

Kelling to Lowestoft Ness Shoreline Management Plan

Appendix E: Issues and Objective Evaluation

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E1 Introduction

This Appendix summarises the features and issues identified along the Kelling to Lowestoft Ness coastline, together with the setting and evaluation of objectives. The information presented in this Appendix is supported by [Appendix D](#) (Thematic Studies), which provides further details on each of the features.

The approach promoted by Defra guidance uses the principles of the Quality of Life Capital (QLC) approach, which was developed jointly by the Countryside Agency, English Nature, English Heritage and the Environment Agency to address environmental issues in decision-making. There is a focus on the services (termed as benefits) that a feature (e.g. a harbour) contributes to a location, a region or the nation, which helps clarify why that feature on the coast may or may not require protection. The understanding of why a feature is important to stakeholders, either locally or nationally, also helps ensure the process is transparent.

All the information has been recorded in a table to ensure clarity and transparency.

E2 Methodology

E2.1 IDENTIFICATION OF ISSUES AND OBJECTIVES

The Issues and Objectives Table was populated using information from the Theme Reviews and also inputs from both the Client Steering Group (CSG) and stakeholders (see [Appendix B](#) for further details on stakeholder involvement).

E2.2 OBJECTIVE EVALUATION

The relative importance of the objectives has then evaluated, through answering a series of questions:

- At what scale is the benefit important?
- How important are these benefits to the people who use them?
- Is there enough of the benefit?
- Can the benefit be substituted?

Again this information has been derived from the Thematic Studies (see [Appendix D](#)) and has also involved the input from members of the CSG and Extended Steering Group (ESG).

E2.3 EXPLANATION OF COLUMN HEADINGS

(a) *Feature*

This is defined as something tangible that provides a benefit or service to society in one form or another. The feature will relate to the benefit(s) that it provides and SMP Policy will address objectives that relate to a feature.

(b) *Issues associated with feature*

This column identifies all issues associated with that feature. Issues may occur where either a feature is at risk from flooding or erosion or where management intervention could impact upon a feature.

(c) *Affect policy?*

This states whether the feature and its associated issues are of direct relevance to policy decisions; although an issue may be deemed to be of flood and coastal defence management relevance, it may still not affect policy e.g. offshore dredging or offshore fisheries.

(d) *Why is the feature important?*

For those features and issues which are deemed to affect policy, this column identifies the tangible benefits of the feature.

It should be noted, however, that 'coastal processes' do not constitute a benefit, for example, sediment transport maintaining a beach that provides both a natural defence to a village and a recreational amenity would not be considered a benefit; instead the benefits would be the residential provision of the village and recreation.

(e) Who benefits?

This column identifies the key beneficiaries.

(f) Objective

For each feature, where potential flood or coastal erosion related issues have been identified, a specific objective has been defined, based on the relevant specific issue and the benefits provided by that feature.

(g) Scale? (At what scale is the benefit important?)

This identifies the area over which the benefit has an impact of some significance, and has used the following classes:

International	Beyond the UK
National	UK
Regional	East Anglia
Sub-Regional	Typically the county within which the feature is situated, but for major coastal towns this is the town envelope and the immediate surrounding rural area.
Local	The immediate vicinity of the feature in question. For coastal villages and other rural communities this includes that part of the county, and may include the nearest town that provides main services such as shops, banking, leisure and recreational facilities.

(h) Importance? (Importance of these benefits to the people who use them?)

This considers the scale of the impact should that feature/benefit be lost tomorrow and has used the following classes:

High	Loss tomorrow would significantly influence stakeholder daily life/ work/ management practices (significance change to socio-economic status or quality of life)
Medium	Loss tomorrow would partially influence stakeholder daily life/ work/ management practices (moderate change to socio-economic status or quality of life)
Low	Loss tomorrow would have little or no influence on stakeholder daily life/ work/ management practices

(i) Enough? (Is there enough of the benefit?)

This identifies how scarce or rare a benefit is, at the scale at which it is important. As part of this, consideration needs to be given to whether other sites/areas can be found where this benefit is provided (e.g. inland or further along the coast etc.).

(j) Replace? (Can the benefit be substituted?)

This identifies whether the benefit could be replaced at the appropriate scale and considers the practicability of substitution: some benefits can be substituted whilst others can not, for example it may be possible to divert a threatened footpath and preserve the recreational benefit that it provides, whilst ancient woodlands are impossible to recreate within the timescale of the SMP.

Although the SMP can address whether it is technically possible to replace a benefit, it is not necessary to define whether it is operationally possible (i.e. the new site secured and the necessary funding in place), as this assessment is only used to evaluate the objective, not appraise policy.

E2.4 OBJECTIVE CLASSIFICATION

Using the answers to the above questions (g) to (j), the objectives have been broadly classified by theme and each feature/ benefit has been attributed a rank, which includes a letter and a number. The letter refers to the theme (see list below) and the number defines the relative significance, with 1 being the highest rank in each theme.

As it has been recognised that it is not possible to compare different types of features, e.g. environment site with housing, the ranking is specific to each theme:

- Housing (H)
- Commercial and agricultural property (C)
- Infrastructure (roads, pipelines etc.) (F)
- Natural environment (E)
- Heritage (G)
- Landscape (L)
- Recreation (R)

E3 The Issues and Objectives Table

3b01 Kelling Hard to Sheringham

Feature	Issues associated with Feature	Affect Policy?	Why is the feature important?	Who benefits?	Objective	Scale?	Importance?	Enough?	Replace?	Rank
Cliff top residential properties at Weybourne	- Potential loss of housing through erosion - Devaluation of neighbouring property - Anxiety and stress to owners and occupiers facing loss	Yes	Homes for people - represents substantial investment for individual property owners	Individual residents and local community	Prevent loss of residential properties to erosion	Local	Medium	No	Yes	H4
Weybourne Priory	- Loss of the Priory to erosion - It is considered that there are unexcavated remains alongside the Priory and these will be at risk through continuing erosion	Yes	The Priory is a Scheduled Ancient Monument and remains may be of significant importance	National community	Prevent loss of Weybourne Priory to erosion	National	High	No	No	G2
Heritage sites	- Loss of a number of monument sites of high importance	Yes	Sites identified as high heritage value due to their unique nature	National community	Prevent loss of heritage sites	National	High	No	No	G2
Agricultural land	- Potential loss of Grade 3 land through erosion. Much of National Trust land is in Stewardship/set aside	Yes	Economy/employment through farming	Individual farmers and local community	Prevent loss of farmland to erosion	Sub-regional	Low	Yes	Yes	C5
Weybourne Cliffs SSSI	- Continual erosion of cliffs necessary to maintain a clear face for geological study	Yes	Contribution to understanding of national geological succession	National community	Continued erosion of cliffs to maintain exposures	National	High	No	No	E2
Kelling Hard County Wildlife Site	- Loss of CWS site designated as unimproved, slightly calcareous and neutral grassland	Yes	Important habitats site	Sub-regional conservation interest groups	Maintain the existing habitats	Sub-regional	Medium	No	No	E4
Beach Lane County Wildlife Site	- Loss of shingle beach which protects areas of grassland, reedswamp and brackish lagoons which have County Wildlife Status	Yes	Important habitats site	Sub-regional conservation interest groups	Maintain the existing shingle habitats whilst allowing shingle ridge to roll back	Sub-regional	Medium	No	No	E4
Beach and Foreshore	- Concern over beach condition	Yes	Important recreational feature	Regional users and local community	Maintain a beach suitable for recreation purposes	sub-regional	Low	No	Yes	R4
	- Dredging of offshore banks for aggregate – concern about potential impact on beach levels (Non-policy issue)	No								
Car park and beach access at Beach Lane	- Potential loss of car park	Yes	Tourist and local parking facilities	Regional users and local community	Maintain car park facilities	Local	Medium	Yes	Yes	F5

	- Potential loss of access to beach	Yes	Provides access for local fishing industry, residents, tourists, maintenance contractors & emergency services	Regional users and local community	Maintain access to the beach	Local	Low	Yes	Yes	F6
Sheringham Golf Links	- Loss of golf course through erosion	Yes	Provides recreation and tourist facility	Individual owner and local community	Prevent loss of golf course to erosion	Sub-regional	Low	No	Yes	R4
National Trail	- Potential loss of Trail through erosion	Yes	Part of national network of trails important for recreation and tourism	National and Local community	Maintain Trail throughout frontage	National	High	No	Yes	R2
AONB	- The way in which the coastline is managed may have an adverse effect on the landscape which contributes to this status	Yes	High landscape value	National users and local community	Maintain landscape quality	National	High	No	No	L1

