

Appendix G - Coastal Change Management Areas

Prepared for: The Fylde Coast Authorities
(Blackpool Council, Fylde Council
and Wyre Council)

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Abbreviations

CCMA	Coastal Change Management Area
EA	Environment Agency
FCERM	Flood and Coastal Erosion Risk Management
HTL	Hold the Line
LLFA	Lead Local Flood Authority
LPA	Local Planning Authority
NCERM	National Coastal Erosion Risk Map
NPPF	National Planning Policy Framework
PPG	Planning Practice Guidance
PU	Policy Unit
SFRA	Strategic Flood Risk Assessment
SMP	Shoreline Management Plan
SMP2	Shoreline Management Plan 2
SWEEP	South West Partnership for Environmental and Economic Prosperity

1 Introduction

1.1 Overview

The aim of this work is to refine the existing Coastal Change Management Areas (CCMAs) defined across the three authority areas with a consistent methodology across the authorities.

The objectives of this study are to:

- Set out the context and policy for defining CCMAs;
- Review the existing CCMAs defined within each authority area;
- Refine the existing CCMAs based on a consistent methodology across the authority areas;
- Set out the guidance and policy requirements for development within CCMAs; and,
- Provide recommendations for further consideration within additional coastal areas not currently defined as CCMAs.

1.2 Context

Paragraph 177 of the National Planning Policy Framework (NPPF, 2023) states that the Local Plan should '*...identify as a Coastal Change Management Area any area likely to be affected by physical changes to the coast*'. This could be through erosion, coastal landslip, permanent inundation, or coastal accretion.

The Planning Practice Guidance (PPG) (Para 072) states a CCMA will only be defined where rates of shoreline change are significant over the next 100 years, taking account of climate change. They will not need to be defined where the accepted shoreline management plan policy is to hold or advance the line (maintain existing defences or build new defences) for the whole period covered by the plan, subject to evidence of how this may be secured. A CCMA should be defined where the shoreline management policy is anything other than hold or advance the line during its plan period.

The study area lies within the Great Ormes Head to Scotland Shoreline Management Plan (SMP) 22. Data from the SMP is available on the [SMP Explorer](#) on the Environment Agency website. The shoreline management policy within the study area is also shown in Appendix A: GeoPDF Mapping and further details on SMPs is available in Section 2 of the Level 1 SFRA Main Report.

1.3 Current understanding

There is currently no universal methodology for defining CCMAs; it is up to each Local Planning Authority (LPA) to set their own methodology to define their CCMAs. The University of Plymouth undertook research into producing a national methodology for defining CCMAs under the South West Partnership for Environmental and Economic

Prosperity (SWEEP) project, however, this is not currently an openly available defined methodology. The CCMA briefing note from their study is available on the [SWEEP](#) website. This study by the University of Plymouth then informed further research into CCMA's.

The SMP Planning Interface Project, funded by the Environment Agency, was led by officers from Wyre Council, with support from the Marine Management Organisation, the North West Shoreline Management Plan Co-ordinate and Task Groups, the North West Coastal Group, and the Environment Agency. This project focussed on CCMA's in North West England, whilst aiming to provide guidance of interest further afield. This project resulted in the production of a series of guidance notes to provide background information on coastal management and shoreline management plans. The guidance notes are available on the [North West Coastal Group website](#). [Guide 3b](#) is particularly relevant to this work, providing a review of the designation and application of CCMA's.

2 Existing CMMAs

The following section discusses the current CCMAAs defined by the Councils.

2.1 Blackpool Council

Blackpool Council do not currently have any CCMAAs as the policy option in the short, medium, and long term along the entirety of the Blackpool coastline set out in the SMP is 'Hold the Line' (HTL).

2.2 Fylde Council

2.2.1 Existing CCMAAs

The current local plan for Fylde designates four CCMAAs, shown in Figure 2-1.

Little Eccleston with Larbreck

This area is along the south side of the River Wyre estuary in the north of the Fylde Council administrative area and falls under SMP policy unit 11c PU1.5 with the following policies:

- 0 to 20 years: Hold the Line
- 20 to 50 years: Managed realignment
- 50 to 100 years: Managed realignment

Singleton

This area is along the south side of the River Wyre estuary in the north of the Fylde Council administrative area, to the west of the Little Eccleston with Larbreck CCMA, and also falls under SMP policy unit 11c PU1.5.

St Anne's

This is the coastal area adjacent to Clifton Drive North, extending inland and encompassing Lytham St Annes Local Nature Reserve. This area falls under SMP policy unit 11b PU2.1. The following policies are defined in this area:

- 0 to 20 years: Managed realignment
- 20 to 50 years: Hold the Line
- 50 to 100 years: Hold the Line

Warton/Freckleton/Newton

This area is along the north side of the River Ribble estuary in the south of the area and falls under two SMP policy units. The eastern part is under SMP policy unit 11b PU1.13 with the following defined policies:

- 0 to 20 years: Hold the Line
- 20 to 50 years: Hold the Line
- 50 to 100 years: Managed realignment

The western part falls under SMP policy unit 11b PU1.14, which has a defined policy of No Active Intervention through all periods.

2.3 Wyre Council

2.3.1 Existing CCMA's

The current local plan for Wyre designates three CCMA's, shown in Figure 2-2.

