

# Scratby Coastal Pathfinder Project Final Community Report



**Prepared and distributed to  
residents and businesses  
in Scratby and California and copied  
for action to Norfolk County Council, the  
Borough Council, Parish Council, the  
Environment Agency and DEFRA**



**GREAT YARMOUTH**  
BOROUGH COUNCIL



Scratby  
Pathfinder

11<sup>th</sup> February 2011



## **1. Introduction**

The Scratby and California Coastal Pathfinder Project was established to work with and listen to people living and working in the villages. The project has been managed by a group that comprised Borough Councillors, Members of the Scratby Coastal Erosion Group, a business representative and an invited Member of the Parish Council who lives in Scratby.

The project was not about the Shoreline Management Plan (SMP) although the lines on the SMP map were used to give a likely guide to coastal change. Neither was the project about the “rock berm” which was an issue already being addressed by Great Yarmouth Borough Council (GYBC) and the Scratby Coastal Erosion Group (SCEG).

From the outset it was made the priority that the project would seek the views of households, businesses and landowners directly. The Norfolk Rural Community Council (NRCC) was tasked to make the initial contact with all properties to find out how people wished to be involved. The majority asked for a questionnaire but some wished to be contacted by e-mail.

The community questionnaire was delivered by NRCC and responses collected by hand. There was a 52% completion rate which was extremely pleasing.

Probably of most concern was the general level of knowledge about coastal change matters. Some people were well informed about the details and implications of the SMP, others reflected a level of local knowledge gained from living in the villages for many years. Overall, however, there was confusion and a reliance on information from others.

A priority for the Pathfinder was providing information and with little exception the survey identified that people wanted to be kept informed by letter from the Borough Council. By the end of the project nine letters will have been sent out together with a leaflet explaining the SMP and a final Community Adaptation Report. We have also sent out Community versions of all the project reports, placed all information on the GYBC web-site and provided a beach camera which allows the coastline to be seen and monitored.

Many people wanted more information about financial matters and Risk & Policy Analysts (RPA), a company who have experience of working for North Norfolk on similar issues, were appointed to carry out a major piece of work looking at land and assets. RPA held a “drop-in” session at the Post Office to make contact with local people before designing a questionnaire to allow everyone to participate. Like the first community survey, RPA hand delivered and collected the completed forms. After analysing your responses they spent three days at the Community Information Portacabin on Rottenstone Lane speaking with residents who wished to communicate with them directly.

An initial list of 35 options was identified. Similar options were grouped together and five groups were chosen for extensive research. All the options required funding and ultimately this means that the taxpayer or local charge payer remain the most likely

source. The final RPA report, which runs to 120 pages, deals with the research in much more detail.

Finally the project sought to establish how you viewed the development of the village in the future. Resoundingly any major change was considered unacceptable though there was a realisation that there would be a need to adapt to accommodate any residents who wished to remain in the village when their houses were lost to coastal change. Equally you felt that those affected by the risks associated with coastal change should retain the right to develop their properties. The Planning Cooperative completed the last project using a workshop at “Moments” to develop a single page “Community Statement” that reflected your views. This was sent out to all properties with a questionnaire and three days of exhibitions and consultations occurred at the Community Information Portacabin.

The results of all the projects are brought together in this final report.

Thanks must go to all of you who have taken part. We were committed to give you the opportunity to contribute and feed back to you what we have found.

Our only regret is that despite strenuous efforts we have been unable to engage and involve local businesses although we have tried to keep them informed.

This report will be submitted to the Borough Council, Parish Council and Central Government (DEFRA).

Councillor Jim Shrimplin,

On behalf of the Scratby and California Coastal Pathfinder Management Group.