3b02 Sheringham

Feature	Issues associated with Feature	Affect Policy?	Why is the feature important?	Who benefits?	Objective	Scale?	Importance?	Enough?	Replace?	Rank
Residential properties	- Potential loss of housing through erosion - Devaluation of neighbouring property - Anxiety and stress to owners and occupiers facing loss	Yes	Homes for people - represents substantial investment for individual property owners	Individual residents and local community	Prevent loss of residential properties to erosion	Sub-regional	High	No	Yes	H3
Commercial properties	- Potential loss of businesses through erosion	Yes	Local economy Community cohesion Investment of individual business owners	Individual owners, local economy, local community and visitors	Prevent loss of commercial properties to erosion	Regional	High	No	Yes	C2
Community facilities	- Potential loss of community facilities through erosion	Yes	Benefit to local residents Community cohesion	Local community	Prevent loss of community facilities to erosion	Local	High	No	Yes	R4
Heritage sites	- Loss of heritage sites including The Lees and Beeston Regis Hill, which are of high importance	Yes	Sites identified as high heritage value due to their unique nature	National community	Prevent loss of heritage sites to erosion	National	High	No	No	G2
Recreational and tourist facilities	- Potential loss of tourist and recreation sites, accommodation and activities including major attractions, shops, public open space, holiday amenities, and promenade	Yes	Tourism forms the main part of the local economy Sites also of benefit to local residents	Regional and local economies, businesses, residents and tourists	Prevent loss of tourist facilities to erosion	Regional	High	No	Yes	C2
Infrastructure	- Potential loss of or damage to services and roads through erosion	Yes	Services and facilities for the local business and resident communities	Local community	Maintain services to properties	Sub-regional	High	Yes	Yes	F3
		Yes	Transportation linkages within Sheringham	Local community	Maintain communication link within Sheringham	Local	Medium	High	Yes	F5

Lifeboat Station	- Potential loss of access - Potential loss of building	Yes	The lifeboat is a vital part of the RNLI complement of boats providing lifesaving services around the coast of the UK	National	Maintain Lifeboat Station in the town	International	High	No	Yes	F2
Beeston Cliffs SSSI	- Continual erosion of cliffs necessary to maintain a clear face for geological study	Yes	Contribution to understanding of national geological succession	National community	Continued erosion of cliffs to maintain exposures	National	High	No	No	E2
	- Erosion or regrading could reduce the area of unimproved grassland on the cliff-top, which is also part of the SSSI through its characteristic plant species	Yes	Host to nationally important plants	National community	Maintain the existing habitats	National	High	No	No	E2
Beach and foreshore	- Potential deterioration in condition and appearance of the Blue Flag beach	Yes	Important recreational feature of the town	Regional users and local community	Maintain a beach suitable for recreation purposes	International	High	No	Yes	R1
	- Potential health and safety hazard caused by deteriorating defences at foot of cliffs	No								
	- Dredging of offshore banks for aggregate – concern about potential impact on beach levels (Non-policy issue)	No								
National Trail	- Potential loss of Trail through erosion	Yes	Part of national network of trails important for recreation and tourism	National and Local community	Maintain Trail throughout frontage	National	High	No	Yes	R2
Access to beach	- Potential loss of access to beach	Yes	Provides access for local fishing industry, residents, tourists, maintenance contractors & emergency services	Local community	Maintain access to the beach	Local	Medium	No	Yes	F5

3b03 Sheringham to Cromer

Feature	Issues associated with Feature	Affect Policy?	Why is the feature important?	Who benefits?	Objective	Scale?	Importance?	Enough?	Replace?	Rank
Cliff top properties at East Runton	- Potential loss of housing through erosion - Devaluation of neighbouring property - Anxiety and stress to owners and occupiers facing loss	Yes	Homes for people - represents substantial investment for individual property owners	Individual residents and local community	Prevent loss of residential properties to erosion	Local	High	No	Yes	H3
Cliff top caravan parks	- Loss of cliff-top caravan parks sited on eroding cliffs - Loss of investment on part of local businesses	Yes	Tourist accommodation Local economy	Individual owners. Regional users, local community	Prevent loss of tourist accommodation to erosion	Regional	Medium	Yes	Yes	C3
Heritage sites	- Loss of heritage sites including a couple identified as of high importance	Yes	Sites identified as high heritage value due to their unique nature	National community	Prevent loss of heritage sites to erosion	National	High	No	No	G2

Agricultural land	- Potential loss of Grade 3 land through erosion	Yes	Economy/employment through farming	Individual farmers and local community	Prevent loss of farmland to erosion	Sub-regional	Low	Yes	Yes	C5
Cliffs at West Runton and East Runton	- Continual erosion of the SSSI designated cliffs necessary to maintain a clear face for geological study and re-sampling	Yes	Nationally important SSSI Pleistocene reference site. Internationally important site with respect to its vertebrate faunas Contribution to understanding of national geological succession	National community	Continued erosion of cliffs to maintain exposures	National	High	No	No	E2
Car park and beach access	- Potential loss of car park	Yes	Tourist and local parking facilities	Regional users and local community	Maintain car park facilities	Local	Medium	Yes	Yes	F5
	- Potential loss of access to beach	Yes	Provides access for local fishing industry, residents, tourists, maintenance contractors & emergency services	Regional users and local community	Maintain access to the beach	Local	Low	Yes	Yes	F6
Beach and Foreshore	- Loss of County Wildlife site	Yes	Local nature conservation	Local community	Maintain the existing habitats	Sub-regional	Medium	No	No	E4
	- Potential deterioration in condition/appearance of beach	Yes	Important recreational feature	Regional users and local community	Maintain a beach suitable for recreation purposes	Sub-regional	Low	No	Yes	R4
	- Dredging of offshore banks for aggregate – potential impact on beach level (Non-policy issue)	No								
	- Continuing maintenance necessary for existing concrete defences at foot of cliffs	No								
	- Potential health and safety hazard caused by deteriorating defences at foot of cliffs	No								
	- West Runton SSSI includes the foreshore - designation requires continued erosion to keep the exposures clean	Yes	Nationally important SSSI Pleistocene reference site. Contains only rock pool site in East Anglia	National community	Retain foreshore to maintain the marine study value of the site	National	High	No	No	E2

3b04 Cromer

Feature	Issues associated with Feature	Affect Policy?	Why is the feature important?	Who benefits?	Objective	Scale?	Importance?	Enough?	Replace?	Rank
Residential properties	- Potential loss of housing through erosion - Devaluation of neighbouring property - Anxiety and stress to owners and occupiers facing loss	Yes	Homes for people - represents substantial investment for individual property owners	Individual residents and local community	Prevent loss of residential properties to erosion	Sub-regional	High	No	Yes	H2

Commercial properties	- Potential loss of businesses through erosion - Loss of investment on part of individual business owners	Yes	Local economy Community cohesion Investment of individual business owners	Individual owners, local economy, local community and visitors	Prevent loss of commercial properties due to erosion	Regional	High	No	Yes	C2
Commercial properties on the promenade	- Potential loss of businesses through erosion or repeated flooding	Yes	Local economy Community cohesion Investment of individual business owners Define the character of Cromer	Individual owners, local economy, local community and visitors	Prevent damage to/loss of commercial properties due to erosion	Regional	High	No	Yes	C2
Heritage sites	- Potential loss of important monuments and Grade II listed properties of Cromer Baptist Church and 'The Gangway'	Yes	Heritage value as listed buildings	Individual owners and regional community	Prevent loss of heritage sites to erosion	Regional	Medium	No	No	G3
	- Grade I Cromer Church	Yes	Community cohesion and heritage value	National and local community	Prevent loss of church to erosion	National	Medium	No	No	G2
Community facilities	- Potential loss of community facilities through erosion	Yes	Benefit to local residents Community cohesion	Local community	Prevent loss of community facilities to erosion	Local	High	No	Yes	R4
Recreational and tourist facilities	- Potential loss of tourist and recreation sites, accommodation and activities including major attractions, shops, holiday amenities, public open space and promenade	Yes	Tourism forms the main part of the local economy Sites also of benefit to local residents	Regional and local economies, businesses, residents and tourists	Prevent loss of tourist facilities to erosion	Regional	High	No	Yes	C2
Pier	- Inappropriate management of beach and nearshore zone could jeopardise stability of pier and/or access to the pier	Yes	Tourism forms the main part of the local economy - Pier is important tourist attraction and leisure facility	Local community and regional users	Prevent loss of recreational facility	Regional	Medium	No	Yes	C3
		Yes	Important heritage feature and adds to character to the town - it is one of relatively few surviving piers in the country	National	Prevent loss of historical pier	Regional	Medium	No	No	G4
Lifeboat Station	- Potential loss of access - Potential loss of building	Yes	The lifeboat is a vital part of the RNLI complement of boats providing lifesaving services around the coast of the UK	National	Maintain Lifeboat Station in the town	International	High	No	Yes	F2
Infrastructure	- Potential loss of or damage to services and roads through erosion	Yes	Services and facilities for the local business and resident communities Transportation linkages within Cromer	Local community	Maintain services to properties	Local	Medium	Yes	Yes	F5
	- Promenade contains sewage pumping station	Yes	Services and facilities for the local business and resident communities	Local community	Maintain pumping station	Sub-regional	High	Yes	Yes	F3
Main Road at Cromer (A149)	- Potential loss of main A road through erosion	Yes	Provides local access within Cromer to properties & businesses	Local community	Maintain communication links within Cromer	Local	Medium	No	Yes	F5

		Yes	Provides main links to adjacent towns and along the coast	Regional economy	Maintain major communication link between Cromer and settlements to the east	Sub-regional	Medium	Yes	Yes	F4
Sea Wall	- Conserving the sea wall as a Grade II listed structure, which may restrict the options for its maintenance, repair or replacement.	Yes	Historical value	National community	Prevent loss of historical seawall	Regional	Medium	No	No	G4
Beach and foreshore	- Potential deterioration in condition and appearance of the Blue Flag beach	Yes	Important recreational feature of the town	Regional users and local community	Maintain a beach suitable for recreation purposes	International	High	No	Yes	R1
	- Potential health and safety hazard caused by deteriorating defences at foot of cliffs	No			-					
	- Dredging of off-shore banks for aggregate – concern about potential impact on beach levels (Non-policy issue)	No			-					
Access to beach	- Potential loss of access to beach	Yes	Provides access for local fishing industry, residents, tourists, maintenance contractors & emergency services	Local community	Maintain access to beach	Local	Low	Yes	Yes	F6

