

Appendix G

Policy appraisal

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






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G1 Introduction

This appendix contains the results of the policy appraisal for the final plan and policies. The underlying appraisal method is explained in appendix E. More information about the reasoning behind the plan and the selection of policies is provided in the main SMP document, sections 3 and 4.

As described in appendix E, the appraisal was carried out against an agreed set of principles. The results are visualised by the following icons. Please refer to section 1.3 of the main SMP document for their full wording.

As indicated throughout the main SMP document, implementing the policies will depend on funding being available. This is the case both for the intent to keep defending houses and infrastructure and for the intent to increase natural processes. Generally, implementing the SMP policies depends on further confirmation (beyond the SMP) that they are technically possible and economically viable.

Principle:	
	Reduce reliance on defences
	Ensure local policies do not affect wider coastal processes
	Impact of coastal change on local industry
	Provide time for communities to adapt to coastal change
	Value of north Norfolk to wider society
	Allow planning system to respond to changes in shoreline management
	Maintain protected sites and species
	Maintain and enhance coastal biodiversity
	Maintain and enhance the coastal landscape
	Historic environment, heritage and culture

Full appraisal tables are provided only for those PDZs where the ‘playing field’ analysis showed there was a need to compare options (see appendix E section E3.3). For the other PDZs, the effect of the preferred policy on each principle was assessed at a broader scale, as illustrated by the icons.































G2 Super-frontage 1 appraisal results

G2.1 PDZ 1A – Old Hunstanton dunes

The intent of the plan is to maintain the flood defence function of the dunes that protect properties in Old Hunstanton, Holme-next-the-Sea and Thornham, the A149 and other features in the tidal flood zone. The intent is also to allow the dune system to develop as naturally as possible. The SMP has identified that more knowledge is needed to confirm the intent to increase natural dune development. If this is confirmed, management would be changed in the medium term and land use in the dunes would probably need to adapt.

Implementing this policy depends on further confirmation (beyond the SMP) that it is technically possible and economically viable.

G2.1.1 Policy graphics

Epoch 1					
					
Epoch 2					
					
Epoch 3					
					

G2.1.2 Policy appraisal table

Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
To manage the coast to reduce reliance on defences and to promote flexible coastal management options for present and future generations.							
Extent of reliance on hard defences and flexibility of coastal management.	The dunes are maintained where they are now by gabion basket protection at the toe and a groyne field.	4	Existing hard defences will help maintain the standard of protection provided by Old Hunstanton dunes until they fail at the end of this epoch.	8	Defences have failed and protection is provided by the natural dune system. Remains of hard defences will still have some influence.	9	Defences have failed and protection is provided by the natural dune system. Beach recharge may be needed to retain the quality of the flood defence function.
Level of flood and erosion risk to people and properties.	There are about 77 properties in the current tidal flood zone, increasing to 229 by 2105.	N/A	All properties remain defended in both policy packages so no effect on decision-making.	N/A	All properties remain defended in both policy packages so no effect on decision-making.	N/A	All properties remain defended in both policy packages so no effect on decision-making.
To ensure that local policy decisions do not adversely affect wider natural coastal processes.							
Effect on neighbouring frontages.	Neighbouring frontages are Holme dunes to the east and Hunstanton to the south.	5	No significant effects.	5	No significant effects.	5	No significant effects.

Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
To consider the effects of coastal change on local industries (tourism, agriculture, fisheries etc.)							
Impact on the economic viability of communities through its effect on economic activities (tourism, recreation, agriculture, fisheries).	Old Hunstanton golf course. Peddars Way and Norfolk coast path. Grade 2, 3 and 4 agricultural land.	9	No change in risk to activities or features protected by the sand dunes.	4	Rollback of dunes onto golf course and through beach huts.	2	Rollback of dunes onto golf course and through beach huts.
Impact on the economic viability of communities through its effect on economic activities in intertidal areas (tourism, recreation, agriculture, fisheries).	Old Hunstanton beach.	3	Erosion of beach in front of the dunes will reduce the beach area.	6	Rollback of dunes compensates for erosion of foreshore to some extent maintaining width of the beach.	5	Rollback of dunes compensates for erosion of foreshore to some extent maintaining width of the beach.
Impact on the social viability of communities through its effect on public services and infrastructure.	No services or infrastructure in the tidal flood zone.		N/A		N/A		N/A

Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
Effect on houses leading to need for adaptation or loss.	There are about 77 properties in the current tidal flood zone, which will increase to 229 by 2105.	9	None affected.	9	None affected.	9	None affected.
To consider social and economic well-being and allow communities and individuals to adapt to coastal change.							
Adequacy of time available for communities and individuals to adapt.	Old Hunstanton golf course and beach huts at Old Hunstanton. Holme-next-the-Sea.	9	No adaptation needed.	7	Adaptation of beach huts and golf course as dunes roll back. There is enough time for this.	7	Adaptation of beach huts and golf course as dunes roll back. There is enough time for this.
To take account of the value of the north Norfolk coast area to wider society.							
Effect on socio-economic features of regional, national or international significance.	No relevant features.		N/A		N/A		N/A
To ensure that the timing of the policies allows the land use planning system to respond to any shoreline management changes and their consequences.							
Adequacy of time available for planning system to adapt.		9	Change is gradual so there is enough time for the planning system to adapt.	9	Change is gradual so there is enough time for the planning system to adapt.	9	Change is gradual so there is enough time for the planning system to adapt.

Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
To contribute to maintaining and enhancing protected sites and species, subject to natural change.							
Effect on achieving management objectives for important habitats and species, keeping them in favourable condition (including no significant loss of extent or populations) while promoting functional, sustainable and dynamic coastal change.	The Wash Ramsar site, SPA and SSSI and the Wash and North Norfolk Coast SAC.	6	Dunes allowed to develop naturally maintaining dynamic coastal change.	7	Dunes allowed to develop naturally maintaining dynamic coastal change.	4	Interventions to maintain flood defence function of dunes and protect properties at Old Hunstanton. Dynamic coastal change inhibited.
To support maintenance and enhancement of biodiversity in the wider coastal zone.							
Effect on achieving national and local Biodiversity Action Plan (BAP) targets within both designated sites and the wider coastal	Coastal sand dunes. Mudflats.	5	There is no significant change in sea level so the habitat and species distribution remains unchanged.	7	There may be a small increase in saltmarsh and mudflats and coastal sand dunes.	5	Interventions to maintain flood defence function of dunes and protect properties at Old Hunstanton. Although size and distribution of specific habitats will change, as habitats are lost they will

Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
countryside.							be converted to other BAP habitats, for example mudflat will become sub-littoral.
To contribute to maintaining and enhancing the character of the coastal landscape.							
Effect on the dynamic character of the coastal landscape, including consideration of geological, geomorphological, historic environment and cultural features and the role of settlements in the landscape.	Norfolk Coast AONB. North Norfolk Coast SSSI.	4	No significant change to landscape, but fixing the position of the dunes detracts from its dynamic character.	7	Natural evolution of sand dunes maintains dynamic character of the landscape.	6	Beach recharge may be necessary to maintain the flood defence function of the dunes, inhibiting natural development.































Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
To have regard for the historic environment and its value for the heritage, culture and economy of the area.							
Effect on historic environment and its wider value.	No scheduled monuments. Hunstanton Hall grade II registered park and garden. 14 listed buildings in Old Hunstanton. Old Hunstanton and Holme-next-the-Sea are conservation areas. Five regionally important sites on or behind current defences.	9	Up to four locally important sites in Old Hunstanton and three regionally (as a group) important World War two sites fronting Holme will be protected from erosion. Hunstanton Hall registered park and garden, three regionally important sites (medieval) and 26 locally important sites would not experience any increased coastal flooding.	9	Up to eight locally important sites in Old Hunstanton and seven regionally (as a group) important World War two sites fronting Holme will be protected from erosion. Hunstanton Hall registered park and garden, three regionally important sites (medieval) and 26 locally important sites would not experience any increased coastal flooding.	9	Up to 16 locally important sites in Old Hunstanton and 15 regionally (as a group) important World War two sites fronting Holme will be protected from erosion. Hunstanton Hall registered park and garden, five regionally important sites (Roman and medieval), part of Holme conservation area and 49 locally important sites would not experience any increased coastal flooding.

G2.2 PDZ 1B – Holme dunes

The intent of the plan is to maintain the flood defence function of the dunes. They provide protection for properties in Old Hunstanton and Holme-next-the-Sea, the A149 and other features in the tidal flood zone. The intent is to do this through minimum intervention in the natural development of the dunes, which continues the current approach. The long-term plan potentially to realign Thornham sea bank would reduce the need for flood protection from the dunes.

Implementing this policy depends on further confirmation (beyond the SMP) that it is technically possible and economically viable.

G2.2.1 Policy graphics

Epoch 1					
					
Epoch 2					
					
Epoch 3					
					

G2.2.2 Policy appraisal table

Not applicable.































G2.3 PDZ 1C – Thornham sea bank

The intent of the plan is to maintain flood defence to the communities of Thornham, Holme-next-the-Sea and Old Hunstanton including all their houses, historic assets (including Thornham conservation area) and infrastructure. Also, potentially to increase tidal exchange in Thornham harbour channel by realigning Thornham sea bank in the long term, if supported by monitoring and research during epochs 1 and 2. This increase in tidal exchange is likely to benefit navigation in the harbour channel and, by enhancing the outer estuary, reduce pressure on Holme dunes and Hunstanton dunes. The realignment would move the defences to a more sustainable sheltered alignment. Also, the realignments would create intertidal habitat, but this comes at the expense of partly-designated freshwater habitats and current agricultural land use.































The SMP has therefore identified that more knowledge is needed to assess the effects of this potential realignment and support a firm long-term decision in future SMPs. If this is confirmed, management would be changed in the long term and land use in the currently-reclaimed area would probably need adapting.

Implementing this policy depends on further confirmation (beyond the SMP) that it is technically possible and economically viable.

