# 5 Policy statements

## *5.1 INTRODUCTION*

This section contains a series of statements and maps presenting the policy, and the implications for individual locations. These are to provide local detail to support the SMP-wide Plan presented in Section 4, and consider locally-specific issues and objectives. Consequently, these statements must be read in conjunction with those and in the context of the wider-scale issues and policy implications as reported therein.

## *5.2 CONTENT*

Each Policy Statement contains the following:

**Location reference** This provides the general name used for reference to each policy unit and a number identifier which is sequential along the shoreline from north to south.
**Summary of the Plan recommendations and justification** This is a statement summarising the Plan and describing the rationale behind it. These focus upon the long-term Plan but also note any different short-term requirements.
**Policies to implement the Plan** This describes the policies and activities that will be undertaken in the short, medium, and long-term to implement the Plan. In this respect, 'from present day' is broadly representative of the next 20 years, "Medium-term" 20 to 50 years, and "Long-term" 50 to 100 plus years. These timescales should not be taken as definitive, however, but should instead be considered as phases in the management of a location.
**Predicted implications of the Plan for this location** This Table summarises the consequences *at this location only* resulting from the policies. These are categorised as "Property & Land Use", "Nature Conservation", Landscape", "Historic Environment" and "Amenity & Recreational Use" (which are being used nationally for the SMPs). The implications have been assessed for the situation by years 2025, 2055 and 2105, again to provide a nationally consistent picture. *Broad estimates* of potential residential and commercial losses have been included.

### *5.2.1 Policy units*

Statements are provided for the following Policy Units:

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|---|---|---|
| *3b01 Kelling Hard to Sheringham* | *3b09 Mundesley to Bacton Gas Terminal* | *3b17 Great Yarmouth* |
| *3b02 Sheringham* | *3b10 Bacton Gas Terminal* | *3b18 Gorleston* |
| *3b03 Sheringham to Cromer* | *3b11 Bacton, Walcott and Ostend* | *3b19 Gorleston to Hopton* |
| *3b04 Cromer* | *3b12 Ostend to Eccles* | *3b20 Hopton* |
| *3b05 Cromer to Overstrand* | *3b13 Eccles to Winterton Beach Road* | *3b21 Hopton to Corton* |
| *3b06 Overstrand* | *3b14 Winterton to Scratby* | *3b22 Corton* |
| *3b07 Overstrand to Mundesley* | *3b15 California to Caister-on-Sea* | *3b23 Corton to Lowestoft* |
| *3b08 Mundesley* | *3b16 Caister-on-Sea* | *3b24 Lowestoft North (to Ness Point)* |

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|---|---|
| ***Location reference:*** | ***Overstrand*** |
| ***Policy Unit reference:*** | 3b06 |

***SUMMARY OF PLAN RECOMMENDATIONS AND JUSTIFICATION***

**Plan:**

*The whole length of cliffs between Cromer and Mundesley provide a vital source of beach sediment area for much of the SMP frontage. Therefore maintaining this sediment input and transport along the coast is a key long-term aim. However, historic defence construction at Overstrand has already formed a significant promontory, and this will have an increasing influence on the sediment drift to downcoast beaches if the present define line is maintained, preventing approximately 20% of the entire SMP beach sediment budget from moving freely along the coast. Furthermore, there is not, at present, sufficient economic justification for new defences. Consequently, the long-term aim for this frontage is to allow the shoreline to retreat. However, there is a large number of socio-economic assets, which will be at risk under this approach. Therefore the immediate future defences will be maintained as long as possible within existing economic justification, whilst measures are put in place, to manage this risk and mitigate the displacement of people and loss of property and facilities, in the medium-term.*

**Policies to implement Plan:**

***From present day:***

The present-day policy for this area is to continue to protect the village frontage through *initially* maintaining existing defences through a **hold the line policy**, where economically justified. Due to the long-term aim, it is not planned that the seawall would be rebuilt if it should fail, which could be within the next 20 years. However, if necessary, structures that assist in temporarily delaying the erosion for a short period may provide appropriate replacement whilst approaches to manage and mitigate losses are developed; therefore at this stage a **managed realignment** policy is advocated.

