



Department for Environment
Food and Rural Affairs



Adapting to coastal change in England: some practical experiences

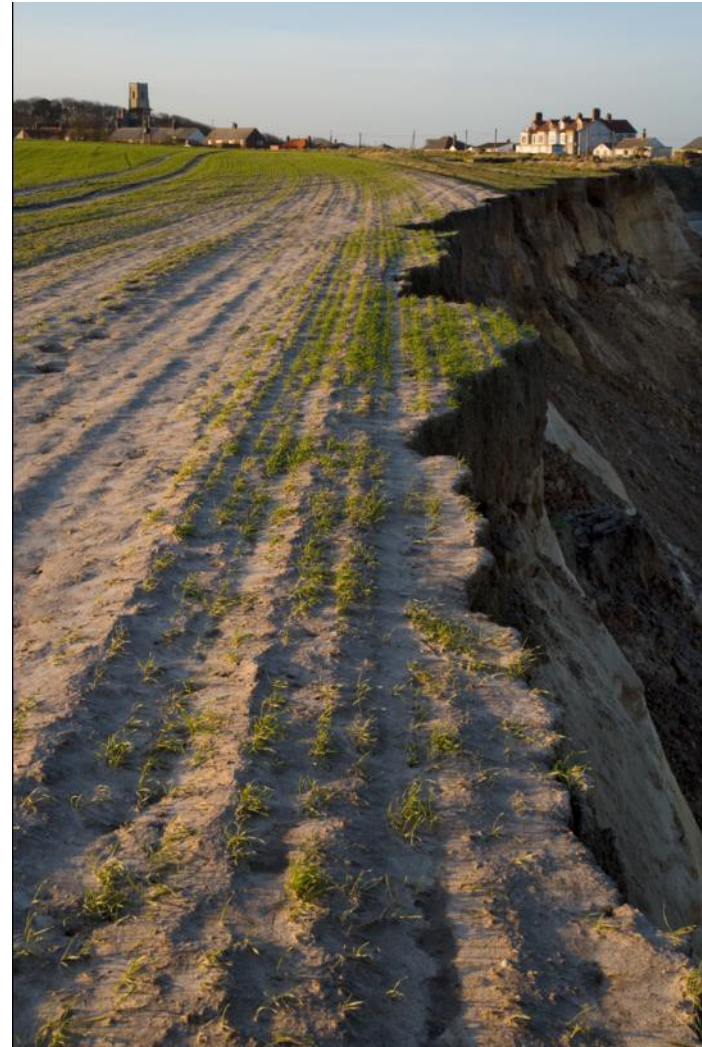
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Environment Agency
Paris June 2015

Outline

- ➔ Brief overview of coastal flood & erosion risk management in England
- ➔ Shoreline Management Plans: the strategic view
- ➔ Adaptation trials 2009-2015
- ➔ The way forward

Overview for England (1) - risk

- ➔ 1.3 million people at coastal flood and erosion risk in England & Wales
- ➔ About 1 in 25 properties at risk from sea flooding
- ➔ $\frac{1}{4}$ of the coastline eroding at $>10\text{cm/year}$ – but almost 2m/yr in some places
- ➔ 740 properties at risk from erosion to 2030



Overview for England (2) - administration



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**Flood & erosion risk management
policy, including adaptation**



