

WOLFERTON CREEK TO SOUTH HUNSTANTON PATHFINDER: ANALYSIS OF QUESTIONNAIRE RESPONSES

ANNEX 6

1. INTRODUCTION

Stakeholder engagement is an important part of the Pathfinder Project. Although several events have been held in the local area (including a drop-in session and three workshops), it was acknowledged that the short timescale available for the study along with the winter weather may have prevented people from attending the events. Therefore, to ensure that as many people as possible were able to submit their views on the issues of contributions and adaptation, questionnaires were posted to those who might be directly affected, i.e. those within the at-risk area¹. Businesses within the Precautionary Evacuation Notice (PEN) area received questionnaires from RPA, whilst individuals owning caravans within the at-risk area were sent questionnaires from the Borough Council of Kings Lynn & West Norfolk (BCKLWN) (due to data protection). This document provides a summary of the results from the questionnaires, along with some of the comments made by respondents.

2. THE QUESTIONNAIRE

2.1 Overview

The questionnaire followed the same format as the questions asked at the drop-in session held in Heacham on the 2nd December 2010. This ensured that the questionnaire covered the same issues, thus making the two sets of results comparable. In total, 53 questionnaires were returned, with three of these being from caravan site businesses. Note that the business questionnaires sent out by RPA did not include Questions 1 and 2 below (since these questions are not really appropriate for businesses), but began with Question 3.

2.2 Breakdown of the Responses

2.2.1 Question 1: Activities

Question 1 aimed to determine which aspects of the local area people use the most. A list of places with associated activities was provided, with a space for respondents to add places and activities of their own. Table 1 lists the results with the activities which received the most ticks at the top, and those which received the least ticks at the bottom. All the respondents (with the exception of one) used the beach in the last

¹ Note that the questionnaires aimed to pick up the population which is seasonally resident in the at-risk area, i.e. those owning caravans which are only occupied from April to September. The resident population was targeted through the drop-in session, workshops and information put into local publications for example the Heacham Newsletter.

year. The majority of the respondents also used the local businesses and the supermarkets. Golfing appears to have been a less common activity. Other activities which individual respondents mentioned included:

- horse riding (two respondents);
- using local sporting facilities e.g. tennis facilities in Hunstanton and Heacham;
- hosting and entertaining friends and relations;
- working on the sea front;
- kite flying;
- visiting the miniature railway in Snettisham, as well as St Mary's Church and Snettisham Treasures;
- using common rights to collect shingle;
- cycling;
- living in the area; and
- rescuing an injured seagull and alerting the RSPCA to an abandoned seal pup.

These activities all stress the importance of the beach and the coast in general to the local area.

Activity Undertaken	Number of Respondents
Used the beach	49
Visited local businesses	47
Used supermarkets	45
Watched wildlife	39
Used the water	33
Used holiday accommodation	32
Visited local attractions	31
Used the car parks	24
Used the golf courses	9
<i>Note:</i> a total of 50 people responded to this question	

2.2.2 Question 2: Features

Question 2 asked people what they liked best about the local area. Respondents were given the opportunity to choose five features from a list. Table 2 shows the results. Once again, the beach scores highly, with 49 of the 50 respondents ticking 'being able to visit the beach/see the sea' as one of their five favourite features. This indicates that any future management option which might result in loss of the beach (or access to the beach) would not be popular.

Feature	Number of Respondents Who Ticked the Feature¹
Being able to visit the beach/see the sea	49
Beautiful area	39
Footpaths, being able to walk along the coast	38
Peace and quiet	34
Value of my house or business	16 ²
People are friendly	15
Having friends and family nearby	10

Table 2: Features Which People Like Best	
Feature	Number of Respondents Who Ticked the Feature¹
No/little crime	10
Lots of things to do	9
Range of businesses and shops	9
Health services, emergency services	5
Being involved in making local decisions	4
Good road links	3
Good bus links	2
Community facilities (village halls, schools, etc.)	2
<p><i>Notes:</i> ¹Although a total of 51 people responded to this question, the total number of ticks does not sum to 255 (5 x 51) since some respondents ticked fewer than five features, one respondent ticked seven features and another respondent ticked six features.</p> <p>²One respondent who ticked 'value of my house or business' changed the feature to 'value of caravan, closeness to sea more than monetary value'.</p>	

