

ErosionSmart



Coastal Erosion Technical Note for Planning

Site Address

29 Front Street
Newbiggin-By-The-Sea
NE64 6NU

Date

2023-15-18

Report Status

FINAL

Grid Reference

431107, 587888

Site Area

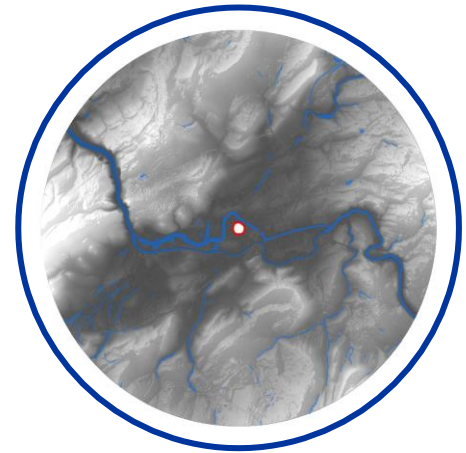
0.02 ha

Report Prepared for

KB Surveying Design and Build

Report Reference

79069R1



Coastal Erosion risk Summary

The proposed development is within a Coastal Change Management Area but is set back over 75 from a coastline which has a policy of 'Hold the line' for the next 100 year comprising maintaining Newbiggin Bay with active beach recharge.

The site is also outside any existing Environment Agency defined flood zones for surface, river, reservoir or groundwater flooding.

The proposed development would not impair the ability of communities and the natural environment to adapt sustainably to the impacts of a changing climate. The development will be safe through its planned lifetime, without increasing risk to life or property, or requiring new or improved coastal defences (although the existing defences would need to be adequately maintained). Also, the proposed development would 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 nearby or elsewhere.

Overall, this proposed development is not envisaged to be at risk from coastal erosion over the next 100 years.

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1. Background and Scope



The local planning authority, Northumberland County Council have requested a Coastal Change Vulnerability Assessment in support of a proposed rear extension at 29 Front Street, Newbiggin-By-The-Sea.

The location of the proposed development is shown in Figure 1 below. Details of the current and proposed layouts are shown in Figures 2 and 3.

The development includes construction of a ground floor rear extension including a downstairs bedroom and shower room and a partial roof terrace and glazed roof, above the proposed extension.