G2.3.1 Policy graphics (with managed realignment in epoch 3)

Epoch 1					
					
Epoch 2					
					
Epoch 3					
					

G2.3.2 Policy graphics (with hold the line in epoch 3)

Epoch 1					
					
Epoch 2					
					
Epoch 3					
					

G2.3.3 Policy appraisal table (with managed realignment in epoch 3)

Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
To manage the coast to reduce reliance on defences and to promote flexible coastal management options for present and future generations.							
Extent of reliance on hard defences and flexibility of coastal management.	Thornham sea bank is a vegetated earth embankment.	4	Totally relies on maintaining flood embankment to protect reclaimed land behind. Sea level rise and increased storminess will increase loading on defences. This will be countered to some extent by intertidal accretion leading to increased wave dissipation.	3	Totally relies on maintaining flood embankment to protect reclaimed land behind. Sea level rise and increased storminess will increase loading on defences. This will be countered to some extent by intertidal accretion leading to increased wave dissipation.	8	Relies on newly-built defences between Holme-next-the-Sea and the dune system to protect properties and infrastructure. Supported further by accreting intertidal habitats.
Level of flood and erosion risk to people and properties.	There are about 77 properties in the current tidal flood zone. This will increase to 229 by 2105.	N/A	Nearly all properties remain defended in both policy packages so no effect on decision-making.	N/A	Nearly all properties remain defended in both policy packages so no effect on decision-making.	N/A	Nearly all properties remain defended in both policy packages so no effect on decision-making.

Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
To ensure that local policy decisions do not adversely affect wider natural coastal processes.							
Effect on neighbouring frontages.	Neighbouring frontages are Holme dunes to the west and Brancaster bay to the east.	4	Potential for positive effect on Holme dunes not used.	3	The natural increase of pressure on Holme dune system continues.	7	Initially there will be increased pressure on the dune system although possible realignment will reduce pressure on Holme dunes and Old Hunstanton dunes.
To consider the effects of coastal change on local industries (tourism, agriculture, fisheries etc.)							
Impact of shoreline management on the economic viability of communities through its effect on economic activities on defended land (tourism, recreation, agriculture, fisheries).	Peddars Way and Norfolk coast path. Norfolk Wildlife Trust reserve. Holme dunes beach. Grades 2, 3 and 4 agricultural land.	9	No significant effects as defences are maintained where they are now.	9	No significant effects as defences are maintained where they are now.	3	Peddars Way and Norfolk coast path cut by removing defences and would need re-routing. Access to Norfolk Wildlife Trust reserve and Holme dunes beach maintained. Newly-created zone of tidal influence contains about 250 hectares of agricultural land (six

Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
							hectares grade 2, 125 hectares grade 3 and 120 hectares grade 4). Access to Norfolk Wildlife Trust reserve and Holme dunes beach are maintained.
Impact of shoreline management on the economic viability of communities through its effect on economic activities in intertidal areas (tourism, recreation, agriculture, fisheries).	Moorings at Staithe Lane.	5	Potential for positive effect on Thornham harbour channel not used.	5	Potential for positive effect on Thornham harbour channel not used.	9	Removal of defences will increase the tidal prism by around 145 per cent improving the navigability of harbour channel and so the viability of the moorings.
Effect of shoreline management on the social viability of communities through its effect on public services and infrastructure.	No relevant infrastructure or services.		N/A		N/A		N/A

Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
Effect of shoreline management on houses leading to need for adaptation or loss.	There are about 77 properties in the current tidal flood zone. This will increase to 229 by 2105.	9	Defences maintained so no need to adapt.	9	Defences maintained so no need to adapt.	3	Three extra properties will be exposed in the new zone of tidal influence.
To consider social and economic well-being and allow communities and individuals to adapt to coastal change.							
Adequacy of time available for communities and individuals to adapt.	Holme-next-the-Sea and Old Hunstanton.	9	No need for adaptation by either communities or individuals.	9	No need for adaptation by either communities or individuals.	7	Three properties need adaptation. There is enough time for this.
To take account of the value of the north Norfolk coast area to wider society.							
Effect on socio-economic features of regional, national or international significance.	No relevant features.		N/A		N/A		N/A
To ensure that the timing of the policies allows the land use planning system to respond to any shoreline management changes and their consequences.							
Adequacy of time available for planning system to adapt.		9	No changes requiring the planning system to adapt.	9	No changes requiring the planning system to adapt.	9	Enough time for the planning system to adapt.

Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
To contribute to maintaining and enhancing protected sites and species, subject to natural change.							
Effect of shoreline management on achieving management objectives for international, national and locally important habitats and species, keeping them in favourable condition (including no significant loss of extent or populations) while promoting functional, sustainable and dynamic coastal change.	Holme Dunes NNR, North Norfolk Coast Ramsar, SPA and SSSI, Wash & North Norfolk SAC and Norfolk Coast AONB.	4	Defences maintained. Increased pressure on grey dunes and therefore saline lagoons (European annex 1 priority habitats).	3	Defences maintained. Increased pressure on grey dunes and therefore saline lagoons (European annex 1 priority habitats).	6	Defences partly removed improving the dynamic nature of coastal change. Grey dunes maintained and protected by newly-created intertidal habitat. Saline lagoons will be lost.
To support maintenance and enhancement of biodiversity in the wider coastal zone.							
Effect of shoreline management on achieving national and local Biodiversity Action Plan (BAP) targets, within both designated sites and the wider coastal countryside.	Mudflat, saltmarsh, grazing marsh, lowland meadow, reedbed, saline lagoon and purple moor	5	Overall area of BAP habitats unchanged. Saltmarsh becomes mudflat and mudflat becomes sub-littoral as sea	5	Overall area of BAP habitats unchanged. Freshwater habitats behind defences become saline habitats as defences	5	Overall area of BAP habitats unchanged. Freshwater habitats behind defences have been become saline habitats as defences breached.

Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
	grass and rush pasture.		level rises.		breached.		
To contribute to maintaining and enhancing the character of the coastal landscape.							
Effect of shoreline management on the dynamic character of the coastal landscape, including consideration of geological, geomorphological, historic environment and cultural features and the role of settlements in the landscape.	Norfolk Coast AONB.	4	Defences maintained where they are now detracting from the dynamic natural character of the landscape.	4	Defences maintained where they are now detracting from the dynamic natural character of the landscape.	7	Partial removal of defences returning landscape to a more natural system.
To have regard for the historic environment and its value for the heritage, culture and economy of the area.							
Effect on historic environment and its wider value.	No scheduled monuments. Hunstanton Hall grade II registered park and garden. 14 listed buildings in Old	9	19 locally important sites remain protected.	9	19 locally important sites remain protected.	9	19 locally important sites may be affected by MR either through direct disturbance or increased inundation and erosion. Protection

Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
	Hunstanton. Old Hunstanton and Holme-next-the-Sea are conservation areas. Five regionally important sites on or behind current defences.						afforded to assets identified in 1D.

G2.3.4 Policy appraisal table (with hold the line in epoch 3)

Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
To manage the coast to reduce reliance on defences and to promote flexible coastal management options for present and future generations.							
Extent of reliance on hard defences and flexibility of coastal management.	Thornham sea bank is a vegetated earth embankment.	4	Totally relies on maintaining flood embankment to protect reclaimed land behind. Sea level rise and increased storminess will increase loading on defences. This will be countered to some extent by intertidal accretion leading to increased wave dissipation.	3	Totally relies on maintaining flood embankment to protect reclaimed land behind. Sea level rise and increased storminess will increase loading on defences. This will be countered to some extent by intertidal accretion leading to increased wave dissipation.	3	Totally relies on maintaining flood embankment to protect reclaimed land behind. Sea level rise and increased storminess will increase loading on defences. This may be increased further by coastal squeeze.
Level of flood and erosion risk to people and properties.	There are about 77 properties in the current tidal flood zone. This will increase to 229 by 2105.	N/A	Nearly all properties remain defended in both policy packages so no effect on decision-making.	N/A	Nearly all properties remain defended in both policy packages so no effect on decision-making.	N/A	Nearly all properties remain defended in both policy packages so no effect on decision-making.

Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
To ensure that local policy decisions do not adversely affect wider natural coastal processes.							
Effect on neighbouring frontages.	Neighbouring frontages are Holme dunes to the west and Brancaster bay to the east.	4	Potential for positive effect on Holme dunes not used.	3	The natural increase of pressure on Holme dune system continues.	4	Potential for positive effect on Holme dunes not used.
To consider the effects of coastal change on local industries (tourism, agriculture, fisheries, etc.)							
Impact of shoreline management on the economic viability of communities through its effect on economic activities on defended land (tourism, recreation, agriculture, fisheries).	Peddars Way and Norfolk coast path. Norfolk Wildlife Trust reserve. Holme dunes beach. Grades 2, 3 and 4 agricultural land.	9	No significant effects as defences are maintained where they are now.	9	No significant effects as defences are maintained where they are now.	9	No significant effects as defences are maintained where they are now.

Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
Impact of shoreline management on the economic viability of communities through its effect on economic activities in intertidal areas (tourism, recreation, agriculture, fisheries).	Moorings at Staithe Lane.	5	Potential for positive effect on Thornham harbour channel not used.	5	Potential for positive effect on Thornham harbour channel not used.	5	Potential for positive effect on Thornham harbour channel not used.
Impact of shoreline management on the social viability of communities through its effect on public services and infrastructure.	No relevant infrastructure or services.		N/A		N/A		N/A
Effect of shoreline management on houses leading to need for adaptation or loss.	There are about 77 properties in the current tidal flood zone. This will increase to 229 by 2105.	9	Defences maintained so no need to adapt.	9	Defences maintained so no need to adapt.	9	Defences maintained so no need to adapt.
To consider social and economic well-being and allow communities and individuals to adapt to coastal change.							
Adequacy of time available for communities and individuals to adapt.	Holme-next-the-Sea and Old Hunstanton.	9	No need for communities or individuals to adapt.	9	No need for communities or individuals to adapt.	9	No need for communities or individuals to adapt.

Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
To take account of the value of the north Norfolk coast area to wider society.							
Effect on socio-economic features of regional, national or international significance.	No relevant features.		N/A		N/A		N/A
To ensure that the timing of the policies allows the land use planning system to respond to any shoreline management changes and their consequences.							
Adequacy of time available for planning system to adapt.		9	No changes requiring the planning system to adapt.	9	No changes requiring the planning system to adapt.	9	No changes requiring the planning system to adapt.
To contribute to maintaining and enhancing protected sites and species, subject to natural change.							
Effect of shoreline management on achieving management objectives for international, national and locally important habitats and species, keeping them in favourable condition (including no significant loss of extent or populations) while promoting functional,	Holme Dunes NNR, North Norfolk Coast Ramsar, SPA and SSSI, Wash & North Norfolk SAC and Norfolk Coast AONB.	4	Defences maintained. Increased pressure on grey dunes and therefore saline lagoons (European annex 1 priority habitats).	3	Defences maintained. Increased pressure on grey dunes and therefore saline lagoons (European annex 1 priority habitats).	3	Defences maintained. Increased pressure on grey dunes and therefore saline lagoons (European annex 1 priority habitats).

Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
sustainable and dynamic coastal change.							
To support maintenance and enhancement of biodiversity in the wider coastal zone.							
Effect of shoreline management on achieving national and local Biodiversity Action Plan (BAP) targets, within both designated sites and the wider coastal countryside.	Mudflat, saltmarsh, grazing marsh, lowland meadow, reedbed, saline lagoon and purple moor grass and rush pasture.	5	Overall area of BAP habitats unchanged. Saltmarsh becomes mudflat and mudflat becomes sub-littoral as sea level rises.	5	Overall area of BAP habitats unchanged. Saltmarsh becomes mudflat and mudflat becomes sub-littoral as sea level rises.	5	Overall area of BAP habitats unchanged. Saltmarsh becomes mudflat and mudflat becomes sub-littoral as sea level rises.































Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
To contribute to maintaining and enhancing the character of the coastal landscape.							
Effect of shoreline management on the dynamic character of the coastal landscape, including consideration of geological, geomorphological, historic environment and cultural features and the role of settlements in the landscape.	Norfolk Coast AONB.	4	Defences maintained where they are now detracting from the dynamic natural character of the landscape.	4	Defences maintained where they are now detracting from the dynamic natural character of the landscape.	3	Defences maintained where they are now detracting from the dynamic natural character of the landscape.
To have regard for the historic environment and its value for the heritage, culture and economy of the area.							
Effect on historic environment and its wider value.	No scheduled monuments. Hunstanton Hall grade II registered park and garden. 14 listed buildings in Old Hunstanton. Old Hunstanton and Holme-next-the-Sea	9	19 locally important sites remain protected.	9	19 locally important sites remain protected.	9	19 locally important sites remain protected.

Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
	conservation areas. Five regionally important sites on or behind current defences.						

G2.4 PDZ 1D - Thornham

The intent of the plan is to stop maintaining the existing bank as a flood defence because it does not protect any properties. This would gradually convert the currently-defended area (which is relatively high ground) to intertidal habitat. In time, a limited number of properties may become at risk of flooding due to climate change, which may then need adapting or local defence. The effects of the plan on how the existing bank functions as a footpath need to be managed.

G2.4.1 Policy graphics

Epoch 1					
					
Epoch 2					
					
Epoch 3					
					

G2.4.2 Policy appraisal table

Criterion	Current Situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
To manage the coast to reduce reliance on defences and to promote flexible coastal management options for present and future generations.							
Extent of reliance on hard defences and flexibility of coastal management.	This frontage is defended by a vegetated earth embankment.	9	Defences no longer maintained but no new defences needed.	9	Defences have failed and no new defences needed.	9	Defences have failed. No new defences needed as the one property at risk will adapt.
Level of flood and erosion risk to people and properties.	There are no properties in the current tidal flood zone. This will increase to one by 2105.	9	Defences no longer maintained and no properties at risk.	9	Defences have failed and no properties at risk.	4	Defences have failed and one property may be at risk of flooding.
To ensure that local policy decisions do not adversely affect wider natural coastal processes.							
Effect on neighbouring frontages.	No interactions with neighbouring frontages of Thornham sea bank and Holme dunes to the west and saltmarshes of Brancaster bay to the east.	5	No significant effects.	5	No significant effects.	5	No significant effects.

Criterion	Current Situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
To consider the effects of coastal change on local industries (tourism, agriculture, fisheries etc.)							
Impact of shoreline management on the economic viability of communities through its effect on economic activities on defended land. (tourism, recreation, agriculture, fisheries).	Small area of grade 3 agricultural land and footpath on current defences.	3	Three hectares of grade 3 agricultural land lost as defences fail. Footpath would be adapted to sustain its function as the defence fails.	4	A further one hectare of grade 3 agricultural land lost due to sea level rise. Footpath would be adapted to sustain its function as the defence fails.	4	A further two hectares of grade 3 agricultural land lost due to sea level rise. Footpath would be adapted to sustain its function as the defence fails.
Impact of shoreline management on the economic viability of communities through its effect on economic activities in intertidal areas. (tourism, recreation, agriculture, fisheries).	No relevant activities.		N/A		N/A		N/A
Impact of shoreline management on the social viability of communities through its effect on public services and infrastructure.	No relevant services or infrastructure.		N/A		N/A		N/A

Criterion	Current Situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
Effect of shoreline management on houses leading to need for adaptation or loss.	There are no properties in the current tidal flood zone. This will increase to one by 2105.		N/A		N/A	3	One property now at risk of flooding and requiring adaptation.
To consider social and economic well-being and allow communities and individuals to adapt to coastal change.							
Adequacy of time available for communities and individuals to adapt.	Properties at Thornham.	9	No need for adaptation.	9	No need for adaptation.	9	Enough time for the one property at risk to adapt.
To take account of the value of the north Norfolk coast area to wider society.							
Effect on socio-economic features of regional, national or international significance.	No relevant features.		N/A		N/A		N/A
To ensure that the timing of the policies allows the land use planning system to respond to any shoreline management changes and their consequences.							
Adequacy of time available for planning system to adapt.		9	Change is slow in this epoch and there will be enough time for the planning system to adapt.	9	Change is slow in this epoch and there will be enough time for the planning system to adapt.	9	Change is slow in this epoch and there will be enough time for the planning system to adapt.