2.2.3 Question 3: Contributions or Adaptation?

This question was based on the assumption that national funding for the maintenance and improvement of defences in the area may not necessarily be available in the future. Thus, local people may be presented with the choice of contributing towards the defences or adapting to coastal change. The aim of Question 3 was to determine which of these options respondents preferred. Of the 52 questionnaires received (including the two business questionnaires):

- 36 ticked the option 'local people and businesses should raise the money needed to ensure that local sea defences continue to be managed and maintained'; and
- 5 ticked the option 'local people and businesses should be prepared to adapt to coastal change (this would avoid the need to contribute towards managing and maintaining local sea defences).

The remaining respondents either did not tick a box, or instead provided a comment. Some of the additional comments made in response to Question 3 are quoted in Box 1 below.

Box 1: Additional Comments Made in Response to Question 3
<ul style="list-style-type: none"> • Central and Local government should contribute to and maintain the present level of sea defences. Local people may be prepared to contribute provided we know that both local and central government will also contribute. Why do we pay our taxes otherwise?? • As a home owner that is likely to be affected, I would seek to maintain what we have in the current sea defence arrangements. • None of the above! This is a national/County issue. Local people and businesses are only a small proportion of the "users/consumers" of the locale. The low/non-risk areas, typically further inland also benefit from the visitors to the coastal areas. • Seaside properties are just that - owners/occupiers wish to be near the sea. The area should continue to be defended. Otherwise owners are likely to purchase other coastal properties as second homes, so further reducing the availability of local housing. • Sea defences should be maintained by central government. Defra is the body that we should be interacting with. • But NOT in total as these facilities are used extensively by visitors...more than 'locals' I guess. Therefore central and regional government must contribute.

Box 1: Additional Comments Made in Response to Question 3

- All villages mentioned give a good road access to the Sandringham House and Park. Access to RSPB reserve at Snettisham.
- Everyone should contribute to sea defences, if they derive any use or pleasure from the area.
- None of the above. This is a nationwide concern not just a selected small area.
- What a crazy set of options. Snettisham is a sanctuary for birds, protected ones at that. This area (the size of it) cannot be supported by local people as there are not enough people living there. Funds need to come from Government to protect these natural areas.
- The £3 million should be spent on works to the sea defences, with the £2 million the EA wasted on admin and consultancy fees we would all be safe for years.
- Given the option, no one would wish to contribute. Government should protect our coastline, letting areas go to the sea should not be an option.
- Maintaining sea defences should only be done as far as is practical. Some adapting should also be considered. See below [reference to Question 4].
- Environment Agency should be forced to continue routine maintenance.
- The government should fund as necessary to protect people's properties and land.
- The locality must benefit financially from all the money spent by holiday makers and visitors.
- Ask for lottery funding.
- We believe the Government should continue to maintain the coastline or at least the main part of the funding. Tourism would be badly affected if the beaches disappeared. People are drawn to coastlines and many like to walk on quiet beaches with no facilities. It would be awful if future generations couldn't walk the beaches and enjoy the pleasures we have - if the sea was left to its own devices we would finish up with more salt marshes and probably just busy seaside resorts. Our son walked from Old Hunstanton towards Holme at Christmas and was horrified when the beach disappeared. He couldn't believe it and said it was dreadful. Saltmarshes and creeks are dangerous for walking.
- The economy of the whole area relies on the coastal tourism industry.
- Given the importance of tourism to the local rural economy, the large number of units involved, the huge capital sums businesses have invested in the acquisition and development of those businesses and the absence in many areas of alternative sites - it is essential that current sea defences be maintained. Speaking as someone who has been involved in the caravan industry for 35 years I can tell you that most of my caravan owners regard talk of flooding as "scaremongering" or at least an acceptable risk.
- The Government should pay, we all pay taxes for flood defence.
- Possibly local contribution but national/government contributions as well as the area is for everybody - not just locals and needs protecting.

In general it appears that many of the respondents would rather contribute than lose what they have. However, there is considerable strength of feeling that people should not be forced to contribute, with several respondents stating that the Government should be responsible for the maintenance of sea defences.