With thanks to,

The Norfolk Rural Community Council, (NRCC)  
Risk & Policy Analysts, RPA  
The Planning Cooperative

## **2. What did the Coastal Pathfinder set out to achieve?**

The overall aim of the Scratby and California Coastal Pathfinder Project has been:

- to expand the level of engagement with residents, businesses and landowners in the local community and to empower them to explore a range of opportunities that exist for adaptation to coastline changes.

The Pathfinder project was divided into five main tasks:

- **developing a programme of community education and information** to engage, inform, reassure and support individuals and the community in coming to terms with future coastal change;
- **examining and testing the possibility of equity release and equity transfer schemes and opportunities**, such as purchase/rent back, property exchange programmes and business support programmes;
- **looking for sources of external and commercial funding** that may be accessed to support adaptation programmes;
- **exploring 'rollback' options** and infrastructure implications; and
- **developing a Coastal Change Management Area Action Plan.**

The outcomes of the project include:-

- publication of the Community Adaptation Plan which summarises the approaches preferred by the community and which will provide guidance for use by the Borough and Parish Councils in the future;
- comprehensive technical reports which contain the findings of research undertaken during the study;
- community summary reports providing a brief overview of the findings of the research designed to keep members of the community informed on the results of individual tasks; and
- an evaluation report highlighting how the project has met the needs of the community and the Government's aims for the Pathfinder Projects.

### **3. Developing the programme of community education and information**

#### **3.1 Taking the project forward**

The main ambition of the Coastal Pathfinder project was to work closely with the local community to support them in developing a medium and long-term strategy for adapting to coastal change.

It was felt that communication with Scratby and California residents in the past had not been as good as believed and many people seemed to have missed out on formal Shoreline Management Plan (SMP) consultations.

This is not the case of the very active Scratby Coastal Erosion Group (SCEG) which has been campaigning for fundamental changes to the SMP as well as for finance to extend the existing California rock berm.

There are people in the village who are well-informed community members, many of whom have lived in the area for a long time. Some of these people feel that their views have not been well represented in the past.

Outside of these groups, the general population is largely reactive in its approach to coastal issues. The level of personal knowledge is often based on what people have been told, rather than what they really know.

The starting point of the project was to investigate what local people knew about coastal issues, what they wanted to know and if (and how) they wanted to be involved in the Pathfinder Project.

To get this information, the Norfolk Rural Community Council (NRCC) was tasked to undertake the first project to:

- raise awareness of the Pathfinder Project with residents, businesses and landowners by providing information;
- gain knowledge of the community's understanding of coastal processes; and
- gain an understanding of the community's concerns and aspirations.

To do this, NRCC carried out an initial door-to-door canvass of all residential properties in Scratby and California. Of the 524 households visited 224 spoke directly to the NRCC's researchers and 89% indicated they were willing to be involved.

A team from NRCC hand-delivered and then collected completed questionnaires from each household. Over 50% of those given a questionnaire responded and the overwhelming majority thought that coastal change was a major issue for the community, 55% felt they had insufficient information about it.

### **3.2 What you asked for**

In responding to the NRCC canvass and questionnaires, you identified that you wanted:

- more information about the extent and rate of coastal erosion in the area;
- detailed maps which showed the areas at risk from erosion;
- more regular information and updates; and
- an explanation as to why this part of the coast was not going to be defended.

Your preferred method of getting information was from Great Yarmouth Borough Council (GYBC), with 28% requesting letters, 14% requesting leaflets, and 10% requesting public meetings. A further 19% requested that information be provided through the local press.

### **3.3 What the Pathfinder Project provided**

To satisfy the need for information the Borough Council sent out letters addressed directly to households and businesses.

To meet specific information requests, GYBC has mailed out:

- a leaflet, drafted jointly by the Council and the Scratby Coastal Erosion Group, explaining the SMP process (who produces them, why they are needed, how they are used and if the SMP could affect you);
- maps showing the lines indicating areas which are considered to be at risk of erosion; and
- letters, sent out regularly, to keep you informed on the latest findings of the Pathfinder Project, which have also include information on other issues such as the rock berm.

