



North Norfolk Shoreline Management Plan

Old Hunstanton to Kelling Hard

Public consultation report

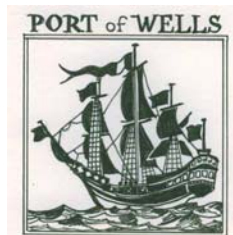


Borough Council of
King's Lynn &
West Norfolk



NORFOLK COAST
PARTNERSHIP

PROTECTING AN AREA OF OUTSTANDING NATURAL BEAUTY



ENGLISH HERITAGE



Norfolk County Council



Environment
Agency

Appendix C

Non-questionnaire responses

From: Resident of Wells-next-the-Sea
Date received: 28 September 2009
Comments about PDZ2
Ref: 89

Having studied, in much detail, the proposed plan for the Wells East Bank I feel that the option the Environment Agency (option B) wishes to adopt is not in the best interests of the area. I believe that a third option should be considered, along with the other two, in order to give a reasonable choice. This third choice would consist of strengthening, widening and raising the East Bank, the building of a defence wall along the East Quay, similar to the one opposite the Pop Inn Leisure on Beach Road, with flood gates to close off slipways and access points along that wall.

My reasons for opposing the implementation of Option B are as follows:

Amenity.

The East Bank provides part of the route of Peddars Way and the Norfolk Coastal Path. This path is used by thousands of walkers and cyclists every year and no provision seems to have been made in the plans for this path.

The area behind the bank is used extensively every day by many dog owners to exercise their dogs in a safe environment.

If the area behind the bank was flooded then there is the distinct possibility of the lower part of the allotments at the end of Northfield Lane being flooded thereby depriving those that use them of a very valuable and much sought after amenity.

Increased Prism in Wells Harbour.

I doubt very much whether an increase of 10% tidal flow can be achieved through Wells Harbour with this scheme. The only time that increased flow can apparently be achieved is during the period of spring tides, and that would only be, on average, six days out of every twenty eight, as the rest of the period the tides are not high enough to increase flow beyond what is occurring today. The reason I said 'apparently be achieved' is because there is a slight anomaly [*sic*] which occurs during spring tides. For the first twenty to forty minutes after the high tide mark is reached, the water actually flows in an easterly direction via Stonemeal Creek towards its outfall in Stiffkey bay. Only when the water level has fallen to roughly the level of the vegetation does the flow change to a westerly direction. This would reduce the projected prism quite considerably and I believe that there would only be a minimal increase in tidal prism through Wells Harbour because of this. Therefore it would follow that the breaching of the east bank and the subsequent flooding of the area behind would not achieve what is being hoped for. An added reason in favour of not flooding this area is that the local farmer, who has drained this area over many years, would lose valuable grazing and arable fields.

Proposed New Bank alongside A149.

I believe that the proposed new protective bank alongside the A149, which stretches from just west of Garden Grove to approximately halfway up the rise towards Wells will create more problems than it will solve. At present, whenever it rains heavily or there is a thunderstorm, the road from Halfway House down to the corner, frequently floods, with up to 2 feet of water collecting and a lot of silt gathering on the road. This water is generally dispersed by way of soakaways and drainage at the side of the road. If this bank is built the question now arises 'What happens to this flood water?'. Will there be provisions made for pumping this water from the road? The bank, once built, if it is to prevent sea water from encroaching onto the road, will it also prevent the results of heavy rainfall from draining away to the sea? If provision has not been made for this and also the small stream, which will effectively make the A149 impassable for many hours or even days, plus the backing up of this water could also land up flooding Northgate Hall farm. The amount of water that can develop from a thunderstorm or prolonged heavy rain at that corner of the A149 is quite considerable, given that there is a large run off from Cocklestrand Grove, Garden Grove and the field between them. There is also a run off from the fields and tracks to the west of the corner which exacerbates the problem and I can envisage water to the depth of anything up to three metres at that corner which will not have the ability to drain away, as it can at the moment, because of this new protective bank. This heavy rainfall occurs at least ten or twelve times a year, so it would be a serious problem to deal with. Norfolk County Council Highways Dept would be able to confirm the existing problems with that part of the A149 as they have to deal with silting up of the road and the cleaning of it.

Conclusion.

I do not believe that the selection of Option B would be in the best interests of the town of Wells for the reasons aforementioned. I believe that there should be a third option, which would provide defence against the sea, which I have mentioned in the first paragraph. I realise that there are going to be problems in the future concerning rising sea levels and the main impact of that will be felt along low lying coasts, such as those we have in Norfolk, and that provision should be made now to prevent catastrophes in the future. I applaud that fact that steps are being taken before the event, rather than after, but, as in all projects there are bound to be problems arising and in this case I believe that there will be more problems caused than are solved.

From: Warham Parish Council
Date received: 2 October 2009
Comments about PDZ3
Ref: 91

Following our recent Parish Council meeting I have asked to write to you to express the views of my Councillors.

My Council believes that the proposal to flood the Warham Slade is largely experimental, because nobody seems to be too sure what the eventual effect might be of doing so. We believe that until there is a better way of modelling any future results, the policy is flawed and should be withdrawn.

From: Resident of Romsey, Hampshire
Date received: 11 November 2009
General comments
Ref: 186

I write this letter on behalf of my recently deceased wife, who had once been joint owner of *[address deleted]*, Happisburgh.

We have a number of high-level concerns regarding the issues raised:

1. Shoreline Management is an issue which requires management at the national level. It is unreasonable to expect local authorities, many of which are rural and with relatively low levels of per capita income, to manage coastal protection issues which may also have distant impact. Failure to protect the Norfolk coast could impact as far inland as Norwich; failure to protect the Wash could impact areas 50 miles inland. This is a major issue of national infrastructure – it requires hydrological research, funding and management to be provided at national level. In the same way that the dutch have a national policy for shoreline protection, we expect similar policy for England.
2. Coastal defence requires some of the longest imaginable human timescales – consideration should be given to what the situation should be in 500 years – the structure of the coast, the economy and infrastructure, and communities which it supports. In particular, with potential major loss of farmland over the next 100 years, the very long term impact on the national economy needs to be addressed.
3. Recent developments, such as that at Sea Palling, appear to have disrupted longshore drift along the coast at Happisburgh, with the consequent rapid erosion of the cliffs there. This indicates that piecemeal attempts to address local problems are unsatisfactory. Should there be further erosion in the Bacton area, protection of the gas installations there is likely to have

adverse effects elsewhere. Given that a bad situation has resulted from actions elsewhere, action is required to mitigate this situation.

4. The spasmodic maintenance of coastal defences has been unsatisfactory. The erosion at Happisburgh is manifestly worse where the defences are derelict. Basic maintenance would have mitigated the erosion.

5. Given that some erosion is inevitable, consideration needs to be given to the social consequences of villages being under threat. Long term consideration is required for the sustaining of these communities – they require consolidation, relocation and protection. Where erosion has been exacerbated, as at Happisburgh, more consideration is required for the severely affected individuals – there should be an obligation to properly compensate, support and maintain them, as if the exacerbation had not happened. An active policy is required to address and vitalise communities under severe threat – failure to do this will result in protracted rural decline, as happened in Durham, where for a long time it was policy to let rural communities decay, leading to poverty and unacceptable living standards (this policy has subsequently been reversed, with great benefit).

In conclusion, our view is that:

1. A degree of active intervention is required, in the context of a strategic 500-year plan for coastline management.
2. Communities and individuals need long-term support through the dislocation resulting from coastal change.
3. These issues need to be managed at national level.

Thanking you for your attention to this.

From: Resident of Wells-next-the-Sea
Date received: 3 September 2009
Comments about PDZ2
Ref: 67

As Wells residents my wife and I are naturally very interested in the proposals contained within the SMP document as they apply to the town. Unfortunately we will be away during the period of the public drop-in's [*sic*]. We would therefore like to make the following comments.

As a professional mariner for 45 years I strongly feel that the existing East Bank, robust as it may seem, is vulnerable to tidal surge events and should it fail would have the most serious consequences for the town. In view of the predictions we constantly hear regarding sea level rise and other consequences of climate change my wife and I fully support the idea of realigning the Wells East Bank to a more secure North South alignment and think this should be implemented at the earliest opportunity. Clearly

protecting lives is a priority but that said there would be many other benefits for the town.

From: Resident of North Creake

Date received: 6 November 2009

Comments about PDZ2

Ref: 166

Following the presentation at the Simms Reeve Institute in Brancaster on the 31st October 2009 I would like to register the following concerns about the plans for the Brancaster/Burnham Overy Shoreline Management Plan.

In the Technical Summary of the draft SMP, mention is made of the survey carried out by the University of Newcastle in 1998. That survey confirms what everyone on the ground in our area knows only too well, that is "The Sediment Budget on the North Norfolk Coast is positive", this rather obvious statement means that both the Brancaster and Burnham Overy harbours are silting up at a very fast rate. Indeed, the University of Newcastle should be invited back to see what has happened in the intervening 11 years.

It is quite clear that the positive sediment build up on the North Norfolk Coast is being transported into our harbours by the current tidal prisms, the rate of build up is so fast that there is a serious risk of our harbours being unusable by pleasure craft and fishing craft on the medium and lower range tides, in the not too distant future. Contrary to the theory put forward at the Brancaster Meeting, the current tidal prisms are not depositing any of the positive sediment budget on the upper reaches of the salt marshes, the material is being deposited in the harbours only. It is clear that the positive sediment budget, deposited on the sandbars and sandbanks outside the present harbour areas is being deposited by the current tidal prisms into the entrances and the harbours proper. There is no evidence of material being deposited on the salt marshes. Based on the above, there must be a serious question mark over the theory that increasing the tidal prism, by breaching the existing coastal defences, will increase the scouring effect of the tides to scour out our harbours. Using current day experience, if you increase the tidal prism, the harbour areas will silt up at an even faster rate. It is the very tidal prism, which we were told would scour out the harbours, which brings the positive sediment budget into our harbours.

In terms of a time frame, the first epoch of 25 years is far too long a period to wait before taking action to reverse the current silting trend. Rather than waiting for 25 years to breach the current defences, and building new, very expensive defences to safeguard residential property along the shoreline. Would it not be a far more sensible solution to dredge the current harbours in order to encourage the current tidal prism and its scouring effect. Rather than breaching the current, adequate, well maintained, sea defences which exist along our shoreline. It is clear that the current tidal scouring effect cannot cope with the current build up of sediment and until Mother Nature stops depositing such large quantities of sediment off our coastline we will have to take more urgent short term measures in order to stem the heavy silting process. Whilst this may not be the method of choice by the environmental

lobby it may prove to be a short term solution to a serious problem which will only abate when mother nature and her natural cycle stops depositing such large amounts of sediment off our coastline. Perhaps it would be worthwhile to do a cost effective study of the effects of breaching current defences and building new ones, versus periodic dredging. If we continue along the lines proposed at the Brancaster meeting we will surly [*sic*] have completely silted up harbours and a series of footpaths, usable at all times between Scolt Head Island and the mainland.

I do hope that your experts will take another look at this problem and come up with a solution that will guarantee that our harbours do not silt up to the point that they are only usable on the very highest of tides.

From: Resident of Wells-next-the-Sea

Date received: 26 October 2009

Comments about PDZ2

Ref: 125

I attended the agency's information forum in Wells regarding the changes to the flood defences, which would lead to the breaching of the current defences between Hunstanton and Cromer and beyond.

I was made aware that the breach at Wells would lead to the flooding of fields to the east so that a greater drag would be created to flush the build up of silt in the harbour.

What was not made clear was what effect this would have on the allotments to the east, or the time scale. Would any be lost?

The allotment holders at the south of the plot, which are next to the affected fields, have spent a great deal of time and money on improving and developing these facilities and obviously would like some form of answer.

I trust that you will be able to furnish me with as much information as possible.

From: Beach hut owner and resident of Cambridge

Date received: 21 December 2009

Comments about PDZ1

Ref: 238

North Norfolk Shoreline Management Plan

Having received a letter re. the above subject, and as a beach-hut owner, I am obviously keen that the Environment Agency should do all possible to maintain the sea defences along this coast-line.