2.2.4 Question 4: Who Should Contribute?

Question 4 started from the premise that local people and businesses would need to contribute towards the defences. It aimed to determine the extent of the population which people thought should contribute, i.e. whether contributions should just be sought from those directly at risk, or from those with properties further away. A total of 43 respondents ticked a box²:

- nobody thought that just those who could be flooded should contribute;

² Note that one respondent ticked two boxes (for parishes and borough to pay) hence the total number of ticks is 37.

- 15 people thought that contributions should come from everyone in the parishes of Heacham, Snettisham, Hunstanton, Dersingham and Ingoldisthorpe; and
- 28 people thought that everyone in the Borough should pay.

Many respondents, including those who did not tick a box, also provided additional comments. These are given in Box 2 below. It is of note that one respondent suggests different levels of contribution depending on whether a person is directly at risk or not. This issue has previously been discussed at the stakeholder workshops.

Box 2: Additional Comments Received in Response to Question 4

- All with holiday homes and caravans contribute to flood defences upgrade if needed.
- Everyone in the borough/parish but through local taxation.
- Clearly those who will be affected directly must pay but I put a lot of money into the local economy, everything from Tescos to local shops/businesses to local tradesmen (just had a new boiler fitted!).
- This should be a County Council expense, recovered from the community as a whole but all new development should be constrained by planning to be flood-resilient by design and construction, so as to not add further to the costs.
- The majority of the burden should fall on property owners/occupiers in the parishes indicated. However, this should be weighed against the financial gain for both the local and national economy of people holidaying in the area concerned.
- Central government so everyone pays because everyone has the choice to live or holiday where they chose.
- Flooding is a national problem. The Thames Barrage to protect London was paid for 75% by national government 25% by local contributions. Why should we not expect the same treatment by national government.
- Also Government and EU.
- All visitors should contribute too.
- Everyone in the country.
- None - where is that option? A very poorly put together sheet!! Government to protect a natural area.
- Flood defences should be funded by government, taxes or EU grants. The sea defences could be made good cheaply by using sand from the navigation channel, a win win all round.
- The local economy very much benefits from the money spent each and every week by me being able to come to this area. There are many, many more like me who own beach side property retreats.
- Just those who could be flooded, should pay more. But everyone in the Borough should pay a small contribution as we all derive some benefit from being a coastal area and tourism contributes to the Borough in general.
- Environment Agency should be forced to continue routine maintenance.
- The government should fund defences.
- Because the sea is just a border and the whole Borough pays.
- See comments question 3. If the sea defences were not maintained any flooding would easily reach all the above villages as in 1953 especially with the rise in sea levels in the future.
- This is our heritage we have a duty to preserve it for future generations.
- The economy of the Borough is heavily reliant on tourism. If this area is not protected there will be an economic downturn that will affect everyone. The Prime Minister has stated that tourism is the third highest driver in the economy, nationally it would be a disaster if tourist areas are lost to the sea.
- The more people who share the cost the less punitive per person it will need to be. After all, there are areas in King's Lynn which are prone to flooding. Given that my business has suffered no incidences of flooding in the 35+ years my family has owned it I would need to be convinced that I was any more liable than the rest of the community. It is a different situation to being on top of a cliff which is crumbling.
- The EA and Defra should pay the money for repair. It is their responsibility to do it. Why has this option not been put down?
- Possibly local contribution but national/government contributions as well as the area is for

Box 2: Additional Comments Received in Response to Question 4

- everybody - not just locals and needs protecting.
- Everyone uses the area.
- Payment for sea defences should be national.

2.2.5 Question 5: Willingness to Pay?

Question 5 looked to see how much people would be willing to pay towards defence maintenance. A total of 48 out of the 52 questionnaires returned provided an answer to this question. The results can be seen in Figure 1. Although nine respondents are not willing to pay anything, 11 respondents are willing to pay £50-£100 per year, whilst eight are willing to pay more than £100 annually. A significant number of people (nine) responded that they did not know or could not say. These respondents and others sometimes provided additional comments. Any such comments are given in Box 3. It is noted that many people are prepared to pay, so long as there is a clear plan detailing what is to be done and how much it will cost. Respondents are also keen to ensure that contributions are fair, i.e. everyone pays and not just a few people.