Coastline north of Pilling

This area falls under SMP policy unit 11c PU2.3 with the following SMP policy:

- 0 to 20 years: Hold the Line
- 20 to 50 years: Managed realignment or Hold the Line
- 50 to 100 years: Hold the Line

There are currently actions being undertaken by the Environment Agency to investigate opportunities for managed realignment sites and future plans to undertake studies to confirm the most suitable SMP approach for the medium term. If a managed realignment approach is undertaken in the medium term, additional defences may be required for the HTL approach in the long term, which will be further back than the short term HTL line of defence.

The Wyre Estuary adjacent to Knott End Golf Club (west of Knott End)

This area falls under SMP policy unit 11c PU1.7 which has a defined policy of No Active Intervention through all periods.

The Wyre Estuary adjacent to Stanah (Thornton) and East of Shard Bridge (South of Hambleton)

This area falls under SMP policy unit 11c PU1.5 with the following SMP policy:

- 0 to 20 years: Hold the Line
- 20 to 50 years: Managed realignment
- 50 to 100 years: Managed realignment

2.3.2 Current methodology

The designations in Wyre have been informed by information from the North West England and North Wales Shoreline Management Plan SMP2, the Environment Agency tidal flood zones, data from the National Coastal Erosion Risk Map (NCERM) and input/meetings with

Wyre Council Engineers Team. Information on how each of these CCMA's has been defined is set out in a short technical note, available from the [Wyre Council website](#).

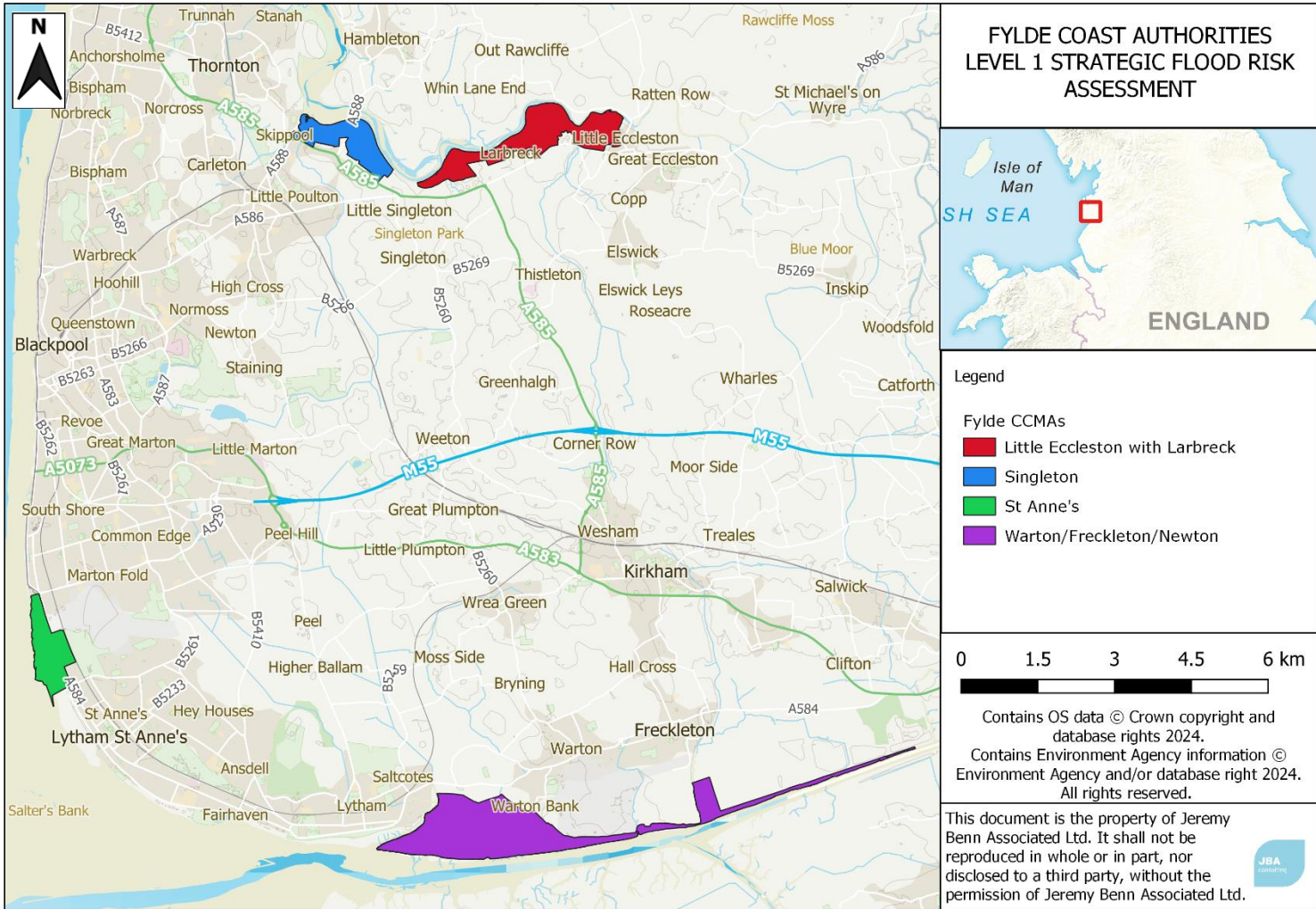


Figure 2-1: Existing CCMA's defined within the Fylde Authority Area.