Figure 1. Location of Proposed Development Site



Contains BlueSky Aerial Imagery 2022

Figure 2. Existing Site Layout

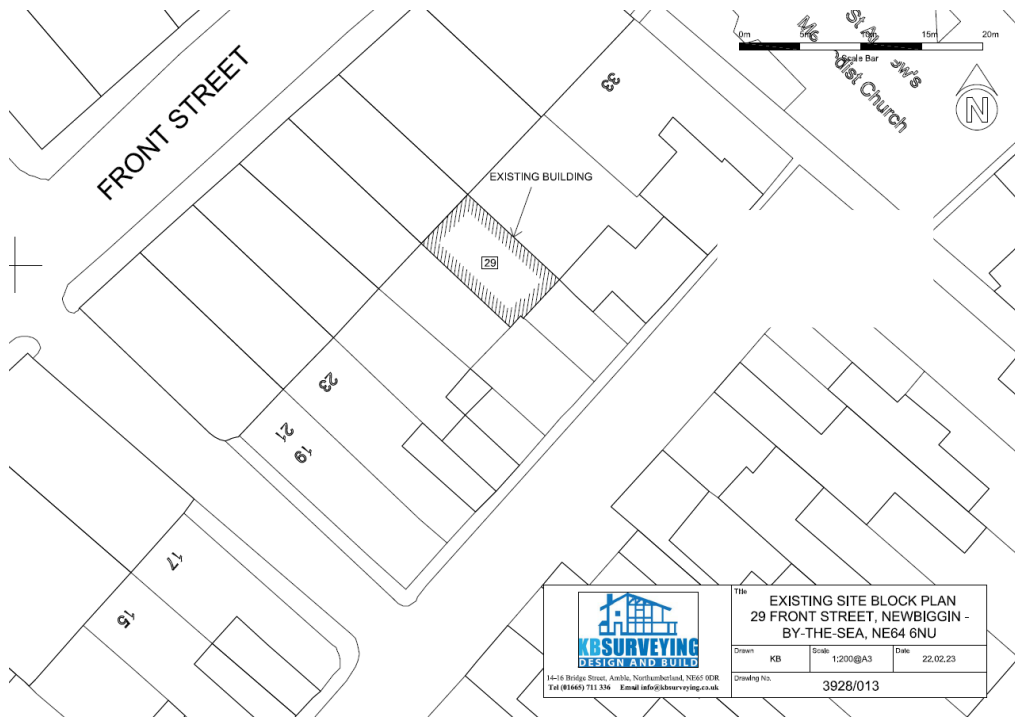
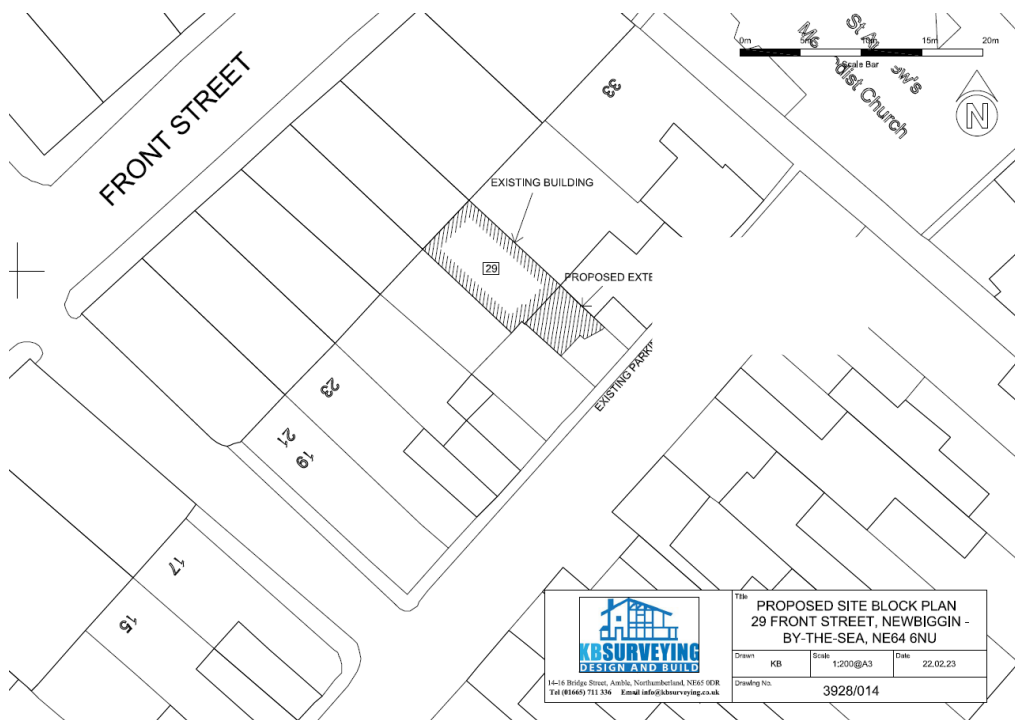


Figure 3. Proposed Site Layout



The National Planning Policy Framework sets out when to consider undertaking assessment of suitability of developments within a Coastal Change Management Area (CCMA) and its safety against coastal erosion over its intended lifetime. Northumberland County Council have requested that this assessment adheres to the guidance contained within the framework, and principally that the planning application needs to be accompanied by a Coastal Change Vulnerability Assessment (CVA).