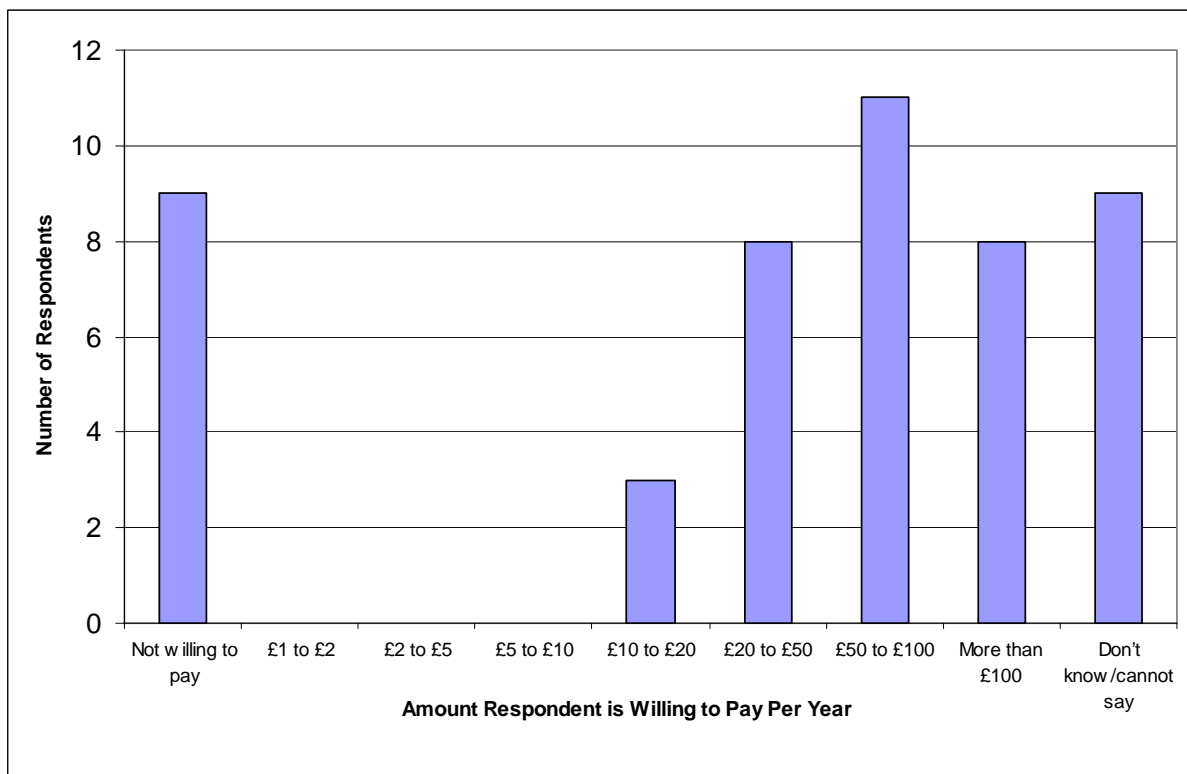


Figure 1: Amount Respondents are Willing to Contribute Each Year

Using the answers to the questionnaires, it is possible to determine an average willingness to pay for the defences. Where people are not willing to pay, or responded don't know/cannot say, this is taken as a contribution of £0 per year. For the other categories, the contribution is taken as the midpoint in the range, i.e. for a willingness to pay of £10-£20 per year, it is assumed that people would be prepared to pay £15 each year. Where people were willing to pay more than £100 per year, an

annual contribution of £100 is assumed to avoid any overestimation. Using these assumptions results in an average willingness to pay of £41 per year (rounded to the nearest £1) based on the opinions of the 48 respondents who answered this question.