Overstrand already forms a promontory, and this will become more evident over this period as cliffs to either side erode. This will begin to restrict sediment from the north reaching beaches to the south, and may also cause a net loss from the system as sediment is moved offshore more rapidly.

Over this period, beaches will continue to become narrower and defences more exposed. The cliffs are inherently unstable and prone to failure through groundwater percolation; therefore those areas protected by only timber revetment will still be at risk of erosion. However, the extent of erosion is not predicted to result in the loss of properties during this period.

*Due to the rapid response of this shoreline to erode and resume a natural position once defences are no longer in place, this shorter term policy is not considered to be detrimental to the long-term Plan.*

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***Medium-term:***

This will be a transition period, whereby once defences reach the end of their effective life the coast should be allowed to retreat. This retreat will result in the loss of cliff-top properties and there may be justification for occasional intervention to help manage the retreat because of the large number of assets at risk and the need for measures to be in place to manage risk; therefore the policy is **managed realignment**. Defence measures that temporarily slow

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|---|---|
| | (rather than halt) erosion might be acceptable, if they can be economically justified, provided that these do not prevent the alongshore transport of beach sediment and do not result in the further development of this area as a promontory, i.e. phases of retreat should be allowed for. |
| ***Long-term:*** | In the long-term the policy is for retreat to ensure sediment supply to this, and importantly, downdrift frontages. This will deliver technical and environmental benefits, but a number of assets will be at risk. Therefore there needs to be a continuation of measures to manage losses, including erosion-slowing defences, therefore the recommended policy is **managed realignment**.<br><br>Ultimately, the shoreline should reach a point more in keeping with the natural position had it not been defended, which should enable a beach to form. At this point it is expected that erosion rates will slow and management of the shoreline will be more easily achieved, through measures such as groynes, without being detrimental to other parts of the SMP frontage. |

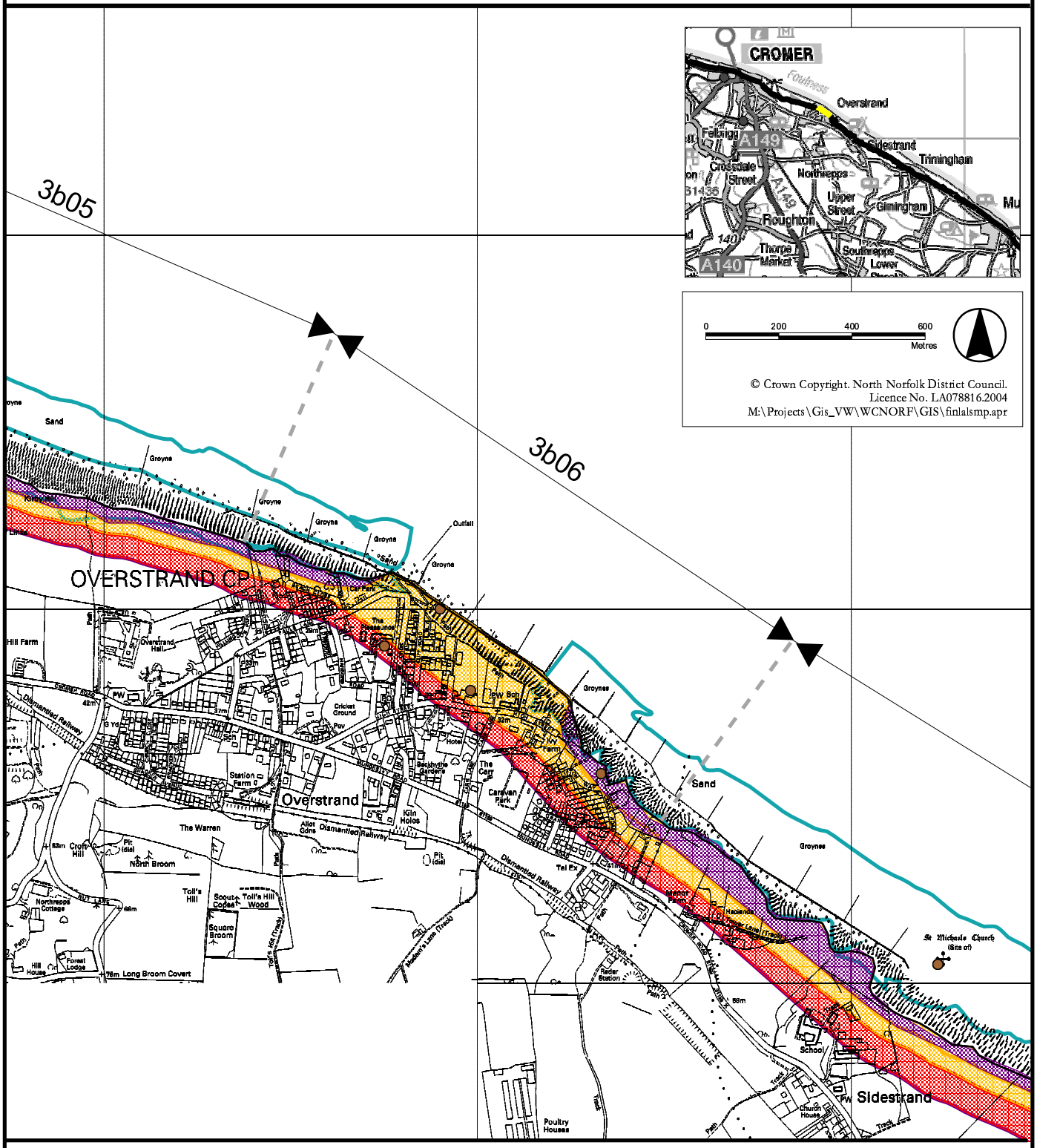
The above provides the local details in respect of the SMP-wide Plan; therefore the above must be read in the context of the wider-scale issues and policy implications, as presented in the preceding sections and Appendices to this Plan document.