Criterion	Current Situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
To contribute to maintaining and enhancing protected sites and species, subject to natural change							
Effect of shoreline management on achieving management objectives for international, national and locally important habitats and species, keeping them in favourable condition (including no significant loss of extent or populations) while promoting functional, sustainable and dynamic coastal change.	North Norfolk Coast Ramsar site, SPA, SAC and SSSI. All sites are outside defences.	7	Defences no longer maintained, opening up extra area for creating intertidal habitats at Thornham and promoting dynamic coastal evolution.	7	Defences have failed opening up extra area for creating intertidal habitats at Thornham and promoting dynamic coastal evolution.	7	Defences have failed opening up extra area for creating intertidal habitats at Thornham and promoting dynamic coastal evolution.
To support maintenance and enhancement of biodiversity in the wider coastal zone.							
Effect of shoreline management on achieving national and local Biodiversity Action Plan (BAP) targets, within both designated sites and the wider coastal countryside.	Reedbeds and mudflats.	8	Large increase in area of BAP habitats as defences fail and agricultural land becomes saltmarsh.	6	Overall area of BAP habitats not changed significantly. Saltmarsh becomes mudflat and mudflat becomes sub-littoral as sea level rises.	6	Overall area of BAP habitats not changed significantly. Saltmarsh becomes mudflat and mudflat becomes sub-littoral as sea level rises.

Criterion	Current Situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
To contribute to maintaining and enhancing the character of the coastal landscape.							
Effect of shoreline management on the dynamic character of the coastal landscape, including consideration of geological, geomorphological, historic environment and cultural features and the role of settlements in the landscape.	Norfolk Coast AONB.	7	Defences no longer maintained allowing more dynamic and natural evolution of the coastal landscape.	8	Defences have failed allowing more dynamic and natural evolution of the coastal landscape.	9	Defences have failed allowing more dynamic and natural evolution of the coastal landscape.
To have regard for the historic environment and its value for the heritage, culture and economy of the area.							
Effect on historic environment and its wider value.	Thornham conservation area lies in the tidal flood zone.	6	Nine locally important sites may be at risk of inundation and erosion.	6	Nine locally important sites would experience inundation and possibly erosion.	3	Nine locally important sites would experience frequent inundation and may be eroded. A small area of Thornham conservation area may be at risk of extreme flooding.































G3 Super-frontage 2 appraisal results

G3.1 PDZ 2A – Thornham to Titchwell

The intent of the plan is to continue the current situation where the frontage is allowed to develop naturally. Currently it is not defended and it is unlikely that there will be any reasons for introducing defences in the future.

The potential effect of flooding and erosion on locally and regionally important historic asset needs to be monitored.

G3.1.1 Policy graphics

Epoch 1					
					
Epoch 2					
					
Epoch 3					
					

G3.1.2 Policy appraisal table































Not applicable.

G3.2 PDZ 2B – Titchwell RSPB reserve

The intent of the plan is to allow the managed realignment that is currently underway to be completed and then to allow the private owner to maintain the new defence line. The defences are being privately funded and there are no obvious negative effects from this policy.

The potential effect of flooding and erosion on locally and regionally important historic assets needs to be monitored.

G3.2.1 Policy graphics

Epoch 1					
					
Epoch 2					
					
Epoch 3					
					

G3.2.2 Policy appraisal table































Not applicable.

G3.3 PDZ 2C – Titchwell village

The intent of the plan is to maintain the current situation where the frontage is allowed to develop naturally. Currently it is not defended and it is unlikely that there will be any reasons for introducing defences in the future.

The potential effect of flooding and erosion on locally and regionally important historic assets needs to be monitored.

G3.3.1 Policy graphics

Epoch 1					
					
Epoch 2					
					
Epoch 3					
					

G3.3.2 Policy appraisal table































Not applicable.

G3.4 PDZ 2D – Reclaimed grazing marsh at Brancaster































The intent of the plan is to support sustainable habitats in the currently-defended area. In the short term this means holding the current defence line that protects important freshwater habitats. In the medium and long term, the plan is to investigate the option to carry out managed realignment and make all or part of the area intertidal. The SMP has therefore identified that more knowledge is needed to support a firm medium- and long-term decision in future SMPs. If this is confirmed, management would be changed (including works to maintain access to the beach and golf course) and land use of the grazing marsh would probably need adapting.

Implementing this policy depends on further confirmation (beyond the SMP) that it is technically possible and economically viable.