Box 3: Additional Comments Received in Response to Question 5

- If it was essential and everyone contributed I would be willing to pay more to preserve the coastline.
- I would be willing to contribute an additional amount over and above my rates and tax. But only if this is directly to benefit my property.
- As I would be affected I recognise/accept a responsibility to pay for the sea defences.
- It would depend entirely on the specifics of any proposed defence.
- Clear costings of any planned interventions should be notified to owners and occupiers at an early stage to allow/encourage funds to be raised.
- I pay my taxes like everybody who are free to visit the coast of this country.
- As before - we as tax payers helped protect London - should not central government help coastal areas to the same amount as they expect us to contribute to London's defences.
- Willing to contribute, provided others do also - and we can see our money is being well spent!
- This is a nationwide problem if you do not maintain the 1st sea bank. You have to repair the 2nd one or flood villages.
- On principle. I pay council tax, PAYE, so stand up for these protected areas and fight.
- I would need to know how much contribution was going to be asked for and if I were to pay I would need better accountability for the money spent as it has been squandered in past years.
- Those who could be flooded should possibly pay £20 to £50 per year, rest of Borough £1 to £2 per year.
- We would be prepared to pay provided everyone agrees to pay. The work must be of a permanent nature and avoid moving sand up and down the beach each year.
- Environment Agency should be forced to continue routine maintenance.
- The work done in recent years seems to have been effective. However in some areas there have been nasty muddy areas about as bad as some of those found in places such as Morecombe Bay.
- Only if it applies to all properties and each property pays their share.
- This area is unique. There is still an abundance of wildlife not seen elsewhere. It must be maintained. It is our heritage. There are plants, insects, animals, birds, which our children do not get to see elsewhere. Please preserve it for future generations.
- As a business effected by this policy I am willing to consider any appropriate cost as long as our economics input to the whole area is taken into account.
- We already pay tax to EA/Defra for this very reason.
- We pay enough council tax and business rates.
- Only via national taxation.

2.2.6 Question 6: Options for Adaptation

Question 6 introduced the idea of adaptation to coastal change. People were asked how the area should adapt to the risk of increased flooding if there was not enough money to maintain the defences. Respondents were asked to tick any options they agreed with. This resulted in the following figures:

- Option A: increase flood warning: 32 ticks;
- Option B: homes and businesses should be made more flood-proof: 21 ticks;
- Option C: people should not be allowed to build in the floodable area: 10 ticks;
- Option D: people should move out of the floodable area (roll-back): 3 ticks; and
- Option E: properties in the floodable area should be moved or demolished: 1 tick.

As it can be seen, most respondents see increasing the flood warnings as the most obvious way of adapting to greater flooding risk. Only one respondent supports the idea that properties in the floodable area should be moved or demolished. This fits with the discussions held at the drop-in session and stakeholder workshops where attendees were unwilling to discuss adaptation of any sort. Instead, people were focusing on how to make sure that any contributions system would be fair. This viewpoint is borne out by the additional comments made in response to Question 6, which can be found in Box 4.

Box 4: Additional Comments Received in Response to Question 6

- The defences must be maintained, there is no other real option. Options A and B are the more preferable. The money has to be found, are we a poorer nation now than we were 100 years ago when we started defending the coast?
- Almost entirely by B above. But not D or E.
- By and large property owners/occupiers are well aware of the risks from flooding and are prepared to accept the risks. C, D and E are not acceptable options particularly without compensation.
- Anybody who owns or lives in a flood area realise the risk. They should make their own provisions. Owners should not be dictated to.
- Probably moving people out of the floodable areas is the most sensible option but also the most impractical since it implies the full value compensation or provision of a suitable alternative plot/house/business. How do you move/provide more land for a farmer? What would the cost be? Could we afford it?
- I think we need to see some common sense here...post 1953 has held up well and it is just possible sea levels will NOT rise as predicted e.g. look at Morcabe Bay and the Spartina grass growth.
- Siren.
- Let the salt marshes expand onto reclaimed farmland. Farm land £5000 acre, businesses £250,000 acre and it makes sense.
- Sea defences MUST be maintained!
- Other ideas need to be looked at otherwise where do you stop!!
- Should never be in this position.
- There is enough money for maintenance. It is wasted on environmental surveyors and consultancy fees.
- There are people and organisations such as the RSPB who will use this opportunity to their benefit. The RSPB would love nothing more than more wetlands in this area.
- A: flood warning sirens should be kept. B: elevate buildings above ground level. Build on floodable pontoons. C: Further development should not be permitted.
- Using sirens not computers.
- People who live or have property in a flood risk area know the danger and are prepared for that danger. They have no comeback if it happens.
- Don't agree with any option as I think flood warnings are sufficient at present.
- At the present time we are only down Snettisham six months of the year April to end of September and we find flood warnings are ok.
- Roll-back should not even be considered.
- B - in future (maybe). C/D/E - all the mentioned parishes in question 4 have expanded hugely in the past few years and shouldn't be allowed to be swallowed up by the sea. The sea defences must be maintained.
- These policies should not be considered the money will be found!!!!!!!
- *Comment with C* - unless the buildings take the flood risk into account. No one will be "persuaded" to abandon their homes and their businesses until or unless their position is obviously unsustainable. As far as holiday caravans are concerned they are relatively easy to replace and most will be insured on a "new for old" basis. People want to be within walking distance of the sea.
- It does not cost vast amounts of money to repair sea defences in the area.
- Definitely not C,D, E. People who live/have properties should not be dictated to and allowed to assess their own risk as any when necessary - too much big brother.