3b05 Cromer to Overstrand

Feature	Issues associated with Feature	Affect Policy?	Why is the feature important?	Who benefits?	Objective	Scale?	Importance?	Enough?	Replace?	Rank
Royal Cromer Golf Course	- Potential loss of golf course through erosion	Yes	Provides recreation and tourist facility	Individual owner and local community	Prevent loss of golf course to erosion	Sub-regional	Low	No	Yes	R4
Cliffs	- Loss of SAC designated site - Continued erosion of cliffs necessary to maintain habitats	Yes	Critical habitat and landscape International community	International community	Maintain the existing habitats	International	High	No	No	E1
Cliff-top footpath	- Potential loss of footpath through erosion	Yes	Important for recreation and tourism	National and Local community	Maintain footpath throughout frontage	Local	Medium	No	Yes	R4
Beach and foreshore	- Potential deterioration in condition and appearance of the beach	Yes	Important recreational feature of the town	Regional users and local community	Maintain a beach suitable for recreation purposes	Sub-regional	Low	No	Yes	R4
	- Dredging of off-shore banks for aggregate – concern about potential impact on beach levels (Non-policy issue)	No								
AONB	- The way in which the coastline is managed may have an adverse effect on the landscape which contributes to this status	Yes	High landscape value	National users and local community	Maintain landscape quality	National	High	No	No	L1

3b06 Overstrand

Feature	Issues associated with Feature	Affect Policy?	Why is the feature important?	Who benefits?	Objective	Scale?	Importance?	Enough?	Replace?	Rank
Residential properties	- Potential loss of housing within the village through erosion - Devaluation of neighbouring property - Anxiety and stress to owners and occupiers facing loss	Yes	Homes for people - represents substantial investment for individual property owners	Individual residents and local community	Prevent loss of residential properties to erosion	Local	High	No	Yes	H3
Commercial properties	- Potential loss of businesses through erosion	Yes	Local economy Community cohesion Investment of individual business owners	Individual owners, local economy, local community and visitors	Prevent loss of commercial properties to erosion	Local	Medium	No	Yes	C5
Heritage sites	- Potential loss of heritage sites including 2 Grade II properties: 'The Pleasance' (including Lutyens buildings) and 'Sea Marge'. Also general historical value due to connections with Sir Winston Churchill.	Yes	Heritage value as listed buildings	Individual owners and regional community	Prevent loss of heritage sites to erosion	Regional	Medium	No	No	G3
Community facilities	- Potential loss of community facilities through erosion	Yes	Benefit to local residents Community cohesion	Local community	Prevent loss of community facilities to erosion	Local	High	No	Yes	R4
Tourist facilities including the promenade	- Potential loss of recreation sites, including Jubilee Playground, and amenities	Yes	Tourism forms the main part of the local economy Sites also of benefit to local residents	Regional and local economies, businesses, residents and tourists	Prevent loss of tourist amenities to erosion	Sub-regional	Low	No	Yes	R4
Infrastructure	- Potential loss of or damage to services and roads through erosion	Yes	Services and facilities for the local business and resident communities	Local community	Maintain services to properties	Local	Low	Yes	Yes	F6
		Yes	Transportation linkages within Overstrand	Local community	Maintain communication links within Overstrand	Local	Low	Yes	Yes	F6
	- Pumping Station and sewers	Yes	Serves Overstrand and Sidestrand	Local community	Maintain pumping station and sewers	Local	Low	Yes	No	F5
Overstrand Sea Front County Wildlife Site	- Potential loss of habitat	Yes	Local nature conservation	Local community	Maintain the existing habitats	Sub-regional	Medium	No	No	E4
Access to beach	- Potential loss of access to beach	Yes	Provides access for local fishing industry, residents, tourists, maintenance contractors & emergency services	Local community	Maintain access to beach	Local	Low	Yes	Yes	F6
Car park on cliff top	- Potential loss of car park	Yes	Tourist and local parking facilities	Regional users and local community	Maintain car park facilities	Local	Medium	Yes	Yes	F5

3b07 Overstrand to Mundesley

Feature	Issues associated with Feature	Affect Policy?	Why is the feature important?	Who benefits?	Objective	Scale?	Importance?	Enough?	Replace?	Rank
Residential properties in Sidestrand	- Potential loss of housing within the village through erosion - Devaluation of neighbouring property - Anxiety and stress to owners and occupiers facing loss	Yes	Homes for people - represents substantial investment for individual property owners	Individual residents and local community	Prevent loss of residential properties to erosion	Local	Medium	No	Yes	H4
Residential properties in Trimmingham	- Potential loss of housing within the village through erosion - Devaluation of neighbouring property - Anxiety and stress to owners and occupiers facing loss	Yes	Homes for people - represents substantial investment for individual property owners	Individual residents and local community	Prevent loss of residential properties to erosion	Local	Medium	No	Yes	H4
Community facilities	- Potential loss of Trimmingham church through erosion	Yes	Benefit to local residents Community cohesion	Local community	Prevent loss of community facilities to erosion	Local	Medium	No	No	G5
MOD communications facility	- Potential loss of MOD mobile communications facility	Yes	Communications base	National	Prevent loss of MOD communications facility	National	High	No	Yes	F2
Coastal Road at Trimmingham	- Loss of coastal road through erosion	Yes	Local access within village to properties	Local community	Maintain communication link within Trimmingham	Local	Low	Yes	Yes	F6
			Main coastal route providing link to adjacent towns	Regional community	Maintain major communication link between Trimmingham and adjacent towns and villages	Sub-regional	Medium	Yes	Yes	F4
Agricultural land	- Potential loss of Grade 3 land through erosion	Yes	Economy/employment through farming	Individual farmers and local community	Prevent loss of farmland to erosion	Sub-regional	Low	Yes	Yes	C5
Cliffs	- Continual erosion of SSSI designated cliffs necessary to sustain habitats and exposures	Yes	Contribution to understanding of national geological succession	International community	Retain clean exposure of cliff face to maintain the geological study value of the site	National	High	No	No	E2
	- Continued cliff movements to support cliff face habitat types listed within SSSI designation	Yes	Soft rock cliff habitats for invertebrates	International community	Maintain the existing habitats	National	High	No	No	E2
	- Potential loss of CWS cliff and cliff top habitats	Yes	Cliff top habitats	Local environmental interests	Maintain the existing habitats	Sub-regional	Medium	No	No	E4
Beach and Foreshore	- Potential deterioration in condition and appearance of the beach	Yes	Important recreational feature	Regional users and local community	Maintain a beach suitable for recreation purposes	Sub-regional	Low	No	Yes	R4
	- Potential health and safety hazard caused by deteriorating defences at foot of cliffs	No								

	- Dredging of offshore banks for aggregate – concern about potential impact on beach levels (Non-policy issue)	No								
Access to beach	- Potential loss of access to beach	Yes	Provides access for local fishing industry, residents, tourists, maintenance contractors & emergency services	Regional users and local community	Maintain access to beach	Local	Low	Yes	Yes	F6
Cliff-top caravan park at Vale Road and Mundesley Cliffs North	- Loss of cliff-top caravan parks sited on eroding cliffs - Loss of considerable investment on part of local businesses	Yes	Tourist accommodation Local economy	Individual owners. Regional users, local community	Prevent loss of tourist accommodation to erosion	Regional	Medium	Yes	Yes	C3
AONB	- The way in which the coastline is managed may have an adverse effect on the landscape which contributes to this status	Yes	High landscape value	National users and local community	Maintain landscape quality	National	High	No	No	L1

3b08 Mundesley

Feature	Issues associated with Feature	Affect Policy?	Why is the feature important?	Who benefits?	Objective	Scale?	Importance?	Enough?	Replace?	Rank
Residential properties	- Potential loss of housing within the village through erosion - Devaluation of neighbouring property - Anxiety and stress to owners and occupiers facing loss	Yes	Homes for people - represents substantial investment for individual property owners	Individual residents and local community	Prevent loss of residential properties to erosion	Local	High	No	Yes	H3
Commercial properties	- Potential loss of businesses through erosion	Yes	Local economy Community cohesion Investment of individual business owners	Individual owners, local economy, local community and visitors	Prevent loss of commercial properties to erosion	Local	High	No	Yes	C4
Heritage Sites	- Potential loss of important monument sites and Grade II listed buildings	Yes	Sites identified as high heritage value due to their unique nature or listed	Individual owners, regional and national community	Prevent loss of heritage sites to erosion	National	High	No	No	G2
Community facilities	- Potential loss of community facilities, including Mundesley library and Maritime Museum, through erosion		Benefit to local residents Community cohesion	Local community	Prevent loss of community facilities to erosion	Local	High	No	Yes	R4
Infrastructure	- Potential loss of or damage to services and amenities through erosion. Of particular concern are the AW outfall headworks. - Need to maintain access to outfall screens for Mundesley Beck	Yes	Services and facilities for the local business and resident communities	Local community	Maintain services to properties, outfall headworks and access to outfall screens	Sub-regional	High	Yes	Yes	F3