Environment
Agency



Communities and Local
Government

**Planning policy, including
guidance for flood/erosion risk**



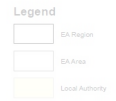
Local authorities



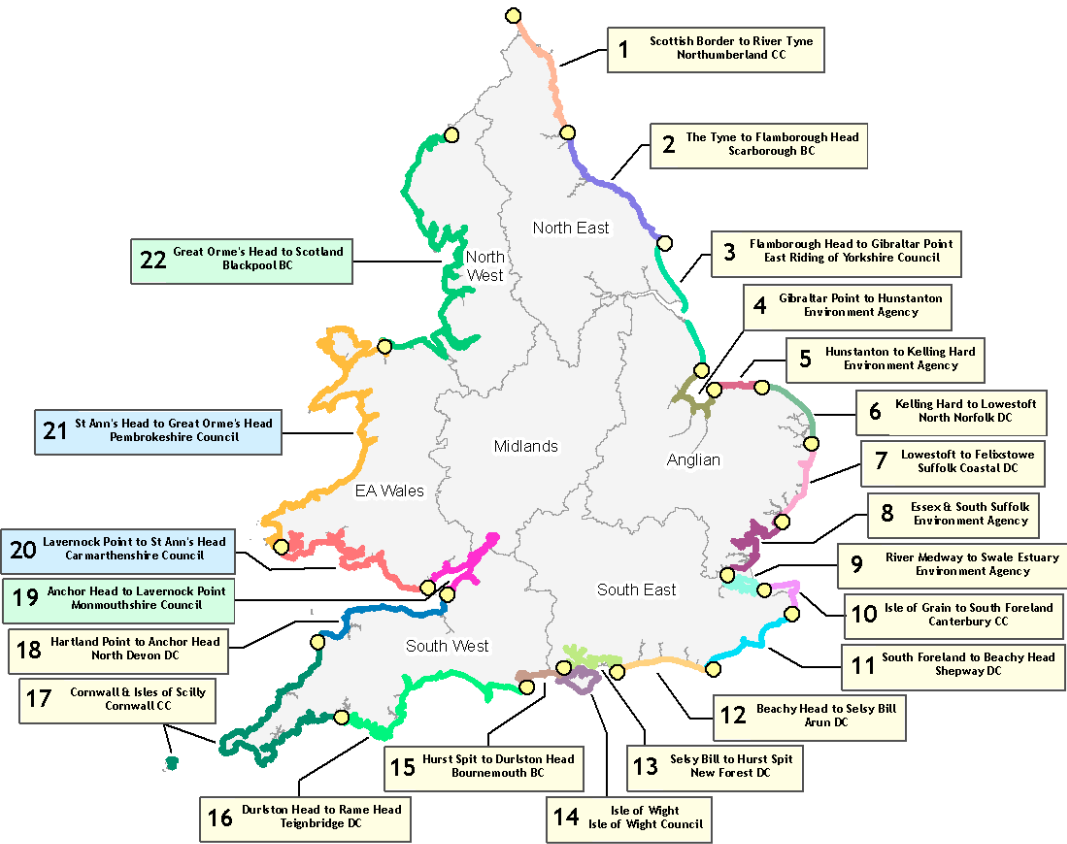
Overview for England (3) - administration

- ➔ There is no legal 'right' to a flood or coastal defence.
- ➔ Investment is based on risk and budget according to strict rules
- ➔ There is therefore **no 'compensation' to people** for properties lost to coastal change

Shoreline Management Plans (1)