From: Resident of Burnham Norton
Date received: 4 November 2009
Comments about PDZ2
Ref: 154

I have read the draft Shoreline Management Plan dated July 2009. My home is at *[address removed]* Burnham Norton which borders Norton Marsh. I have lived there for almost 40 years.

Regrettably, I have to say that I object to the changes proposed to Norton Marsh. In order to keep this letter short I will just make a few points:-

1. Apart from a small breach in the early 1950s (which did not reach my house) the present sea wall has operated satisfactorily. The report does not explain why changes at Norton are proposed and what the ensuring *[sic]* benefits will be.
2. The cost of the changes must be considerable. No reference is made to that or who would meet the cost.
3. Norton Marsh is immensely popular with bird watchers and with walkers who come in their hundreds and include old and young alike. It is a beautiful natural, unspoiled marsh, rich in wild life and interest. At a stroke you would destroy an amenity loved by both locals and visitors for a hundred years.
4. On page 1 of the Plan you list 11 principles. Just about every single one of those principles clashes with what is proposed for Norton Marsh.
5. As a general rule one seeks to hold back the advances of the sea. Why is a contrary proposal now put forward?
6. On page 12 four big decisions are listed, no doubt for good reason. If you hold to those decisions you would surely not even contemplate the realignment of the sea wall at Burnham Norton. How can you reconcile the one with the other? It would appear that you recognise that there is an option to support the current use of the land – take it.

In my opinion it would be sensible for you to drop the proposals for a new inter-tidal area at Burnham Norton. These proposals are too fundamental, too uncertain in outcome, too offensive to the environment and too provocative to pursue. That would free you up to concentrate on the balance of the SMP which may have merit.

From: Resident of Wells-next-the-Sea
Date received: 6 October 2009
Comments about PDZ2
Ref: 94

In addition to my response, 18 Sept 09.

The following is my response to the N.N.S.M.P. proposals for the East End flood defences at Wells-next-the-Sea.

The North Norfolk Shoreline Management Plan (NNSMP) proposes major changes to the East End flood defences at Wells, as the proposals lack detail; let us examine points for and against allowing the sea to flood the low land on the south side of the existing east flood defences.

The important factor that the NNSMP ignores is that the low land behind the defences is a sump to take the surface water from an area greater than Wells itself, areas south of an approximate line from Northfield Lane bridge to Wells Hospital. Three feet diameter pipes, with little fall, discharge surface water into the dyke system which works as a sump until the tide drops and the sluice releases water into the sea. Without the low land there is no release for the water until the tide drops, tide levels of above 1.4m AOD (N) will cause the south drainage to back up and flood low lying south properties during sustained rainfall. A pump out system is not an option due to the position and conditions.

Selected information specifically referring to South side, surface water drainage at Wells next the Sea.

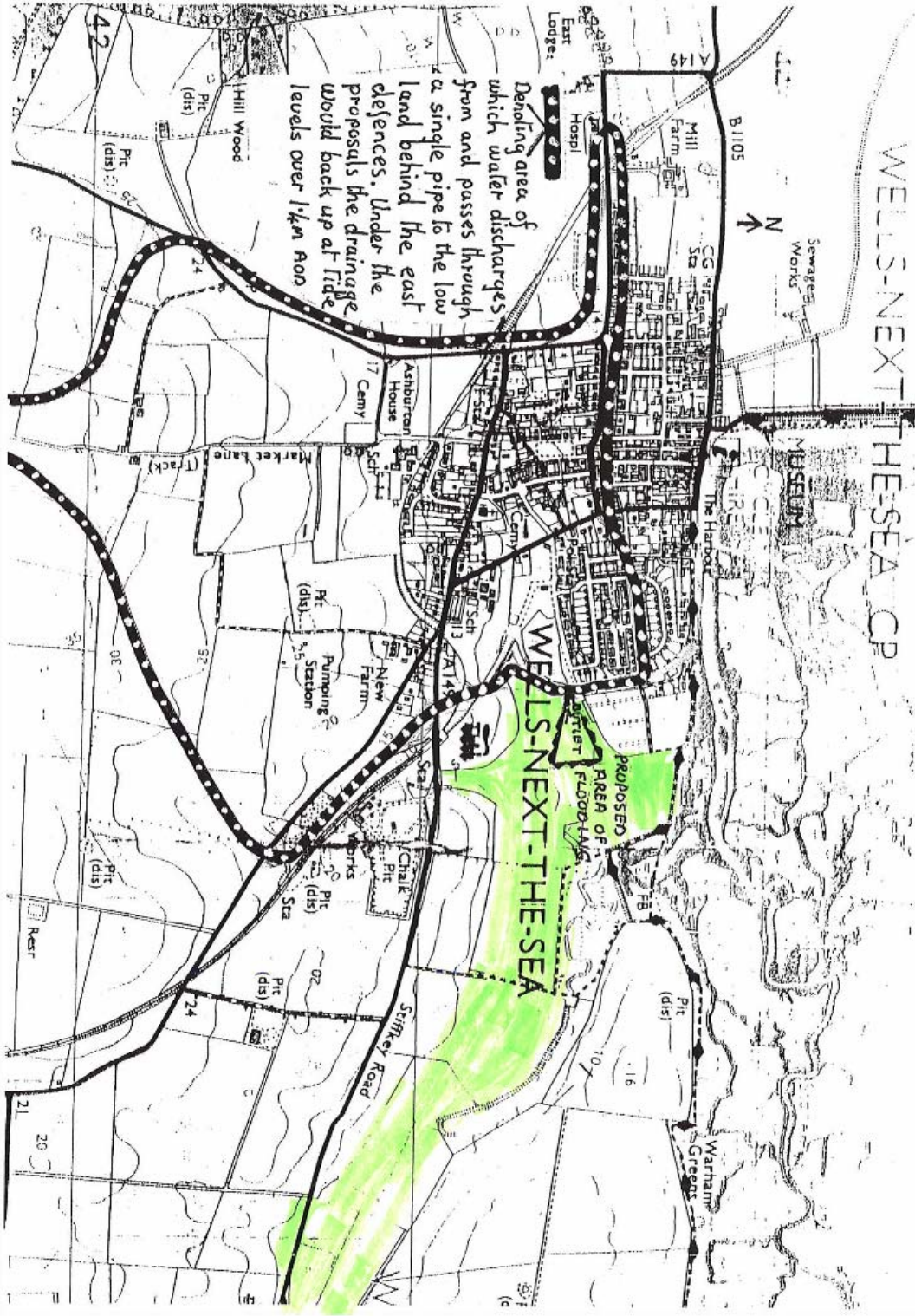
Enclosures

- A Map showing area of discharge into drainage
- B Map showing drainage and levels
- C Two sheets of my own on-site notes, not processed, for guide levels only

88

A

WELLS-NEXT-THE-SEA CP



Denoting area of which water discharges from and passes through a single pipe to the low land behind the east defences. Under the proposals the drainage would back up at Tide levels over 1/4m AOD

WELLS-NEXT-THE-SEA

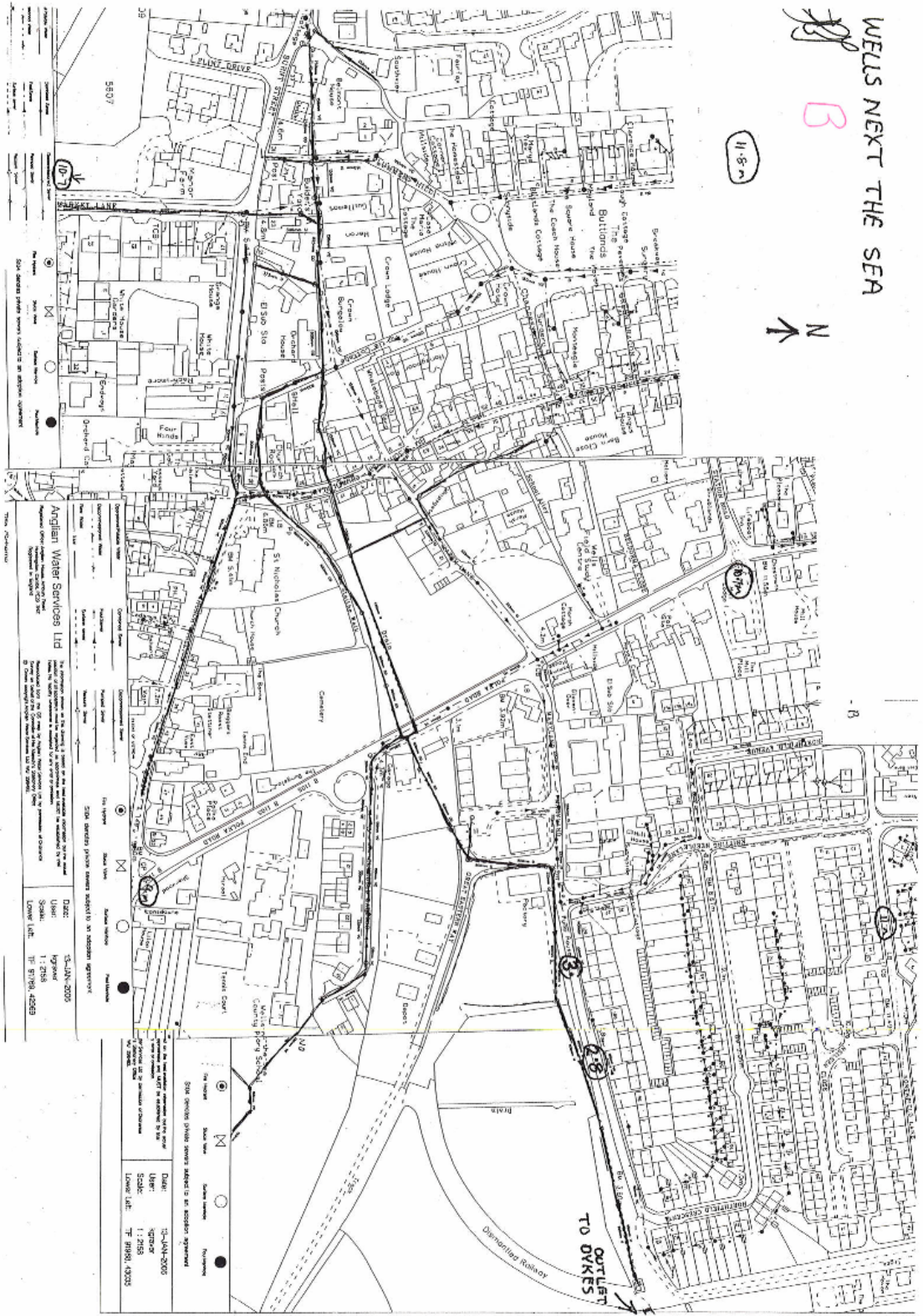
PROPOSED AREA OF FLOODING



WELLS NEXT THE SEA

B

11.5m



5807

Anglian Water Services Ltd
 The Corporation of Anglian Water Services Ltd, 100 Victoria Road, Peterborough, Cambridgeshire PE1 1UA
 Registered Office: 100 Victoria Road, Peterborough, Cambridgeshire PE1 1UA
 Registered in England No. 02068087
 Registered Office: 100 Victoria Road, Peterborough, Cambridgeshire PE1 1UA
 Registered in England No. 02068087

Date: 13-10-2005
 Type: Upgrade
 Scale: 1:2500
 Lower Ld: TP 8198, 4289

1:2500
 Date: 13-10-2005
 User: JPH/AV
 Scale: 1:2500
 Lower Ld: TP 8198, 4289

SEE OTHER SHEETS REFERRED TO IN ACCORDANCE WITH THE
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WELLS NEXT THE SEA