B1159 at Mundesley	- Potential loss of the road, which is the main thoroughfare in the town and forms the main coast road linking villages between Cromer and Caister	Yes	Important link road for both locals and tourist trade - provides local access within Mundesley to properties & businesses	Regional community /economy	Maintain communication link within Mundesley	Local	Medium	No	No	F5
	- Loss of the cliff top section of road would require significant diversions around the town	Yes	Provides main links to adjacent towns and along the coast	Regional community /economy	Maintain major communication link between Mundesley and adjacent towns and villages	Sub-regional	Medium	Yes	Yes	F4
Mundesley IRB station	- Potential impact on launching of the lifeboat	Yes	Forms part of chain of lifeboats providing rescue services around the coast.	Local community, national mariners	Maintain effective launching site for lifeboat	Local	Medium	No	Yes	F5
Beach and foreshore	- The way in which the coastline is managed may have an adverse effect on the condition and appearance of the Blue Flag beach	Yes	Important recreational feature of the town	Regional users and local community	Maintain a beach suitable for recreation purposes	International	High	No	Yes	R1
	- Dredging of off-shore banks for aggregate – concern about potential impact on beach levels (Non-policy issue)	No								

3b09 Mundesley to Bacton Gas Terminal

Feature	Issues associated with Feature	Affect Policy?	Why is the feature important?	Who benefits?	Objective	Scale?	Importance?	Enough?	Replace?	Rank
Mundesley Holiday Camp and Hillside Chalet Park	- Potential loss of tourist accommodation due to erosion - Loss of considerable investment on part of local businesses	Yes	Tourist accommodation Local economy	Individual owners. Regional users, local community	Prevent loss of tourist accommodation to erosion	Regional	Medium	Yes	Yes	C3
	Loss of heritage site at Mundesley Holiday Camp	Yes	Important heritage feature as it was the first purpose built camp in UK.	Regional	Prevent loss of heritage site to erosion	Regional	Medium	No	No	G4
Heritage sites	- Potential loss of Saxon Cemetery	Yes	Site identified as high heritage value due to their unique nature	National community	Prevent loss of heritage site to erosion	National	High	No	No	G2
Agricultural land	- Potential loss of Grade 1 agricultural land through erosion	Yes	Economy/employment through farming	Individual farmers and local community	Prevent loss of farmland to erosion	Regional	Medium	Yes	Yes	C3
Cliffs	- Continual erosion of SSSI designated cliffs to sustain habitats and exposures	Yes	Nationally important site for its extensive Pleistocene sequence	National community	Retain clean exposure of cliff face to maintain the geological and biological study value of the site	National	High	No	No	E2
Beach and Foreshore	- Potential deterioration in condition and appearance of the beach	Yes	Important recreational feature	Regional users and local community	Maintain a beach suitable for recreation purposes	Sub-regional	Low	No	Yes	R4

	- Dredging of off-shore banks for aggregate – concern about potential impact on beach levels (Non-policy issue)	No								
Paston Way footpath	- Potential loss of footpath	Yes	Important for recreation and tourism	Regional users and local community	Maintain footpath throughout frontage	Local	Medium	No	Yes	R4
AONB	- The way in which the coastline is managed may have an adverse effect on the landscape which contributes to this status	Yes	High landscape value	National users and local community	Maintain landscape quality	National	High	No	No	L1

3b10 Bacton Gas Terminal

Feature	Issues associated with Feature	Affect Policy?	Why is the feature important?	Who benefits?	Objective	Scale?	Importance?	Enough?	Replace?	Rank
Gas Terminal	- Potential risk of loss or damage to the site and its plant through erosion	Yes	Important nodal point for national energy infrastructure	National	Prevent loss of Gas Terminal	National	High	No	Yes	F2
			Provides local employment	Local economy, local community	Prevent loss of employment	Regional	High	No	Yes	C2
Cliffs	- Continual erosion of SSSI designated cliffs to sustain habitats and exposures	Yes	Nationally important site for its extensive Pleistocene sequence	National community	Retain clean exposure of cliff face to maintain the geological and biological study value of the site	National	High	No	No	E2

3b11 Bacton, Walcott and Ostend

Feature	Issues associated with Feature	Affect Policy?	Why is the feature important?	Who benefits?	Objective	Scale?	Importance?	Enough?	Replace?	Rank
Residential properties	- Potential loss of housing within the village through erosion - Devaluation of neighbouring property - Anxiety and stress to owners and occupiers facing loss	Yes	Homes for people - represents substantial investment for individual property owners	Individual residents and local community	Prevent damage to/loss of residential properties due to flooding	Local	High	No	Yes	H3
Commercial properties	- Risk of flooding to businesses along the coast road	Yes	Local economy Community cohesion Investment of individual business owners	Individual owners, local economy, local community and visitors	Prevent damage to/loss of commercial properties due to flooding	Local	High	No	Yes	C4
Cliff-top caravan parks at Bacton	- Potential loss of cliff-top caravan parks due to erosion - Loss of considerable investment on part of local businesses	Yes	Tourist accommodation Local economy	Individual owners, Regional users, local community	Prevent loss of tourist accommodation to erosion	Regional	Medium	Yes	Yes	C3

Holiday and residential properties at Ostend	- Potential loss of cliff-top properties due to erosion - Loss of considerable investment on part of local businesses	Yes	Tourist accommodation Local economy	Individual owners. Regional users, local community	Prevent loss of tourist accommodation to erosion	Regional	Medium	Yes	Yes	C3
Heritage site	- Potential loss of Ostend House	Yes	Heritage interest as noted in SMR register	Regional community	Prevent loss of heritage site	Regional	Medium	No	N	G4
B 1159 at Walcott	- Potential damage to or loss of road through erosion.	Yes	Strategic emergency access to Bacton Gas Terminal	Regional Users	Maintain access to Bacton Gas Terminal	Sub-regional	High	Yes	Yes	F3
	- Flooding of road through overtopping and spray	Yes	Transportation linkages between adjacent towns and villages along the coast	Regional economy	Maintain communication links to adjacent towns and villages	Sub-regional	Medium	Yes	Yes	F4
Access to beach	- Potential loss of access to beach	Yes	Provides access for local fishing industry, residents, tourists, maintenance contractors & emergency services	Regional users and local community	Maintain access to beach	Local	Low	Yes	Yes	F6
Beach and foreshore	- Potential deterioration in condition and appearance of the beach	Yes	Important recreational feature	Regional users and local community	Maintain a beach suitable for recreation purposes	Sub-regional	Low	No	Yes	R4
	- Dredging of offshore banks for aggregate – concern about potential impact on beach levels (Non-policy issue)	No								

3b12 Ostend to Eccles

Feature	Issues associated with Feature	Affect Policy?	Why is the feature important?	Who benefits?	Objective	Scale?	Importance?	Enough?	Replace?	Rank
Residential properties at Happisburgh	- Continued loss of housing through erosion - Devaluation of neighbouring property - Anxiety and stress to owners and occupiers facing loss - Sustainability of the village community reduces with each property loss - Difficulty in justification of scheme to protect properties.	Yes	Homes for people - represents substantial investment for individual property owners	Individual residents and local community	Prevent loss of residential properties to erosion	Local	Medium	No	Yes	H4
Cliff-top caravan park at Happisburgh	- Loss of cliff-top caravan parks sited on eroding cliffs - Loss of considerable investment on part of local businesses	Yes	Tourist accommodation Local economy	Individual owners. Regional users, local community	Prevent loss of tourist accommodation to erosion	Regional	Medium	Yes	Yes	C3
Listed buildings in Happisburgh	- Potential threat to Grade I St Mary's Church and the Grade II Manor House and Hill House Hotel	Yes	Grade I and II Listed buildings due to national heritage interests	National and Local community	Prevent loss of heritage sites to erosion	National	Medium	No	No	G3

Agricultural land	- Potential loss of Grade 1 land through erosion	Yes	Economy/employment through farming	Individual farmers and local community	Prevent loss of farmland to erosion	Regional	Medium	Yes	Yes	C3
Cliffs	- Continual erosion of SSSI designated cliffs necessary to maintain a clear face for geological study	Yes	Important geological educational site - important part of the Anglian "jigsaw" of sites which together lead to an understanding of the sequence of glacially related events	National community	Continued erosion of cliffs to maintain exposures	National	High	No	No	E2
	- Erosion of cliffs may lead to outflanking of flood defences to the south	No	-							
Access to the beach	- Re-establishment of access to beach at Happisburgh following its collapse in early 2003	Yes	Ramp formerly provided access for residents, tourists, maintenance contractors & emergency services	Local community	Maintain access to the beach	Local	Low	Yes	Yes	F6
HM Coastguard Rescue facility	- Potential loss of building through erosion	Yes	Coordination of international marine rescue	International and national mariners	Maintain facility	International	High	No	Yes	F1
Lifeboat access	- Ramp at Happisburgh now derelict forcing RNLI crew to launch at Cart Gap	Yes	The lifeboat is a vital part of the RNLI complement of boats providing lifesaving services around the coast of the UK	National and international mariners	Create and maintain a launching facility in the vicinity that meets the needs of the lifeboat crew	International	High	No	Yes	F2
Beach and foreshore	- Potential deterioration in condition and appearance of the beach	Yes	Important recreational feature	Regional users and local community	Maintain a beach suitable for recreation purposes	Sub-regional	Low	No	Yes	R4
	- Dredging of off-shore banks for aggregate – concern about potential impact on beach levels (Non-policy issue)	No								
	- Potential health and safety hazard caused by deteriorating defences at foot of cliffs	No								