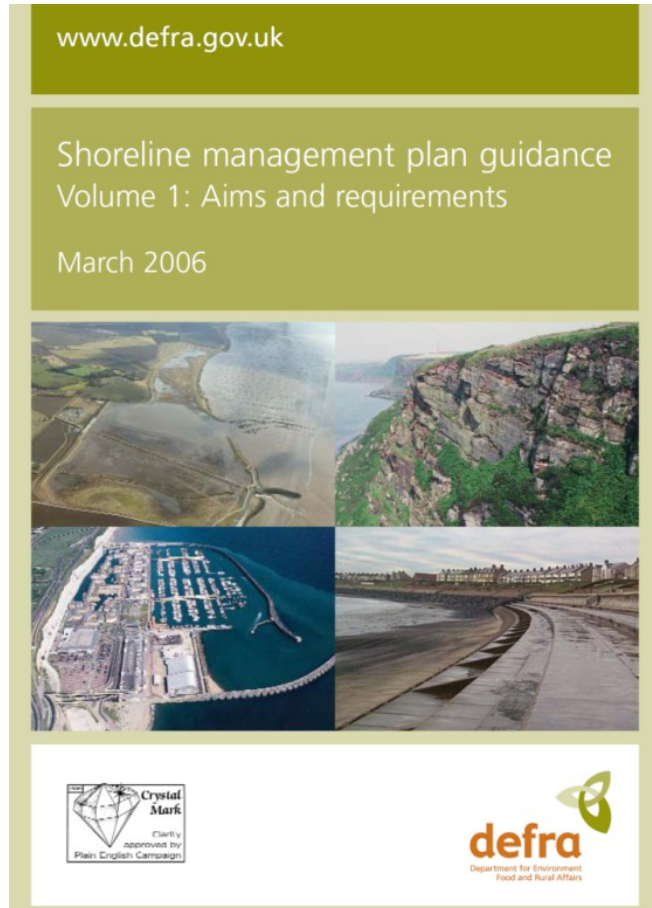


- ➔ Hold the Line
- ➔ No Active Intervention
- ➔ Managed Realignment
- ➔ Advance the Line



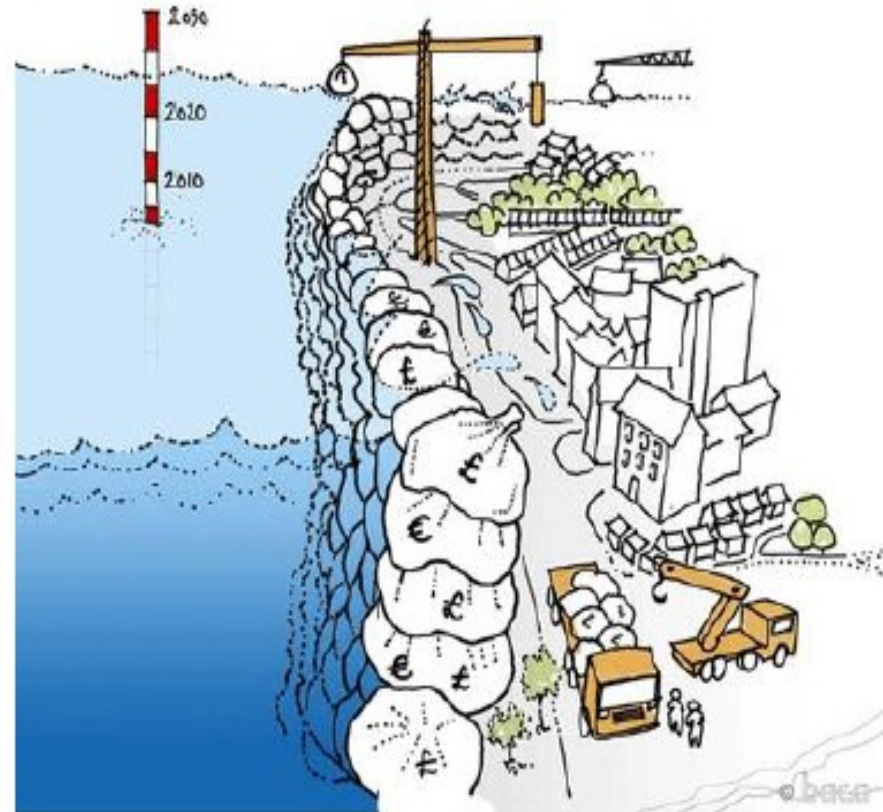
Shoreline Management Plans (2)

- ➔ Long-term - set the 'direction of travel'
- ➔ Can be challenged, changed and are subject to funding availability
- ➔ Use consistent data sets informed by local expertise
- ➔ Not development plans, and not statutory
- ➔ Intensive public engagement and consultation



Adaptation (1)

- ➔ Highest ever spending on flood and coastal risk management in recent years
- ➔ UK Climate Change Risk Assessment – defence spending will not keep pace with change
- ➔ Economic justification vs social consequences – we need to adapt before change happens



IS THIS THE ONLY SOLUTION?