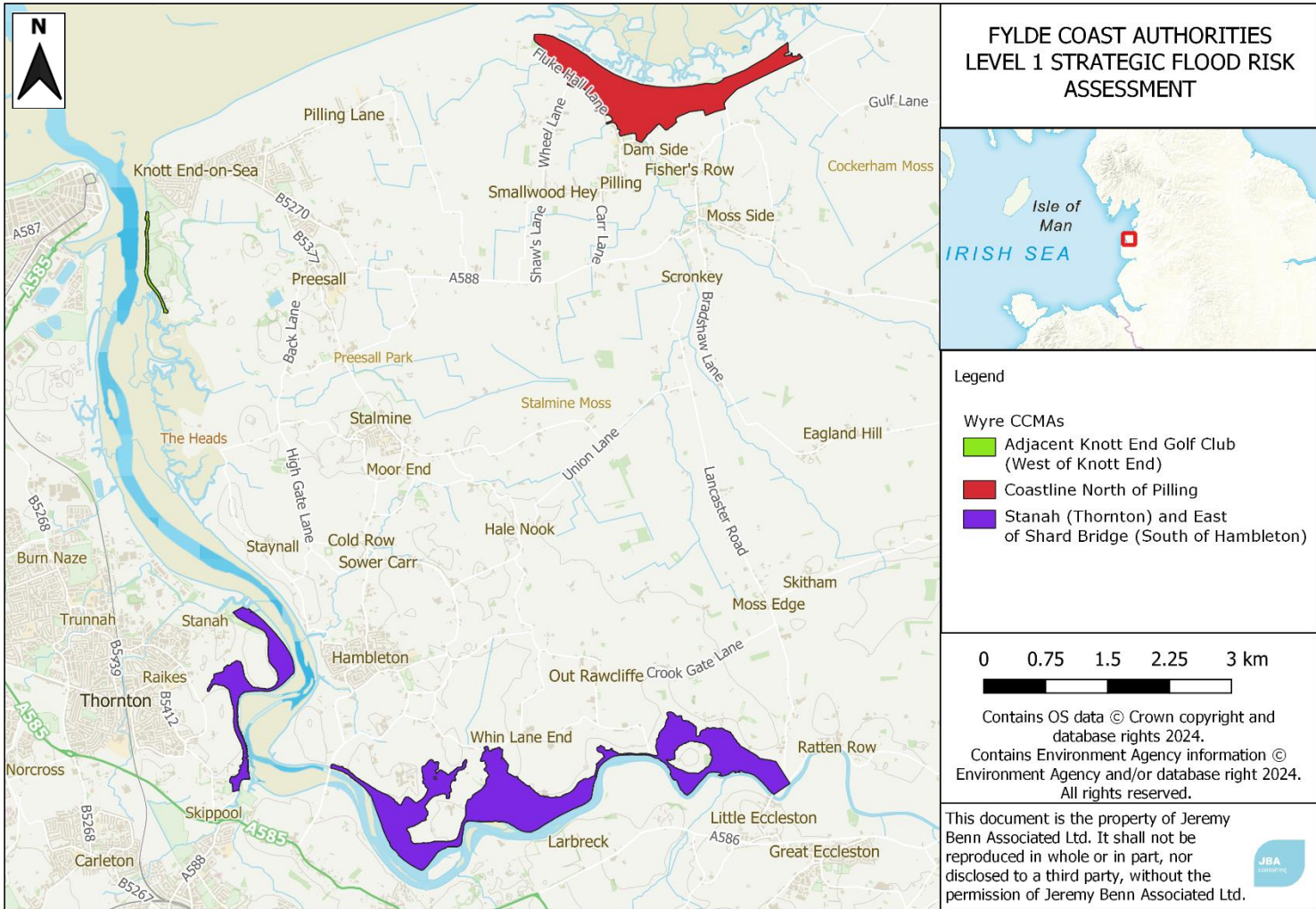


Figure 2-2: Existing CCMAs defined within the Wyre Authority Area.

3 Proposed CCMA areas

3.1 Methodology

To enable a consistent approach to the designation of CCMA's across the Fylde Coast Authorities, the existing methodologies were reviewed.

The preferred approach follows the approach taken previously by Wyre Council and is based on the undefended tidal Flood Zone 2 extent. This is deemed to be suitable for the majority of CCMA's across the study area, as these lie along estuaries, where the tidal flood extents are likely to be indicative of the areas expected to see coastal change. This approach was not considered suitable for St Anne's (discussed further in Section 3.3.3).

The existing defended tidal models for Blackpool and the Lune and Wyre estuaries were uplifted with the latest climate change allowances as part of the Level 1 SFRA. Outputs for the Ribble estuary were also made available for this study. The defended 0.1% AEP outputs with the higher central allowance for climate change for the 2124 epoch (2123 epoch for Ribble) were compared with the undefended tidal Flood Zone 2 extents. Where the climate change extents were greater, the additional extent was included within the defined CCMA, otherwise the extent follows that of Flood Zone 2.

A 10m buffer was then added to the tidal flood extent to account for expected coastal erosion; this is conservative as the long term rate of erosion for the study area from the NCERM is between 5.28m and 6.6m for the 95th percentile. The current NCERM takes some account of climate change and future sea level rise, however, it does not account for the most recent (UKCP18) sea level rise projections, available on the [Environment Agency website](#). The Environment Agency are due to update the NCERM to include the latest climate change projections. It is recommended that the Council then review the suitability of this buffer in line with the updated data once available and increase this if required.

Finally, any holes within the designated area were filled to create the proposed CCMA's.

As the approach mostly follows that taken previously by Wyre Council, the CCMA's for Wyre have not changed considerably as part of this study, however, there is a small increase in extent in the Stanah (Thornton) and East of Shard Bridge (South of Hambleton) CCMA due to the consideration of the climate change extents. The proposed increased extent for this CCMA is shown in Section 3.2.