The CVA will ensure that all potential coastal erosion flood risks related to the Site have been considered and includes:

- A request to the relevant Flood & Coastal Erosion Risk Management (FCERM) team for any relevant information they hold;
- Comparison of the development with the Coastal Change Management Area (CCMA) which contains relevant shoreline management plans (SMPs);
- Assessment of the character of the coast, including the variation in risk of erosion in the area;
- A summary of the risks from coastal erosion to the proposed development through its planned lifetime;
- An assessment of the potential for increasing the risks from coastal erosion to life or property elsewhere; and
- An assessment of the additional demands brought about by the proposed development for any relevant new coastal defences.

2. Site Description



Development

The proposed development is within the property boundary of 29 Newbiggin-By-The-Sea which currently includes an existing residential development with a front garden to the north and covered yard to the rear.

The property is situated on a residential road with further residential properties located in all directions. The beach at Newbiggin Bay is 75m to the southeast at its closest point.

Figure 4. View of Property



The proposed development is within an existing Coastal Change Management Area (CCMA), The CCMA contains a number of shoreline management plans (SMPs) for different sections of the coast.

Each Shoreline Management Plan is intended to promote good and prudent management of the coastline. The overall aim of the SMP is to set out a plan for a 100 year period indicating how the coastline should be managed, taking into account the wider implications on the neighbouring coastline and the environment.

It provides a large-scale assessment of the risks associated with coastal processes and presents a policy framework to reduce these risks to people and the developed, historic and natural environment in a sustainable manner into the 22nd century.

The proposed development is located in Policy Development Zone 5 which extends from Newbiggin Moor to the north of Newbiggin-By-The-Sea, southwards along the coast to Seaton Sluice. It focusses primarily on management around Blyth Harbour. Each Policy Development Zone is broken down into sections (chainages), with chainages 113 to 117 relevant to the site known as policy unit 20.3.

An excerpt from the online viewer for the Environment Agency National Coastal Erosion Mapping is shown below. The dot shows the location of the site with respect to the coastal management area currently classified as a 'Hold the Line' and which is approximately 75m at its closest point from the property.



The intent of the Shoreline Management Plan in this area is to maintain the defence to Newbiggin, incorporating beach management to enhance values to the area. To the north the aim is to allow natural development of much of the headland, in particular, allowing development of greater width in the natural defence of Newbiggin Moor, improving sustainability of defence, supporting ecological and landscape objectives and potentially

adding amenity benefit. The one area of the headland where defence would be required would be in maintaining the defence to the graveyard (a significant distance from the site).

The preferred policy is summarised below:

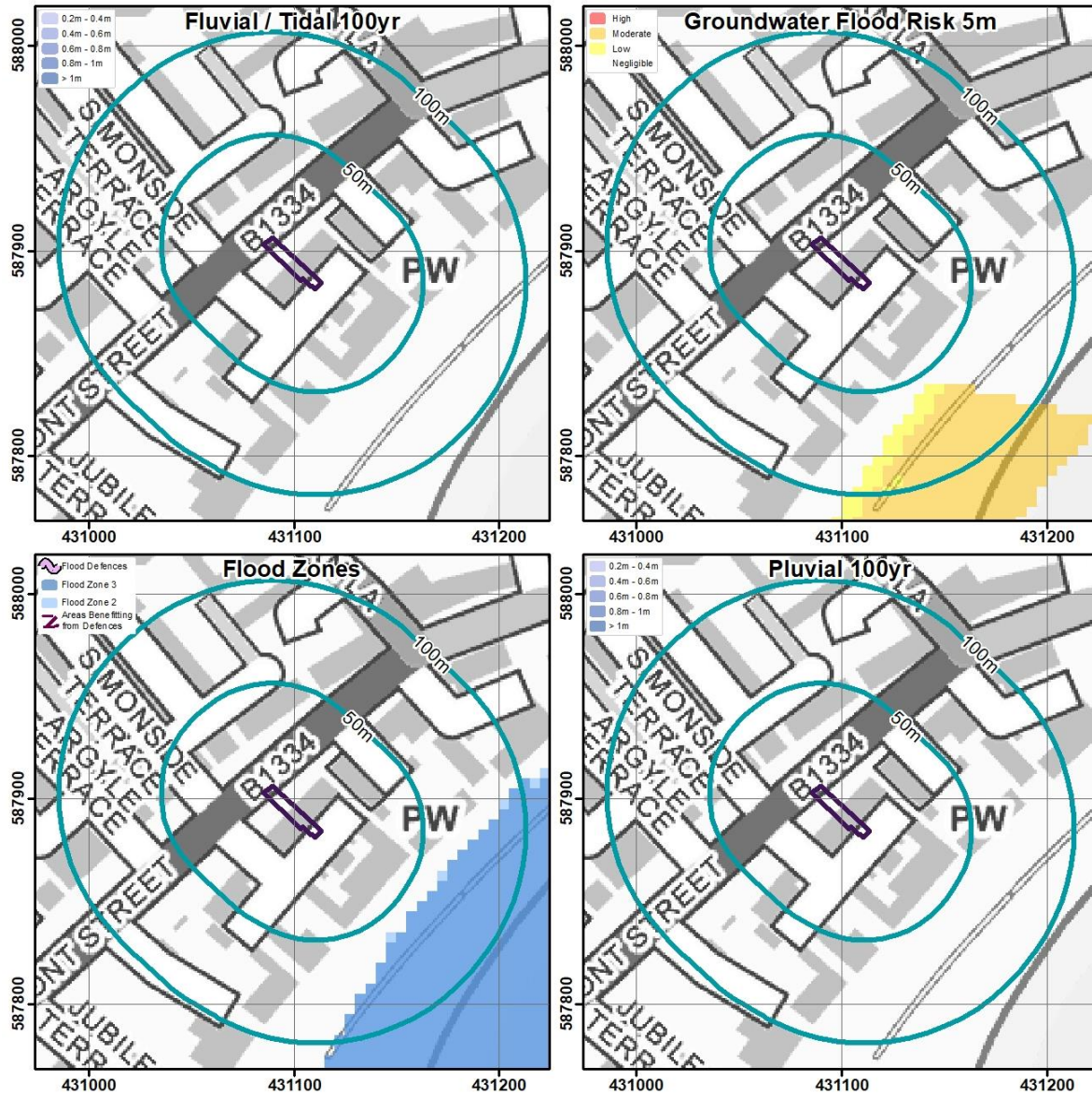
PREFERRED POLICY TO IMPLEMENT PLAN	
From present day	Maintain defence with recharge to Newbiggin Bay, maintain defence between Newbiggin Point and Church Point and allow the northern coast to naturally develop.
Medium-term	Maintain defence with recharge to Newbiggin Bay, maintain defence between Newbiggin Point and Church Point and allow the northern coast to naturally develop.
Long-term	Maintain defence with recharge to Newbiggin Bay, maintain defence between Newbiggin Point and Church Point and allow the northern coast to naturally develop, with the potential need to create a retired defence to the flood area behind.

SUMMARY OF SPECIFIC POLICIES

Policy Unit		Policy Plan			
		2025	2055	2105	Comment
20.1	Newbiggin Moor	NAI	NAI	MR	Maintain competent flood defence set back from the projected coastline position.
20.2	Newbiggin Point	HTL	HTL	HTL	Limited intervention to protect graveyard.
20.3	Newbiggin Bay	HTL	HTL	HTL	Maintain beach through recharge.
Key: HTL - Hold the Line, A - Advance the Line, NAI – No Active Intervention, MR – Managed Realignment					

Policy Unit 20.3 relates to the area affecting the site and confirms that the approach adopted in this area is to maintain and improve flood defence over a period of 100 years through to 2105 to hold the line, specifically by maintain the beach through recharge. As such there is no predicted change in the shoreline in this area.