Adaptation (2) – ‘Coastal Change Management Areas’

➔ Consistent evidence base

➔ Flexibility on restrictions applied

➔ Opportunity as well as sacrifice

➔ Community input



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 **roll-back 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 **roll-back area** along California Road with potential extension westwards as required, built in keeping with the character of the village



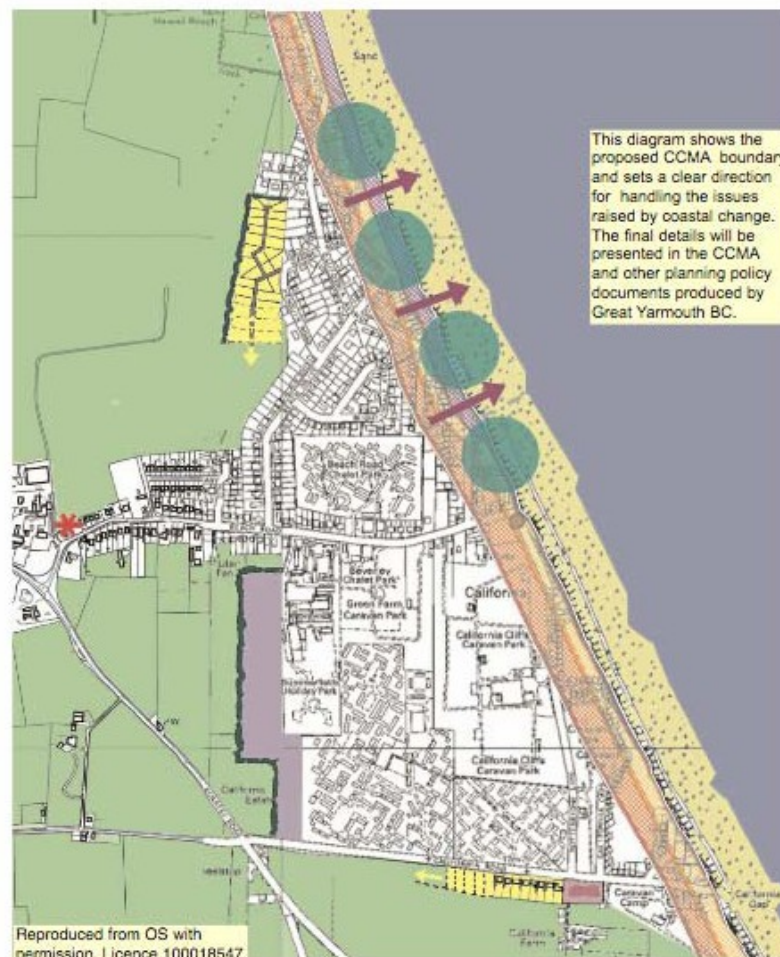
Area for displaced businesses - the California Tavern, shops and arcades - with new car park and improved access to the beach and cliff walk