The proposed changes to the Fylde CCMA's are set out in Section 3.3, with accompanying mapping showing the newly proposed area and changes since the previous CCMA's.

It should be noted that this study focuses on the requirements of Paragraph 177 of the National Planning Policy Framework (NPPF, 2023) to identify CCMA's based on physical changes to the coast. However, Local Authorities should also consider wider character assessment when designating CCMA's as there may be additional areas where development on the coastline is not appropriate with regard to protecting the open

character, tourism value, natural coastal processes, existing defences, and conservation value of the coastline.

3.2 Proposed CCMA areas - Wyre

The following section describes the changes proposed to the existing CCMA areas across Wyre. Figure 3-1 provides an overview of all proposed CCMA areas in Wyre, showing both those with and without proposed changes to their boundaries.

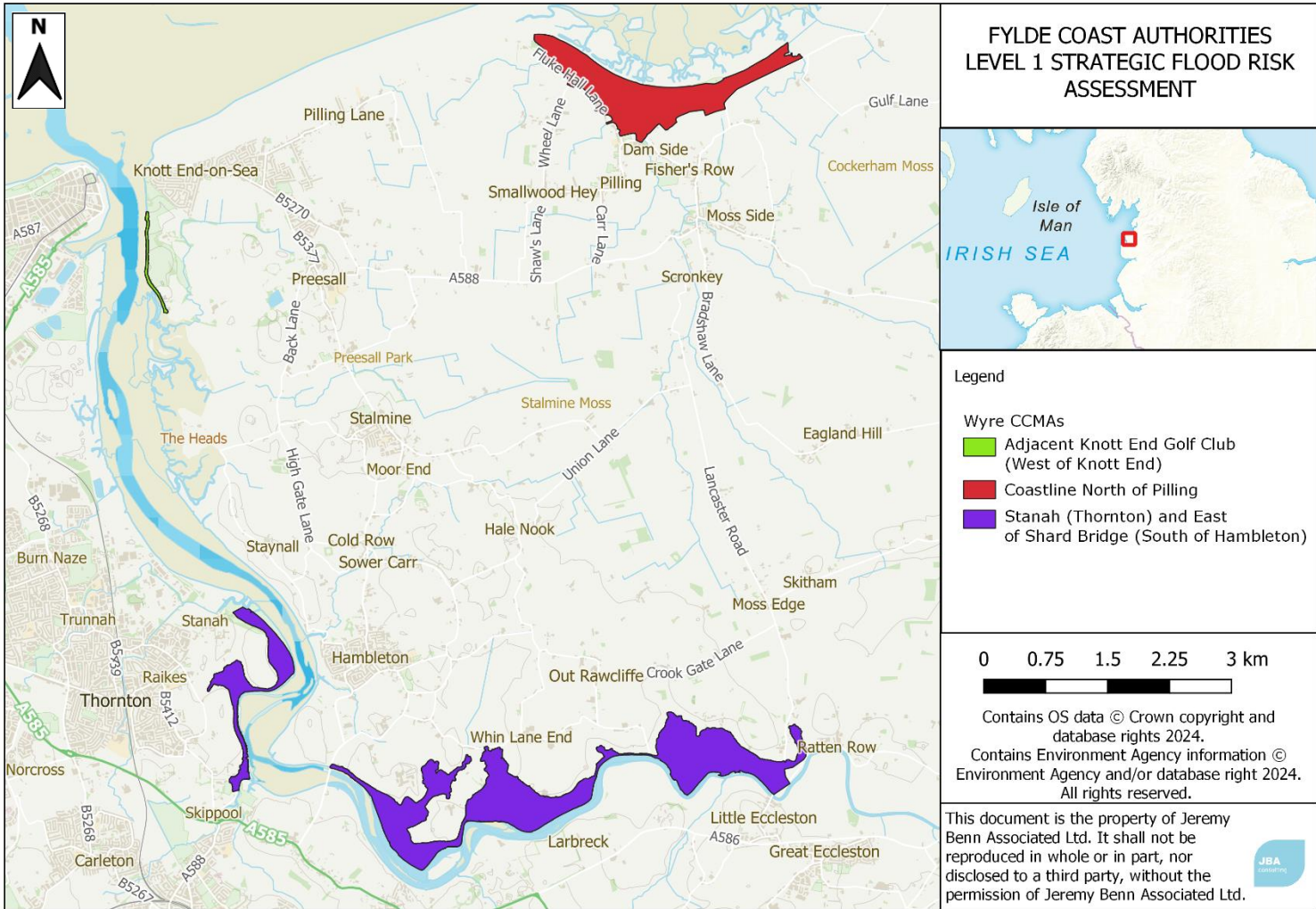


Figure 3-1: Proposed CCMA's defined within the Wyre Authority Area.

3.2.1 Coastline north of Pilling

No changes are proposed to the existing CCMA along the coastline north of Pilling. The SMP policy for this area is HTL in the short term, HTL or managed realignment in the medium term and then HTL for the long term. As such, this CCMA should be defined on the proposed medium term managed realignment and any new defences built as part of this approach, and it is not appropriate to define this CCMA in the same way as the other areas.

3.2.2 The Wyre Estuary adjacent to Knott End Golf Club (west of Knott End)

The defended 0.1% AEP plus higher central climate change allowance extent shows the same extent as Flood Zone 2 in this location; therefore, no changes are proposed to the existing CCMA.