Box 4: Additional Comments Received in Response to Question 6

- If you stop building in Hunstanton you are driving the town to come to a halt especially with the six months of the year. If you live in a flood risk area it is common knowledge on how to react to the sea.
- There should be no compensation for any home or business built or engaged in the 'floodable area' for the past 30 years.

2.2.7 Other Comments

At the end of the questionnaire, respondents were given the opportunity to make any other comments, or provide their ideas and suggestions. Some respondents also used the space to raise other coastal issues about which they are concerned. These included the potential for a Wash Barrage, the fencing off of parts of Snettisham beach and the importance of tourism to the local area. A summary of these comments can be found in Box 5.

Box 5: Other Comments and Ideas from Stakeholders

- It would be utter nonsense not to both maintain and improve the present sea defence. Why would we undo all the work that has been done over the past 100 years. As a country are we less well off and less able to build infrastructure now than we were say 50 years ago? Surely we should not only be able to maintain but to improve the level of defence. We have better machines, better equipment better design now than ever in the past. We should consider more fully a wash barrier, complete with wind turbines and tidal turbines, as a nation we just don't think big anymore. The Victorians, if they had our technology would have done it!! If the local authority do not help in maintaining the flood defence I will not pay my local taxes. I shall also not vote for political parties who will not maintain flood defence.
- Having read the Coastal Flood Risk Planning Protocol dated September 2010 I have a number of observations. First, the houses and caravans in the affected area have been there for 60 years plus - rollback would seem a little harsh as these properties were not erected last year. Second, I made the point earlier about local tradesmen/business that will be adversely affected if rollback occurs. What is the council responsibility to these individuals? The protocol states that there is a need for a 1:200 year protection (page 8) and that the existing sea defence is currently only 1:50 years. It also states that the secondary earth embankment will become the primary defence but it too only currently offers a 1:50 year standard of protection. Fine, they are both sub-standard and one will need to be improved - so why not improve the existing sea defence? Many thanks.
- It would seem that the exceptional flooding that has recently taken place, in Cornwall, Cumbria or York for example, is consequent upon wholly atypical circumstances, primarily consequent upon meteorological conditions as they have affected particular locations. This is a very different hazard to flooding because the seas have risen up!
- The consequences of a significant rise in sea level are not difficult to explore and evaluate and much effort has gone into assessing those consequences. However, the science behind the premise that there will be any such rise in mean sea levels is quite speculative and the probabilities which are used are surrounded by very significantly wide (statistical) confidence limits; in short it is very far from probable that there will be any such rise except perhaps of a few centimetres. The magnitude of the theoretically possible (but often painted as probable) rise in sea levels being spoken of is absurd. In any event, if such rises were to take place, the consequence for the whole country would be catastrophic. Whole parts of the national infrastructure would be overwhelmed. Problems of such an order of magnitude would be engendered that anything done in the (local) area under discussion would be insignificant. In short, we'd all have much, much bigger problems! It is easy to apply numerical analysis and it seems to have been done. However, the mathematical accuracy from the statistical method seems to be misguidedly perceived or mentally transferred as accuracy with respect to the forecast likelihood of having these events take place (e.g. floods).
- I think life and development should continue as normal except that all new construction in the relevant areas should be required by the planning permissions to provide a high degree of protection from the consequences of flooding. Require buildings to be raised up effectively and

Box 5: Other Comments and Ideas from Stakeholders

that the utilities are engineered (connections) to tolerate a degree of flooding for a given duration. Retreating just to avoid the risk that just maybe in the next 200 years (or even 50 years) there might be some flooding is how authorities behave not the people.

