended in the short term SMP epoch to 2025, then defences cease to be maintained in the medium term SMP 2025-2055. It is likely that an additional study will be undertaken for Warden to understand the rate of erosion further.

- 2.1.3 The CCMA should be updated as new data becomes available, such as updated SMPs and localised erosion studies, with the agreement of the Environment Agency.
- 2.1.4 Mapping of the CCMA can be found in Appendix J.2 of the SFRA and on Swale Borough Council's [interactive mapping portal](#).

3 Policy recommendations

3.1 NPPF requirements

3.1.1 The **NPPF** sets out the type of development that will be appropriate within a CCMA.

Development in a Coastal Change Management Area will be appropriate only where it is demonstrated that:

- a) it will be safe over its planned lifetime and not have an unacceptable impact on coastal change;*
- b) the character of the coast including designations is not compromised;*
- c) the development provides wider sustainability benefits; and*
- d) the development does not hinder the creation and maintenance of a continuous signed and managed route around the coast.*

3.1.2 The NPPF also states:

Local planning authorities should limit the planned lifetime of development in a Coastal Change Management Area through temporary permission and restoration conditions, where this is necessary to reduce a potentially unacceptable level of future risk to people and the development.

3.2 Local Plan policy recommendations

Planning application requirements

3.2.1 Planning applications will need to demonstrate that the development will be safe over its planned lifetime and not have an unacceptable impact on coastal change.

3.2.2 Proposed development within North Kent Coast defended 2125 Upper End 3.3% AEP (1 in 30-year) flood extent, the risk of inundation should be addressed through a Flood Risk Assessment, and where applicable, the Sequential and Exception Tests may be needed.

3.2.3 For proposed development in Erosion Zones 1 and 2, planning applications should be accompanied by a Coastal Change Vulnerability Assessment (CCVA) in line with the requirements set out in the PPG.

Development vulnerability

3.2.4 Planning permission should not be granted for permanent new residential

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development (including through change of use).

3.2.5 Permission may be granted for the following:

- a) essential infrastructure;
- b) Ministry of Defence installations (in line with the requirements set out in the PPG)
- c) water-compatible development

Time limited development

3.2.6 For development within Erosion Zone 2, proposals will need to be time limited to 2055. After 2055, this zone will be at risk of coastal erosion. Development in Erosion Zone 1 will need to be time limited and include proposals that are directly related to the coast and temporary in nature, construction and value (such as beach huts, café/tea rooms, car parks and sites used for holidays or short-let caravans or camping).