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

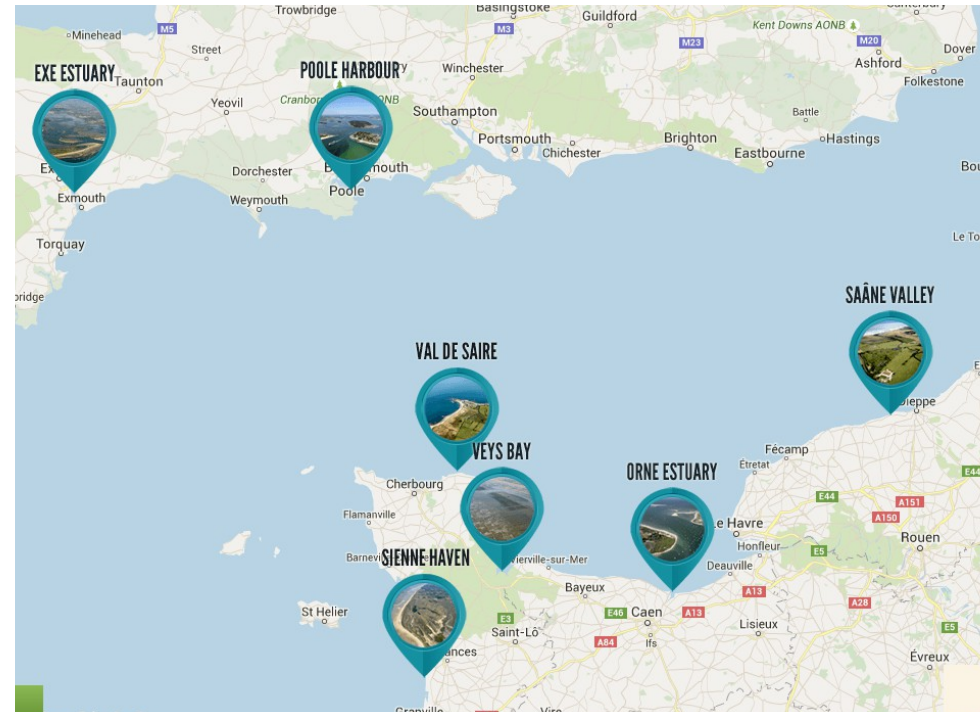


Adaptation (3) – ‘Living with a Changing Coast’ (LiCCo) <http://www.licco.eu/>

→ Environment Agency: help with development of management strategies in the Exe Estuary and Poole Harbour



→ The National Trust: support community engagement on adaptation, including school material



→ Conservatoire du Littoral: support community / local authority engagement on shoreline management planning

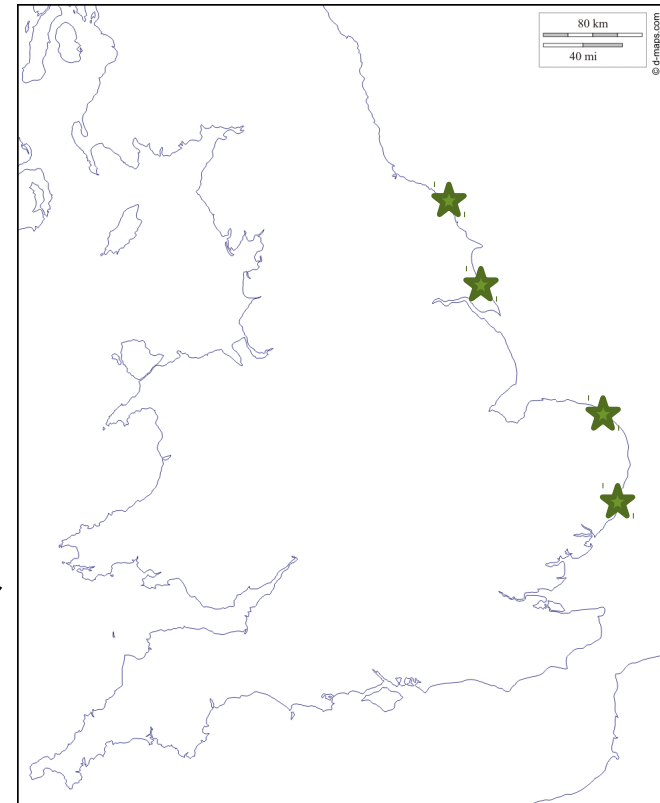
Adaptation (4) – Defra Coastal Change Adaptation Pathfinder projects



- ➔ Local authorities bid for £11 million Defra special funding package (2009)
- ➔ 15 local authorities granted money: 11 focussed on community engagement and future options
- ➔ 4 focussed on practical adaptation, where properties were at immediate risk from erosion
- ➔ These 4 received >£6 million of the £11 million to explore **relocation** and **'buy & lease-back'** options

Adaptation (5) – The ‘big four’