| | |
|---|---|
| ***Location reference:*** | ***Overstrand*** |
| ***Policy Unit reference:*** | 3b06 |

***IMPLICATIONS OF THE PLAN FOR THIS LOCATION***

| *Time Period* | *Property & Land Use* | *Nature Conservation* | *Landscape* | *Historic Environment* | *Amenity & Recreational Use* |
|---|---|---|---|---|---|
| ***By 2025*** | Loss of less than 5 properties along the south of Overstrand, but also loss of gardens due to natural cliff failure behind defences. | No change from present condition. | No landscape objectives identified. | No loss of high importance heritage sites. | No loss of community facilities behind the defences, but potential loss of Jubilee Ground.<br>Promenade maintained, but very narrow beach. Access to beach maintained.<br>Loss of some of car park. |
| ***By 2055*** | Cumulative loss of between 20 and 60 houses and less than 10 commercial properties and associated infrastructure/ services.<br>Loss of local road links.<br>Loss of sewage pumping station. | Increased erosion may improve County Wildlife status. | No landscape objectives identified. | Loss of Grade II property: 'Sea Marge'. | Loss of promenade.<br>Car park lost together with present access. |
| ***By 2105*** | Cumulative loss of between 60 and 135 houses and less than 10 commercial properties and associated infrastructure/ services.<br>Loss of local road links.<br>Loss of sewage pumping station. | Increased erosion may improve County Wildlife status. | No landscape objectives identified. | Loss of Grade II property: 'The Pleasance'. | Access and car park no longer present. |

# Kelling to Lowestoft Ness Shoreline Management Plan
# Policy Unit 3b06: Overstrand





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## POLICY (FOR FULL DETAILS SEE RELEVANT POLICY STATEMENT)

| From Present Day: | Medium-Term: | Long-Term: |
|---|---|---|
| Hold the line through maintenance of existing defences until failure then managed realignment | Allow retreat through managed realignment | Allow retreat through managed realignment |

Indicative erosion zone up to 2025
Indicative erosion zone up to 2105
Policy Unit boundary
Indicative erosion zone up to 2055

**Environmental/Cultural Heritage**

National Nature Conservation Designation
Important Heritage Sites
International and National Nature Conservation Designation
2003 Indicative Floodplain © Environment Agency