### **3.4 The results of the Community Consultation**

As the result of the work undertaken by NRCC, leaflets and letters produced by the Borough Council and the provision of the Community Information Portacabin on Rottenstone Lane have all tried to provide you with the information you requested on coastal change and the Pathfinder Project.

In addition the Borough Council created a detailed and comprehensive Pathfinder page on its web-site which contains summaries of all the work undertaken during the Pathfinder Project. There have been 650 "hits" to date.

Community versions of the land/asset and planning reports have also been sent to all addresses in Scratby and California.

## **4. Examining and testing equity release and equity transfer schemes and opportunities**

### **4.1 The starting point**

Two-thirds of those who responded to the NRCC questionnaire said that they knew that there was no compensation available to owners for property that was lost due to coastal erosion. A small number of people reported that they had already experienced blight:

- six people reported they had difficulty acquiring a mortgage;
- eighteen experienced problems obtaining home insurance; and
- eighteen had found it difficult to sell their property.

The NRCC report also asked some initial questions on your preferences on ideas to reduce the effects of coastal change.

### **4.2 What you asked for**

You provided a wide range of suggestions for the Pathfinder to explore. The most favoured option was for the Government (tax payer) or a Housing Association to purchase and lease/rent back property to the original owner.

### **4.3 What the Pathfinder Project provided**

The study on adaptation options (undertaken by Risk & Policy Analysts, RPA) started by looking for as many ways as possible to provide financial help to people living in properties at-risk from coastal erosion. RPA used ideas that you provided in response to the questionnaire, plus those suggested by people who attended the drop-in session at the Post Office.

RPA examined each option in detail. In particular, they identified obstacles and barriers that would stop options being taken forwards and then further explored ways around those obstacles, or how the barriers could be removed.

RPA also considered which options might be the best. To do this, they used information on what you had said was important to you about the local area. This information came from both the initial NRCC community questionnaire and the drop-in session. Many of you explained that sea views and beach access were important. You also felt that the peace and quiet, bus links, and the range of businesses and shops were important. This information was used to examine all the options to make sure that they would not negatively affect the things that you value the most. RPA asked questions about the more detailed options in their questionnaire that was hand-delivered and collected from each residential property.

You said that you did not like options such as shared ownership where you would have to pay rent to occupy your "own home". You were also concerned about involving private landlords, with worries that they might increase the rents so they were no longer affordable.

#### **4.4 The results**

This task involved the identification of around 35 different ways to help those living and working in property at-risk from coastal change. Similar ways of providing help were grouped together. For example, two of these groups were options that involved purchasing the at-risk properties and options that would provide new properties outside the at-risk area. The most promising five groups were taken forward for more detailed assessment. This involved identifying whether the options could work and, if not, what needed to happen to make them work.

To make sure that all the options were compared on a like-for-like basis, RPA produced a big table or matrix. This included a list of criteria used to assess the options. The factors taken into consideration included:

- who would benefit;
- who could provide funding for the option;
- who might deliver the option;
- how long would the option take to put into place;
- any constraints;
- any potential resolutions to these constraints;
- how long the solutions would take to work;
- any opportunities offered;
- the potential advantages of the option; and
- the likely timescale to realise the option.

Information was gathered to complete analysis of the table from a variety of sources including:

- the Internet, for example, on the conditions for equity release;
- from talking to people e.g. property experts; and
- from you. You gave some opinions and ideas in the NRCC community questionnaire, at the drop-in session in August and in the second questionnaire.

This assessment helped us to determine which options might be viable and should be investigated further.

The next stage was to look carefully at barriers and obstacles that could stop the options being taken forwards. By far the biggest obstacle was the money that would be needed to pay for the options.

