

Drone flying / Unmanned Aerial Devices (UAD)

We grant permission for the operation of UAD on and over Crown Estate foreshore (defined as the land between mean high water and mean low water).

This permission is subject to all operators complying with our terms and conditions and with the applicable laws, statutes, regulations and codes, as well as the requirements of The Civil Aviation Authority, and obtaining any other necessary consents for the operation of UAD. Click on the link below for more information.

On occasions, third parties such as Government agencies or local authorities may restrict the flying, take off or landing of UAD's on or over Crown Estate land. We therefore recommend checking with the appropriate authority to ensure that no such restrictions are in place.

To find out which areas of foreshore we own, please use our [**Foreshore and Estuary Ownership Map**](#).

Terms and Conditions for the operation of unmanned aerial devices (UAD) on and over
Crown Estate Foreshore

Persons wishing to operate unmanned aerial devices (UAD) for private, non-commercial purposes on our foreshore are granted a permissive right to do so by The Crown Estate. This permissive right does not apply to the seabed or river beds or any Crown Estate land other than foreshore. The permissive right is subject to compliance with the Air Navigation (Amendment) Order 2022/321, the Aviation Safety (Amendment) Regulations 2021 (SI 2021/10), the Unmanned Aircraft (Amendment) (EU Exit) Regulations 2020 (SI 2020/1593), as well as our terms and conditions as set out below. Any person operating UAD on or over our foreshore accepts these terms and conditions by doing so and agrees to comply with them.

1. The Crown Estate Commissioners (the **Commissioners**) permit private, non-commercial UAD operators (the **Operators**) in common with the Commissioners and all others authorised by them to enter Crown Foreshore (as defined below) for the purpose of operating UAD in accordance with these terms and conditions.
2. By **operate, operation** and **operating** we mean taking off, landing or flying UAD.
3. By **Crown Foreshore** we mean tidal land intermittently covered by the sea between Mean High Water (“MHW”) and Mean Low Water (“MLW”) which forms part of the Crown Estate. MHW is the High Water Mark of medium high tides and MLW is the corresponding Low Water Mark.
4. The permission given in paragraph 1 above is subject to the Operators complying with all applicable laws, statutes, regulations and codes of practice from time to time in force, and obtaining all consents necessary for the operation of UADs.
5. On some occasions third parties may prohibit or restrict the operation of UAD on or over Crown Foreshore. Operators must comply with any lawfully imposed prohibitions or restrictions.
6. For example if the foreshore is within a Site of Special Scientific Interest (SSSI) or a Marine Conservation Zone (MCZ) then the relevant authority may object to certain activities, and so access may be restricted. We expect Operators operating UAD on or over Crown Foreshore to be sensitive to environmental designations and if necessary obtain any additional consent that may be required. The relevant authority will be Natural England or the Northern Ireland Environment Agency.

7. Local and other authorities also have the power to prohibit or restrict the operation of UADs and other activities through the use of byelaws. We recommend checking with any relevant authorities to ensure that no prohibitions or restrictions are in place.
8. In some cases Crown Foreshore may be leased or licensed by the Commissioners to third parties in which case the consent of the relevant tenant or licensee should be obtained. The permissive right granted to Operators is subject to the rights of any tenants and licensees, and to any other rights that may exist over Crown Foreshore.
9. By operating UAD on or over Crown Foreshore, Operators acknowledge that:
 - I. no relationship of landlord and tenant is created between the Operator and the Commissioners;
 - II. the Commissioners retain control, possession and management of the Crown Foreshore and the Operators have no right to exclude the Commissioners or any other party from Crown Foreshore; and
 - III. the Operators do not rely on, and have no remedies in respect of, any representation or warranty made by or on behalf of the Commissioners.
10. The Commissioners give no warranty that Crown Foreshore is in a safe condition or fit for the operation of UADs, and the Operators use the Crown Foreshore at their own risk.
11. Operators must ensure that they operate UADs in a way that does not cause any danger, harm or fear of harm to any people or property, and in a way that is considerate of other users of Crown Foreshore and does not interfere with reasonable use of Crown Foreshore by others or cause them any disturbance or inconvenience.
12. The Commissioners and their staff and agents are not liable for any loss, damages or expenses of any kind (direct, indirect or consequential) in connection with the operation of UADs on or over Crown Foreshore.
13. Operators are **not** permitted to operate UADs:
 - a) anywhere on or over Crown Foreshore during the hours of darkness; or
 - b) weighing more than 25kg; or

- c) for commercial purposes including, but not limited to, filming and surveying purposes; or
- d) on or over Crown Foreshore which is not open to the public.

14. The Commissioners may withdraw restrict or prohibit access to or operation of UAD on or over Crown Foreshore at any time without notice.