EAST SLUICE

1/100



6.5 AOD
E.A. DATUM



3.5 AOD

1.8 AOD

SLUICE CLOSES AT 1.6 AOD

0.5 AOD

LOW TIDE 1.2 M AOD

2.4 AOD

10M

1.5 AOD

WATER LEVEL
0.8 AOD

WATER AT CRESCENT OUTLET SAY 0.9 AOD
GROUND LEVEL 2.03 AOD

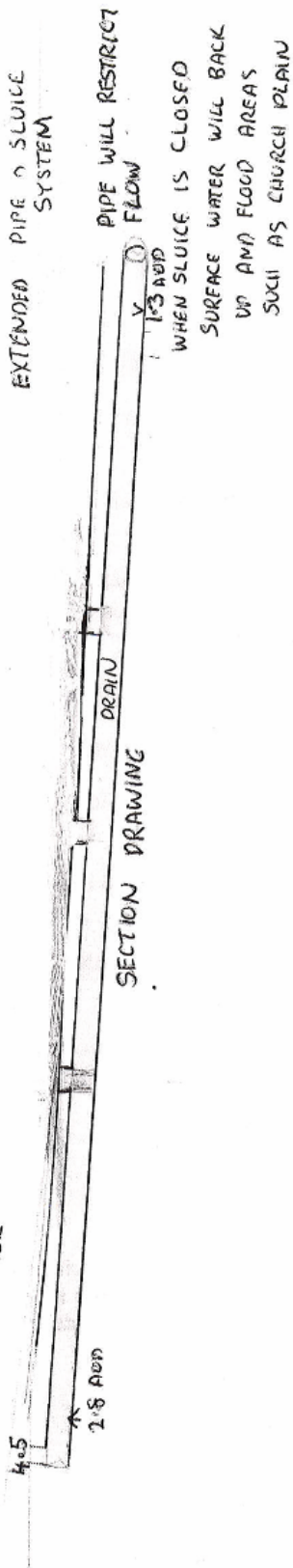
ROUGH GUIDE



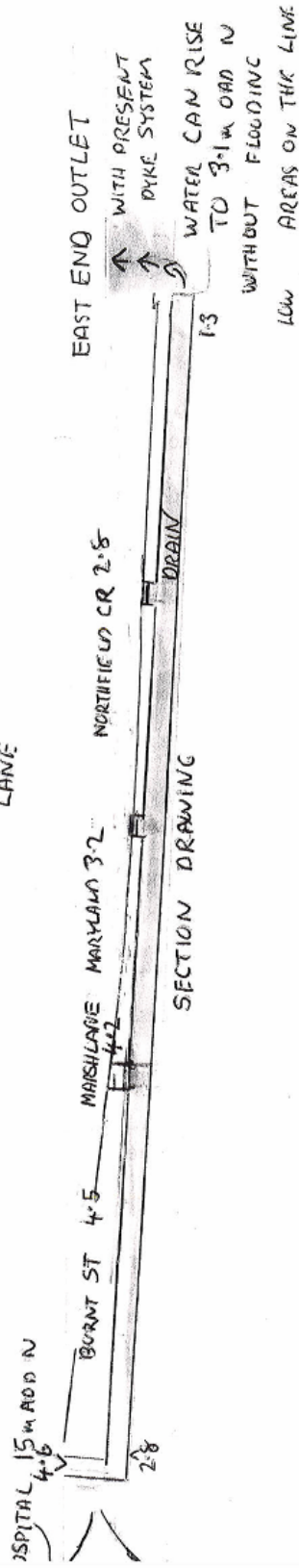
SOUTH SIDE SURFACE DRAINAGE AT WELLS - NEXT - THE - SEA



NOT TO ANY SCALE
WEST END OF DRAINAGE



LEVEL WHERE WATER RUNS FROM
11.83 MILL ROAD
11.5 TOP OF HIGH ST
11.46 NORTHFIELD LANE



RISE TO 2.8m OAD (M)

From: Resident of Wells-next-the-Sea

Date received: 21 September 2009

Comments about PDZ2

Ref: 86

The following is my response to the N.N.S.M.P. proposals for the East End flood defences at Wells-next-the-Sea.

The North Norfolk Shoreline Management Plan (NNSMP) proposes major changes to the East end flood defences at Wells, as the proposals lack detail; let us make some points for and against allowing the sea to flood the low land on the south side of the existing east flood defences.

The proposals would give greater flood protection to the south side of Wells. The new proposed bank linking the high ground north of the A149 to the high ground of the East End allotments would itself, have greater protection from the North sea, that is providing the existing bank is well maintained and has only one structural opening to the sea which will then provide a first line defence tidal counter balance.

My own proposal in the eighties and again published in February 2008 was for an additional bank in the proposed position, however this was purely for secondary defence rather than for flooding the low land behind the East End existing defences.

The downside of tidal flooding of the low land is that the existing bank might be allowed to deteriorate, that the necessary bridge for the coastal footpath spanning the opening in the bank might pose dangers, also that good farmland and the lower part of the east allotments are lost. Much of the farmland is below 2.5m AOD(N) and without a raised sill above a sluice will flood on the majority of tides. The relevance of this is further explained in the following paragraphs.

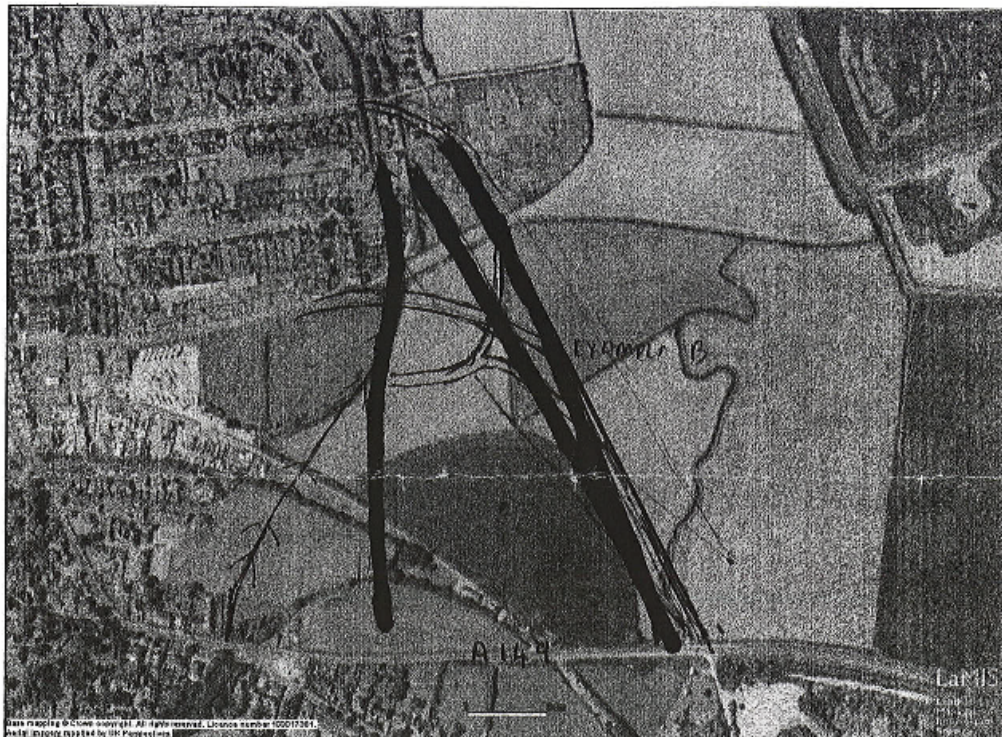
The important factor that the NNSMP ignores is that the low land behind the defences is a sump to take the surface water from a large part of Wells, areas south of an approximate line from Northfield Lane bridge to Wells Hospital. Three feet diameter pipes, with little fall, discharge surface water into the dyke system which works as a sump until the tide drops and the sluice releases water into the sea. Without the low land there is no release for the water until the tide drops. A pump out system is not an option due to the position and conditions.

The suggestion that the tide flow from increased capacity will de-silt the harbour is not proven. I would need to see the NNSMP's professional guaranteed study of salt marsh protection, re-direction of flows and alignment of the channel before I can accept that any advantages would be achieved from increased flush out.

The proposal are so important that a full discussion must be encouraged; we must not be influenced by the promise (although welcomed) of increased

medium or short term port revenues which could disappear on a policy change. The rewards from the farmland and rambling may outweigh channel benefits.

The community may well opt for the status quo, however, with the apparent availability of funds, residents of the south side of Wells should take the opportunity to campaign for the secondary protection bank which with limited compensation to land users could be achieved at a fraction of the cost suggested for the full proposal.



Latitude = 52.9524 Longitude = 0.8654 X = 592472 Y = 343329
24 September 2007 10:36

Legend

■ Basic: Aerial Photos



3 ALTERNATIVE POSITIONS FOR SECONDARY SEA DEFENCE

Further flood concerns

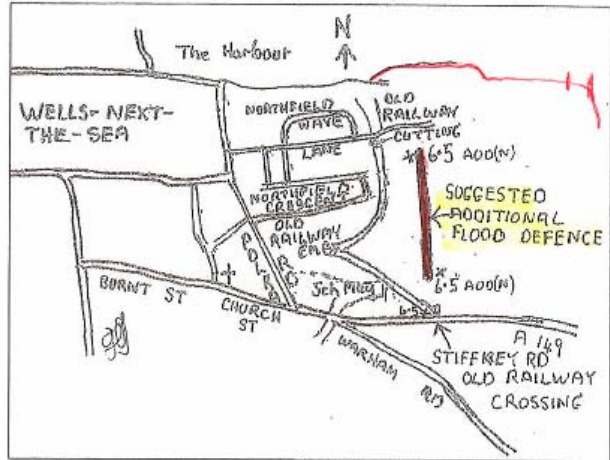
By John C Terrington

The concerns expressed by Kevin Brocklehurst (Mailbag, *The Quay*, January 08) that much of the south side of Wells could suffer from tidal flooding are shared by many.

Although the eastern sea defence bank is more substantial than at any time in history, if it were to be breached, or if the summit in the old railway cutting was overlapped, much of the south side of Wells would be flooded.

My own survey in 2003 which was submitted to the Environment Agency, proved that the cutting summit was well below the 6.5m AOD (N) (Newlyn All Ordnance Datum) height of the easterly flood defences. The Agency accepted my findings and raised the summit to around 6.5m in 2004. The height of the summit gives flood protection far above anything Wells has experienced in living memory, but may not necessarily stand up to predicted flood levels of around 5.7m to 6.1m.

The question that must be asked is, "Is the south side of Wells sufficiently protected?" I think not. If the east sea defences were breached or the cutting summit overlapped tidal waters would create catastrophic damage



Suggested additional flood defence to be built connecting high ground at the East End allotments to high ground north of the Scout hut

including knocking out part of the town's sewerage system and closing a network of roads.

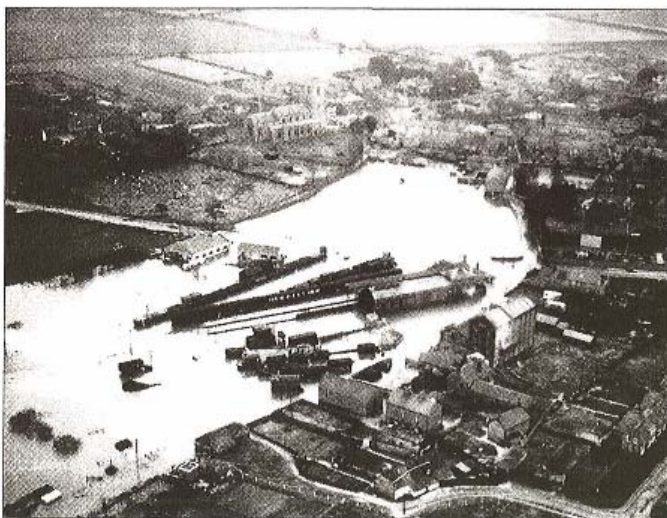
The photograph shown here was taken in 1953 after flood water receded to a level of 4.3m AOD(N). Imagine the predicted flood level of 5.7m, giving an increased depth of around 1.5m!

Can more be done to safeguard the town? Most certainly. A 6.5m high protection bank could be built to connect the high ground of

the East End allotments to the high ground north of the Scout headquarters – see the diagram.

May I conclude with some points of interest which may be valuable when planning the security of Wells from floods...