## **5. Investigating sources of external and commercial funding**

### **5.1 The starting point**

RPA's project identified that large amounts of money would be needed to take forward any of the options to help those at risk. This was particularly true of your community preferred options where the Government or Housing Authority (or Association) would purchase the property. The money needed to pay for this option was estimated at almost £50 million if all the properties at-risk over the next 100 years were purchased at a price that assumed they were not at-risk from coastal change.

Other options were also considered, such as those to help people to continue to live in their properties for as long as possible. For example, an option to help people with pay for maintenance of their property is estimated to cost £8 million (over 100 years) where help is available when the at-risk properties are predicted to be affected by coastal change within 10 years.

At the start of the Pathfinder Project, it was not known whether there were any sources of money available that could help to fully or part pay for adaptation options.

### **5.2 What you asked for**

The NRCC questionnaire asked for views on who should help pay for coastal change. You were also asked for your views on potential funders at the drop-in session at the Post Office. You suggested that the following sources should pay:

- central Government (tax payer);
- National lottery;
- dredging companies;
- European Commission;
- windfarms; or
- holiday park tax.

### **5.3 What the Pathfinder Project provided**

RPA looked at all of these possible sources of funding to see if and how they might be able to help pay for the options. Table 5.1 summarises the types of funds that were investigated for each source that you suggested. RPA also looked for other sources as well, and included an estimate of how much it would cost if the options were paid for by Council Tax payers in the Borough.

<b>Source</b>	<b>Possible funds</b>	<b>Potential for funds to be provided</b>
Central Government	Flood and Coastal Erosion Risk Management Funding	Possible – but it is only likely that around £3 million would be available
	Flood and Water Management Act (through Regional Flood and Coastal Committees, RFCCs)	Possible – funds would be raised through levy set by RFCC that would require Council Tax to be raised to cover the costs

<b>Table 5.1: Possible sources of funding</b>		
<b>Source</b>	<b>Possible funds</b>	<b>Potential for funds to be provided</b>
	New Homes Bonus	Possible – but this may be limited
National Lottery	Lottery grants	Unlikely - the current programmes are not relevant to coastal change
Dredging Companies	Money from companies extracting aggregates off the Norfolk coast	Unlikely - it is highly doubtful that companies would be willing to pay towards the options as this could be interpreted as admitting responsibility for erosion
European Commission	Grants	Unlikely – we could find no programmes at present that are relevant to coastal change or adaptation to coastal change. It is currently unlikely that there are funds or grants available
	Structural Funds	
	Financial Instruments	
	Action and Operating Grants for non-governmental organisations	
Windfarms	No mechanism for charging identified	Unlikely – it is difficult to see how this could be linked to the options
Holiday Park Tax	Business Rates – through Tax Increment Financing	Possible – but the approach has only just been announced by the government as an option and it is not clear if it could be used in an area where the value of businesses would not necessarily be increased as a result of the money raised (which would have to be repaid)
Local Government	Council Tax	Possible – but Localism Bill raises opportunity for local communities to hold referendum that could mean that increases in Council Tax are not permitted
	Prudential Borrowing	Unlikely – money can only be borrowed against future increases in income, which is unlikely to occur due to coastal change
	Planning gain	Possible – money could be raised by selling land for development
Community Organisations	Not-for-profit organisation	Possible – but these would require the community to set up and run the organisation. Financial help may still be needed from other sources
	Trust	
	Community Infrastructure Company	
Private investors	Private landlords	Possible – but care will be needed to ensure rents have to remain affordable
	Bond financing	Unlikely – bonds have to be worth more in the future to encourage people to invest in them, this may not be the case with coastal change

#### **5.4 The results**

The study by RPA has examined all the suggestions that you have made, as well as others, to try and find possible sources of funds. These appear limited at the moment but there may be opportunities for your Member of Parliament or the local authority (with other local authorities who also face issues due to coastal change) to lobby the Government and Europe to help set up funds or make money available to help pay for the options (at least in part).

