

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:

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

Location reference: *Ostend to Eccles*

Policy Unit reference: 3b12

SUMMARY OF PLAN RECOMMENDATIONS AND JUSTIFICATION

Plan:

It would not be appropriate to defend Happisburgh due to the impact this would have on the SMP shoreline as a whole, as the coastal retreat either side would result in the development of this area as a promontory making it both technically difficult to sustain and impacting significantly upon the alongshore sediment transport to downdrift areas. Although there are implications, such as loss to erosion of residential properties and amenities at Happisburgh, these are not sufficient to economically justify building new defences along this frontage. Therefore the long-term Plan is to allow natural functioning of the coast through allowing it to retreat.

Policies to implement Plan:

From present day: The policy from the present day is to allow natural processes to take place, through not extending or seeking to replace existing defences, i.e. **no active intervention**. At Happisburgh the existing rock bund would continue to have a limited effect on the retreat rates in the short-term (next 5 to 10 years), but will not prevent cliff erosion. Therefore over this period there will be further loss of cliff top land, including Grade 1 agricultural land, and properties.

Medium-term: The medium-term policy is to allow coastal retreat with **no active intervention**, so that the cliff line reaches a more sustainable position, i.e. a more natural position. There will be continued loss of property and facilities during this time, therefore there needs to be continued management of this risk.

Long-term: In the long-term the policy would be to allow coastal retreat, through **no active intervention**. During this period it is probable that properties threatened by erosion will include the village church. The increased throughput of sediment from adoption of similar policies to the north will help beaches to build along this frontage so that erosion, and therefore property loss, here is not accelerated over and above natural rates.

Once the shoreline reaches a more sustainable position, it may be acceptable to help beach retention at Happisburgh, if necessary, with structures such as short groyne, provided that these are not detrimental to continued adequate sediment throughput to areas downdrift. These should not halt erosion, but would help to manage it in a sustainable manner.

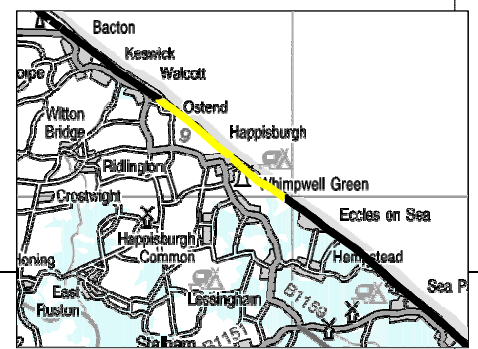
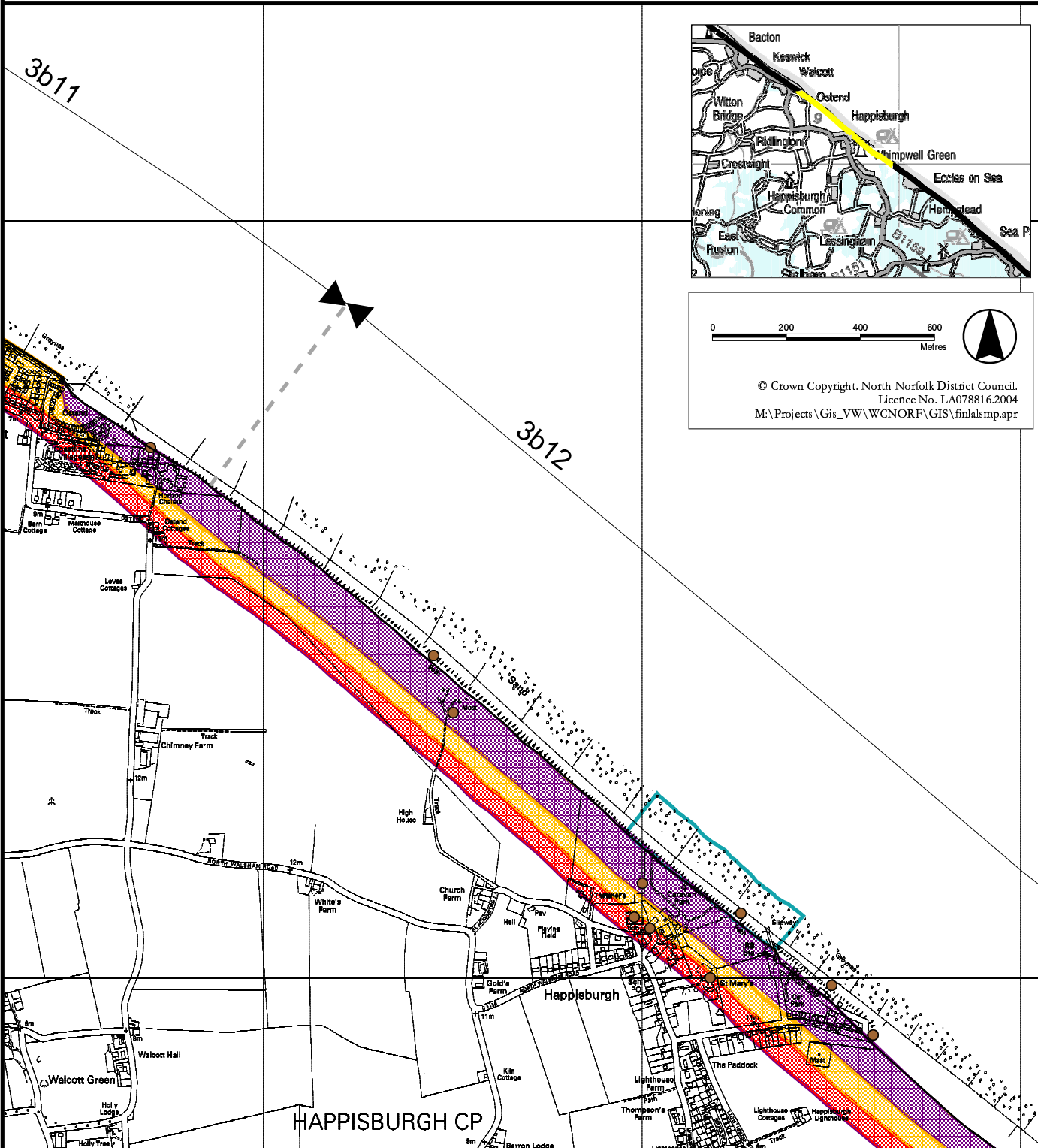
Location reference:	Ostend to Eccles
Policy Unit reference:	3b12