- All tidal and defence measurements are taken from Newlyn All Ordnance Datum (AOD (N))
- The 1953 flood level was 5.1m. In 1978 it was 4.8m
- Projected flood levels are between 5.7m and 6.1m
- The Beach Road bank is 6.5m plus and the northerly part of the defence wall is 6m high
- The East End bank is 6.5m plus and the summit in the railway cutting is approximately 6.4m.



The extent of the flooding on the south side of Wells after the 1953 inundation

© Archant Norfolk Ltd

From: Resident of Wells-next-the-Sea
Date received: 4 November 2009
Comments about PDZ2
Ref: 152

Re: Southern Surface Water Drainage

Please find update of my response as requested [*names deleted*] at the exhibition at The Maltings on 20th October.

I also represent over 158 individuals who live in the area where problems will occur.

The proposal to flood the low land behind the existing East flood defence bank would destroy the dyke system which is the sump to take surface water from a square mile area. The dyke system is capable of taking a million gallons of water and also provides fresh water to irrigate farmland.

The valley line (2.8 = 3.2noon = 3.9 AOD(N)) from Northfield Crescent to the West end of Burnt Street collects surface water from a square mile area with surrounding contours rising to levels of 11m AOD with part over 40m AOD. The southern surface water drainage takes thousands of gallons of water from the area and discharges into the dyke system, this amount of water cannot be automatically released if a sluice is installed over the outlet pipe or by having an open ended pipe discharging in a tidal position.

SLUICE OR NON RETURN VALVE

Either method will cut off discharge for hours either side of high tide. The cut off level would be 1.4m AOD. In times of sustained rainfall water from a square mile area would fill the southern surface water drainage system and flood low lying areas.

OPEN ENDED DISCHARGE PIPE IN TIDAL POSITION

Tide levels of over 1.4 AOD will start to create tidal back up in the southern surface water drainage system, the tidal water, even without sustained rainfall, will back up and flood low areas at the south side of Wells. All areas at levels between 2.8m AOD and the predicted level of 6m AOD would be at risk. With sustained rainfall the flooding would be severe.

With either of the previous alternatives, the majority of tides will render the south side drainage ineffective. Any level of tide over 1.4m AOD will start to fill the dyke system, cut off the drainage flow from a sluice operated outlet or flow up the southern drainage discharge pipe.

AUTHORITIES AFFECTED, SOUTH SIDE SURFACE WATER DRAINAGE

Anglian Water, Drainage system will be made unfit for purpose.

AW spent £500,000 on an upgrade in 1988.
Norfolk County Council, Road drains will not function.
North Norfolk District Council, Buildings with connections to the surface water system will have problems.

EXPLORING A NEW SUMP WITHIN THE PROTECTION OF THE PROPOSED BANK

The small paddock at the East end of Orchard Caravans show, ground area is the only area on line for a sump for the outflow of the surface water. The area is however, too small and the water table is too high to dispose of thousands of gallons of water. Due to the conditions and the inevitable failures, a pump out system is not an acceptable option. Years ago there was a substantial dyke system throughout Maryland to take surface water, now the dyke is confined within pipes which can only clear by discharging into a protected sump.

Finally can I say that as more silt comes in with the tide than goes out with the tide that the NNSMP proposal will have a negative effect on Harbour siltation?

Enclosures:

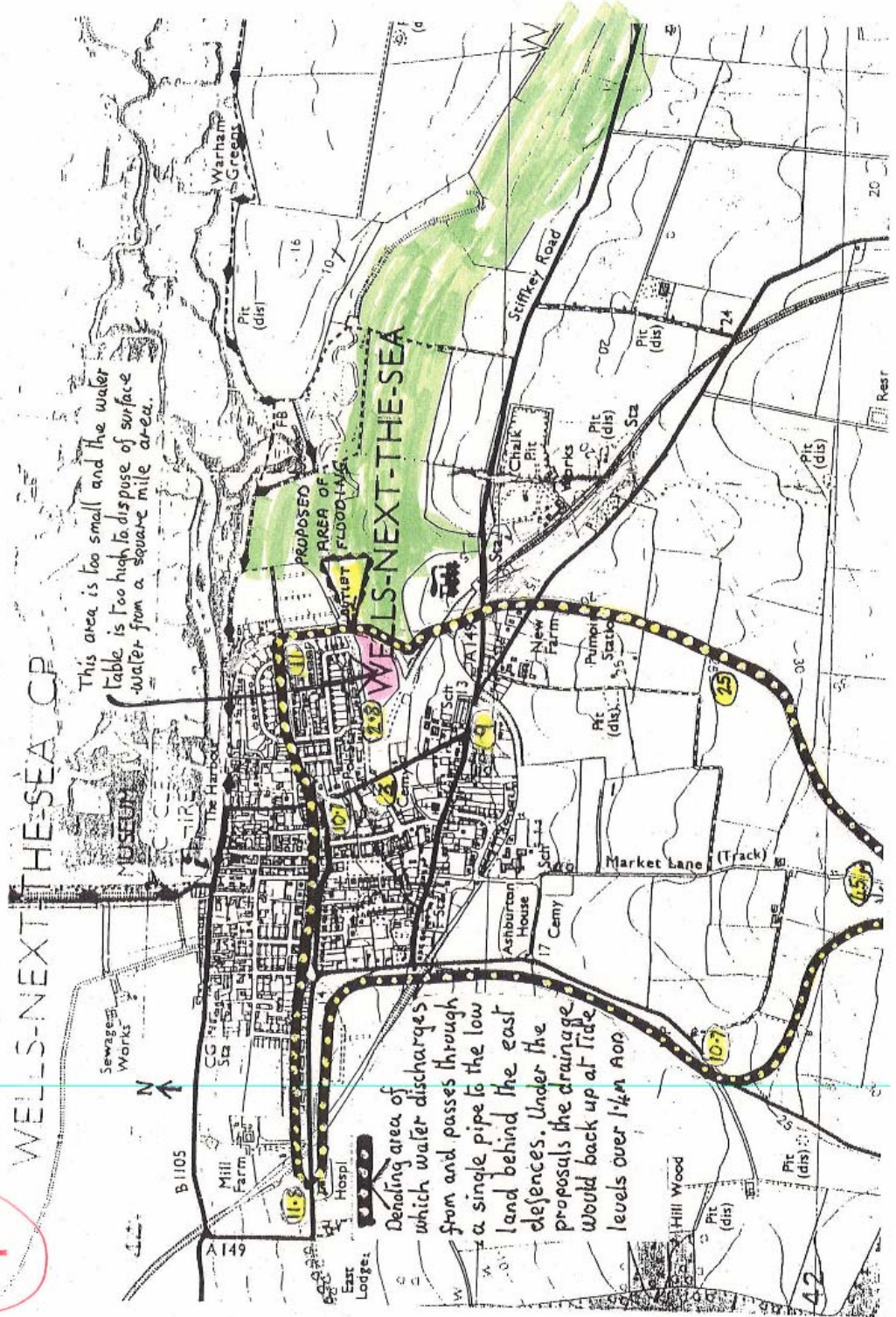
1. Corrected map showing catchment of surface water and discharge area
2. Photograph, example of flooding problems that the south valley suffered in the past, before the discharge into the dyke system was improved
3. Map showing part of the south side drainage system
4. Photo of the south side of Wells with flood water at 4.3 AOD, imagine the disruption from a 6m breakthrough

1

WELLS-NEXT-THE-SEA CP

This area is too small and the water table is too high to dispose of surface water from a square mile area.

Denoting area of storm and passes through a single pipe to the low land behind the east defences. Under the proposals the drainage would back up at tide levels over 1 1/4 m AOD



Handwritten signature or initials.