## **6. Exploring 'rollback' options**

### **6.1 The starting point**

The Planning Cooperative was commissioned to work with the community to explore the range of opportunities that exist for adaptation in response to the predicted rates of coastal change. The aim was to identify a Coastal Change Management Area (CCMA) and a set of policies relating to the rollback of development from areas predicted at risk.

### **6.2 What you asked for**

You asked for an approach that would result in as little change as possible, but you acknowledged that some change is inevitable if properties are to be able to be relocated in the village. You also wanted to make sure that any new development is properly planned and delivered and that it should not change the current character of the village. Many of you also supported the northward extension of the rock berm, with almost everyone believing that central Government should help property owners when they have to leave their homes because of coastal erosion.

Overall, you wanted to make sure that Scratby was maintained as a viable and attractive village, both to live in and as a holiday destination.

### **6.3 What the Pathfinder Project concluded**

The Community Statement (a single page document setting out the most important points) proposes a combination of a tightly defined CCMA plus separate rollback areas. This proposal was developed following a one-day workshop which involved invited stakeholders.

A copy of the proposed Community Statement, with a short questionnaire seeking views on its ideas, was sent to everyone in Scratby and California. This also included an invitation to a community exhibition at the Community Information Portacabin to discuss the Statement and its implications. Those who came to the workshop and those who came to the community exhibition generally agreed with the location and extent of the proposed rollback areas.

The results from the questionnaire responses and the exhibition were used to revise the Community Statement and to clarify the proposed rollback areas. The final version of the Statement has been presented to the Scratby Coastal Management Group. The Statement shows how the community aspirations for managing the challenge of coastal change, and the development that may be required because of it, should be handled.

### **6.4 The results of this task**

The outcomes from the Planning Cooperative's project provide a proposed Coastal Change Management Area (CCMA) with identified rollback areas. The areas

recommended are small-scale extensions to the village, linked to the existing built-up areas that merge with existing buildings when viewed from the countryside.

The long timescale over which coastal change is predicted and the high degree of uncertainty associated with the rate of coastal erosion mean that it is not sensible to try and define the ultimate outer boundaries.

The Community Statement, therefore, focuses instead on areas where rollback could start. This approach means that the required development can occur in a planned way, to agreed standards and with the necessary infrastructure and landscaping that you requested.

NB. The Community desire to keep the character of the villages without any significant development has the effect of removing the option of using planning gain money to significantly “pump prime” any Community Adaptation fund.

## **7. Developing the Coastal Change Management Area Action Plan**

### **7.1 The starting point**

The identification of “rollback areas” provided the starting point for the development of the Coastal Change Management Area (CCMA) Action Plan. The Plan used the information and views that you have provided together with the results of the studies to provide a way forward that has community agreement.

### **7.2 What you asked for**

Overall, you asked for a way forwards that will help to keep the current character of Scratby and California, so it remains a nice place to live and visit. You asked the Pathfinder to come up with ways forward that could help those who are shown to be at risk in the SMP, so the negative effects that have happened since the SMP was published can be reduced. However, you also wanted to make sure that the outcomes of the Pathfinder Project did not affect the case for a northwards extension of the rock berm.

### **7.3 What the Pathfinder Project provided**

The Planning Cooperative’s project has identified possible rollback areas, based on your suggestions. It has then taken your views and aspirations to develop a set of policies that reflect your desire for planned, high-quality development. These policies reflect the concerns that you expressed about the replacement of properties and are designed to help ensure that any replacement is done in a fair and open manner. The policies are also intended to reduce opportunities for discrimination and inappropriate spin-offs.

### **7.4 The results of this task**

The Pathfinder Project has come up with a Coastal Area Action Plan. The policies and the justification for those policies are given in Table 7.1. The CCMA and rollback policies are recommended as a way of providing robust and flexible assistance to those affected by predicted coastal change in a structured and planned way while safeguarding the village from speculative open market housing pressures.