The below maps show the extent of flooding for each of the different sources of flooding. All show the site to be at negligible risk of flooding



3. Coastal Vulnerability Assessment



Paragraph 73 of the Planning Policy Guidance on Flood Risk and Coastal Change provides information on what development will be appropriate within a CCMA and is summarised below:

- Essential transport, utilities or power generation infrastructure may be permitted in a CCMA, 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.
- Ministry of Defence installations that require a coastal location can be permitted within a coastal change management area, provided there are clear plans to manage the impacts of coastal change. Where the installation will have a material impact on coastal processes, this must be managed to minimise adverse impacts on other parts of the coast.
- For other development such as with proposed development considered within this report, the following criteria can be used as a basis for decisions on what may be appropriate:
 - Within the short-term risk areas (i.e. 20-year time horizon) only a limited range of types of development directly linked to the coastal strip, such as beach huts, cafes/tea rooms, car parks and sites used for holiday or short-let caravans and camping – all with time-limited planning permissions;
 - Within the medium (20 to 50-year) and long-term (up to 100-year) risk areas, a wider range of time-limited development, such as hotels, shops, office or leisure activities requiring a coastal location and providing substantial economic and social benefits to the community, may be appropriate. Other significant development, such as key community infrastructure, is unlikely to be appropriate unless it has to be sited within the coastal change management area to provide the intended benefit to the wider community and there are clear, costed plans to manage the impact of coastal change on it and the service it provides;
 - Permanent new residential development will not be appropriate within a CCMA. Local planning authorities are able consider whether information about the vulnerability of a proposed development would be helpful to demonstrate the appropriateness of a development in a CCMA. In particular, a CVA may demonstrate that a proposed development:
 - a) would not impair the ability of communities and the natural environment to adapt sustainably to the impacts of a changing climate;
 - b) will be safe through its planned lifetime, without increasing risk to life or property, or requiring new or improved coastal defences;
 - c) would 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 nearby or elsewhere.

Any CVA must cover four key areas including:

- The character of the coast, including the variation in risk of erosion across the area;
- The risks from coastal erosion to the proposed development through its planned lifetime;
- The potential for increasing the risks from coastal erosion to life or property elsewhere; and
- The additional demands brought about by the proposed development for new coastal defences.

4.1 Character of the coast

Newbiggin-By-The-Sea bay is an existing established area of coastline with a developed headland. As the site is more than 75m from the coastline and there are other residential properties between this and the coast and given the development proposals, the proposed development does not adversely affect the existing character of the coast at this location.

4.2 Coastal erosion risks to the proposed development

Due to the site's distance of approximately 75m from the predicted future shoreline position and the intention to hold the line for the next 100 years through beach recharge there are considered to be negligible coastal erosion risks to the current proposed development.

4.3 Coastal erosion risks from the proposed development to elsewhere

The proposed development will not in any way affect coastal erosion risks elsewhere as there are no changes to the coastline itself or the land surface within the site or impermeable areas that could lead to changes in surface water run-off and increased erosion.

4.4 Additional demands for new coastal defences

The proposed development includes the creation of a guest bedroom and bathroom, 75m from the current and proposed 100 year coastline and therefore does not create any additional demand for new coastal defences.

4. Conclusions and recommendations



The principal aim of the National Planning Policy Framework and the Planning Policy Guidance on Flood Risk and Coastal Change is to reduce risk from coastal change by avoiding inappropriate development in vulnerable areas or adding to the impacts of physical changes to the coast.

In this context, the proposed development is neither in an area identified as being vulnerable to erosion over the next 100 years, nor will it be adding to the impacts of physical changes to the coast.

Whilst the proposed development is understood to be adjacent to Coastal Change Management Area, it is set back over 75m from the shore and so will not be affected by coastal erosion.

The development will be safe through its planned lifetime, without increasing risk to life or property, or requiring new or improved coastal defences, and the proposed development would not affect the rate of shoreline change.