- Of course, if there are costs involved for those authorities, and one course of action reduces or avoids them, then if that's what it takes, one might expect the same authorities to favour policies and action that are based on theoretical but unlikely predictions.
- As indicated at question 5 as owner/occupiers of the property at 49, North Beach, Heacham, we are well aware of the risks from flooding and storm damage, - having lost properties and replaced them in both 1953 and 1978 (our family has owned the site since the 1930s). As a family we prefer to be able to spend our leisure time locally on the coast in Norfolk, rather than travelling further afield.
- Everyone in this world has access to the beaches. Central government should finance any sensible solution to the problem as everyone is affected. Any solution should be solved by a referendum of all parishes involved.
- Has sufficient consideration been given to the Wash Barrage Scheme as a way of protecting the whole Wash shoreline and Fen land (which provides a vast amount of food for the country); producing electricity for the area and possible income. If sufficient protection could be given to the wildlife and environmental considerations of the area such a scheme should be given serious thought, since in the long term a) the country needs to generate electricity from renewable resources b) the amounts of money put into coastal defences all round the Wash (which could increase considerably in future years) may be better spent concentrated in one major project to which we all contribute.
- If this government can pledge £9 billion to support Ireland/Euro when we are supposedly in crisis and cost saving then it can and must clearly look to protecting its own island and people. Sea defence maintenance will go a long way on £9 billion. So this is all political as I see it. We need STRONG local MPs fighting for this, so I am watching their performance carefully.
- The continuous yearly beach management has only been necessary since the groynes have been removed. This did not happen before. It has been suggested that a form of breakwater, large rocks or concrete blocks be placed further out in the Wash to break the force of the sea. This idea seems to have fallen on deaf ears!! People might want to contribute to something like this.
- Awfully put together questionnaire and the originators should be sacked! Each question is steered towards you will pay but does not look at root cause. Root cause is lack of funding from government, so we know this will not improve, but each area needs rating on whether it is: (1) a preservation site, historical or wildlife area (2) area of natural preservation (i.e. impact of a flood will kill colonies of x,y and z), (3) etc. From above you use funding and prioritising where to target. Simple marketing analysis really!
- £3 million would keep a OS Bulldozer at work for 42 years. If you need one ring me.
- I have been coming to this area for 42 years now, since I was aged 4. My parents own property in Lynn and at Snettisham beach where I also own S1A the Beach. I have sailed on the water for many years and can tell you that it is actually silting up and getting shallower year on year. At Wolferton there are house boats which are now abandoned miles inland. Left to its own devices this area will silt and only get water on very high tides. I do not see the danger from coastal flooding or should I say a breach at Snettisham. In 1978 it breached at Heacham and pushed behind the sea defence to flood Snettisham beach. The tide deposits shingle on Snettisham beach which the Environment Agency spend money transporting back towards Heacham. Please retain our beach area.
- We are very lucky to live in such a beautiful area, all my visitors remind me of this, a small increase in council tax would make a huge difference to maintaining sea defences!
- If you own the land your property is on there is no way you would consider moving back from the sea. With reference to holiday homes Heacham, Snettisham, etc. I feel we should look back in time to see how these areas developed. My grandmother had one of the houseboats at Heacham South Beach, an old barge that had already been turned into a houseboat. This was towed to Denver to what was then Heacham Harbour, where other various houseboats were beginning to be moored, around the early 1900s. Eventually the river was dammed up at Heacham to reclaim land and the houseboats were left high and dry and virtually became bungalows. It should be noted that in the 1953 floods in spite of these old wooden boats having been out of the water for years and in spite of having ungainly large bungalow tops built on them, many floated and people were saved because of this. Although it is not advocated that people