PREDICTED 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 circa 15 properties (commercial and residential), primarily along Beach Road, Happisburgh. Loss of cliff top caravan park land at Happisburgh. Loss of HM Coastguard Rescue facility. Loss of Grade 1 agricultural land.	Continued exposure of Happisburgh SSSI cliffs.	No landscape objectives identified.	No loss of cliff top heritage sites.	Little or no beach. Access may be maintained at Happisburgh.
By 2055	Cumulative loss of between circa 15 and 20 properties (commercial and residential), primarily along Beach Road, Happisburgh. Further loss of cliff top caravan park land at Happisburgh. Further loss of Grade 1 agricultural land.	Continued exposure of Happisburgh SSSI cliffs.	No landscape objectives identified.	Grade 1 St Mary's church and Grade II Manor House at risk of erosion.	Beach present, but probable loss of existing access at Happisburgh.
By 2105	Cumulative loss of between circa 20 and 35 properties. Loss of cliff top caravan park land at Happisburgh. Total loss of up to approximately 45 ha of Grade 1 agricultural land.	Continued exposure of Happisburgh SSSI cliffs.	No landscape objectives identified.	Probable loss of Grade 1 St Mary's church and Grade II Manor House.	Beach present, but probable loss of existing access at Happisburgh.

Kelling to Lowestoft Ness Shoreline Management Plan

Policy Unit 3b12: Ostend to Eccles (1 of 2)