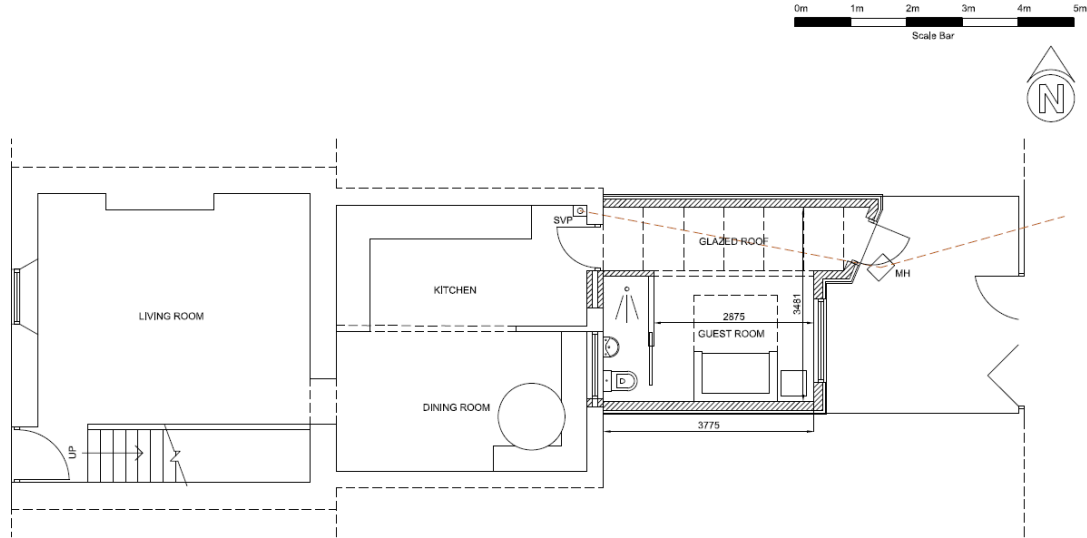
There are no further recommendations.

5. Appendices



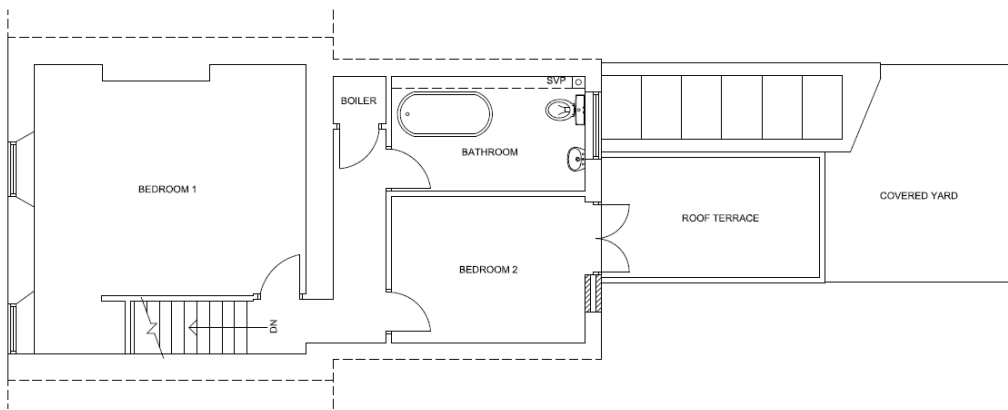


Site plans



PROPOSED GROUND FLOOR PLAN

 14-16 Bridge Street, Amble, Northumberland, NE65 0DR Tel: (01665) 711 336 Email: info@kbsurveying.co.uk	Title PROPOSED PLANS 29 FRONT STREET, NEWBIGGIN NE64 6NU		
	Drawn KB	Scale 1:50@A3	Date 13.01.23
	Drawing No. 3928/007		