3b13 Eccles to Winterton Beach Road

Feature	Issues associated with Feature	Affect Policy?	Why is the feature important?	Who benefits?	Objective	Scale?	Importance?	Enough?	Replace?	Rank
The Bush Estate, Eccles	<ul style="list-style-type: none"> - Potential damage/ loss of housing– concern of outflanking of concrete defences - Anxiety and stress to owners and occupiers facing loss - Loss of local unadopted road system - EA embargo on any further development of the Bush Estate 	Yes	Homes for people - represents substantial investment for individual property owners Tourist accommodation Restricts property at risk behind the sea wall	Regional users and local community Local economy, local community	Prevent loss of/damage to properties due to flooding	Local	Low	No	Yes	H5

Car parks at Cart Gap	- Loss of or damage to car park as a result of erosion or flooding	Yes	Parking facilities for local communities and tourists	Regional users and local community	Maintain car parking facilities	Local	Medium	Yes	Yes	F5
Car parks at Sea Palling and Horsey Gap	- Loss of or damage to car parks as a result of erosion or flooding	Yes	Parking facilities for local communities and tourists	Regional users and local community	Maintain car parking facilities	Local	Medium	Yes	Yes	F5
Marram Hills CWS and Waxham Sands Holiday Park CWS	- Potential loss of or damage to habitats	Yes	Important coastal habitat covered by BAP targets	Regional and local communities	Maintain the existing habitats	Sub-regional	Medium	No	Yes	E4
Access to the beach	- Potential loss of access through erosion or management measures - Informal accesses through dune system reduce their effectiveness	Yes	Provides access for local fishing industry, residents, tourists, maintenance contractors & emergency services	Regional users and local community	Maintain access to beach	Local	Low	Yes	Yes	F6
Residential properties at Sea Palling	- Potential loss/damage to housing through flooding - Loss of community through inundation if existing defences are allowed to deteriorate - Anxiety and stress to owners and occupiers facing loss - Standard of flood protection may inhibit further development	Yes	Homes for people - represents substantial investment for individual property owners	Local community, residents	Prevent damage to/loss of residential properties due to flooding	Local	High	No	Yes	H3
Commercial properties at Sea Palling	- Potential damage to or loss of businesses through flooding	Yes	Local economy Community cohesion Investment of individual business owners	Individual owners, local economy, local community and visitors	Prevent damage to/loss of commercial properties due to flooding	Local	Medium	No	Yes	C5
Infrastructure at Sea Palling	- Potential for damage to or loss of services and amenities through flooding	Yes	Services and facilities for the local business and resident communities	Local communities, residents, businesses and tourists.	Maintain services to properties	Local	Medium	No	Yes	C5
Sea Palling IRB station	- Potential impact on launching of the lifeboat	Yes	Forms part of chain of lifeboats providing rescue services around the coast.	Local community, national and international mariners	Maintain effective launching site for lifeboat	Local	Medium	Yes	No	F5
Beach and Foreshore	- Potential loss of Blue Flag award	Yes	Important recreational feature of the town	Regional users and local community	Maintain a beach suitable for recreation purposes	Local	Medium	No	Yes	F5
	- Potential deterioration in condition and appearance of the beach	No								
	- Dredging of off-shore banks for aggregate – concern about potential impact on beach levels (Non-policy issue)	No								

Residential properties at Waxham	<ul style="list-style-type: none"> - Potential loss/damage to housing through flooding - Loss of community through inundation if existing defences are allowed to deteriorate - Anxiety and stress to owners and occupiers facing loss - Standard of flood protection may inhibit further development 	Yes	Homes for people - represents substantial investment for individual property owners	Individual residents and local community	Prevent damage to/loss of residential properties due to flooding	Local	Medium	No	Yes	H4
Community facilities at Waxham	<ul style="list-style-type: none"> - Potential loss of Waxham church through erosion 	Yes	Benefit to local residents Community cohesion	Local community	Prevent loss of church to erosion	Local	Medium	No	No	G5
Waxham Barn	<ul style="list-style-type: none"> - Potential risk to Grade I listed building 	Yes	The barn is one of the most important historical buildings in the county	Regional economy, National and local communities	Prevent damage to/loss of Waxham Barn due to flooding	National	High	No	No	G2
Winterton Dunes and Ness	<ul style="list-style-type: none"> - Potential loss of dune and coastal habitats due to coastal squeeze (candidate SAC site) - Site is a SSSI geomorphological site and as such is dependent on coastal processes continuing: the integrity of the ness is dependent on a continuing flow of sediment from the north - Loss of unique landscape - Interpretation of coastal processes assumed in preparing the CHaMP for Winterton Ness 	Yes	Habitat site for rare amphibians and populations of species which nest on foreshore. Beach height is critical. Contribution to understanding of ness geomorphology (Unique landscape - included in AONB)	International and national community	Maintain the existing habitats	International	High	No	Yes	E2
	<ul style="list-style-type: none"> - Loss of County Wildlife Site and NNR 	Yes	Important habitat site	National users and local and national community	Maintain natural geomorphological processes	National	High	No	No	E2
Residential properties at Winterton (north of Beach Road)	<ul style="list-style-type: none"> - Potential damage to or loss of some lower-lying housing through flooding- Concern over reduced protection due to eroding dunes - Anxiety and stress to owners and occupiers facing loss - Impact on sustainability of the village community - Standard of flood protection may inhibit further development - Complaints from residents that windblown sand is migrating onto property (Non-policy issue) 	Yes	Homes for people - represents substantial investment for individual property owners	Individual residents and local community	Prevent damage to/loss of residential properties due to flooding or erosion	Local	Medium	No	Yes	H4
AONB	<ul style="list-style-type: none"> - The way in which the coastline is managed may have an adverse effect on the landscape which contributes to this status 	Yes	High landscape value	National users and local community	Maintain landscape quality	National	High	No	No	L1

(3b13) Happisburgh to Winterton Broads

Feature	Issues associated with Feature	Affect Policy?	Why is the feature important?	Who benefits?	Objective	Scale?	Importance?	Enough?	Replace?	Rank
Residential properties (including Villages of Hickling, Horsey, Potter Heigham, West Somerton)	- Potential damage/ loss of housing through flooding - Anxiety and stress to owners and occupiers facing loss - Standard of flood protection may inhibit further development	Yes	Homes for people - represents substantial investment for individual property owners	Individual residents and local community	Prevent damage to/loss of residential properties due to flooding	Local	High	No	Yes	H3
Commercial properties (including Villages of Hickling, Horsey, Potter Heigham, West Somerton)	- Potential loss/damage to commercial properties and community facilities due to inundation	Yes	Tourism is important for local economy Local community cohesion and houses for people Intrinsic part of the Broadland landscape and attractions	Local communities, individual property owners, regional tourism and agricultural economies	Prevent damage to/loss of commercial properties due to flooding	Regional	High	No	Yes	C2
Broadland Habitats	- Potential saltwater penetration of this otherwise freshwater area - Loss/damage to nationally important wetland area for recreation and conservation due to wide-scale inundation of this area - Changes in coastal processes resulting in biological issues on cSAC - Drainage of the land and deep-water seepage are increasing the salinity of run-off into River Thurne	Yes	Important freshwater systems Lowland grass and dune/dune heath land interest	International community	Maintain the existing habitats	International	High	No	No	E1
Agricultural land	- Potential damage to or ultimate loss of land through flooding	Yes	Economy/employment through farming	Individual farmers and local community	Prevent damage to/loss of farmland due to flooding	Regional	Low	Yes	Yes	C4
Tourist related property and facilities	- Unrestricted flooding of the Broads area would lead to a decimation of the tourism economy of the area with loss of pubs, restaurants, boatyards	Yes	Tourism forms the main element of the local economy	Regional users and local economy	Prevent damage to/ loss of tourist facilities due to flooding	Regional	High	No	Yes	C2
Windmills and other historic buildings/ heritage sites	- Loss/ damage to historic properties/ heritage sites due to inundation including Grade II and II* properties and monuments of high importance	Yes	Characteristic feature of the Broads area Tourist attraction Regional and Local environmental interests	Regional and Local interests	Prevent damage to/loss of historical buildings/ Heritage sites due to flooding	Regional	Medium	No	No	G2

Infrastructure	- Potential loss of or damage to services and roads through erosion	Yes	Services and facilities for the local business and resident communities	Local community	Maintain services to properties	Sub-regional	High	No	No	F3
B1159 Coast road	- Potential loss of road through inundation	Yes	Vital communication route for villages between Happisburgh and Winterton	Regional economy, residents, businesses local community	Maintain communication link for villages between Happisburgh and Winterton	Sub-regional	High	No	No	F3
AONB	- The way in which the coastline is managed may have an adverse effect on the landscape which contributes to this status	Yes	High landscape value	National users and local community	Maintain landscape quality	National	High	No	No	L1

