

North Norfolk Pathfinder

Helping coastal communities adapt to coastal change

Welcome to October's North Norfolk Pathfinder newsletter to update you on the latest.

Property Acquisition for Lease Project

The investigation into the opportunities for buying properties at medium term risk on Beach Road, Happisburgh is now underway. An appraisal will evaluate different options, forecast the costs of acquisition and look at the prospects for the long-term use and management of the properties. Following this study the Council will then be able to decide how to proceed with this project.



To support this investigation the Council has commissioned a 'Housing Market Appraisal'. This will compare property sales over a 10 year period in and around Happisburgh with another coastal settlement and a nearby local area not affected by blight.

The time period of the study should show how the property market was affected by the publication of the Draft Shoreline Management Plan in 2004 and where it stands today.

Coastal Heritage Project

How would you like to discover more about The Early Human Occupation of Happisburgh? Come along to the village for a free lecture by Dr Nick Ashton of the British Museum at 7.30pm on **Wednesday 3 November** in the Wenn Evans Centre.

No booking needed, just turn up on the night. For more information please contact the Project Officer, Richard Hoggett on 01362 869277.



Photo by Phil Crabb NHM

A flint tool uncovered at Happisburgh, Norfolk, UK, dated to about 800,000 years old. From the Natural History Museum website www.nhm.ac.uk

Removal/relocation of Dwellings at Beach Road, Happisburgh

The Council has given the go-ahead for the Pathfinder team to begin negotiations for the purchase of the houses and land (to the north of Beach Road) that are predicted to be lost to erosion between now and 2025. Following much discussion between local representatives, councillors and officials about the approach that should be taken to valuing these houses, their owners have now been made an offer based on:

- the existing value of the house
- the uplift in value associated with a planning policy that would allow the house (under certain circumstances) to be replaced on a site further inland; and
- a supplemental payment to cover the impacts of being displaced



Properties at Happisburgh

value of the property as if it had never been at risk. This would not only be a very difficult (hypothetical) value to calculate but this approach would be contrary to the policy and practice established by central government. There is, in the UK, no compensation payable for property loss due to erosion and no way that a council can make such a payment. The purpose of the Council's Pathfinder programme is to find creative ways of managing the impacts of coastal change that are workable and can be replicated, but it must work within existing constraints; to do otherwise would risk losing the confidence of government and also the Pathfinder funding.

The campaign for 'social justice' for those who face losses due to a change in the coast defences will continue to be strongly supported by the Council working together with campaigners and the community as 'Team North Norfolk'. The Pathfinder, however, is a tool for *managing* coastal change within *current* constraints and cannot be used as a vehicle to campaign for a change in policy.

Arguments have been put forward by campaigners, and others representing the local community, that the Council should pay the full



Happisburgh Beach Debris Removal

An assessment of the impact of removing the debris from Happisburgh beach is underway. This will be made publicly available once complete. The proposed scheme was presented to Happisburgh Parish Council in September when questions were asked by the public.



Photo showing beach debris at Happisburgh beach

Relocation of the Cromer Footpath

The relocation of a section of the footpath from Cromer's Runtun Road car park at 'The Marrams' is underway. Planning consent was granted in early October and the first task is to move a large water tank which supplies the bowling and putting greens. The construction activities will continue throughout the autumn and early winter and the path should be open by next spring.

How to keep up to date with what's happening

NNDC's Coastal Website has pages specifically dedicated to the **North Norfolk Pathfinder Programme**. This is updated regularly with progress reports, project information, photographs and dates of workshops and open days. It also links to other Pathfinders around the country which may be of interest.

www.northnorfolk.org/pathfinder/



If you do not have access to the internet to view these newsletters, wish to receive hard copies of them or require more information please contact:

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The Latest

- **Happisburgh Cliff Top Enhancement and Relocation of Threatened Infrastructure Project**

We are exploring with Happisburgh Parish Council and other local groups, the options for the local community managing and benefiting from the new car park, cliff top areas and lavatories at Happisburgh.

- **Wolferton Private Contribution for Flood Defence Project**

The Borough Council of King's Lynn and West Norfolk have appointed **Risk and Policy Analysts Limited (RPA)** to evaluate the options for businesses and private individuals to contribute to the upkeep of the flood defences between Wolferton Creek and South Hunstanton. The study should be completed by the New Year.

- The **Business Advice Project** now has 63 businesses signed up. Further support is currently being developed to help businesses address the issues identified. These will be announced shortly.

- Workshops were held in September and October as part of the **East Norfolk Tourism Marketing Project**, to explore and develop future marketing for the east of the district. The workshops were a great success and NNDC would like to thank everyone who took part and contributed. Notes from the workshops are now available on the Pathfinder Website.

- The **Happisburgh Heritage Group** has been formed from individuals with an interest in the community's heritage. With the support of the Pathfinder Heritage Officer Richard Hoggett, they will gather, record and display historical information gained during the Pathfinder Project and beyond.

If you would like to receive this newsletter in large print, Braille, alternative format or in a different language please telephone 01263 516004 and we will do our best to help.