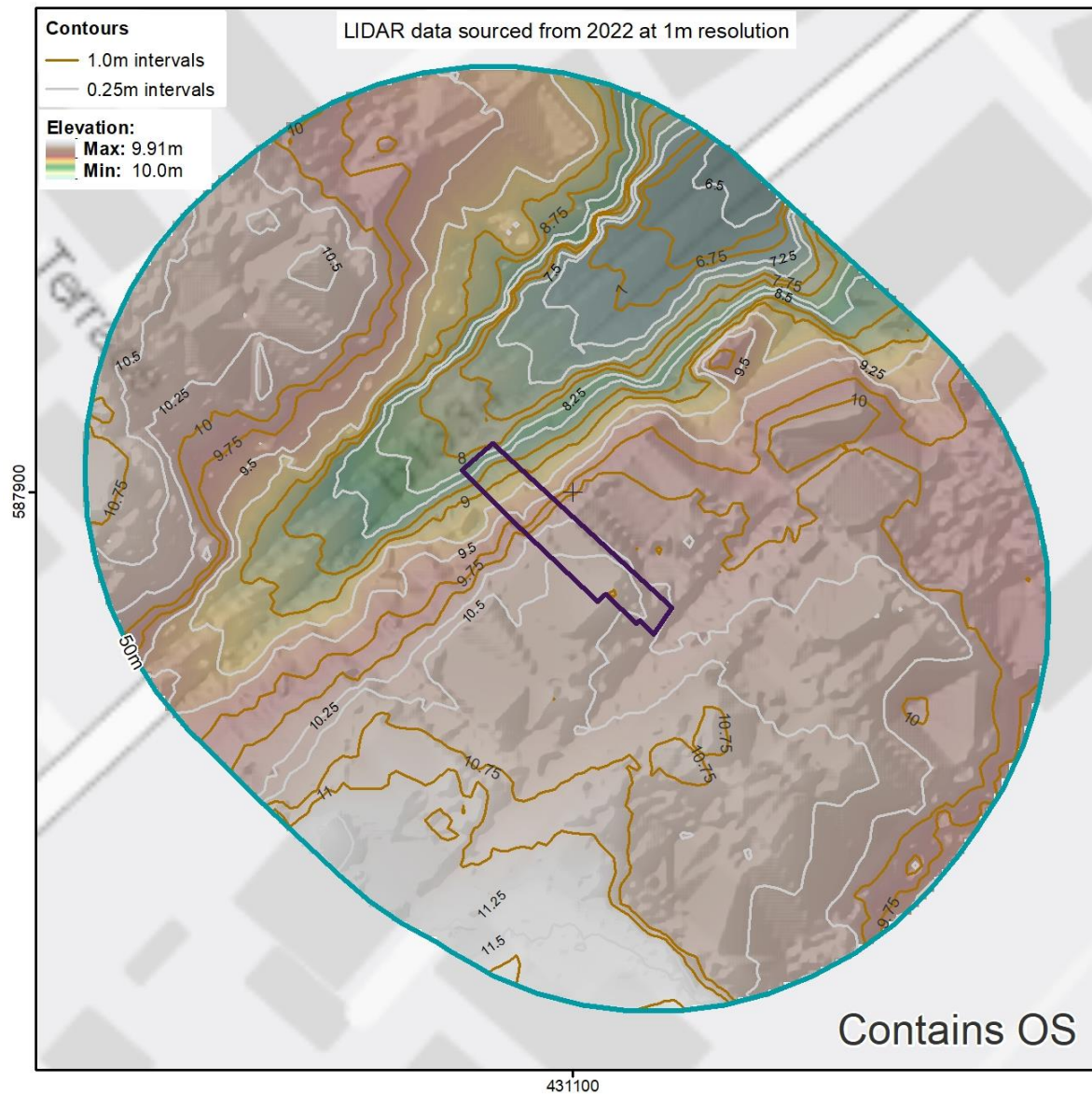


PROPOSED FIRST FLOOR PLAN

 14-16 Bridge Street, Amble, Northumberland, NE65 0DR Tel: (01665) 711 336 Email: info@kbsurveying.co.uk	Title PROPOSED PLANS 29 FRONT STREET, NEWBIGGIN NE64 6NU		
	Drawn KB	Scale 1:50@A3	Date 13.01.23
	Drawing No. 3928/008		



Environment Agency LiDAR ground elevation data



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43-55 Milford Street
Salisbury
Wiltshire SP1 2BP
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Commercial Director

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martinlucass@geosmartinfo.co.uk

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