3b14 Winterton to Scratby

Feature	Issues associated with Feature	Affect Policy?	Why is the feature important?	Who benefits?	Objective	Scale?	Importance?	Enough?	Replace?	Rank
Residential properties at Winterton	- Potential damage to or loss of housing through erosion - Concern over reduced protection due to eroding dunes - Anxiety and stress to owners and occupiers facing loss - Impact on sustainability of the village community - Complaints from residents that windblown sand is migrating onto property (Non-policy issue)	Yes	Homes for people - represents substantial investment for individual property owners	Individual residents and local community	Prevent damage to/loss of residential properties due to flooding or erosion	Local	Medium	No	Yes	H4
Residential properties at Hemsby and Scratby	- Loss of cliff top properties through erosion - Devaluation of neighbouring property - Anxiety and stress to owners and occupiers facing loss - Sustainability of continued protection	Yes	Homes for people - represents substantial investment for individual property owners	Individual residents and local community	Prevent loss of residential properties to erosion	Local	Medium	No	Yes	H4
Winterton Valley Estate	- Potential loss of tourist accommodation through erosion	Yes	Provides tourist facilities - represents significant investment on the part of the owners and provides local employment	Regional users, local economy	Prevent loss of tourist accommodation to erosion	Regional	Medium	Yes	Yes	C3
Holiday development at Hemsby	- Potential erosion of Hemsby Marrams which provides natural protection to the village	Yes	Provides tourist facilities - represents significant investment on the part of the owners and provides local employment	Regional users, local economy	Prevent loss of tourist facilities to erosion	Regional	Medium	Yes	Yes	C3
Recreation and Tourist facilities at Winterton	- Potential damage to or loss of shops, cafes, pub and holiday accommodation through flooding or erosion	Yes	Important tourist facilities Local economy	Regional users, local economy	Prevent loss of or damage to tourist facilities due to flooding or erosion	Regional	Medium	No	Yes	C3

Tourism related property and facilities at Hemsby and Scratby	- Potential loss of cliff top amenities and businesses through erosion	Yes	Important tourist facilities Local economy	Regional users, local economy	Prevent loss of tourist facilities to erosion	Regional	High	No	Yes	C2
CWSs	- Potential damage if coastal defences breached	Yes	Important habitats	Local environmental interests	Maintain the existing habitats	Sub-regional	Medium	No	No	E4
Community facilities at Winterton	- Potential loss of community facilities through erosion	Yes	Benefit to local residents Community cohesion	Local community	Prevent loss of community facilities to erosion	Local	High	No	Yes	R4
Community facilities at Hemsby and Scratby	- Potential loss of community facilities through erosion	Yes	Benefit to local residents Community cohesion	Local community	Prevent loss of community facilities to erosion	Local	High	No	Yes	R4
Coastguard Station	- Mass movement of the Ness or beach erosion could have an adverse effect on the Station	Yes	Forms part of chain of lifeboats providing rescue services around the coast. Part of the national system for coordinating search and rescue at sea and other tidal waters	Local community, national and international mariners	Removed Winter 2003/4					
Infrastructure at Winterton	- Potential loss of or damage to services and amenities through erosion - Loss or damage to local infrastructure	Yes	Provide services and facilities for the local business and resident communities	Local community	Maintain services to properties	Local	Low	Yes	Yes	F6
	- Loss of a number of submarine telecommunications cables	Yes	National submarine infrastructure	National community	Prevent loss of /damage to cable landing site	International	High	No	Yes	F1
Infrastructure at Hemsby and Scratby	- Potential loss of or damage to services and amenities through erosion	Yes	Provide services and facilities for the local business and resident communities	Local community	Maintain services to properties	Local	Low	Yes	Yes	F6
			Important local link roads	Local community	Maintain communication link within Newport	Local	Low	Yes	Yes	F6
Hemsby Marrams	- Potential erosion of dunes and loss of habitat	Yes	Important habitats	Local environmental interests	Maintain the existing habitats	Local	Low	Yes	Yes	E5
Beach and foreshore	- Potential deterioration in condition and appearance of the beach	Yes	Important recreational feature	Regional users and local community	Maintain a beach suitable for recreation purposes	Sub-regional	Low	No	Yes	R4
	- Dredging of off-shore banks for aggregate – concern about potential impact on beach levels (Non-policy issue)	No								
Access to beach	- Loss of access to beach through erosion, flood damage or management measures	Yes	Provides access for local fishing industry, residents, tourists, maintenance contractors & emergency services	Regional users and local community	Maintain access to beach	Local	Low	Yes	Yes	F6

3b15 California to Caister-on-Sea

Feature	Issues associated with Feature	Affect Policy?	Why is the feature important?	Who benefits?	Objective	Scale?	Importance?	Enough?	Replace?	Rank
Residential properties at California	- Loss of cliff top properties through erosion - Devaluation of neighbouring property - Anxiety and stress to owners and occupiers facing loss - Sustainability of continued protection	Yes	Homes for people - represents substantial investment for individual property owners	Individual residents and local community	Prevent loss of residential properties to erosion	Local	High	No	Yes	H3
Holiday Developments at California	- Potential loss of tourist accommodation and supporting infrastructure through erosion	Yes	Tourist accommodation Local economy	Individual owners. Regional users, local community	Prevent loss of tourist accommodation to erosion	Regional	Medium	Yes	Yes	C3
Recreational and Tourist facilities	- Potential loss of cliff top amenities and businesses through erosion	Yes	Important tourist facilities Local economy	Regional users, local economy	Prevent loss of tourist facilities to erosion	Regional	High	No	Yes	C2
County Wildlife Site (CWS)	- Potential risk of damage through erosion to heath land along cliff top	Yes	Medium conservation value Habitat	Local community, conservation groups	Maintain the existing habitats	Sub-regional	Medium	No	No	E4
Infrastructure	- Potential loss of, or damage to, services and amenities through erosion - Loss of the promenade which houses a sewage pumping station	Yes	Provide services and facilities for the local business and resident communities. Pumping station is vital part of mains drainage system	Local community	Maintain services to properties	Local	Low	Yes	Yes	F6
	- Potential loss of local link roads	Yes	Local communication links	Local community	Maintain communication link between Scratchby and California	Local	Low	Yes	Yes	F6
Beach and foreshore	- Potential deterioration in condition and appearance of the beach	Yes	Important recreational feature of the town	Regional users and local community	Maintain a beach suitable for recreation purposes	Sub-regional	Low	No	Yes	R4
	- Dredging of off-shore banks for aggregate – concern about the impact on beach levels (Non-policy issue)	No								
Access to beach at California Gap	- Loss of access to beach through erosion or management measures	Yes	Provides access for local fishing industry, residents, tourists, maintenance contractors	Regional users and local community	Maintain access to beach	Local	Low	Yes	Yes	F6

3b16 Caister-on-Sea

Feature	Issues associated with Feature	Affect Policy?	Why is the feature important?	Who benefits?	Objective	Scale?	Importance?	Enough?	Replace?	Rank
Residential properties	- Loss of properties through erosion - Devaluation of neighbouring property - Anxiety and stress to owners and occupiers facing loss - Sustainability of continued protection	Yes	Homes for people - represents substantial investment for individual property owners	Individual residents and local community	Prevent loss of residential properties to erosion	Local	High	No	Yes	H3
Community facilities	- Potential loss of community facilities through erosion	Yes	Benefit to local residents Community cohesion	Local community	Prevent loss of community facilities to erosion	Local	High	No	Yes	R4
Recreational and tourist facilities	- Potential loss of amenities and businesses through erosion	Yes	Tourism forms the main part of the local economy Sites also of benefit to local residents	Regional and local economies, businesses, residents and tourists	Prevent loss of tourist facilities to erosion	Regional	High	No	Yes	C2
Seafront holiday centres and caravan parks at Caister	- Potential loss of sites through erosion, including holiday properties in private ownership	Yes	Tourist accommodation Local economy	Individual owners. Regional users, local community	Prevent loss of tourist accommodation to erosion	Regional	Medium	Yes	Yes	C3
Caister Point County Wildlife Site	- Potential risk of damage through erosion to heath land at Caister Point County Wildlife Site along the cliff top	Yes	Medium conservation value habitat	Local community; conservation groups	Maintain the existing habitats	Sub-regional	Medium	No	Yes	E4
Caister Volunteer Rescue Service	- Potential impact on launching of the lifeboat	Yes	Forms part of chain of lifeboats providing rescue services around the coast	Local community, national and international mariners	Maintain effective launching site for lifeboat	Local	Medium	No	Yes	F5
Beach and foreshore	- Potential deterioration in condition and appearance of the beach	Yes	Important recreational feature of the town	Regional users and local community	Maintain a beach suitable for recreation purposes	Sub-regional	Low	No	Yes	R4
	- Dredging of off-shore banks for aggregate – concern about potential impact on beach levels (Non-policy issue)	No								
Access to beach	- Loss of access to beach through erosion or management measures	Yes	Provides access for local fishing industry, residents, tourists, maintenance contractors	Regional users and local community	Maintain access to beach	Local	Low	Yes	Yes	F6