Box 5: Other Comments and Ideas from Stakeholders

- should be there in flood conditions, at least properties could possibly survive floods if they floated.
- A woman bought a property on the Yorkshire coast that was being eroded, a reporter asked "Why have you bought a property that will fall into the sea", she replied, if it only lasts 5 years it will be worth it. It's what she was prepared to pay for and knew the consequences.
 - When walking on Snettisham Beach Path after sailing club, we feel the notice should not keep telling people they cannot walk there as we are rate payers and have a right to walk paths.
 - The RSPB footpath at Snettisham that crosses the lake at the end of the chalets should be viaducted to allow any future flood water to escape back to the sea via the RSPB reserve. The sea wall should be piled with sheeting when funds are available and back filled instead of sand being pumped onto the beach which is washed away at the next high tide.
 - We consider that all properties and farmland should be defended in the nation's interest as is the case in Holland. We can ill afford to allow any land to be inundated by the sea in fact we should, in the case of the Wash, re-consider barraging the Wash to gain valuable farmland. It is a national issue.
 - Snettisham Beach. I am taking this opportunity to say how much we disagree with the new gates/fences which have been recently erected at either end of the concrete sea defence at one end of Snettisham Beach (in front of some of the bungalows). We have had a site in front of the 'Pits' since just after the 1953 floods and have always been able to walk along the front of the bungalows on the bank. It's ruined the beach - it's becoming fenced off everywhere - even the property owners along that part of the beach can't now walk along the bank without having to come off it onto the road. What is the point of fencing it!! We have heard that some of the property owners are maintaining they own the bank. How can they!! It appears that a few people are trying to turn the beach into a private place (like South Beach - Heacham) which would put up the value of their properties. Also the word "compensation" has been mentioned in respect of "managing to get the gates and fencing in place". Why can't things be left alone - most of us just want to be able to enjoy the beach and the walks and relax and a few people walking along a bank aren't doing any harm - we don't want it made 'exclusive'.
 - I will support any efforts to preserve the coastline having enjoyed, with my family, many many years of pleasure.
 - I do not agree that businesses alone should be asked to subsidise the protection of the coastline which benefits the wider community. Tourism businesses make a very substantial contribution towards the rural economy. Businesses such as caravan parks are what they are and where they are because councils granted them permanent planning permission and encouraged their owners to invest and develop. Roll back is not an option unless there is available land with the right consents and a sufficiently realistic compensation package to cover the cost of acquisition and development. My family business has not suffered from coastal flooding during the 35+ years that I have lived there. I would find it difficult to justify imposing yet more costs on my customers.
 - Spend the £3 million of the Pathfinder Project money on sea defence work. Small companies can easily maintain the banks with this money for next five years. Stop spending money on consultants. "Fix the problem."
 - After speaking to several people in the area we have noticed that not everyone has received one of these questionnaires. Therefore this should be reviewed as to why not all residents have received one and because of this the information you collect won't be accurate.
 - As a local with familiarity going back to before the 1953 floods, and with a degree (BA hons, a good 2:1) that included: Urban Development, Oceanography and Ecology, I write with some knowledge of the problems involved and the difficulties that arise when altering beaches and coastal defences.

2.3 Next Steps

Thank you to all respondents who took the time to complete the questionnaire and send us their views. The questionnaire results will be compared with the figures calculated in the report 'Approaches for an Equitable Mechanism for Securing

Contributions'. This will help to determine whether the estimated contributions are realistic, given the opinions and comments of local stakeholders. Obviously it is recognised that many people do not wish to have to pay directly for sea defences. They believe that money should be taken from national taxation. However, this project is being undertaken on the basis that it is unlikely that national funding will be available for coastal defence for the Wolferton Creek to South Hunstanton area. Therefore, the choice for the area is likely to involve contributing towards defences, or adapting to coastal change (in this case, a greater risk of flooding). The views of the respondents are clear in this respect. Local stakeholders are generally not willing to consider adaptation (although an increase in flood warning is deemed appropriate by 32 respondents) and would rather contribute towards defences to retain the status quo than move out of the area or demolish at-risk properties.