<b>Table 7.1: Policies recommended to the Borough Council</b>	
<b>Policy and Details</b>	<b>Justification</b>
<b>CCMA and coastal rollback areas</b> A CCMA and four coastal rollback areas are identified at Scratby and California, the boundaries of which are shown on the proposals map (see the Community Adaptation Plan in Section 10).	You preferred a narrowly defined CCMA with additional policy areas. This allows differentiation between the erosion areas (the CCMA) and the rollback areas.

<b>Table 7.1: Policies recommended to the Borough Council</b>	
<b>Policy and Details</b>	<b>Justification</b>
<p><b>Planning permissions in the CCMA</b>                      In the CCMA, planning permission may be granted for essential infrastructure or for development that provides significant benefits requiring a seafront location. Planning applications within the CCMA should be accompanied by an assessment of vulnerability to coastal change.                      Planning permissions granted in the CCMA are likely to be subject to a time-limited condition related to the life expectancy of the site</p>	<p>Although you did not ask for the precise forms of development that will (or will not) be acceptable in the CCMA, the guidance suggests that this is necessary.</p>
<p><b>Coastal rollback areas</b>                      Applications for the replacement of existing dwellings and other properties situated within the CCMA will be considered favourably subject to the following criteria:</p> <ul style="list-style-type: none"> <li>- replacement dwellings should be of a similar size and scale to those they are replacing and should be in keeping with the character and appearance of existing developments</li> <li>- properties within the CCMA to be replaced will be subject to restrictions with regard to their future use</li> <li>- the rollback areas are to be developed sequentially from the identified points unless agreed with the planning authority</li> <li>- applications must be submitted by (or on behalf of) the owners of existing habitable properties at risk of coastal erosion within a 30-year period</li> <li>- initial occupation of the replacement properties will be restricted to the owners (and their families) of properties to be replaced</li> <li>- applications to replace properties that have already been rolled-back will not be approved</li> <li>- calculation of the 30-year period should form part of the assessment of vulnerability and will need to be submitted with the application.</li> </ul>	<p>You were concerned about the nature, scale and quality of new developments in the rollback areas, so these criteria have been included to govern the replacement of existing properties.</p> <p>You were concerned about the uncertainty of an approach that allowed rollback areas to be governed by less specific 'exceptions' policies, as these do not define the areas where rollback development is to be allowed. Therefore, a more planned approach is proposed.</p>
<p><b>Enabling development</b>                      Applications for residential development in the rollback areas that is not for replacement of a dwelling in the CCMA area will be considered favourably if they facilitate the provision of replacement dwellings from within the CCMA in the form of land, infrastructure and/or other financial assistance and if there is a demand for replacement dwellings at the time.</p>	<p>Allowing one house to sell on the open market could make ten free plots, which could help displaced households. You were concerned about uncontrolled growth so this would have to be carefully managed.</p>

**8. Have all the tasks in the Coastal Pathfinder Action Plan been completed?**

Table 8.1 summarises the work undertaken for each task, whether the task has been completed and the outcomes from that task. The table also shows where you can find more information if you want to know more about the results of the tasks.

