

Results of Applying the Evaluation Matrix																								
	Option for Property Owners												Options for Businesses											
	Purchase options				Provide alternative property				Provide financial assistance			Other help	Financial assistance (businesses)			Other help	Reuse properties			Reuse land		Infra-structure		
Factor	At value if there was no risk of erosion	At rebuild cost	At value reflecting risk	Compulsory purchase	Give freehold property	Give leasehold property	Shared ownership	Shared ownership (affordable housing)	Underwriting values	Subsidised maintenance	Coastal Adaptation Fund	Streamlined planning permission	Low interest loans	Subsidised maintenance	Coastal Adaptation Fund	Assistance with paying for experts	Streamlined planning permission for change of use	Sell property (as leasehold)	Rent property	Use property for time-limited use	Rent land for relocatable properties	Provide land as open space	Relocate roads	Facilities
Sea views	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	0	+
	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	Could open up (or close off) sea views	Would open up sea views along wider area	No impact	Could improve access to sea views for all (e.g. benches)
Beach access	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+
	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	Landowner may want their own beach access?	No impact (unless informal access are developed)	No impact	Could include provision of beach access (at cost)
Peace and quiet	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	0	0	0
	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	May be increased traffic/people along cliff top	Increased access/fewer houses, but may be more people	Unlikely to be relocated far to maintain access to properties	Could increase use, but also more opportunities to sit (e.g. benches)
Bus links	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	++	0
	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	Over time, bus routes could be affected and would be retained	No impact
Range	-	-	-	-	+	+	+	0	+	+	0	0	0	+	0	+	+	+	+	+	+	0	+	0

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of businesses and shops	Business owners may rebuild elsewhere	Business owners may rebuild elsewhere	Business owners may rebuild elsewhere	Business owners may rebuild elsewhere	Retains business properties	Retains business properties	May retain business properties	Housing only	Retains business properties	May help retain businesses	Helps when have to move, may retain beforehand	Residential only	Businesses may choose to move elsewhere	Retains business properties	Helps when have to move, may retain beforehand	Retains business properties	Retains business properties	Retains business properties	Retains business properties	Retains business properties	Maintains holiday accommodation stock	May reduce no. residents but could increase visitors?	Over time, roads will have to be relocated to retain access	No impact	
	++	+	+	-	+	+	-	0	+	+	+	+	+	+	+	+	+	+	+	+	-	-	++	++	
Involvement in making decisions	Views to date taken into account	Some account taken of views	Some account taken of views	Suggests imposed, but may be potential for negotiations	Some account taken of views	Some account taken of views	Views to date suggest little support for this option	May be more support if rent issue is removed	Some account taken of views	Some account taken of views	Some account taken of views	Some account taken of views	Some account taken of views	Some account taken of views	Some account taken of views	Some account taken of views	Some account taken of views	Some account taken of views	Some account taken of views	Some account taken of views	Some account taken of views	Current views suggest people want to stay in their properties	Current views suggest people want to stay in their properties	Increased potential for people to stay	Issue raised at drop-in session
Road links	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	Maintains road links	No impact
Friendliness of people	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	0	++
	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	Potential for greater interactions	No impact	Potential for greater interactions/time for chat
Range of community facilities	-	-	-	-	+	+	+	+	0	0	-	+	0	0	0	0	0	+	+	0	0	+	+	++	
	If people move out, could reduce community size	If people move out, could reduce community size	If people move out, could reduce community size	If people move out, could reduce community size	Maintains community size	Maintains community size	Maintains community size	Maintains community size	Maintains community size until people have to move	Maintains community size until people have to move	If people move out, could reduce community size	Maintains community size	No impact on community facilities	No impact on community facilities	No impact on community facilities	No impact on community facilities	No impact on community facilities	Allows property to continue to be used for as long as possible	Allows property to continue to be used for as long as possible	Allows property to continue to be used but for limited uses	Used by visitors who may support facilities	Provides additional land for walking (but already good access)	Maintains access	Meets identified community needs	
Value	++	+	-	+	++	+	0	0	+	+	0	0	+	+	0	0	+	+	+	+	+	0	+	0	

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of property	Guarantee sale price retains value (no blight)	Attaches some value to at-risk properties	Property values will decline over time (but will have some value)	Attaches some value to at-risk properties	Replaces with full value property	Replaces with full value property (but with lease)	Replaces with share of full value of property	Replaces with share of full value of property (for 55+ no rent is payable)	Guaranteed price on loss	Helps maintain value of surrounding properties	No impact on property value	No impact on property value	Could help maintain value through investment	Helps maintain value of surrounding properties	No impact on property value	No impact on property value	Could help maintain value through potential future use	Attaches some value to at-risk properties	Attaches some value to at-risk properties	Attaches some value to at-risk properties	Attaches some value to land currently occupied by at-risk properties	No impact	Retains access over time	No impact
Business opening time	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	0	0	0
	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	Maybe opportunities for new facilities?	No impact	No impact	No impact
Amount of open space	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	++	0	0
	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	Offers opportunity to increase open space	No impact	No impact
Lack of seats	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	++
	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	Seats could be provided
Network of friends and family in the village	-	-	-	-	+	+	+	+	+	+	0	+	0	+	0	0	+	-	-	0	0	0	0	0
	People may move out	People may move out	People may move out	People may move out	Gives people property in community	Gives people property in community	Gives people property in community	Gives people property in community	Helps retain people for as long as possible	Helps retain people for as long as possible	No impact	Helps people to rebuild in community	No impact	Could retain businesses (and jobs)	No impact	No impact	Could retain businesses (and jobs)	People may move out	People may move out	No impact	No impact	No impact	No impact	No impact
Schools	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact	No impact
Desira	++	0	0	-	+	+	0	0	+	+	0	+	0	+	0	+	+	+	+	+	0	+	+	+

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ble place	No blight	May still be some blight?	May still be some blight?	May cause blight?	New properties away from risk	New properties away from risk	People may not want shared ownership	People may not want shared ownership	Retains demand for properties	Minimises risk of dereliction of at-risk properties	No impact	Enables new properties to be built away from risk	Enables businesses to invest (but may move)	Minimises risk of dereliction of at-risk properties	No impact	Enables businesses to invest (but may move)	Retains demand for properties	Minimises risk of dereliction of at-risk properties	Minimises risk of dereliction of at-risk properties	Minimises risk of dereliction of at-risk properties	Increases area covered by relocatable properties	Maximises 'green' areas	Retains access	Improves access to beach, benches, etc.			
Vegetated cliffs	0 No impact	0 No impact	0 No impact	0 No impact	0 No impact	0 No impact	0 No impact	0 No impact	0 No impact	0 No impact	0 No impact	0 No impact	0 No impact	0 No impact	0 No impact	0 No impact	0 No impact	0 No impact	0 No impact	0 No impact	0 No impact	0 No impact	0 No impact	0 No impact			

Key:

- ++: significant benefits for that factor;
- +: slight benefits for that factor;
- 0: no impacts or negative effects and benefits are considered to balance out;
- -: slight negative effects for that factor; and
- --: significant negative effects for that factor.