2. Pre 1988, Surface Water flooding South of Wells



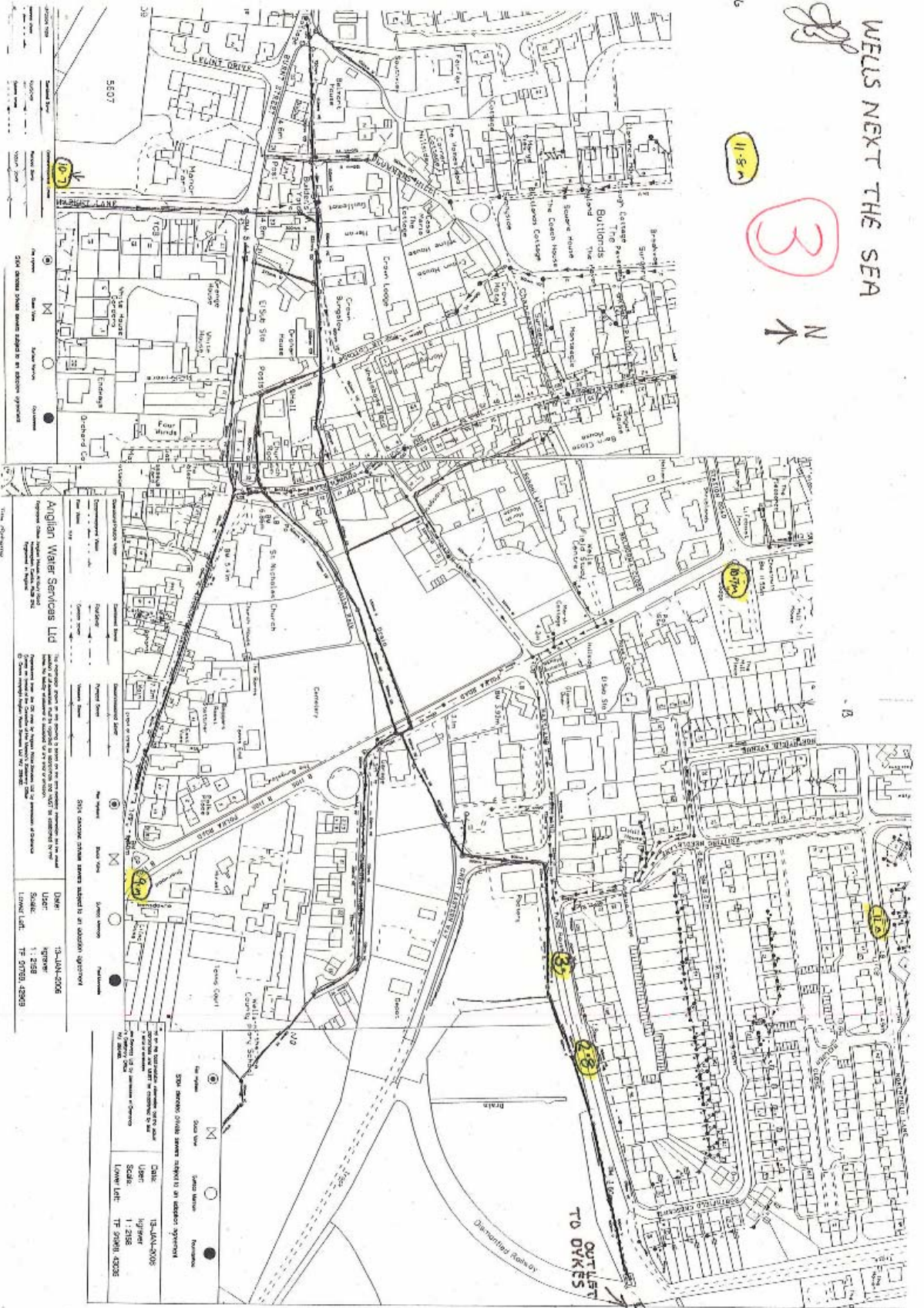
WELLS NEXT THE SEA

3

11.5m

3

N

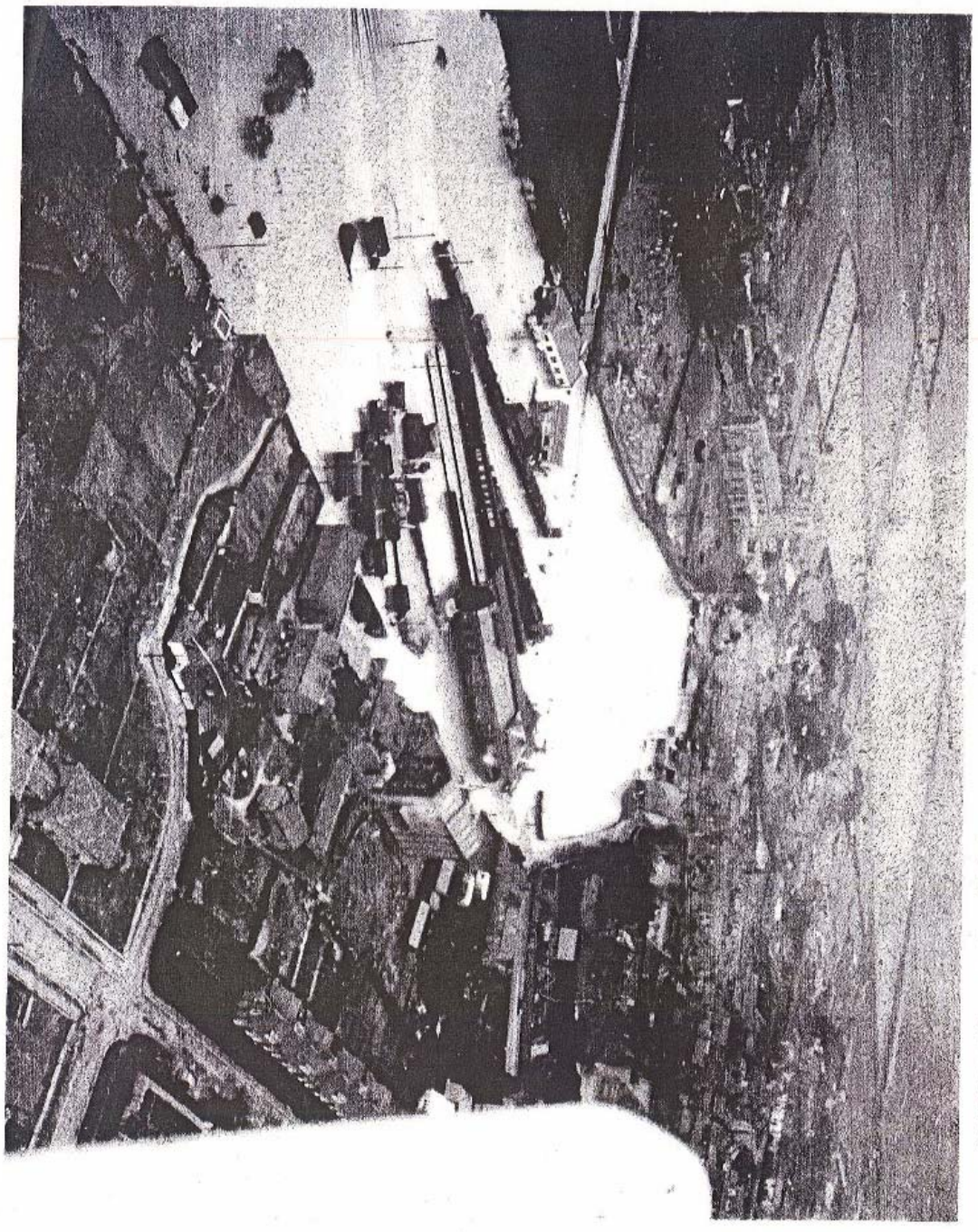


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 It is not intended to constitute an offer of any financial product or service.
 It is not intended to constitute an offer of any financial product or service.
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DATE: 13-JUN-2006
USER: JRM/SPR
SCALE: 1:1250
LOW/LIFT: TF 50781, 42026

DATE: 13-JUN-2006
USER: JRM/SPR
SCALE: 1:1250
LOW/LIFT: TF 50781, 42026

4



TIDAL FLOODING, 4.3 AOD, SOUTH SIDE OF WELLS

From: Resident of Wells-next-the-Sea

Date received: 12 November 2009

Comments about PDZ2

Ref: 197

North Norfolk Shoreline Management Plan

Proposed Flooding of East End Land at Wells-next-the-Sea

Response from 19 individuals (177 signatories in all) who will be affected by decision to flood the low land

Please find enclosed the names and addresses of 19 individuals living within the South valley at Wells-next-the-Sea (West end of Burnt Street to lower Northfield Crescent). The signatories object to the proposed flooding of the low level behind the existing east defence bank.

We object because the tidal level will exceed that of the roadways and properties in the South valley. If the proposed area is flooded the natural drainage to the South valley is destroyed and will suffer severe flooding during sustained rainfall or from tidal backups. A mechanical pump out system (due to inevitable failures) is not an option we can accept.

The signatories also request a secondary defence bank, to be built (North to South) from the high ground of the allotments to the high ground north of the A149 and also for the upgrading of the existing East defence bank which is inferior to the West bank.

As a large proportion of the signatories are senior citizens and require representation, please count all signatories as individual objections and proposals.

Tenants or Owners

158 signatories sent 3rd November 2009 plus 19 signatories = 177

From: Resident of Wells-next-the-Sea
Date received: 14 September 2009
Comments about PDZ2
Ref: 83

NORTH NORFOLK SHORE MANAGEMENT PLAN
PDZ 2L – WELLS EAST BANK

I attended the exhibition at The Maltings in Wells on the 10th September. In response I have assembled my previous correspondence on the (increasing) risk of flooding to the south of Wells. I also include correspondence from Mr *[name deleted]* and a reference to his FLOOD RISK ASSESSMENT for the area in question. It forms a significant contribution to the planning process being detailed, comprehensive and informative. I strongly recommend inclusion in your deliberations. If you are unable to retrieve his submission from your archives I am certain he will forward a copy. Of particular interest is his proposal to provide a barrier from the East End allotments to the Scout Hut. This would protect Wells from Stiffkey inflows. It is a robust and straightforward defence with long term protection.

The WEST of the town has been favoured with stout protection in recent years. Failure to afford the same level of protection to the remainder of the town exposes a large area to contamination from raw sewage in the event of flooding not to mention the many dwellings in the defined flood map.

Hopefully the concerns expressed above and in the attached papers along with the solution proposed by Mr *[name deleted]* to protect this area can be incorporated in the plans currently in train to protect the houses on East Quay (East End).

FLOOD RISK ASSESSMENT

Re Proposed Development at
Burnt Street, Wells-next-the-Sea, Norfolk, NR23 1HP

PLANNING APPLICATION 20011725 PF

REINSTATEMENT OF SITE TO COTTAGES

THE PICTURE BELOW SHOWS COTTAGES PRIOR TO 1950



Environment Agency Correspondence

Ref AE/2001/00778/001
dated 21st Dec. 2001

Mr John Temington
23, Burnt St

Wells-Next-The-Sea NR23 1HP



You are in: Flood Map

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Overview map:



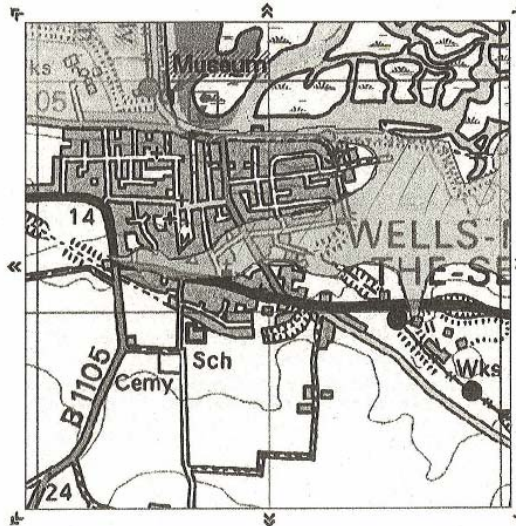
Map of NR23 1JJ :

Click on 'learn more', then on your map location.

Click on the map to ...
 70m Learn more



Current map scale: 1:20,000



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Flood01

19th December 2007

Dear Bernard,

The report in last months Quay regarding the narrow miss on the surge tide at Wells and the advice that Walcott were not so fortunate begs the question "How sure are we in Wells that we are any less venerable?" Sea protection to the east side of town has been neglected at the expense of the Quay area. If you decide this comment is worthy of a wider audience you may wish to verify (another view of my findings would be welcome) before contacting the bodies responsible for flood protection in Wells, discussion with our Flood Wardens, NNDC, EA or publication. I feel this aspect of sea defence is due for re assessment and public debate.

Kind regards

*As published in The Quay
Jan 08*

Dear Sir,

Early morning on November 9th saw the statutory bodies and volunteers assembled on the Quay in anticipation of the surge tide. The East Quay was deserted.

When the sea eventually covers the East Quay as it surely will, the sea will flow along the old railway track. The Environmental Agency flood map for Wells shows without protection the sea will reach, Marylands, Marsh Lane, Church Plain, St. Nicholas Church and Burnt St. as far as Two Furlong Hill and including Bluebell Gardens.

Complacency is not an option. Ignoring the inevitable places all who live in this area of Wells at risk of flooding. Is our current sea defence for the east of town adequate with the predicted increase in water levels in the years to come?

Yours sincerely

KB

Mr B Phillips
Editor
The Quay
Wells

[Wells & District Community Newsletter]

Further flood concerns

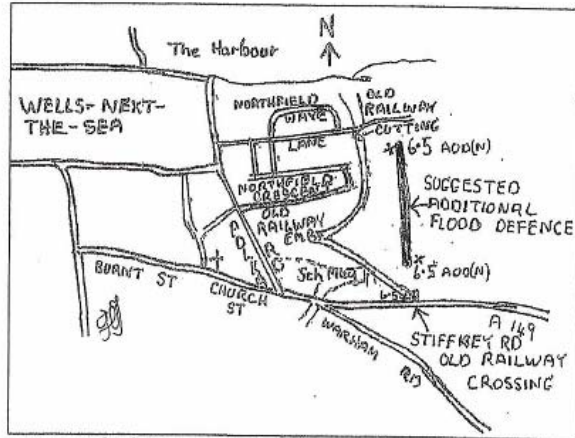
By John C Terrington

The concerns expressed by Kevin Brocklehurst (Mailbag, *The Quay*, January 08) that much of the south side of Wells could suffer from tidal flooding are shared by many.

Although the eastern sea defence bank is more substantial than at any time in history, if it were to be breached, or if the summit in the old railway cutting was overlapped, much of the south side of Wells would be flooded.

My own survey in 2003 which was submitted to the Environment Agency, proved that the cutting summit was well below the 6.5m AOD (N) (Newlyn All Ordnance Datum) height of the easterly flood defences. The Agency accepted my findings and raised the summit to around 6.5m in 2004. The height of the summit gives flood protection far above anything Wells has experienced in living memory, but may not necessarily stand up to predicted flood levels of around 5.7m to 6.1m.

The question that must be asked is, "Is the south side of Wells sufficiently protected?" I think not. If the east sea defences were breached or the cutting summit overlapped tidal waters would create catastrophic damage



Suggested additional flood defence to be built connecting high ground at the East End allotments to high ground north of the Scout hut

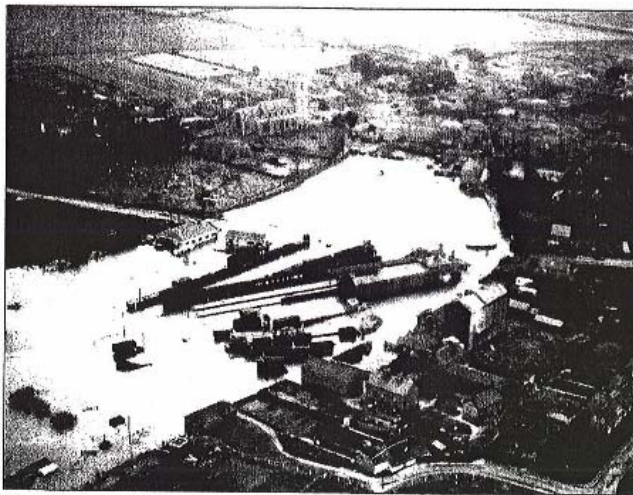
including knocking out part of the town's sewerage system and closing a network of roads.

