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Date: 07 September 2021

Dear Mr Cardnell

Charmouth Neighbourhood Plan

Thank you for your email of 3 September 2021, seeking clarification of the Environment Agency's position in relation to Policy CC2 of the draft Charmouth Neighbourhood Plan.

I have picked up this query as Matthew Pearce is currently unable to do so.

We understand that there is a discrepancy in the approach applied to this length of coastline in the Shoreline Management Plan (SMP2) and the wording given in our first response letter of 10 August 2021. I would like to provide a correction to our response and apologise for any confusion our letter has caused.

Although the SMP2 is not intended to be a planning document per se, it is the best available guidance we currently have in relation to coastal change and how best to manage it in the future. Therefore we would advise referring to it when deciding on whether a relevant policy is appropriate or not for the expected lifetime of the Neighbourhood Plan. If the Parish Council wishes to pursue the inclusion of bulletpoint 1, coastal defences, in Policy CC2, the Examiner will need to make their judgement as to its suitability. We would not object to bulletpoint 1, as the Neighbourhood Plan process is intended to reflect the future development wishes of local people, however the village may wish to consider how achievable it would be, given the cost and viability of maintaining coastal defences in the long term.

We suggest that if the final policy CC2 wording is brought into alignment with the SMP2, under the guidance of the Examiner, that the Plan could focus on how the village will adapt to an eroding coastline in the long term. This is addressed in bulletpoint 2, coastal relocation, which would appear to align with the SMP2.

I hope the above clarification is useful.

Yours sincerely

Ms Ellie Challans
Sustainable Places - Planning Advisor

Direct dial

E-mail