3.2.3 The Wyre Estuary adjacent to Stanah (Thornton) and East of Shard Bridge (South of Hambleton)

A small increase in extent is proposed for this CCMA in several locations, due to the slight increase in extent shown in the 0.1% AEP plus higher central climate change allowance extent when compared with Flood Zone 2. The most considerable changes are within the east side of the CCMA, to the north of Larbreck and along the east side of Lancaster Road. The existing and proposed CCMA are shown in Figure 3-2.

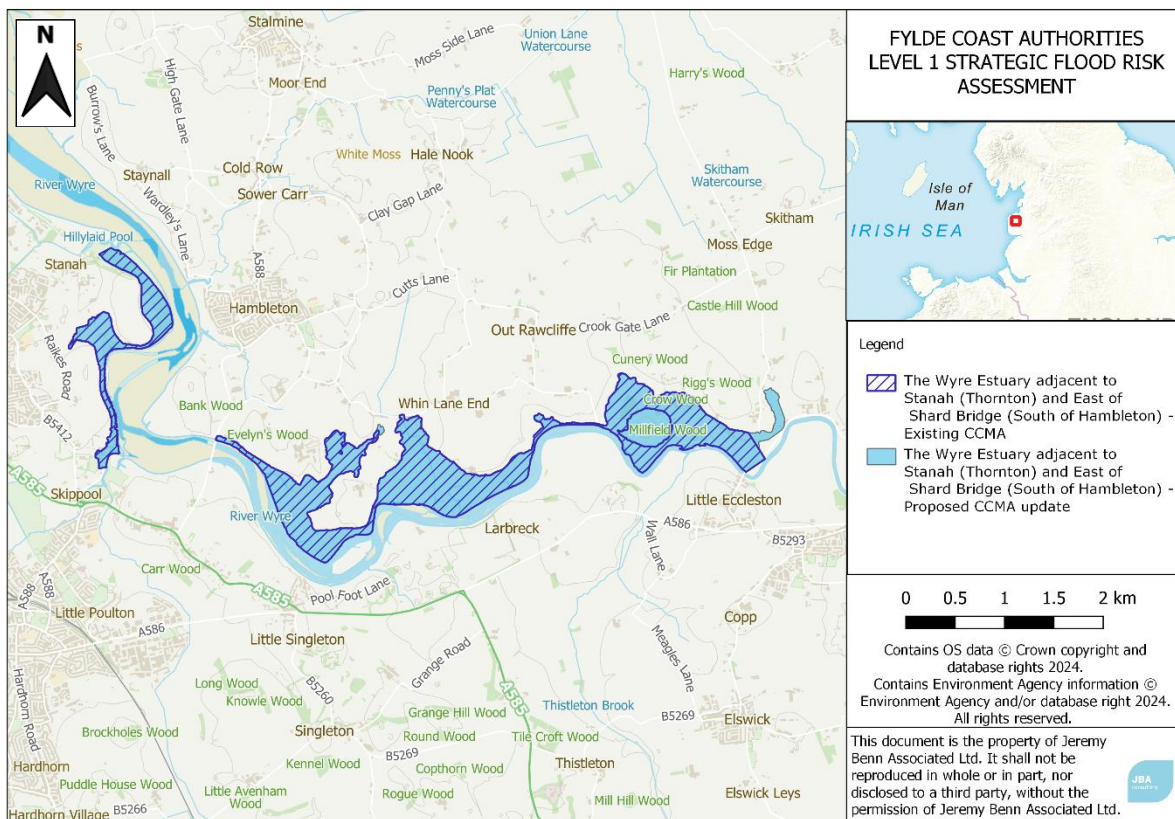


Figure 3-2: Existing and proposed CCMA boundaries for The Wyre Estuary adjacent to Stanah (Thornton) and East of Shard Bridge (South of Hambleton).

3.3 Proposed CCMA areas - Fylde

The following sections address the proposed changes to the CCMA's designated within the Fylde authority area, including mapping showing the newly proposed extents and main changes.

Figure 3-3 provides an overview of all proposed CCMA's in Fylde, showing both those with and without proposed changes to their boundaries.