The photograph shown here was taken in 1953 after flood water receded to a level of 4.3m AOD(N). Imagine the predicted flood level of 5.7m, giving an increased depth of around 1.5m!

Can more be done to safeguard the town? Most certainly. A 6.5m high protection bank could be built to connect the high ground of the East End allotments to the high ground north of the Scout headquarters – see the diagram.

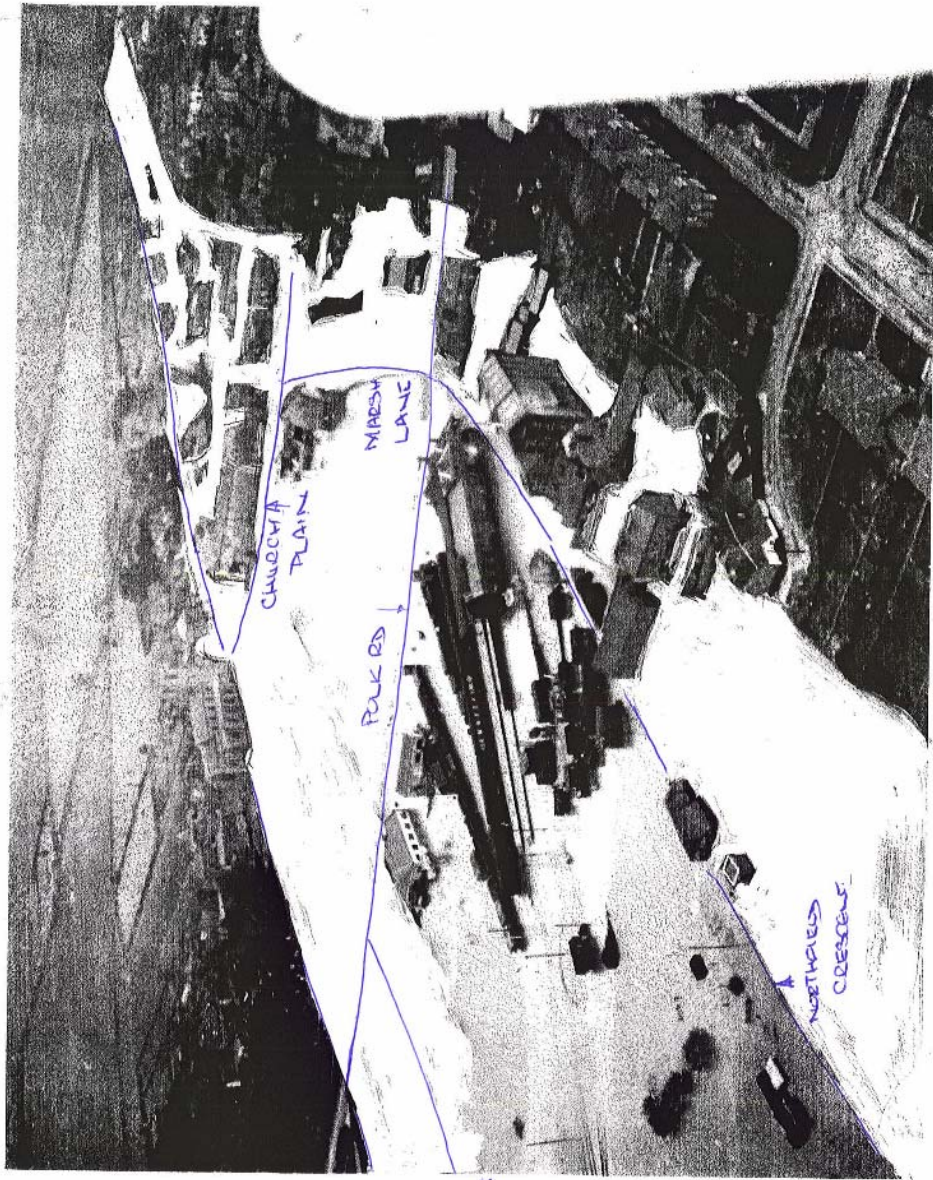
May I conclude with some points of interest which may be valuable when planning the security of Wells from floods...

- All tidal and defence measurements are taken from Newlyn All Ordnance Datum (AOD (N))
- The 1953 flood level was 5.1m. In 1978 it was 4.8m
- Projected flood levels are between 5.7m and 6.1m
- The Beach Road bank is 6.5m plus and the northerly part of the defence wall is 6m high
- The East End bank is 6.5m plus and the summit in the railway cutting is approximately 6.4m.



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The extent of the flooding on the south side of Wells after the 1953 inundation



NEWS-NEXT-
TO-SEA.
NR23.

BLUEBELL
GARDENS

FLOOD
1953

20th March 2008

Dear Madam,

Wells Flooding

I am sure those with property at risk of flooding in the low lying area to the south of the town between Northfield Crescent and Two Furlong Hill are indebted to John Terrington for his work on our behalf with the Environment Agency in 2003. In addition his insight as to the future with the predicted higher tides and his positive suggestion to provide a barrier between the East End allotments and the Scout Hut. The photograph of the 1953 receding flooding was very informative. Fifty five years later with projected rise in sea levels, the Improved Beach Road sea wall and road barrier, any surge tide will now be funnelled to the East Quay. "How far next time along Burnt Street?"

North Norfolk District Council SEA FLOODING leaflet for 2007/08 advises me to "obtain extra insurance cover NOW - It's too late after the flood!" Exactly why property at risk to the south should have the same high standard of protection enjoyed by the residents and business in Freeman Street and now Barkers Yard. John Terrington's barrier is an excellent starting point. Far better than properties in Maryland, Bluebell Gardens, Marsh Lane, Church Plain, Crown Road and Burnt Street dealing with the aftermath of sea water in our streets and houses contaminated with raw sewage. Is it now time for Wells Town Council to nominate a portfolio holder for Sea Defence and Flood Prevention to secure a slice of NNDC £10.7M 2008/09 budget for coastal protection work for this sizeable area of the town, identified as low lying and vulnerable to flooding? There remain twenty two (total thirty three) significant high tides notified for Wells Quay this year.

Yours sincerely



Ms S Phillips
Editor
The Quay

From: Resident of Blakeney
Date received: 12 October 2009
Comments about PDZ3
Ref: 99

Managing the coast – North Norfolk Shoreline Management Plan

On Saturday, the 12th September, I attended the meeting at the Harbour Room in Blakeney concerning managed retreat. After listening to discussions between various local individuals who work this coastal strip, I wish to record my views concerning the possible breaching of the sea bank in the Blakeney/Cley area. I would like to propose that, should the bank be breached before 2025, the natural process be allowed to develop as is envisaged (albeit at a later date).

My other observation is that I would counsel policy makers to listen to the experiences of the local fisherman, etc who know this area very well from working in the locality. I believe that there is no substitute for local knowledge in an area which is constantly being affected by weather, tides, currents, etc.

From: Resident of Brancaster
Date received: 4 November 2009
Comments about PDZ2
Ref: 150

Re; Shoreline Management plan. Brancaster

I attended the consultation at Brancaster yesterday and was very impressed by the presentation of the plan (of which I have been aware for some time). However I was disappointed by the attitude of some people there who I felt were determined not to see the bigger picture.

I filled in my feedback on the questionnaire provided; you may have received this already, if not you will soon.

On that feedback I suggested that a couple of the people who spoke, and who were named, were pushing their own agendas. It was out of order for me to suggest that – I would be grateful if you would delete their names from my feedback. I feel sure on reflection, that they hold their beliefs as much for the good of the community as I do.

I am impressed by the plan. I think it is very important to see the big picture and, as you are doing, look at all the aspects of the situation. It is, in my view, important not to be influenced by any one particular stakeholder, however vocal, eloquent or influential they may be.

From: Resident of Morston
Date: 8 October 2009
Comments about PDZ3
Ref: 96

As the N.N. District Council are stakeholders in the N.N SMP I would like to bring to your attention my assessment relating to SUPERFRONTAGE 3 PDZ 3Aii which is enclosed.

NORTH NORFOLK SHORELINE MANAGEMENT PLAN JULY 2009
=====

SUPER FRONTAGE 3 PDZ 3 Aii

Assessment of draft plan by Morston resident and land owner.

The area at Morston is to be used in Epoch 1 to "generate knowledge needed to confirm the medium and long term plan for other frontages" (appendix G page 97)

1 To carry out this plan there would be "no active intervention" so allowing an already substantial and effective sea wall to deteriorate over the next decade. Maintenance of this wall, according to the Environment Agency, (September 10th Wells) is approximately £1,000 per annum.

At the present time the tide only reaches the northern base of this wall on the very highest tides, perhaps 4/5 times per year. It is necessary to have the combination of low pressure weather system off the north of Scotland, a strong north westerly wind ,plus an exceptionally high tide to produce a surge that would carry the water to any significant height up the wall. An event which happens infrequently. It is acknowledged that the sea level is rising but this is an efficient and good sea defence..

2 The second part of the plan, the managed realignment MR2 would take place "at the earliest opportunity" (appendix E page108) flooding 13 hectares of land. This area is disputed because some parts of the designated fields are higher than the rest and have never flooded, so probably would never flood so effectively reducing the 13 hectares to possibly 11 hectares, a very small area.

Walking along the present wall the aspect across these fields to Morston, often with sheep grazing, or a wide variety of bird life resting or feeding .is an extremely pleasant view of rural England.

The realignment would entail the building of a massive new wall costing in excess of £1.3 million (appendix H page22) a huge amount which surely could be better employed elsewhere in the scheme.

Objection

I object to this area being used "as a pilot" (draft smp page 102) and being used "to generate knowledge "to assist in other plans. The area is far too small to succeed and the improved tidal exchange and scouring effect, would in my opinion, and those living locally who know the harbour intimately, be minimal or non-existent. The building of a new sea wall to support this would be prohibitively expensive, ineffective and totally unnecessary.

On this basis I object to SMP No 2 draft plan...super frontage 3 PD2 3Aii.. And conclude that maintaining the present effective sea wall to be a far better, and more cost effective, option.

From: Resident of Burnham Norton

Date received: 2 November 2009

Comments about PDZ2

Ref: 141

I write to support the view of the Burnham Norton Parish meeting's response to the Environment Agency's draft shoreline plan (attached).

The first sea wall at Burnham Norton running north/south, to the west of Burnham Overy Staithe was put up during the reign of Charles II who came to the throne in 1660. This is borne out by the fact that the western end of the Holkham marshes was protected by a sea wall put up by John Coke in 1659, and a Dutchman had advised on the defensive walls at Titchwell before that date. In the 19th century additional sea walls were constructed.

If the sea walls are breached near the church at Burnham Deepdale & the Burnham Norton sluice the unique fresh water marshes, which are approximately 1 meter [*sic*] lower than the salt marshes, will be destroyed, and water left standing – possibly undermining foundations of the houses and sewage systems – for coastal residents specifically those in Marsh Lane, B. Norton.

Our unique fresh and salt water marshes are protected both in this country: Site of Special Scientific Interest, Conservation area, Nature Reserve and an area of outstanding natural beauty, to which bird which bird watchers come in ever increasing numbers (yesterday a group of 20+ hikers passed my door). In Europe we are registered as European Wetland.

ALL would be sacrificed for a proposed experimental plan to SCOUR OUT Burnham Overy Harbour. Considered opinion of local sailors & residents is that scouring would NOT occur as water flows out towards B. Deepdale.

Much, much more serious would be the risk of flooding if extremely heavy storms, producing a sea surge, were combined with exceptionally high tides. This was the case in 1953 with a terrifying build-up of water down the north eastern coast.

I am very concerned that breaching the present highly effective sea wall would weaken our defences and render the village and its properties more liable to flood damage.

If global warming is to be taken into account surely we need more sea defences supporting the present ones.

With the Government in debt by £800 BILLION is this the time to spend millions more tampering with sea walls that have protected coastal residents & land for over 350 years?