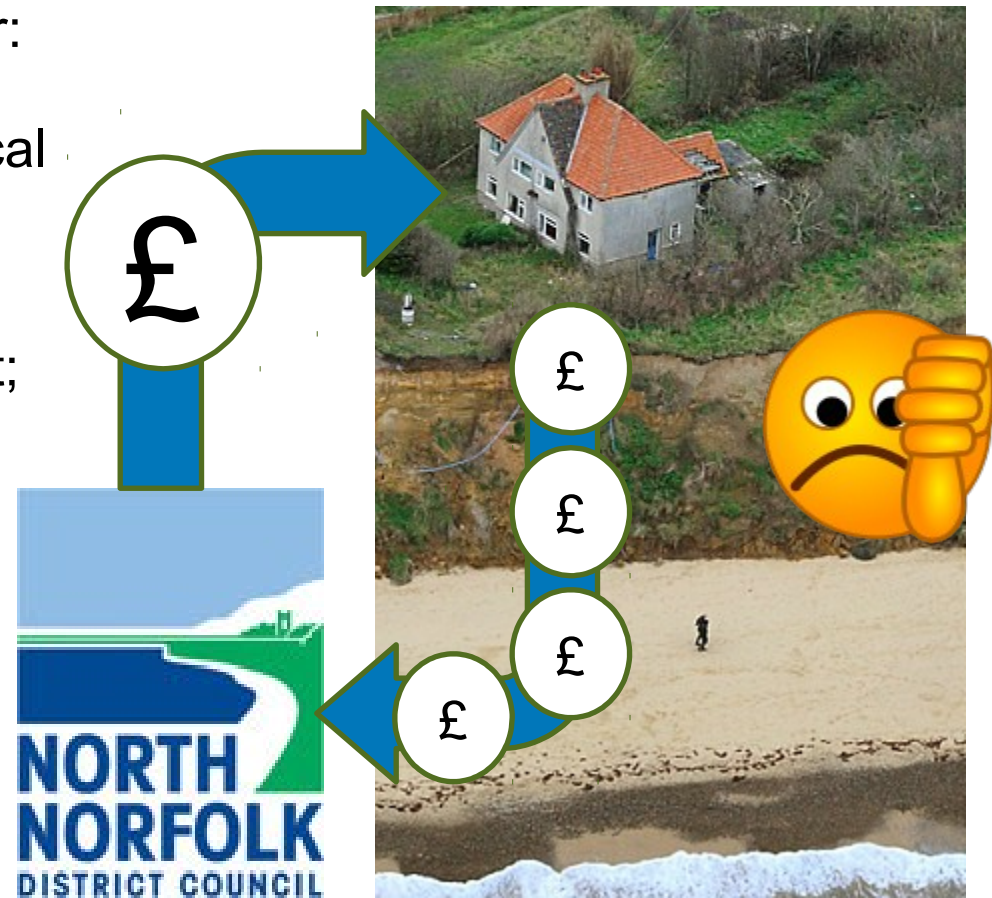
- ➔ Scarborough: £1million to enable 56 properties to be re-built elsewhere (**assist relocation**)
- ➔ Yorkshire: £1.2 million for welfare and help with demolition/removal at 67 properties on 48km of coast (**assist demolition/removal**)
- ➔ North Norfolk: £3 million to demolish and rebuild 12 properties, enable relocation of caravan park and infrastructure, trial buy & lease-back (**provide and assist relocation, provide buy & lease-back**)
- ➔ Suffolk: £1.5 million to help with replacement land purchase/re-building (**assist relocation**)