<b>Table 8.1: Have all the tasks been achieved?</b>			
<b>Task</b>	<b>Has the task been achieved?</b>	<b>Outcomes of the task</b>	<b>Where can I find out more about this task?</b>
Development of a programme of community education and information	Yes	<ul style="list-style-type: none"> <li>• Letters</li> <li>• Leaflets</li> <li>• Questionnaires</li> <li>• GYBC pathfinder web site</li> <li>• Beach Camera</li> </ul>	<ul style="list-style-type: none"> <li>• NRCC report</li> <li>• SMP leaflet</li> <li>• GYBC Scratby Pathfinder Web site</li> </ul>
Examination and testing of equity release and equity transfer schemes and opportunities	Yes	<ul style="list-style-type: none"> <li>• Assessment in detail of around 25 options</li> </ul>	<ul style="list-style-type: none"> <li>• NRCC report</li> <li>• RPA report</li> </ul>
Investigation of sources of external and commercial funding	Yes	<ul style="list-style-type: none"> <li>• Investigation of a wide range of possible funding sources</li> </ul>	<ul style="list-style-type: none"> <li>• RPA report</li> </ul>
Exploration of rollback options	Yes	<ul style="list-style-type: none"> <li>• Consideration of possible rollback areas</li> </ul>	<ul style="list-style-type: none"> <li>• Planning Cooperative report</li> </ul>
Development of a Coastal Area Action Plan	Yes	<ul style="list-style-type: none"> <li>• Proposed Coastal Change Management Area</li> <li>• Proposed rollback areas</li> <li>• Proposed policies</li> </ul>	<ul style="list-style-type: none"> <li>• Planning Cooperative report</li> </ul>
All of the reports and leaflets listed above can be downloaded from: <a href="http://www.great-yarmouth.gov.uk/environment-planning/planning/coastline-protection/scratby-coastal-pathfinder-project.htm">http://www.great-yarmouth.gov.uk/environment-planning/planning/coastline-protection/scratby-coastal-pathfinder-project.htm</a>			

## 9. Conclusions, recommendations and lessons learnt

### 9.1 Conclusions and recommendations from the tasks

The three main reports produced from the Pathfinder Project all included conclusions and recommendations for follow-up work.

These conclusions and recommendations are:

- **NRCC report:**
  - the community at Scratby are not victims of serious erosion to date, but victims of lines drawn on a map as part of the SMP review.
  - information about the SMP and its implications for the future has not been presented in a way that is accessible to the public. (***This has been addressed through the distribution of the leaflet explaining more about the SMP.***)
  - the right to information, explanation and to be heard had not been adequately met before the Pathfinder project. (***The Pathfinder project has provided opportunities for everyone to be involved, as well as providing regular information and updates through letters delivered to all homes in the village.***)
  - the Pathfinder should establish an appropriate and sustainable communication plan for the future. (***A Community Adaptation Plan has been developed (see Section 10 of this report).***)
  - there is a need for an independent consideration of the evidence for coastal erosion on the Scratby frontage. (***This is outside the scope of the Pathfinder Project but will be fed back to Government as one of the lessons learned.***)
  - the short timescale of the Pathfinder suggests that legacy projects be put into place to counter the belief that processes such as the Pathfinder do not result in any change. (***The Community Adaptation Plan identifies the need for ongoing and further work.***)
  
- **RPA report:**

**Further work is needed to identify if and how options to help those at-risk could be taken forwards.** This includes more detailed discussion with:

  - owners of the at-risk properties on their likely uptake of the options, their preferred options and any new constraints that may arise as the options are developed further.
  - with the local community (including existing action groups) to assess interest in being directly involved in managing any of the options.
  - with Registered Social Landlords, Housing Associations and landowners/developers to assess their interest in being involved in taking forward the options.
  - legal advisers to investigate any legal issues associated with any of the options or with eligibility to the options.

- utility companies (especially with regard to the location of the sewer...this is likely to be an ongoing matter until the SMP 2 issues are resolved).
- there is also a need to investigate the potential for funding opportunities to be worded so they can be used to help people at risk from coastal erosion. This includes (*this need has been fed back to central Government and will be an ongoing action to be undertaken by the Borough Council in the coming years*):
  - lobbying the government/Environment Agency to investigate the potential to influence future proposals and to provide feedback on consultations to help ensure that proposals (e.g. Grant-in-Aid and New Homes Bonus) are applicable to adaptation options.
- **Planning Cooperative report:**
  - the identification of the CCMA in map form should always include the rollback areas so that the two sides of the policy (restriction of development in the CCMA and promotion of development in the rollback areas) form a single cohesive approach. (***This is the approach taken in the Community Adaptation Plan***).
  - the rollback areas should be small-scale incremental extensions to the village. (***This is the approach taken in the Community Adaptation Plan***)
  - the rollback areas are proposed as areas where rollback could begin but the ultimate boundaries have not been identified due to the long timescales involved. (***The Community Adaptation Plan acknowledges the long timescale and the need for flexibility***).
  - there is a need for focused, short, strategic and participatory involvement of the community that presents issues in simple language seeking views on what you see as the most important matters. (***This is a key part of the Community Adaptation Plan***).