[Comments from Burnham Norton parish meeting enclosed but not reproduced here]

From: Resident of Burnham Norton
Date received: 4 November 2009
Comments about PDZ2
Ref: 153

Re NORFOLK DRAFT SHORELINE MANAGEMENT PLAN

I write to endorse and support the response already sent to you by the Burnham Norton Parish Council concerning the Draft Shore Management Plan. It is totally unacceptable that the Environment Agency should be proposing such a disastrous plan which would result in the flooding of great areas of the Parish in which I have lived for 30 years.

In all your on line and published information I can find no explanation as to why this drastic action is necessary in Burnham Norton. Nor can I see any logic in abandoning one set of sea defences that have been built at enormous cost and replacing them with another which will not only cost a further huge amount but also completely change the nature of our beautiful village and completely ruin it.

I completely and utterly oppose and reject any such plan and I would be grateful if you could bring my objection to the attention of the authorities who are responsible for this disastrous, ill thought out proposal.

From: Blakeney & District Wildfowlers Association
Date received: 9 November 2009
General comments
Ref: 176

North Norfolk SMP

I have looked at the summary document.

The principal concern of the body that I represent is that management control of future inundations should not pass automatically to so-called conservation bodies such as RSPB.

In the past wetlands supported local industries such as peat & reed cutting, fishing, eel catching and wildfowling. New wetlands should have the same focus and not become avian zoos. Opportunity should be equally shared and not accorded solely to those with a particular preference.

From: Residents of Morston
Date received: 10 November 2009
Comments about PDZ3
Ref: 184

Ref: PDZ3 A.2 Managed Realignment of Sea Defences at Morston

Having attended consultation events at Wells Malting on the 10th September and 20th October, a well attended Village Meeting in Morston Village Hall and, as a parish councillor, contributing to discussion leading to a response from Morston Parish Council, I would like to register my personal opposition to the above proposal, particularly in respect of the following points.

- Participants of the earlier stages of your consultation process would seem to be of the view that there is an on going issue with silting up of the main channel from Blakeney Harbour to Morston, as well as silting up of the eastern end of the harbour channel to Blakeney. (Your records indicate that we at Morston failed to take up the opportunity to be involved in those earlier stages and with hindsight that is regrettable).
- I strongly disagree with the above opinion as far as Morston Creek is concerned. I have boated here for over 30 years and lived in Morston for more than 25 years and in that time have not noted any silting to affect the size or duration of tides in the creek. Boat activity has increased many times over and particularly the commercial traffic of seal trips has grown from four boats to ten, with all of the erstwhile Blakeney operators moving their boats to Morston to avail themselves of the much longer operating window. The number of large fishing boats that moor in the harbour has also greatly increased and these all use Morston creek and quay to land their catches. The biggest change to Morston channel is that the huge increase in boat traffic has resulted in steady erosion of the banks. The main channel and the main creeks that feed into it are now somewhat wider than they were 25 years ago and while the main body of the creek is still as deep, the edges do feather out more with shallower areas at the edges. This can give an erroneous impression of silting up. The east of the harbour; particularly Blakeney and Cley channels have certainly seemed to silt up to a noticeable degree; due in no small part to the fact that there are no longer five or six large and heavily laden seal trip ferries scouring up and down it on the first and last of the tide.
- The proposal to try and increase the tidal prism at Morston would seem to be a trial exercise to evaluate the potential benefit of similar, but much larger, opportunities at Blakeney Freshes. I suggest that you have got these the wrong way round. There may be a case for trying to increase the tidal prism at Blakeney if it could restore its viability as a boating centre and possibly relieve some of the pressure on Morston. I doubt, however that the ferry operators would ever want to go back to using Blakeney quay, given that it is twice as far from the seals on the point and they would be able to do less trips per tide, with higher fuel

usage per trip. Most pleasure boaters seem to head west toward the point so I suspect Morston will continue to be their choice.

- Any increase in tidal prism at Blakeney; if it did scour out some of the silting at that end of the harbour; may simply shift the silt further down the harbour and a worst case scenario would be if it then hampered the currently free access up Morston channel. If that did happen it might then, and only then, be time to consider your Morston option.
- If the Morston plan was carried out, as in PDZ3A.2, it would have a severely detrimental effect on the nature and visual character of the village. Several residents would lose the use of land that contributes greatly to their enjoyment of their properties, with no benefits at all to offset that loss. A new sea defence bank sited close to the coast road would totally spoil the visual approach to the village from the Blakeney and Langham roads. It also sacrifices an area of valuable agricultural – food producing – land and this is a major concern with all the proposals along the whole coast. We should not be compromising our capacity to produce food; particularly to chase some questionable manipulation of commercial and or leisure boating facilities that are currently evolving as they always have.
- The present sea defence bank does its job, carries the coastal path and is an established feature of the landscape. I understand from your officers that there are no flood safety benefits to replacing it with the proposed option and that the cost of its maintenance is insignificant compared with replacing it. It should continue to be maintained to the highest standard possible.

In summary I can see no reason to even consider building a new bank at Morston and breaching the current one. I believe the reason for even considering it to be flawed; the likelihood of it doing what it is intended to do highly unlikely and the detrimental impact on Morston and its residents to be wholly unnecessary and unacceptable. I take some, if not complete comfort from the fact that it fails to justify itself on financial grounds. It should not even be considered for action in epoch 1.

Thank you for the time and effort put into the consultation on these proposals. I will follow developments with interest.

From: Wells-next-the-sea town council
Date received: 10 November 2009
Comments about PDZ2
Ref: 181

North Norfolk Shoreline Management Plan – Consultation

Thank you for inviting us to respond to the above. My Council would like to make the following comments:

“Holkham” Dunes PDZ 2I

With regard to the line of dunes on the landward side of the shoreline between Holkham and Wells, you state that you intend the dunes to “develop naturally”. It is our belief that the defensive role of these dunes is lessened by human footfall, which in some cases has led to considerable erosion. Except at well-defined and well-managed north-south crossing points we believe that the dunes should be protected by fencing, (as was the case in the past). We would also like to mention that the *Sea Buckthorn* bushes that have been planted on the eastern end of the dunes have made an excellent job of stabilising them, and if planted elsewhere could perhaps eventually obviate the need for fencing renewal.

North End of Wells flood embankment PDZ 2J

Currently at the north end of the embankment, there is a line of gabions between the east end of the dunes and the promontory on which the lifeboat house is built. This defence line does not appear on future maps. If this is a deliberate policy (and not a drafting error) we believe that there could be two major consequences. Firstly, in a very short time the lifeboat house would be situated on an island, making life-saving more difficult. Secondly, we believe that during heavy northerly weather, the pressure on the western embankment would be increased, including the scouring action at the base of it.

Wells east bank (and Warham Slade) PDZ 2L

This scheme seems to be a very expensive experiment, the results of which cannot be predicted in advance. What is known is that approximately two-thirds of the surface water of the Town of Wells is directed into this area and flooding it with saltwater therefore presents considerable difficulties – a predicament considering the prophecy that flooding from rainstorms is more likely than flooding from the sea in the predictable future. The Norfolk Coastal path will also cease to be such if this scheme goes ahead, since it will have to traverse some distance inland and back to go around the area proposed to be flooded.

The rationale behind this expensive idea seems to be that it might lead to better scouring of the harbour, and hence less silting up. However, at Wells

the tide takes approximately three hours to come in and approximately nine hours to go out. Is it not reasonable to suggest that the extra volume of faster incoming water is likely to carry more sediment in than the slower outgoing water can carry out? There is also a concern that if the plan worked as intended, the pressure on the western embankment would increase. Two hundred and fifty years ago, when this plan was first suggested, the silting up of the harbour was of considerable inconvenience to large ships. After all this time, there is probably little difference in the amount of silting, but the traffic in the harbour has changed considerably and now comprises almost exclusively small leisure craft.

There is substantial local opposition to this part of the plan and we do not believe that it should go forward until a lot more research has been undertaken, and until the results of it can be reasonably predicted. We would, however, endorse the idea of a "second line of defence" at the positions to the south of the proposed flooded area.

From: Burnham Overy Harbour Trust
Date received: 17 November 2009
Comments about PDZ2
Ref: 216

We wish to register the Trust's interests in the recent draft 'North Norfolk Shoreline Management Plan', and also our disappointment of learning of this at the eleventh hour via the Norton Parish Meeting.

You will appreciate that, as the draft plan entails the drainage of tidal water from two additional large marsh areas through the channels of our harbour, then Overy's Harbour Trust should, at the very least, be on the list of 'key stakeholders'; if you can accommodate the 'Ramblers Association' then surely you can accommodate the lease-holders of this area – *essential* to your plan.

We acknowledge that whilst the draft plan is well intentioned we consider it, as presented, to be ill-considered and based on scant/inaccurate knowledge of the area and its complexities.

The trust expends a considerable amount of time and money (raised by charitable donations), on ensuring the navigability of the channels. Furthermore it has, over many years, built up a wealth of local and professional knowledge of Overy Marsh; its creeks and its channels. Your radical plan will clearly impact on the management of the harbour and not least our plans for any future or ongoing expenditure.

To this end we feel it best in both of our interests if we are consulted before any further actions are taken, whether or not in draft form.

From: Royal National Lifeboat Institute, Wells
Date received: 10 September 2009
Comments about PDZ2 and PDZ3
Ref: 71

North Norfolk draft Shoreline Management Plan

The Spur of land on which the Lifeboat Station stands is protected by gabbions [*sic*] from the north. There is a real risk that should these fail the Station itself could be compromised and the West Bank which it is proposed to keep/maintain throughout all three Epochs would be exposed to wave action that would soon compromise that also. These gabbions [*sic*] also need to be maintained throughout all three Epochs.

It is also considered that the sea defences constructed here by R.N.L.I constitute a vital part of existing sea defences for Wells.

From: Residents of Burnham Norton
Date received: 29 October 2009
Comments about PDZ2
Ref: 134

Environment Agency Draft Shoreline Management Plan – Burnham Norton

My Husband and I have lived in Burnham Norton for 96 years between us, and therefore feel qualified to comment on your Agency's arrogant, insensitive, and ludicrous proposals for our village. We would be grateful if you would answer the following questions:

- Why have you singled out this village for your experiment?
- What qualifies you to make such decisions that will have such a disastrous effect on so many people's lives?
- Who in particular is responsible for this decision?
- Why do you feel you know better than those people who have lived here all their lives?
- Does anyone living in the village actually agree with your proposals?
- What long term scientific evidence can you produce to prove that your scheme will be of any use to anyone who will be affected by your proposals?
- Why have you decided to sacrifice this community?
- Why doesn't the Environment Agency have anything better to do?

We obviously wish to add our names to the list of people who oppose this ridiculous scheme. This is a recession – if the Environment Agency has nothing better to do than come up with schemes that cannot work, and which on-one wants, it is time we tax payers make the Government aware of just how pointless we believe your Agency to be.

From: Resident of Burnham Norton
Date received: 3 November 2009
Comments about PDZ2
Ref: 147

Re: Environment Agency Draft Shoreline Management Plan

I am writing to convey my comments regarding the above document.

I am giving my full support the response from The Burnham Norton Parish Meeting's response the above document *[sic]*.

I have lived in Burnham Norton all my life and in my opinion the village of Burnham Norton has adequate flood defences with the existing bank and fresh water marshes. It seems preposterous that the Environment Agency are *[sic]* considering abandoning this bank which the Agency and its predecessors must have spent millions of pounds over the years on it's on *[sic]* maintenance.

I cannot even comprehend the reasoning behind the Environment Agencies *[sic]* proposals. The only reason given for the scheme at Burnham Norton is that it will improve the sailing at Burnham Overy Staithe.

I am totally against the proposals for Burnham Norton.

From: Landowner of Morston
Date received: 22 October 2009
Comments about PDZ3
Ref: 120

Re: North Norfolk SNP *[sic]* Consultation

I have attended the exhibition at Blakeney and I have read the Managing Coast document.

I own an area, approximately 6 acres of farm land immediately behind the sea wall, which is affected by the SNP *[sic]* proposal.