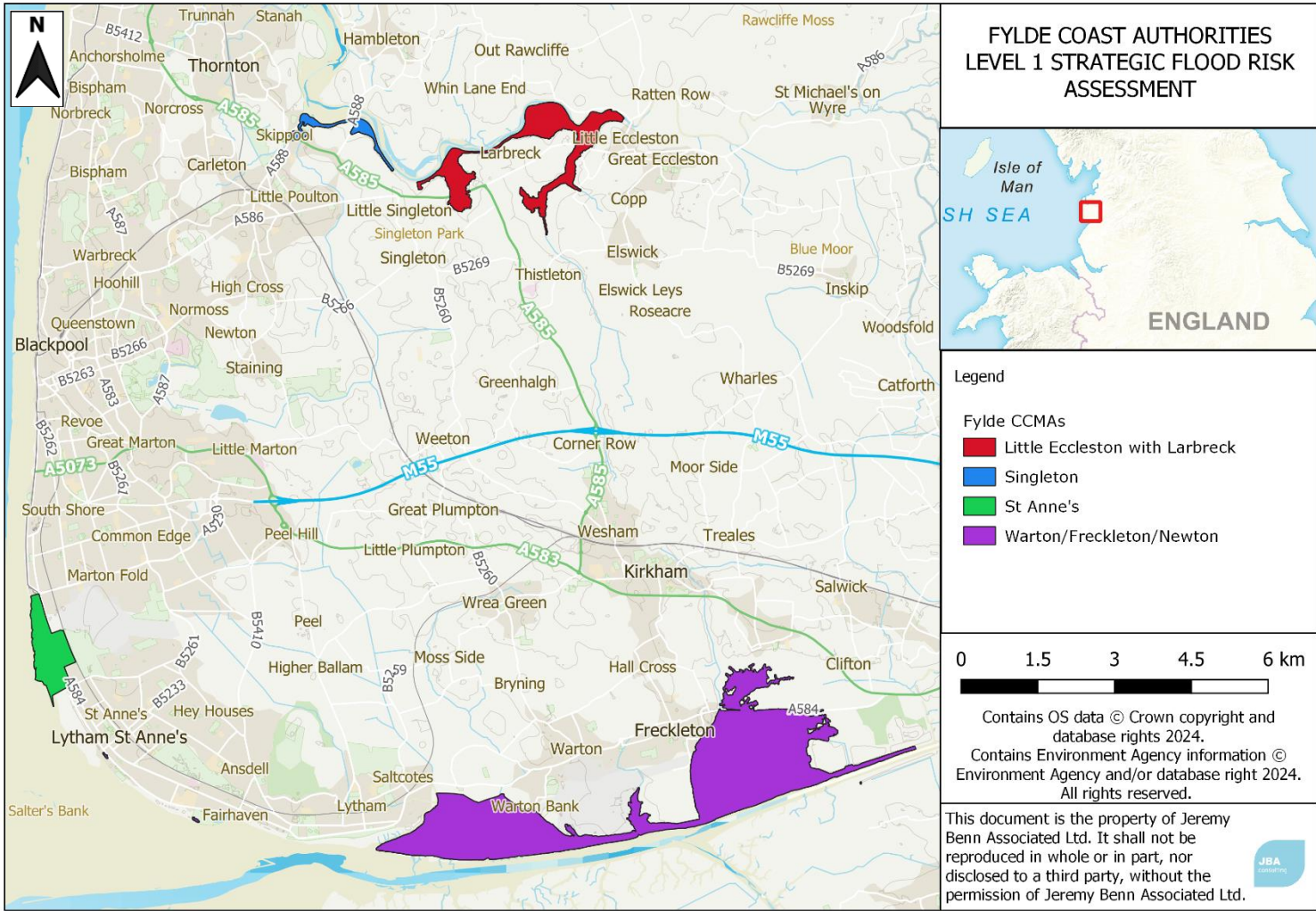


Figure 3-3: Proposed CCMA's defined within the Fylde Authority Area.

3.3.1 Little Eccleston with Larbreck

The proposed CCMA generally shows a reduction in extent for Little Eccleston with Larbreck. However, there are two areas where the tidal flood extent means that the CCMA extends further inland. The area in the west of the CCMA, east of Little Singleton, follows the low-lying topography along an unnamed drain. The area in the east of the CCMA follows the low-lying topography along Wall Mill Pool. The existing and proposed CCMA boundaries are shown in Figure 3-4.