3b17 Great Yarmouth

Feature	Issues associated with Feature	Affect Policy?	Why is the feature important?	Who benefits?	Objective	Scale?	Importance?	Enough?	Replace?	Rank
Residential properties	- Loss of properties through erosion - Devaluation of neighbouring property - Anxiety and stress to owners and occupiers facing loss - Sustainability of continued protection	Yes	Homes for people - represents substantial investment for individual property owners	Individual residents and local and regional community	Prevent damage to/loss of residential properties due to flooding or erosion	National	Medium	No	Yes	H2
Commercial properties	- Potential loss of or damage to businesses through erosion	Yes	Local and regional economy Investment of individual business owners	Individual owners, local economy, local community and visitors	Prevent damage to/loss of commercial properties due to flooding	Regional	High	No	Yes	C2
Industrial units at South Denes	- Viability of continued use of this part of the frontage - Will form an important hinterland to the proposed East Port development	Yes	Former industrial area now somewhat neglected but which is likely to be revitalised by East Port development	Local economy and businesses	Protect land to allow for development potential. Once developed, prevent damage/loss of commercial properties due to flooding	Regional	High	No	Yes	C2
Existing Port	- Need to continue to operate - Flooding causes operational problems	Yes	Important element of local and regional economy.	Local and regional communities	Ensure port can continue to operate	International	High	No	Yes	F1/ C1
Recreational and tourist facilities	- Potential loss of tourist and recreation sites, accommodation and activities	Yes	Tourism forms the main part of the local economy Sites also of benefit to local residents East Coast's most popular resort	Regional and local economies, businesses, residents and tourists	Prevent loss of tourist facilities to erosion	National	High	No	Yes	C2
Caravan parks at North Denes	- Loss of caravan parks - Loss of investment on part of local businesses	Yes	Tourist accommodation Local economy Individual owners.	Regional users, local community	Prevent loss of tourist accommodation to erosion	Regional	Medium	Yes	Yes	C3
Great Yarmouth and Caister Golf Club	- Loss of golf course through erosion	Yes	Provides recreation and tourist facility	Individual owner and local community	Prevent loss of golf course to erosion	Sub-regional	Low	No	Yes	R4
Great Yarmouth Race Course	- Loss of the race course through erosion	Yes	Provides recreation and tourist facility	Individual owner and local community	Prevent loss of race course to erosion	Regional	High	No	Yes	R2
Infrastructure	- Potential loss of or damage to services and amenities through erosion		Provide services and facilities for the local business and resident communities	Local communities, residents, businesses and tourists	Maintain services to properties	Sub-regional	Medium	Yes	Yes	F4
	- Potential loss of beach road		The beach road is a key link for tourist attractions along the promenade and part of the local road network	Local communities, residents, businesses and tourists	Prevent loss of communication link along the beach frontage	Local	High	No	Yes	F5

North Denes SSSI/SPA	- Integrity of the North Denes SSSI/SPA and impact of any future management regime - high vulnerability to any disturbance by works for coastal defence	Yes	Nationally and Internationally designated site which hosts nationally important numbers of breeding little terns; includes the accreting low dune system and beach	National and International community	Maintain the existing habitats	International	High	No	N	E1
Heritage sites	- Potential loss of heritage sites including monuments of high importance and Grade I, II* and II properties		Heritage value as listed buildings	Individual owners and national community	Prevent loss of heritage sites to erosion	National	High	No	No	G2
Access to beach	- Loss of access to beach through erosion or management measures	Yes	Provides access for local fishing industry, residents, tourists, maintenance contractors & emergency services	Regional users and local community	Maintain access to beach	Local	Low	Yes	Yes	F6
Beach and foreshore	- Potential deterioration in condition and appearance of the beach which has a seaside award	Yes	East Coast's most popular resort Important recreational feature of the town	Regional users and local economy and community	Maintain a beach suitable for recreation purposes	National	High	No	Yes	R2
	- Dredging of off-shore banks for marine aggregate (Non-policy issue)	No			-					
	- Continued accretion of dune system which can not migrate landwards because of development	Yes	East Coast's most popular resort Important recreational feature of the town	Regional users and local economy and community	Maintain a beach suitable for recreation purposes	Sub-regional	Low	No	Yes	R4
Proposed Great Yarmouth Outer Harbour	- Potential for economic regeneration of the area and long-term implications of this feature for the area - Impact on coastal processes - perceived increased risk of erosion at Gorleston, Hopton and Corton - Maintenance dredging implications (Non-policy issue)	Yes			<i>To be considered at policy stage as a sensitivity test</i>					

3b18 Gorleston

Feature	Issues associated with Feature	Affect Policy?	Why is the feature important?	Who benefits?	Objective	Scale?	Importance?	Enough?	Replace?	Rank
Port Entrance	- Need to protect structures	Yes	The pier and training wall keep open the navigation channel to the port and protect Gorleston from flooding and erosion	Regional and local economies, residents and businesses	Maintain an entrance to the port	International	High	No	Yes	F1

Residential properties	- Potential loss/damage to housing through flooding - Loss of community through inundation if existing defences are allowed to deteriorate - Anxiety and stress to owners and occupiers facing loss	Yes	Homes for people - represents substantial investment for individual property owners	Individual residents and local community	Prevent loss of/damage to properties due to flooding	Sub-regional	High	No	Yes	H2
Commercial properties	- Potential loss of, or damage to, businesses through erosion	Yes	Local economy Community cohesion Investment of individual business owners	Individual owners, local economy, local community and visitors	Prevent loss of commercial properties to erosion	Regional	High	No	Yes	C2
Gorleston Pavilion and other heritage sites	- Potential loss of, or damage to, heritage sites, including Grade II Pavilion and Gorleston Old Lighthouse, due to erosion	Yes	Heritage value as listed buildings	Individual owners and national community	Prevent loss of heritage sites to erosion	Regional	Medium	No	No	G4
Community facilities	- Potential loss of community facilities through erosion	Yes	Benefit to local residents Community cohesion	Local community	Prevent loss of community facilities to erosion	Local	High	No	Yes	R4
Recreational and tourist facilities	- Potential loss of tourist and recreation sites accommodation and activities including major attractions, shops, holiday amenities, public open space and promenade	Yes	Tourism forms the main part of the local economy Sites also of benefit to local residents	Regional and local economies, businesses, residents and tourists	Prevent loss of tourist facilities to erosion	Sub-regional	Low	No	Yes	R4
Infrastructure	- Potential loss of or damage to services and amenities through erosion including pumping station and sewer	Yes	Provide services and facilities for the local business and resident communities	Local community	Maintain services to properties	Local	Low	Yes	Yes	F6
		Yes	Provide services for the local business and resident communities	Local and wider community	Maintain pumping station	Sub-regional	High	Yes	Yes	F3
Beach and foreshore	- Potential deterioration in condition and appearance of the beach which has a Blue Flag award	Yes	Important recreational feature	Regional users and local community	Maintain a beach suitable for recreation purposes	International	High	No	Yes	R1
	- Dredging of off-shore banks for marine aggregate (Non-policy issue)	No								

3b19 Gorleston to Hopton

Feature	Issues associated with Feature	Affect Policy?	Why is the feature important?	Who benefits?	Objective	Scale?	Importance?	Enough?	Replace?	Rank
Gorleston Golf Course	- Loss of golf course through erosion	Yes	Provides recreation and tourist facility	Individual owner and local community	Prevent loss of golf course to erosion	Sub-regional	Low	No	Yes	R4

3b20 Hopton

Feature	Issues associated with Feature	Affect Policy?	Why is the feature important?	Who benefits?	Objective	Scale?	Importance?	Enough?	Replace?	Rank
Residential properties	- Potential loss of housing through erosion - Devaluation of neighbouring property - Anxiety and stress to owners and occupiers facing loss - Viability of protecting Hopton in the longer-term	Yes	Homes for people - represents substantial investment for individual property owners	Individual residents and local community	Prevent loss of residential properties to erosion	Local	Medium	No	Yes	H4
Commercial properties	- Potential damage to or loss of businesses through flooding or erosion	Yes	Local economy Community cohesion Investment of individual business owners	Individual owners, local economy, local community and visitors	Prevent loss of commercial properties to erosion	Local	Medium	No	Yes	C5
Community facilities	- Potential loss of community facilities through erosion	Yes	Benefit to local residents Community cohesion	Local community	Prevent loss of community facilities to erosion	Local	High	No	Yes	R4
Hopton Holiday Village	- Potential loss of tourist accommodation through erosion	Yes	Tourist accommodation Local economy Individual owners.	Regional users, local community	Prevent loss of tourist accommodation to erosion	Regional	Medium	Yes	Yes	C3
Recreational and tourist facilities	- Protection of tourist and recreation sites, accommodation and activities including major attractions, shops, holiday amenities, public open space and promenade	Yes	Tourism forms the main part of the local economy Sites also of benefit to local residents	Regional and local economies, businesses, residents and tourists	Prevent loss of tourist facilities to erosion	Regional	High	No	Yes	C2
Infrastructure	- Potential loss of or damage to services and amenities through erosion, including the promenade	Yes	Provide services and facilities for the local business and resident communities. Promenade is key attraction of the resort	Local communities, residents, businesses and tourists.	Maintain services to properties	Local	Low	Yes	Yes	F6
Access to beach	- Loss of access to beach through erosion or management measures	Yes	Provides access for local fishing industry, residents and tourists	Local community	Maintain access to beach	Local	Low	Yes	Yes	F6
Beach and Foreshore	- Potential deterioration in condition and appearance of the beach	Yes	Important recreational feature of the town	Regional users and local community	Maintain a beach suitable for recreation purposes	Sub-regional	Low	No	Yes	R4
	- Potential health and safety hazard caused by deteriorating defences at foot of cliffs	No								
	- Dredging of off-shore banks for marine aggregate and impact on beach levels (Non-policy issue)	No								