Adaptation (5) – Emerging lessons

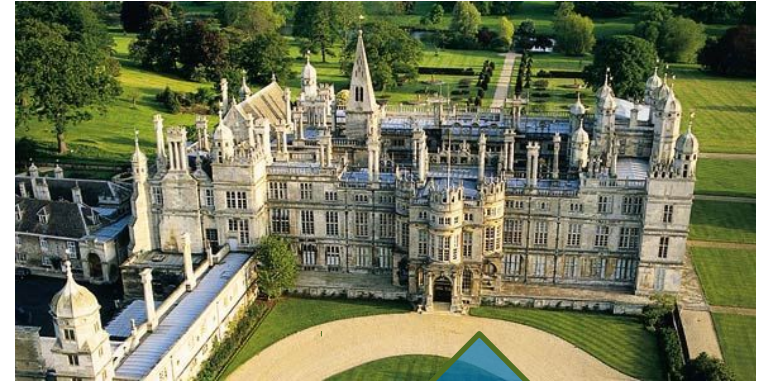
➔ **Buy & lease-back** was not popular:

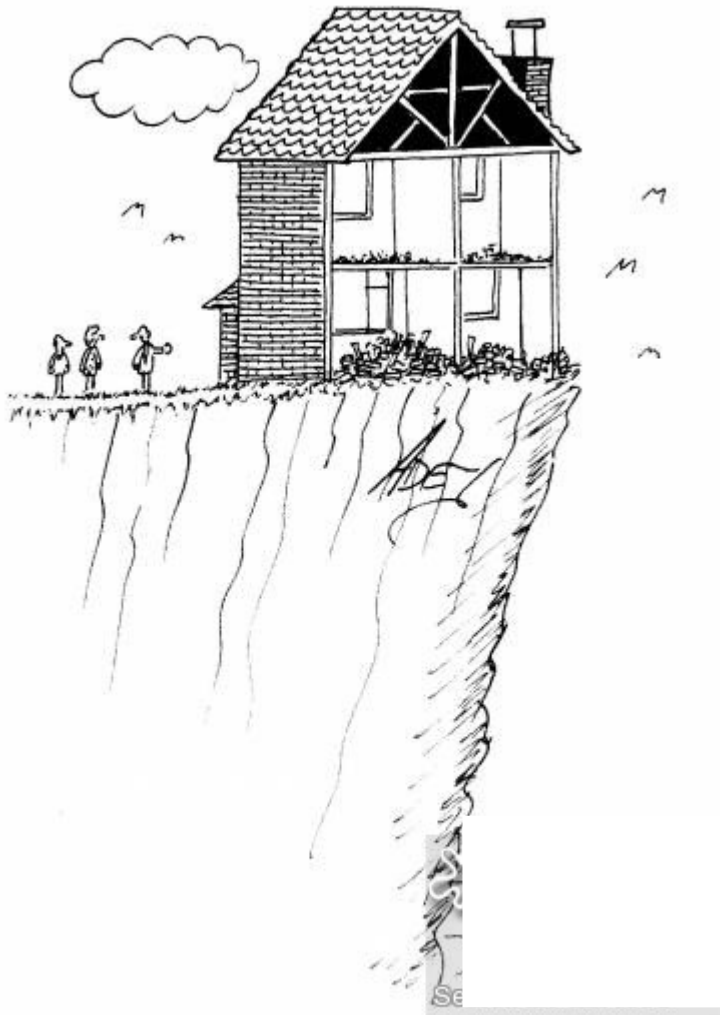
- policy and legal restrictions on local authority;
- large initial cost to local authority, with uncertain return on investment;
- property valuation had to avoid 'compensation';
- preference in communities for owning their home;
- but potential for lease back for alternative use e.g. holiday homes



Adaptation (5) – Emerging lessons

- ➔ **Relocation** still resource-intensive, but more successful.
 - conflicts between local residents and authorities about relocation areas;
 - moving 'as a community' not always popular;
 - replacement property not always popular
 - compensation avoided by using planning exceptions to drive up property value;





- ➔ **Manage expectations** during trials.
- ➔ Ensure the right **skills mix**.
- ➔ Expect a **range of reactions**
- ➔ It can be **resource intensive**

THANK YOU

“...and this glorious cliff-top property has recently been reduced by fifty per-cent.”