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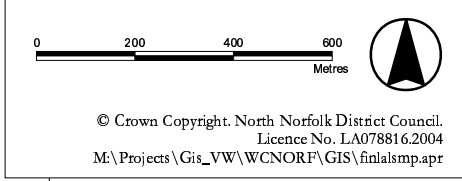
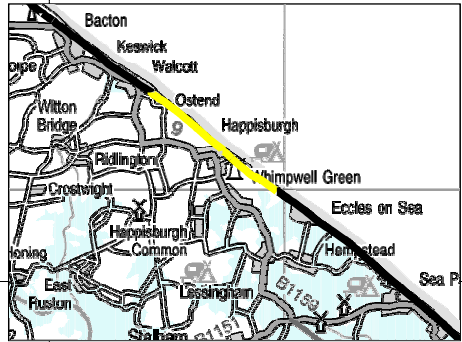
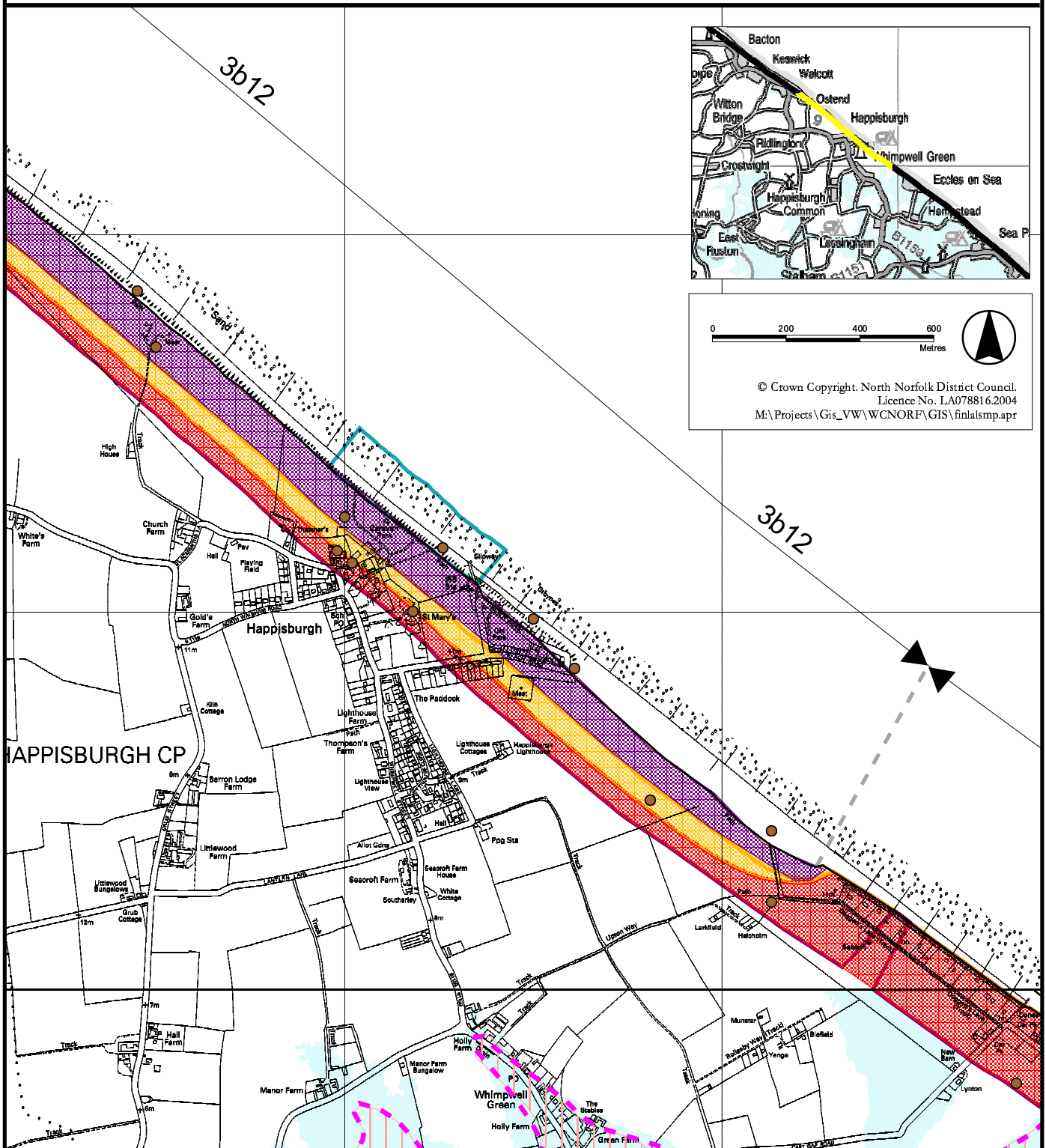
POLICY (FOR FULL DETAILS SEE RELEVANT POLICY STATEMENT)

From Present Day:	Medium-Term:	Long-Term:
Allow retreat through no active intervention	Allow retreat through no active intervention	Allow retreat through no active intervention

- Indicative erosion zone up to 2025
- Indicative erosion zone up to 2055
- Indicative erosion zone up to 2105
- Maximum potential realignment
- Policy Unit boundary
- Environmental/Cultural Heritage
- National Nature Conservation Designation
- International and National Nature Conservation Designation
- Important Heritage Sites
- 2003 Indicative Floodplain © Environment Agency

Kelling to Lowestoft Ness Shoreline Management Plan

Policy Unit 3b12: Ostend to Eccles (2 of 2)



POLICY (FOR FULL DETAILS SEE RELEVANT POLICY STATEMENT)

From Present Day:	Medium-Term:	Long-Term:
Allow retreat through no active intervention	Allow retreat through no active intervention	Allow retreat through no active intervention

- Indicative erosion zone up to 2025
- Indicative erosion zone up to 2055
- Indicative erosion zone up to 2105
- Maximum potential realignment
- Policy Unit boundary

Environmental/Cultural Heritage

- National Nature Conservation Designation
- International and National Nature Conservation Designation
- Important Heritage Sites
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