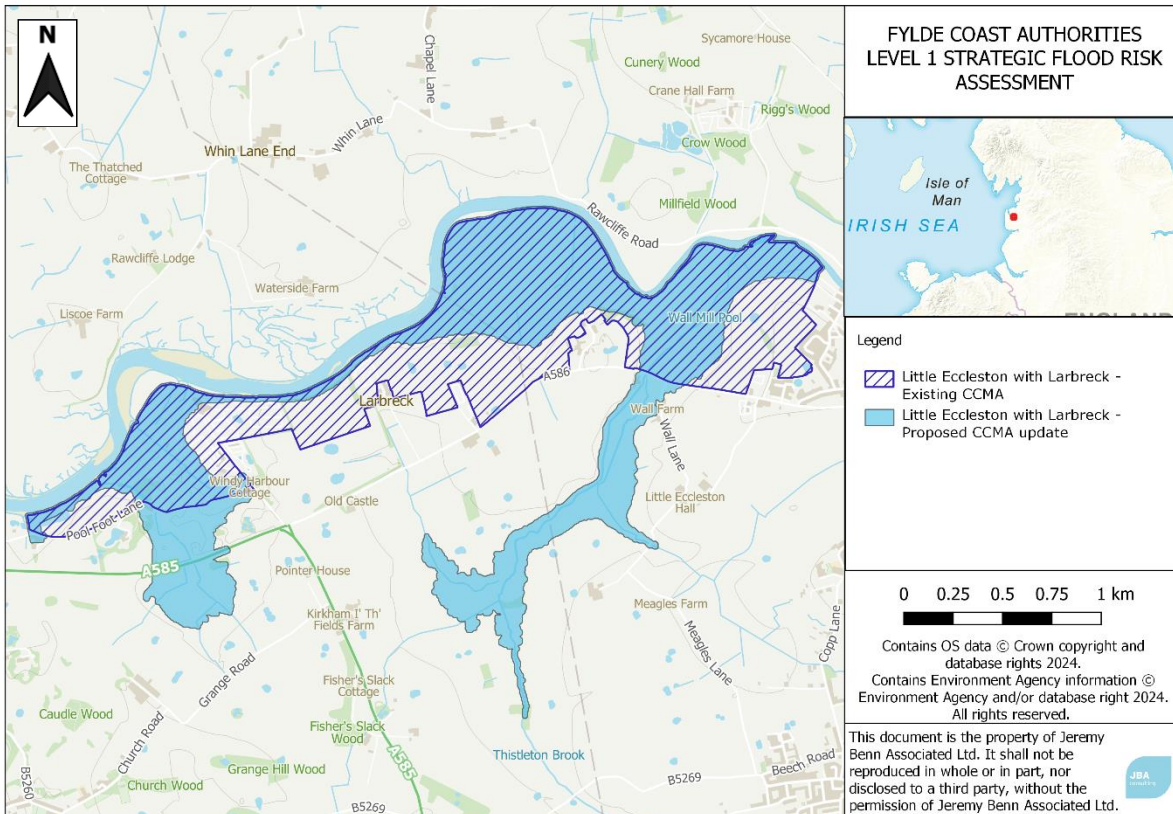


Figure 3-4: Existing and proposed CCMA boundaries for Little Eccleston with Larbreck.

3.3.2 Singleton

The proposed area for the CCMA at Singleton is considerably reduced, as the original CCMA encompasses a large area of high ground between Skippool and Little Singleton, which is not shown to be at tidal flood risk. The existing and proposed CCMA boundaries are shown in Figure 3-5.

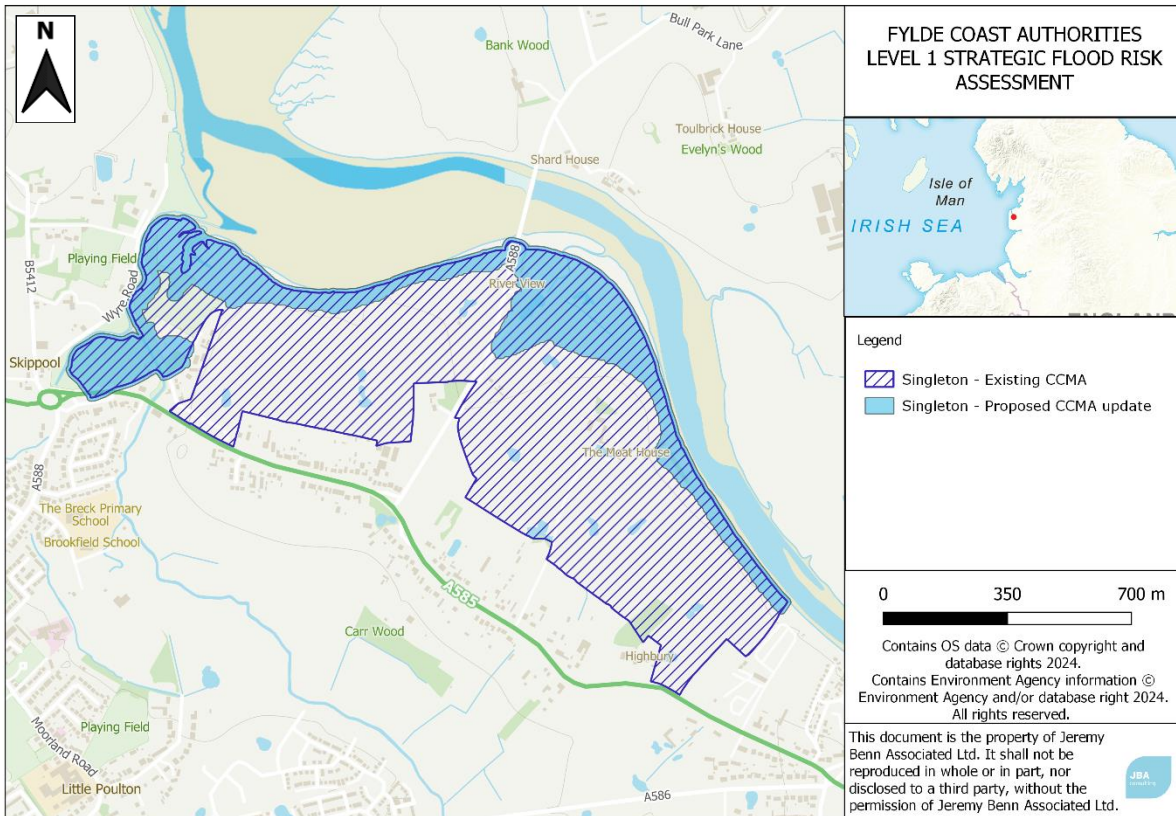


Figure 3-5: Existing and proposed CCMA boundaries for Singleton.

3.3.3 St Anne's

No changes are proposed to the existing St Anne's CCMA. The SMP policy for this area is managed realignment in the short term and then HTL for the medium and long term. As such, this CCMA should be defined on the proposed realignment and the new line of defence, and it is not appropriate to define this CCMA in the same way as the other areas.

3.3.4 Warton/Freckleton/Newton

No changes are proposed to the western half of the existing Warton/Freckleton/Newton CCMA. However, the proposed area is considerably larger in area on the eastern side extending north as far as Freckleton and the A584. There is a section that also extends north past the A584, between Freckleton and Newton-with-Scales. The existing and proposed CCMA's are shown in Figure 3-6.