3b21 Hopton to Corton

Feature	Issues associated with Feature	Affect Policy?	Why is the feature important?	Who benefits?	Objective	Scale?	Importance?	Enough?	Replace?	Rank
Broadland Sands Holiday Centre	- Potential loss of tourist accommodation through erosion	Yes	Tourist accommodation Local economy Individual owners.	Regional users, local community	Prevent loss of tourist accommodation to erosion	Regional	Medium	Yes	Yes	C3
Agricultural land	- Risk of loss of Grade 2 agricultural land through erosion	Yes	Economy/employment through farming	Individual farmers and local community	Prevent loss of farmland to erosion	Regional	Low	Yes	Yes	C4
Beach and foreshore	- Potential deterioration in condition and appearance of the beach	Yes	Important recreational feature	Regional users and local community	Maintain a beach suitable for recreation purposes	Sub-regional	Low	No	Yes	R4
	- Potential health and safety hazard caused by deteriorating defences at foot of cliffs	No								
	- Dredging of off-shore banks for marine aggregate and impact on beach levels (Non-policy issue)	No								
Access to beach at Broadland Sands	- Potential loss of access to beach through erosion or management measures	Yes	Provides access for local residents, tourists and local authority maintenance contractors	Regional users, local community and Coast Protection Authority	Maintain access to beach	Local	Low	Yes	Yes	F6
Pumping station	- Potential loss of works	Yes	Services to local residents and businesses	Local residents and businesses	Prevent loss of/damage to Sewage and gas installations	Sub-regional	High	Yes	Yes	F3

3b22 Corton

Feature	Issues associated with Feature	Affect Policy?	Why is the feature important?	Who benefits?	Objective	Scale?	Importance?	Enough?	Replace?	Rank
Residential properties	<ul style="list-style-type: none"> - Potential loss of housing through erosion - Devaluation of neighbouring property - Anxiety and stress to owners and occupiers facing loss - Potential loss of community cohesion through property loss - Viability of protecting Corton in the longer-term – concern over limited life of new defences - Concern expressed by Parish Council that no compensation is payable to property owners - Concern about outflanking of defences from adjoining undefended frontages 	Yes	Homes for people - represents substantial investment for individual property owners	Local community, residents	Prevent loss/damage to properties due to erosion	Local	Medium	No	Yes	H4
Commercial properties	<ul style="list-style-type: none"> - Potential loss of businesses through erosion - Viability of protecting Corton in the longer-term – concern over limited life of new defences 	Yes	Local economy Community cohesion Investment of individual business owners	Individual owners, local economy, local community and visitors	Prevent damage/loss of commercial properties due to erosion	Local	Medium	No	Yes	C5
Community facilities	<ul style="list-style-type: none"> - Potential loss of community facilities through erosion, including Common land at Bakers Score 	Yes	Benefit to local residents Community cohesion	Local community	Prevent loss of community facilities to erosion	Local	High	No	Yes	R4
Heritage sites	<ul style="list-style-type: none"> - Potential loss of area of high archaeological interest seaward of Corton Church 	Yes	Area identified as high archaeological importance	Local and national interest groups	Prevent loss of site of high archaeological interest	National	Medium	No	No	G3
Tourist facilities	<ul style="list-style-type: none"> - Protection of tourist and recreation sites, accommodation and activities 	Yes	Provides facilities for local community and visitors Local economy	Local community, regional users, businesses, residents and tourists	Prevent loss of tourist and recreational facilities	Sub-regional	Low	No	Yes	R4
Infrastructure	<ul style="list-style-type: none"> - Potential loss of or damage to services and roads through erosion, including the main village street and mains drainage 	Yes	Provide services and facilities for the local business and resident communities	Local community and regional users	Maintain services to properties	Local	Low	Yes	Yes	F6
		Yes	Links to adjacent towns and villages	Regional community	Maintain communication link to adjacent towns	Local	Low	No	No	F5
Cliffs	<ul style="list-style-type: none"> - Erosion of cliff face needs to continue to maintain clean exposures and retain SSSI designation 	Yes	Important geological educational site - type-site for the Anglian Glacial Stage	National community	Retain clean exposure of cliff face to maintain the geological study value of the site	National	High	No	No	E2

Beach and foreshore	- Dredging of off-shore banks for marine aggregate (Non-policy issue) - Impact of Great Yarmouth Outer Harbour and Gorleston Reefs projects on future beach levels in front of the village - Retention of specialist recreation facility - Public notion that lowering beach levels in front of the village could be improved by restoring the failed groynes	Yes	Important recreational feature of the town and part of beach is designated for use by nude bathers	Local community, visitors and regional users	Maintain a beach suitable for recreation purposes	Sub-regional	Low	No	Yes	R4
	- Potential health and safety hazard caused by deteriorating defences at foot of cliffs	No								
Access to beach at Bakers Score and Tibbenham's Score	- Loss of access through erosion or management measures	Yes	Provides stepped access for residents, tourists and maintenance contractors	Local communities, residents, businesses, regional users and tourists.	Maintain access to beach	Local	Low	Yes	Yes	F6

3b23 Corton to Lowestoft

Feature	Issues associated with Feature	Affect Policy?	Why is the feature important?	Who benefits?	Objective	Scale?	Importance?	Enough?	Replace?	Rank
Infrastructure	- Rising mains to Corton Sewage Treatment works and treated water return cross the site of Gunton Warren	Yes	The rising main and return pipe are essential infrastructure for the treatment and disposal of sewage from Lowestoft	Regional and local economy, local community	Prevent loss of/damage to sewage and treated water mains	Sub-regional	High	Yes	Yes	F3
Cliffs	- Erosion of cliff face needs to continue to maintain clean exposures and retain SSSI designation	Yes	Important geological educational site - type-site for the Anglian Glacial Stage	National community	Retain clean exposure of cliff face to maintain the geological study value of the site	National	High	No	No	E2
Gunton Warren	- Loss of beach will threaten future of designated LNR/County Wildlife site	Yes	Important dune and grassland habitats	Regional community	Maintain the existing habitats	Sub-regional	Medium	No	No	E4
	- Open Space indicated in Local Plan as needing protection	Yes	Public amenity	Local community and tourism	Prevent loss of public open space to erosion	Local	Low	No	Yes	R4
Beach and foreshore	- Potential deterioration in condition and appearance of the beach	Yes	Important recreational feature of the town	Regional users and local community	Maintain a beach suitable for recreation purposes	Sub-regional	Low	No	Yes	R4
	- Potential health and safety hazard caused by deteriorating groyne field	No								

	- Dredging of off-shore banks for marine aggregate – concern about the potential impact on beach levels (Non-policy issue)	No								
	- Potential contamination from Eleni V oil dump	Yes	Sea pollution/ cost of removal	-	Prevent exposure of oil dump	-	-	-	-	F2
Access to beach at Tramps Alley	- Potential loss of access through erosion or management measures - Lack of beach access points along this section of coast	Yes	Provides access for local fishing industry, residents, tourists, maintenance contractors & emergency services	Local community	Maintain vehicular access to beach	Local	Low	Yes	Yes	F6

3b24 Lowestoft North (to Ness Point)

Feature	Issues associated with Feature	Affect Policy?	Why is the feature important?	Who benefits?	Objective	Scale?	Importance?	Enough?	Replace?	Rank
Lowestoft commercial properties	- Potential loss of important industrial land and associated assets	Yes	Significant industrial land use, infrastructure assets and strategically important economic sector of the town	Regional and local economies, businesses, residents	Prevent loss of commercial properties to erosion	Regional	High	No	Yes	C2
Infrastructure	- Protection of sewage pumping station and headworks. Sewage rising mains and treated water return pipes. - Gas mains and gas holder at Ness Point	Yes	Pumping station and outfall essential components of town's drainage system. Gasholder essential for energy provision Sewage pipes behind sea wall.	Regional and local community, economy and residents	Prevent loss of/damage to Sewage and gas installations	Sub-regional	High	Yes	Yes	F3
	- Potential loss or damage to local road network	Yes	Important communication links	Regional and local community, tourists	Maintain communication links within Lowestoft	Local	Low	Yes	Yes	F6
Recreational and tourist facilities	- Potential loss of tourist and recreation sites, accommodation and activities	Yes	Tourism forms the main part of the local economy Sites also of benefit to local residents	Regional and local economies, businesses, residents and tourists	Prevent loss of tourist facilities to erosion	National	High	Yes	Yes	C2
Lowestoft North Denes	- Preservation of fishing nets heritage site	Yes	Heritage site	Local environmental interests	Prevent loss of heritage site to erosion	Local	Low	No	No	G5
	- Open space indicated in Local Plan as needing protection	Yes	Public amenity	Local community & tourism	Prevent loss of public open space to erosion	Local	Low	No	Yes	R4
	- Potential exposure of former household waste tip	Yes	Sea contamination/ cost of removal	-	Prevent exposure of household waste tip					F2
Lowestoft Ness Point	- Maintaining the area as mainland Britain's most easterly point	Yes	The local authority is developing the area as a tourist attraction	Regional and local economies, businesses, residents and tourists	Prevent loss of Ness Point as cardinal point	Local	Low	No	No	G5

Beach and foreshore	- Potential deterioration in condition and appearance of the beach	Yes	Important recreational feature of the town	Regional users and local community	Maintain a beach suitable for recreation purposes	Sub-regional	Low	No	Yes	R4
	- Potential health and safety hazard caused by deteriorating groyne field	No								
	- Dredging of offshore banks for aggregate (Non-policy issue)	No								