I would encourage the creation of the new inter-tidal area and the SNP *[sic]* as it affects the Stiffkey to Morston area PDZ3 All.

Should you wish to discuss matters with me as land owner at any time, I would be happy to arrange to meet with you.

From: Blakeney Parish Council
Date received: 22 October 2009
Comments about PDZ3
Ref: 118

Re: North Norfolk Shoreline Management Plan – Blakeney

1. *PDZ 3C* – Maintaining the existing defences where they are now is fine, but the members of Blakeney Parish Council feel that they will need to be raised and reinforced to give adequate protection to the properties at the west end of the village, currently in the flood plain.

The length requiring raising is relatively short, extending from North Barn to the bottom of the lane as one heads out in the direction of Morston, with a return up to the higher ground. Beyond that westwards are only fields backed by higher ground.

2. *PDZ 3A.3* – Blakeney Parish Council are all in favour of eventually allowing the Blakeney Freshes marshes to flood on very high tides, as the outfall from this should reduce the silting up of the harbour and could even improve it. It will require a continuation of the defensive bank to a position east of the Manor Hotel, again with a short return to higher ground. This will provide protection to the properties at the east end of the village currently in the flood plain, principally the Manor Hotel itself.

From: Resident of Blakeney
Date received: 11 January 2010
Comments about PDZ3
Ref: 243

North Norfolk Shoreline Management Plan
Draft proposals – July 2009
Super-frontage 3: Stiffkey to Kelling Hard

Thank you for your letter of 10th December 2009 and the interesting answers to two questions that I had raised in my comments on the draft plan.

However the main thrust of the comments that I raised in my letter of 09/11/09 related to the importance of Blakeney Freshes and Cley marshes both from the biodiversity point of view and to the effect on tourism in the area which would be seriously compromised should the proposed flooding take place. These comments were highlighted in bold print in my letter and I would appreciate some confirmation that these have now been taken into account in the final plan.

From: Burnham Norton parish meeting
Date received: 13 October 2009
Comments about PDZ2
Ref: 104

North Norfolk Draft Shoreline Management Plan

Please find attached the responses to the above plan received from the Parishioners attending Burnham Norton Parish Meeting, held on Tuesday October 6th.

One other query, I have conflicting information as to when the Plan is due to be finalised, ranging from as early as this November to June of next year. I would be grateful if you could advise me as to the true position.

BURNHAM NORTON PARISH MEETING'S RESPONSE TO THE

Norfolk Draft Shoreline Management Plan

This response to the above draft plan only affects the village of Burnham Norton and particularly the proposal on page 31 of the summary document, illustrated by the map on page 26, to create after 2025 a new "inter-tidal area" South of the present sea wall, abandon and breach the defence that it provides and build a new defence on a line immediately North of the village 'to protect its infrastructure and properties'.

For the reasons set out below, there is deep and widespread concern at the proposals in the Parish, whose Parish Meeting met on October 6th 2009 to consider them. 36 Parishioners attended the meeting, a much higher attendance than normal, thus indicating how strongly Parishioners feel. The Parish Meeting passed a unanimous resolution that I should write to you expressing its unanimous and unqualified opposition to The Shoreline Draft Management Plan suggesting that our sea wall should be breached to create a new inter-tidal area and flood a large part of the Parish.

The Parish therefore requests that the proposals affecting the village be withdrawn and re-considered.

The Parish Meeting was also concerned that proposals with such a radical effect on the village had only come to the notice of those most affected by indirect means.

The many objections to the 2025-2055 proposals were:-

The document focuses more on what is proposed than why. As one Parishioner put it "it seems extraordinary that these planners can decide to submerge a large slice of our Parish without explanation".

It leaves an impression that the Burnham Norton proposal may be aimed to save money rather than serve the wider public interest. Has Burnham Norton been singled out because it would cost less to maintain a shorter length of wall (as was suggested by an Environment Agency official at a recent consultation meeting)?

The 2026-55 plan would apparently convert the current sea flood defence from the double protection it has at present by means of a strong, continuous and effective wall and the existing freshwater marsh, with its substantial absorption capacity, into a single intermittent line of defence.

No account seems to have been taken of the difference in levels between the freshwater marsh area proposed for "realignment" and the saltwater marsh, North of the present seawall. As a result of accretion of material North of the wall over the years, the freshwater marsh area is significantly lower than the saltwater marsh. If this area were made tidal as proposed it would likely result in the accumulation of a great deal of standing water and a serious reduction of the "sponge" capacity of the freshwater marsh.

The plan to abandon a large part of the Parish to the sea would radically alter and damage the character and heritage of the village – threatening a unique location much loved by visitors as well as residents, with direct exposure to daily tides and floods which could reach into the heart of the village and increase safety risks to people and property. In contrast to other sections of the plan, where reference is made to sustaining communities (e.g Brancaster and Burnham Overy) there is no equivalent reference in your summary document to a requirement to sustain the community of Burnham Norton. This leaves the impression that for some reason the Environment Agency does not regard Burnham Norton as a community. Nor does the Plan seem to take any account of the existence of a 3 household community at Marsh Farm, right in the middle of the proposed realignment area.

The Parishioners are not opposed to “managed realignment” per se, but are not persuaded that it is necessary or desirable for Burnham Norton.

The plan seems to be an appalling waste of previous public expenditure in building and maintaining the present wall, which is the result of continuous and considered investment over many decades by local landowners and public authorities. It is regarded by local expert opinion as increasingly effective in serving its role, working in combination with the absorbent marshes on either side of it and the steady accretion of material around Scolt Head. The proposal involves the waste of millions of pounds spent over decades to create an effective defence, and then more millions of tax revenue to create replacements of questionable efficiency.

To replace the present protection from a sound wall working in concert with natural processes of accretion and absorption with new structures also seem perverse and in conflict with the Environment Agency’s own declared objective of reducing reliance on sea defences.

In contrast to other parts of the North Norfolk coast, the Burnham Norton section is strongly protected from “coastal squeeze” by Scolt Head. This role is strengthened by the recent accretion of material around Scolt Head. This a material factor in absorbing wave and tidal impact on this part of the coastline.

The Parish also understands that the SMP’s mapping of Scolt Head accretion is based on seriously out of date information.

The breaches that are envisaged would destroy the visibility and recreational value of the present coastal path following the line of the coast and linking up with other stretches of path on either side of Burnham Norton, as well as the Driftway joining the car park at the Northern end of Burnham Norton with the seawall. Together, these form one of the most popular and outstanding walks in Norfolk.

The plan would eliminate the unique wildlife value and habitat of the present freshwater marsh. It would irretrievably damage the present combination of freshwater and maritime wildlife habitats, providing for example a nationally important habitat for brent and pink-footed geese, marsh harriers, bitterns, avocets and lapwings as well as visits by rare migrant species.

The draft plan seems to make an assumption that realignment would of itself bring ecological benefit by increasing the extent of saltwater marsh. The Parish concerns are to preserve the ecological value of the present combination of freshwater and saltwater marsh.

Burnham Norton is well known for its uninterrupted view of the marshes with the established wall as the distant horizon and background to that view. The idea of positioning new defences, both tall and intrusive as they would have to be, on the foreground of Burnham Norton's outlook is horrifying to Parishioners.

There is no mention of the consequential expenditure that would arise from implementation; for example, what would happen to the existing sewage works at very high tide or in the event of a flood, or what would be the effect on vehicle access via Marsh Lane.

The Parish is astonished that the Environment Agency should be proposing such a radical intrusion into a delicately balanced ecology, protected as it is as part of an Area of Outstanding Natural Beauty, a Conservation Area, a Site of Special Scientific Interest, a National Nature Reserve and a European Registered Wetland.

In spite of the Environment Agency's declared aim of taking into account social and economic well-being, the proposals imply:-

The loss of a large area of productive farmland.

A damaging impact on the value of properties in the village.

Damage to a valued tourist location.

The Parish is gravely concerned that the Environment Agency will regard the limited consultation now being undertaken (just three months, now slightly extended) as a pretext for firming up the status of the proposals. This concern is heightened by a footnote that "these policies are subject to monitoring and study in "epoch 1" but not it appears any further consultation.

At a meeting held on 7 October at King's Lynn to discuss the SMP, Environment Agency representatives said

- a) that the flooding of the Norton marsh was regarded as an opportunity to test the effectiveness of such action before flooding other areas
- b) that another objective was to increase tidal flow at Burnham Overy, 'to make boating more fun and help the fishermen', and
- c) that no economic studies had been done on the proposed realignment.

There is deep concern at these responses. Why should Norton be the subject of an experiment which threatens the life of this community in so many ways? How can such an alarming and damaging proposal be promulgated without the benefit of economic studies - especially when it involves destroying one set of defences, built at great cost over decades, only to replace it with another, and destroying productive farmland? (There is incidentally virtually no fishing activity at Burnham Overy.)

From: Farmer from Stiffkey
Date received: 12 November 2009
Comments about PDZ2 and PDZ3
Ref: 195

North Norfolk draft Shoreline Management Plan

My main objections to the proposal to breach the East Bank Sea Defence at Wells-next-the-Sea.

I have farmed Church Farm, Warham under tenancy, originally held by my father, *[name deleted]* since 1937, from the Holkham Estate. The breaching of this sea defence would have a serious impact on this farming enterprise in several ways.

1. The complete loss of production from the 55 acres of marshland fields (coloured yellow), of which 40 acres were re-tiled drained in 2008 at a cost of £30,000.
2. Further loss from 50 acres of good light arable land, between the A149 and the marshland (coloured blue)
3. The tidal salt flooding could have a serious effect on the water quality of my borehole (i.e. saline invasion).

We, *[name deleted]* & Son also farm, on a Farm Business Tenancy, 30 acres (coloured green on the map), of this acreage at least half would be under tidal flood, and the remainder very difficult to farm i.e. shape, access etc.

This East Bank Sea Defence, as it stands now, was rebuilt after the 1953 floods with soil and material removed from old sea wall to the north of my marsh, TF 9343 NG no. 0619. This bank withstood the huge sea surge of 1978 and was again strengthened and has been well maintained. I cannot possibly imagine in the future the sea level rising above the 1978 flood level. If it is felt that there has to be a breach in this Sea Defence, then my suggestion would be to rebuild the old sea defence (pre. 1953 floods), as a result no good arable land would be flooded.

The Town Defence (the old station and Church Plain areas) could be protected under the new scheme in case of a sea surge over-lapping the existing East sea bank. Fresh water drainage, which is of concern to those people in the Church Plain area, could be easily controlled by pumping into the free drained area.

Other concerns:

1. The Coastal footpath would have to be completely re-aligned to the South and East of the new tidal area, and then back towards Wells before the people (walkers) could reach North Point and follow the Coastal path towards Stiffkey.

2. The irrigation system of my neighbour (Mr.*[name deleted]*) would be made totally useless after one saltwater tide.
3. Access to Garden Drove would be restricted.

Mr. *[name deleted]* had been to see me and has been very helpful with his explanation of the possible scheme, however we have not, as yet, had any correspondence or discussion on the subject of funding for the project and we have certainly not heard a word on the subject of compensation for possible loss of Tenancy and production income.

In closing, I find this particular part of the scheme impractical and unworkable; the enormous cost of this would be far better spent on sea defence further down the East Coast of Norfolk where there is a very serious risk to property and life.

Objections to the proposal to breach the Sea Defence between Morston and Blakeney

I am a Director of *[name deleted]* & Son Ltd., who owns the land immediately to the South of the proposed breach in the sea wall running east from Morston.

I cannot see how this breach is going to affect the defence of Morston in any way or form. The very simple answer to this problem is for the old bank to be raised and strengthened as the West bank is being done at the moment.

We are, again, going to lose good agricultural land, the total field acreage is 35 of which half would be under tidal flooding and the rest would be of such an odd shape it would be completely unviable as arable land.

I understand there is a possibility of this project being done by 2012, in that case it is time someone in authority approached us with regard to compensation and the future.

Questions:

1. Who will be funding this project?
2. From where will material for the new bank be brought?
3. What will this very expensive project achieve?

I look forward to hearing from the Environment Agency in due course.

