

Discussion Points

1. How will the non-statutory North Solent SMP and its coastal defence policies be integrated with LDFs, local and regional plans?
2. What would be the format of the SMP that would be most beneficial / user friendly to planners?
3. How will the areas at risk from tidal flooding and/or coastal erosion, identified through the SMP, influence existing and future development in these sites?
4. What options are there for providing different planning rules per SMP epoch to account for erosion and flood risks vary over time?

Discussion Points

5. Are there (local) examples of time-limited planning permissions to account for increasing risk or future realignment requirements?
6. Consideration of Private Defences
7. How are planning applications for development or improvements to defences considered in undeveloped and/or undefended areas?
8. What areas have been identified for future development through PUSH/other plans?

Discussion Points

9. In terms of policy drivers, what scale of importance should be given to agricultural land, former landfill sites, and amenity open space?
10. How should the SMP's Appropriate Assessment consider in-combination effects of the Marine and Coastal Access Bill?
11. What lessons have been learnt from public consultations for LDFs / Core Strategies that would be beneficial to the SMP's public consultation?

1. How will the non-statutory North Solent SMP and its coastal defence policies be integrated with LDFs, local and regional plans?

What information should the SMP contain to integrate with LDFs etc.?

What weight will SMP policies have?

How should SMP reviews be linked with other plans?

2. What would be the format of the SMP that would be most beneficial / user friendly to planners?

What is/are most useful?

- All information via website / on CD?
- Each CSG organisation to hold a hardcopy of SMP and Appendices?
- Summary of features / issues / factors determining policy drivers?
- Policy Statements, with policy per epoch, plus likelihood and source of funding?
- Other formats?
- Number of copies?
- Available at which locations – Town Hall, Civic Offices, public libraries, etc.?

3. How will the areas at risk from tidal flooding and/or coastal erosion, identified through the SMP, influence existing and future development?

The North Solent SMP will:

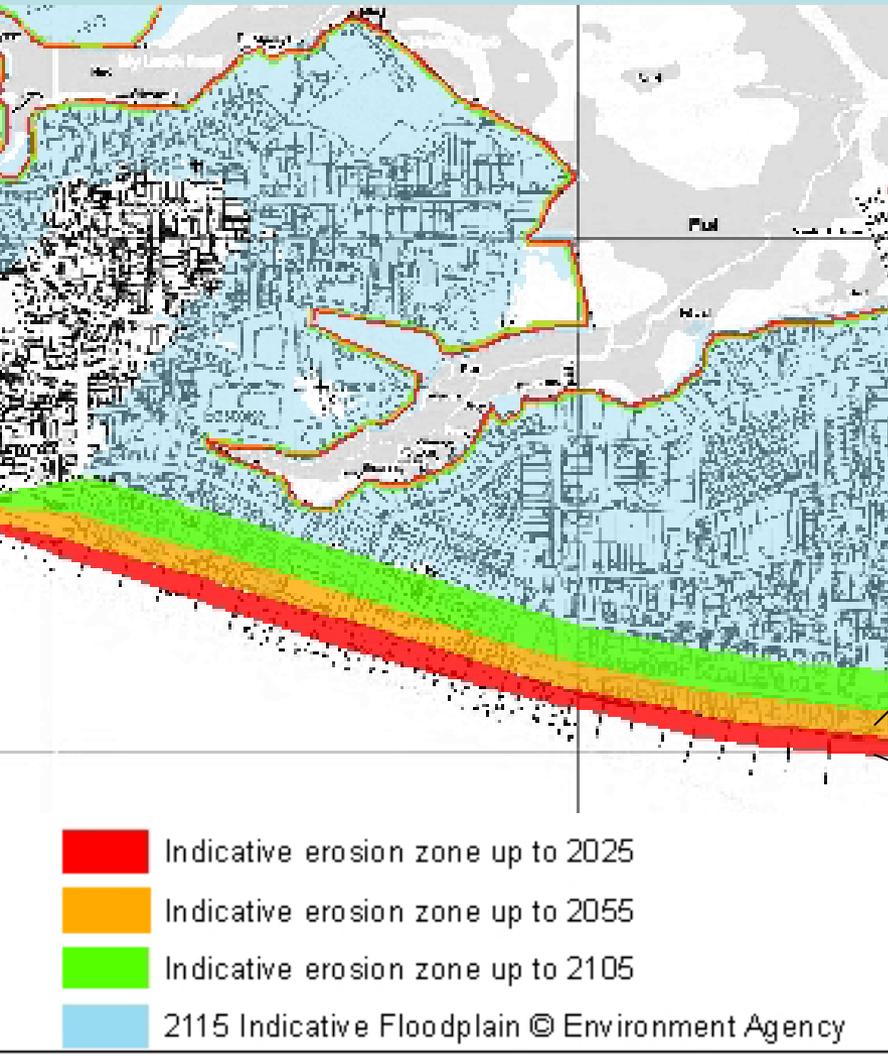
provide short, medium & long-term vision of shoreline changes

aid forward planning & identify future potential areas of development

identify 'At Risk' Zones

prevent inappropriate development / allow appropriate development

4. What options are there for providing different planning rules per SMP epoch to account for erosion and flood risks vary over time? For example



50-100 years
Extensions /
redevelopment
permitted

20-50 years
Maintenance of
existing
Development
permitted

0-20 years
No development
permitted

5. Are there (local) examples of time-limited planning permissions to account for increasing risk or future natural or managed realignment requirements?

How does time limited planning permissions function?

What obstacles need to be overcome for approach to be adopted?

For example, could a LA purchase properties in 'potential realignment sites' and lease to residents, with an agreement to abandon property (rehome residents?) when tidal flood risk reaches a defined and agreed threshold?

6. Consideration of Private defences

SMP Policy (and caveat) need to ensure that policy does not preclude owners from continuing to maintain their defences, or prejudice future planning permission applications.

It has been proposed that a NAI policy be applied to frontages with no/minor policy drivers necessitating a HTL or MR policy with the following caveat:

'It is recognised that existing defences may require continued maintenance at landowner's expense, to protect existing developments'

Is the proposed policy and caveat achievable, clear and aid applicants, planners and coastal managers?

7. How are planning applications for development or improvements to defences considered in undeveloped and/or undefended areas?

Maintenance of existing defences allowed without further permissions

Improvements to existing defences constitutes engineering work and planning permissions (and others) would be required. What influence on the permissions process would an SMP policy of NAI have (if any).

8. What areas have been identified for future development through PUSH/other plans

SMP can only assess and consider existing development, but needs to be mindful of future development and funding sources and budgets, if possible.

Clarification required of appropriate and inappropriate development in tidal flood plains

9. In terms of policy drivers, what scale of importance should be given to agricultural land, former landfill sites, and amenity open space?

Difficult to appraise economic value of such sites, and therefore unlikely to be protected without other drivers.

10. How should the SMP's Appropriate Assessment consider in-combination effects of the Marine and Coastal Access Bill?

11. What lessons have been learnt from public consultations for LDFs / Core Strategies that would be beneficial to the SMP's public consultation?

Key Stakeholder meetings

Lymington Town Hall, Friday 20th March (West Solent and west bank of Southampton Water, and Lower Test Valley)

Havant Civic Offices, Monday 23rd March (Portsmouth, Langstone and Chichester Harbours, Southsea to Selsey Bill)

Eastleigh Civic Offices, Thursday 26th March (east bank of Southampton Water to Portsmouth Harbour entrance, Rivers Itchen and Hamble)

Three month public consultation September – November 2009