SUMMARY OF PLAN RECOMMENDATIONS AND JUSTIFICATION

Plan:
In the long term it will not be appropriate to defend Happisburgh due to the impact this would have on the SMP shoreline as a whole, as the coastal retreat either side would result in the development of this area as a promontory making it both technically difficult to sustain and impacting significantly upon the alongshore sediment transport to downdrift areas. Although there are implications, such as loss to erosion of residential properties and amenities at Happisburgh, these are not sufficient to economically justify building new defences along this frontage. Therefore the long-term Plan is to allow natural functioning of the coast through allowing it to retreat. However, in the short term the council will make every effort to minimise the rate of coastal erosion at this location, using appropriate temporary measures, including maintenance of the existing rock bund, with a view to allowing time for measures to be introduced to allow people to adapt to the changes in the medium and long term.

Policies to implement Plan:

From present day: A no active intervention policy option at Happisburgh would result in a loss of residential properties and associated infrastructure at Happisburgh, where the policy was previously to hold the line. The existing rock bund, would continue to have a limited effect on the retreat rates in the short term (next 5 to 10 years), but will not prevent cliff erosion. This could have significant short term impacts on the community, and therefore, if it is physically possible and funding is available, the line will continue to be held at Happisburgh in the short term. However, the council will not extend or seek to substantially rebuild existing defences. As some works may be undertaken in the short term, this is a managed realignment policy.

Measures will need to be identified in the short term to help minimise the impact on the lives of individuals and communities in the medium and long term, for areas where the policy option has changed or will change from hold the line to no active intervention, in particular for the community of Happisburgh. Where it can be justified economically, minor works (for example local placement of areas of rock etc) may be undertaken at selected areas to slow the rate of cliff erosion, but not with a view to protecting the coast into the medium or long term. As and when a suitable package of social, economic and planning measures is identified, maintenance and minor repair of defences will cease, and the coastline will be allowed to continue its natural regression. Should a more major failure of the existing defences occur, they would not be rebuilt as a permanent structure. However, wherever practicable, temporary structures that assist in delaying the erosion would be used (examples – rock, beach recharge etc) to delay further damage whilst approaches to manage and mitigate losses are developed and supporting economic analyses undertaken.
Medium-term: The medium-term policy option is to continue to manage coastal retreat, so that the cliff line reaches a more sustainable position, i.e. a more natural position. There will be some loss of property and facilities during this time, therefore there needs to be continued management of this risk.

However, this coastline would only be allowed to retreat once suitable social and economic mitigation measures are identified, which minimise the impact on the lives of individuals and communities. This retreat will result in the loss of assets and, as such, defence measures that temporarily slow (rather than halt) erosion might be acceptable, if they can be economically justified, and provided that these do not prevent the alongshore transport of beach sediment and do not result in the development of this area as a promontory.

Long-term: In the long-term the policy option would be to continue to manage coastal retreat, through a policy of managed realignment. During this period it is probable that properties will continue to be threatened by erosion. However, the increased throughput of sediment from adoption of similar policy options to the north will help beaches to build along this frontage so that erosion, and therefore property loss, should not be accelerated over and above natural rates.

Once the shoreline reaches a more sustainable position, it may be acceptable to help beach retention at Happisburgh, if necessary, with structures such as short groynes, provided that these are not to detrimental to continued adequate sediment throughput to areas downdrift. These should not halt erosion, but would help to manage it in a sustainable manner.
The above provides the local details in respect of the SMP-wide Plan; therefore the above must be read in the context of the wider-scale issues and policy implications, as presented in the preceding sections and Appendices to this Plan document.
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**PREDICTED IMPLICATIONS OF THE PLAN FOR THIS LOCATION**

<table>
<thead>
<tr>
<th>Time Period</th>
<th>Property &amp; Land Use</th>
<th>Nature Conservation</th>
<th>Landscape</th>
<th>Historic Environment</th>
<th>Amenity &amp; Recreational Use</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>By 2025</strong></td>
<td>Loss of less than circa 15 properties (commercial and residential), primarily along Beach Road, Happisburgh. Loss of cliff top caravan park land at Happisburgh. Loss of HM Coastguard Rescue facility. Loss of Grade 1 agricultural land.</td>
<td>Continued exposure of Happisburgh SSSI cliffs.</td>
<td>No landscape objectives identified.</td>
<td>No loss of cliff top heritage sites.</td>
<td>Little or no beach. Access may be maintained at Happisburgh.</td>
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<tr>
<td><strong>By 2055</strong></td>
<td>Cumulative loss of between circa 15 and 20 properties (commercial and residential), primarily along Beach Road, Happisburgh. Further loss of cliff top caravan park land at Happisburgh. Further loss of Grade 1 agricultural land.</td>
<td>Continued exposure of Happisburgh SSSI cliffs.</td>
<td>No landscape objectives identified.</td>
<td>Grade 1 St Mary’s church and Grade II Manor House at risk of erosion.</td>
<td>Beach present, but probable loss of existing access at Happisburgh.</td>
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<tr>
<td><strong>By 2105</strong></td>
<td>Cumulative loss of between circa 20 and 35 properties. Loss of cliff top caravan park land at Happisburgh. Total loss of up to approximately 45 ha of Grade 1 agricultural land.</td>
<td>Continued exposure of Happisburgh SSSI cliffs.</td>
<td>No landscape objectives identified.</td>
<td>Probable loss of Grade 1 St Mary’s church and Grade II Manor House.</td>
<td>Beach present, but probable loss of existing access at Happisburgh.</td>
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</tbody>
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