## **9.2 Lessons learnt**

The Pathfinder Project identifies a number of general lessons that can be taken from the study.

These lessons are:

- 1) **the need for strong communication about coastal issues with the community from the outset** to help develop a common understanding of coastal changes. Whilst there may never be agreement across the whole community, there should be access for all to clear, concise and consistent information.
- 2) **the need for better dissemination of details and the implications of the Shoreline Management Plan (SMP)** and an understanding of what the information in the SMP means. Effort needs to be made to communicate information to the whole community.

- 3) **the need for effort to really implement measures that can help reduce blight.** This will require **further funding from Defra/Environment Agency** and must show that money is being spent in a way that will help people.
- 4) **the need to recognise wider issues/small changes that could make a big difference,** and the need for specific comprehensive and inclusive local debate on these issues.
- 5) **action from Local Authorities to join together to promote some of the possible funding mechanisms.** A combined effort from all local authorities and local MPs facing coastal change could provide a powerful lobby.
- 6) **identification of the potential for opportunities to involve the community in managing the risks themselves through whole community actions.** This would build on the information, enthusiasm, interest and expertise held within the community to enable the community to take a more direct and proactive role in the future.

## **10. The Community Adaptation Management Plan**

### **Draft Community Adaptation Management Plan**

***The Borough Council should consider the Scratby and California Coastal Pathfinder Report and take appropriate action to give confidence to the community that their views have been accepted and registered***

#### ***Communication and engagement***

- The Borough Council should continue to keep the community of Scratby and California informed of latest developments (Whether this concerns adaptation, or, the provision of the rock berm).
- Discussions should be held with those living in at-risk properties to further explore their needs and wants for the future. The results of these discussions will determine which options are more (and less) desirable to those directly involved.

#### ***Opportunities for assistance for the owners of at-risk properties***

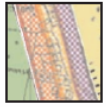
- The Borough Council should continue to provide clear feedback from the community to the Government on consultations that are of relevance to coastal erosion and coastal change.
- The Borough Council should continue to provide assistance to local action groups and individuals from the community that may also wish to submit consultation responses.
- The Borough Council should continue to work with the community to take forwards options that will be of benefit to the community as a whole, subject to funding being available.

#### ***Future Planning Policies***

- The Borough Council Should take notice of the community views expressed in relation to the future development of Scratby and California in relation to future Planning Development polices and the development of a Coastal Change Management Area.

**CCMA and rollback area**

**Key to the Diagram**



Proposed **Coastal Change Management Area** based on the indicative areas in the Shoreline Management Plan shown as being at risk in the short, medium and long term



**Enhancement** to the beach and cliff top with improved access and seating at appropriate points (not necessarily as shown) to be provided following the demolition of buildings



Prime **rollback area** for households displaced by coastal change with new housing in keeping with the character of the village and additional hedge and tree planting along the outer boundaries



Second **rollback area** along California Road with potential extension westwards as required, built in keeping with the character of the village



Area for displaced **businesses** - the California Tavern, shops and arcades - with new car park and improved access to the beach and cliff walk



Area to accommodate **holiday chalets and caravans** relocated from the affected areas of the holiday parks if needed, with new planting along the outer boundaries



Location for the planned **Community Centre**, close to the existing post office and shops, car park and play area

The areas identified for development will be available only to households and businesses displaced by coastal erosion.