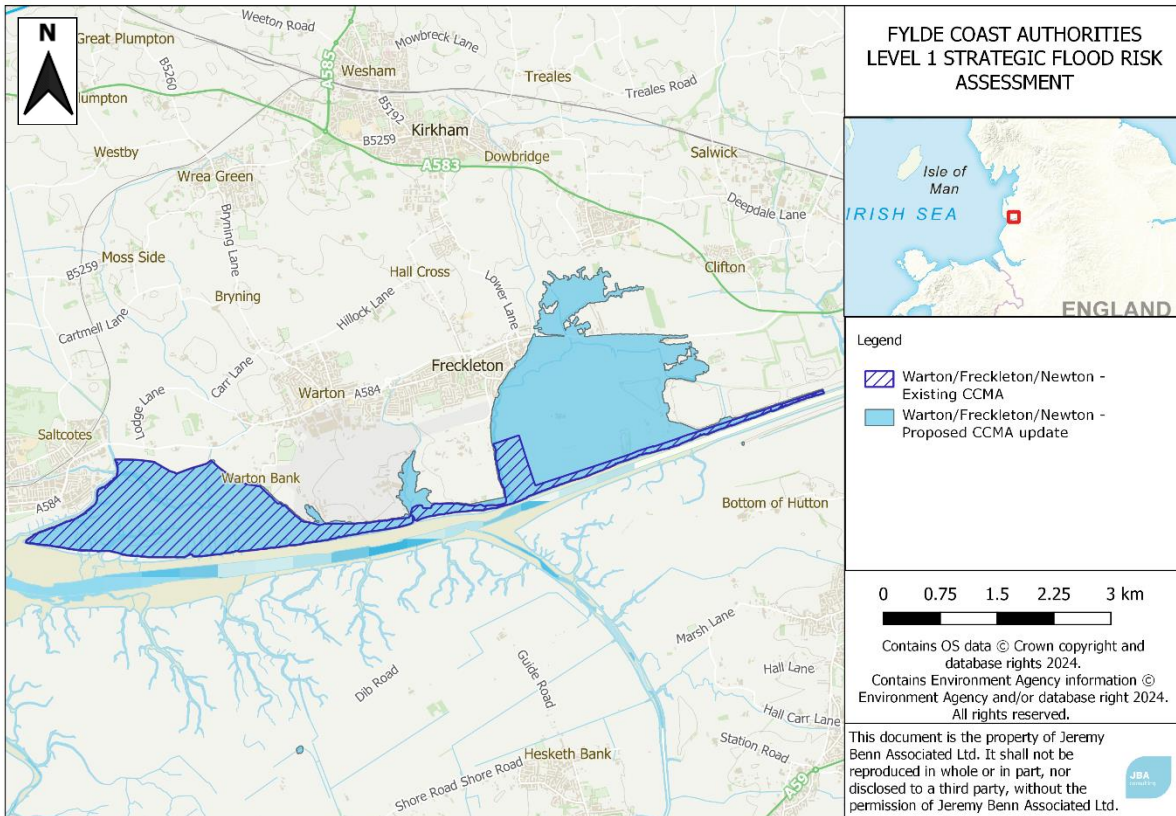


Figure 3-6: Existing and proposed CCMA boundaries for Warton/Freckleton/Newton.

3.4 Existing assets

It is possible that the evidence points to a CCMA boundary that would bisect existing assets, for example properties and roads. In such cases, the CCMA boundary may need to be adjusted to match the location of on the ground assets. This would include assets at indirect risk, for instance where coastal flooding could cut off a property from the surrounding land. This should be considered by each Local Authority.

4 Policy, guidance, and recommendations

4.1 Development in CCMA's

As set out in Paragraph 178 of the NPPF (2023) *'Development in CCMA's will only be appropriate where it can be 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 and signed and managed route around the coast.'*

LPAs should limit the planned lifetime of development in a CCMA through temporary permission and restoration conditions, where this is necessary to reduce a potentially unacceptable level of future risk to people and the development.

Guidance on development that may be permitted in CCMA's under this context is set out in the PPG.

Applications for development in a CCMA may need to be accompanied by a coastal change vulnerability assessment, demonstrating whether or not the requirements of NPPF Paragraph 178 can be met. A vulnerability assessment will need to demonstrate that the development:

- Would not impair the ability of communities and the natural environment to adapt sustainably to the impacts of a changing climate.
- Will be safe through its planned lifetime, without increasing risk to life or property, or requiring new or improved coastal defences.
- Would not affect the natural balance and stability of the coast or exacerbate the rate of shoreline change to the extent that changes to the coast are increased nearby or elsewhere.

The coastal change vulnerability assessment should also consider measures for managing the development at the end of its planned life. This includes the need for removal or relocation of the development before the site is immediately threatened by shoreline changes.

As well as identifying what development is appropriate in a CCMA, Paragraph 177 of the NPPF requires plans to '...make provision for development and infrastructure that needs to be located away from any Coastal Change Management Areas'. Local Authorities would need to identify any existing development in the CCMA's, where this may be required.

4.2 Coastal change in areas of HTL Policy

As set out in the NPPF, CCMAAs are not required in areas where the preferred SMP policy is HTL across the entire plan period, subject to evidence of how this may be secured.

At this current time, no evidence has been provided on how this has been secured, and developers seeking to develop in areas benefiting from coastal defences should begin discussions with the LPA, EA, and LLFA, on the commitment to maintain/improve the standard of protection offered by the current coastal defences.

Considering the potential severity of sea level rise effects, and the FCERM policy to adopt a resilience based approach, it is not appropriate to assume that the investment in future defences will follow the commitment previously made. Therefore, it is recommended that the Councils undertake further assessment of HTL areas of the coastline to consider whether the current SMP policy is still appropriate for the entire plan period and further consider the potential for resilience and adaptation. This is beyond the scope of this study and the SFRA, as this must consider wider factors than flood risk.

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