G3.4.1 Policy graphics (with managed realignment in epoch 2)

Epoch 1					
					
Epoch 2					
					
Epoch 3					
					

G3.4.2 Policy graphics (with hold the line in epochs 2 and 3)

Epoch 1					
					
Epoch 2					
					
Epoch 3					
					

G3.4.3 Policy appraisal table (with managed realignment in epoch 2)

Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
To manage the coast to reduce reliance on defences and to promote flexible coastal management options for present and future generations.							
Extent of reliance on hard defences and flexibility of coastal management.	This frontage is protected by a continuous earth embankment.	4	Reliance on defences to protect reclaimed grazing marsh and properties in Brancaster. Increased pressure on defences due to sea level rise.	9	Partial removal of defences. Very small section of new defence may be needed at Brancaster.	9	Partial removal of defences. Very small section of new defence may be needed at Brancaster.
Level of flood and erosion risk to people and properties.	There are about 21 defended properties in the tidal flood zone. This will increase to 44 by 2105.	N/A	All properties remain defended in both policy packages so no effect on decision-making.	N/A	All properties remain defended in both policy packages so no effect on decision-making.	N/A	All properties remain defended in both policy packages so no effect on decision-making.
To ensure that local policy decisions do not adversely affect wider natural coastal processes.							
Effect on neighbouring frontages.	Neighbouring frontages are Brancaster bay including Titchwell RSPB reserve	5	No significant effects, giving a neutral score as there are no actively beneficial impacts.	5	No significant effects, giving a neutral score as there are no actively beneficial impacts.	5	No significant effects, giving a neutral score as there are no actively beneficial impacts.

Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
	to the west and the Royal West Norfolk golf club and Scolt Head Island to the east.						

Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
To consider the effects of coastal change on local industries (tourism, agriculture, fisheries, etc.)							
Impact of shoreline management on the economic viability of communities through its effect on economic activities on defended land (tourism, recreation, agriculture, fisheries).	Access to the Royal West Norfolk golf club.	4	The access road to the Royal West Norfolk golf club is not currently defended and may be lost.	7	Access to Royal West Norfolk golf club adapted to extension of Mow Creek.	7	Access to Royal West Norfolk golf club adapted to extension of Mow Creek.
Impact of shoreline management on the economic viability of communities through its effect on economic activities in intertidal areas (tourism,	Moorings in Mow Creek.	5	No significant effects.	6	Increased navigability to Brancaster harbour due to increased tidal exchange in Mow Creek (about a 15 per cent increase in tidal prism).	7	Increased navigability to Brancaster harbour due to increased tidal exchange in Mow Creek (about a 50 per cent increase in tidal prism).

Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
recreation, agriculture, fisheries).							
Impact of shoreline management on the social viability of communities through its effect on public services and infrastructure.	No relevant services or infrastructure.		N/A		N/A		N/A
Effect of shoreline management on houses leading to need for adaptation or loss.	There are about 21 defended properties in the tidal flood zone. This will increase to 44 by 2105.	9	Defences maintained so no houses lost and no adaptation needed.	9	New defences maintained so no houses lost and no adaptation needed.	9	New defences maintained so no houses lost and no adaptation needed.

Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
To consider social and economic well-being and allow communities and individuals to adapt to coastal change.							
Adequacy of time available for communities and individuals to adapt.	Royal West Norfolk golf club	9	No need for adaptation.	7	No need for golf club to adapt. However, access road must be adapted to allow for the extension of Mow Creek. All adaptation has occurred.	9	No need for adaptation.
To take account of the value of the north Norfolk coast area to wider society.							
Effect on socio-economic features of regional, national or international significance.	No relevant features.		N/A		N/A		N/A
To ensure that the timing of the policies allows the land use planning system to respond to any shoreline management changes and their consequences.							
Adequacy of time available for planning system to adapt.		7	Time available to adapt the access road to the Royal West Norfolk golf club.	9	No changes requiring the planning system to adapt.	9	No changes requiring the planning system to adapt.

Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
To contribute to maintaining and enhancing protected sites and species, subject to natural change.							
Effect of shoreline management on achieving management objectives for international, national and locally important habitats and species, keeping them in favourable condition (including no significant loss of extent or populations) while promoting functional, sustainable and dynamic coastal change.	North Norfolk Coast Ramsar site, SPA and SSSI. Scolt Head Island NNR (effect of removing defences).	4	As defences remain for this epoch, the dynamism of coastal processes is constrained. However, there is limited loss of habitats affecting the designated sites.	6	As defences are partly removed some freshwater SPA habitat will be lost. However, there will be gains in intertidal habitats. More dynamic and natural evolution of the coastal habitats.	6	As defences are partly removed some freshwater SPA habitat will be lost. However, there will be gains in intertidal habitats. More dynamic and natural evolution of the coastal habitats.

Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
To support maintenance and enhancement of biodiversity in the wider coastal zone.							
Effect of shoreline management on achieving national and local Biodiversity Action Plan (BAP) targets within both designated sites and the wider coastal countryside.	Mudflats, marshes, sand dunes and lowland acid dry grassland outside defence line. Behind defences there are grazing marsh and reedbed habitats.	5	Overall area of BAP habitats unchanged. Saltmarsh becomes mudflat and mudflat becomes sub-littoral as sea level rises.	5	Overall area of BAP habitats unchanged. Saltmarsh becomes mudflat and mudflat becomes sub-littoral as sea level rises.	5	Overall area of BAP habitats unchanged. Saltmarsh becomes mudflat and mudflat becomes sub-littoral as sea level rises.
To contribute to maintaining and enhancing the character of the coastal landscape.							
Effect of shoreline management on the dynamic character of the coastal landscape, including consideration of geological, geomorphological,	Norfolk Coast AONB.	4	Defences maintained where they are now detracting from the dynamic natural character of the landscape.	5	Partial removal of defences returning landscape to a more natural system. However, this will lead to loss of freshwater habitats behind current defences.	6	Partial removal of defences returning landscape to a more natural system. However, this will lead to loss of freshwater habitats behind current defences.

Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
historic environment and cultural features and the role of settlements in the landscape.							
To have regard for the historic environment and its value for the heritage, culture and economy of the area.							
Effect on historic environment and its wider value.	Brancaster conservation area is located at the eastern extent.	9	Defences maintained where they are now so Brancaster conservation area remains protected.	3	10 locally important sites would experience inundation and possibly erosion. Removing coastal defences to the west could potentially affect the setting of Brancaster conservation area.	3	10 locally sites would experience frequent inundation and may become eroded. Removing coastal defences to the west could potentially affect the setting of Brancaster conservation area.

G3.4.4 Policy appraisal table (with hold the line in epochs 2 and 3)

Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
To manage the coast to reduce reliance on defences and to promote flexible coastal management options for present and future generations.							
Extent of reliance on hard defences and flexibility of coastal management.	This frontage is protected by a continuous earth embankment.	4	Reliance on defences to protect reclaimed grazing marsh and properties in Brancaster. Increased pressure on defences due to sea level rise.	3	Reliance on defences to protect reclaimed grazing marsh and properties in Brancaster. Increased pressure on defences due to sea level rise.	3	Reliance on defences to protect reclaimed grazing marsh and properties in Brancaster. Increased pressure on defences due to sea level rise.
Level of flood and erosion risk to people and properties.	There are about 21 defended properties in the tidal flood zone. This will increase to 44 by 2105.	N/A	All properties remain defended in both policy packages so no effect on decision-making.	N/A	All properties remain defended in both policy packages so no effect on decision-making.	N/A	All properties remain defended in both policy packages so no effect on decision-making.

Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
To ensure that local policy decisions do not adversely affect wider natural coastal processes.							
Effect on neighbouring frontages.	Neighbouring frontages are Brancaster bay including Titchwell RSPB reserve to the west and the Royal West Norfolk golf club and Scolt Head Island to the east.	5	No significant effects, giving a neutral score as there are no actively beneficial impacts.	5	No significant effects, giving a neutral score as there are no actively beneficial impacts.	5	No significant effects, giving a neutral score as there are no actively beneficial impacts.
To consider the effects of coastal change on local industries (tourism, agriculture, fisheries, etc.)							
Impact of shoreline management on the economic viability of communities through its effect on economic activities on defended land (tourism,	Access to the Royal West Norfolk golf club.	5	The access road to the Royal West Norfolk golf club is not currently defended but it will retain its function.	5	The access road to the Royal West Norfolk golf club is not currently defended but it will retain its function.	5	The access road to the Royal West Norfolk golf club is not currently defended but it will retain its function.

Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
recreation, agriculture, fisheries).							
Impact of shoreline management on the economic viability of communities through its effect on economic activities in intertidal areas (tourism, recreation, agriculture, fisheries).	Moorings in Mow Creek.	5	No significant effects.	5	Potential for positive effect on Mow Creek not used.	5	Potential for positive effect on Mow Creek not used.
Impact of shoreline management on the social viability of communities through its effect on public services and infrastructure.	No relevant services or infrastructure.		N/A		N/A		N/A

Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
Effect of shoreline management on houses leading to need for adaptation or loss.	There are about 21 defended properties in the tidal flood zone. This will increase to 44 by 2105.	9	Defences maintained so no houses lost and no adaptation needed.	9	Defences maintained so no houses lost and no adaptation needed	9	Defences maintained so no houses lost and no adaptation needed.
To consider social and economic well-being and allow communities and individuals to adapt to coastal change.							
Adequacy of time available for communities and individuals to adapt.	Royal West Norfolk golf club.	9	No need for adaptation.	9	No need for adaptation.	9	No need for adaptation.
To take account of the value of the north Norfolk coast area to wider society.							
Effect on socio-economic features of regional, national or international significance.	No relevant features.		N/A		N/A		N/A

Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
To ensure that the timing of the policies allows the land use planning system to respond to any shoreline management changes and their consequences.							
Adequacy of time available for planning system to adapt.		9	No changes requiring the planning system to adapt.	9	No changes requiring the planning system to adapt.	9	No changes requiring the planning system to adapt.
To contribute to maintaining and enhancing protected sites and species, subject to natural change.							
Effect of shoreline management on achieving management objectives for international, national and locally important habitats and species, keeping them in favourable condition (including no significant loss of extent or populations) while promoting functional, sustainable and	North Norfolk Coast Ramsar site, SPA and SSSI. Scolt Head Island NNR (effect of removing defences).	4	As defences remain for this epoch, this affects the dynamism of coastal processes. However, there is limited loss of habitats affecting the designated sites.	4	As defences remain for this epoch, this affects the dynamism of coastal processes. However, there is limited loss of habitats affecting the designated sites.	4	As defences remain for this epoch, this affects the dynamism of coastal processes. However, there is limited loss of habitats affecting the designated sites.































Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
dynamic coastal change.							
To support maintenance and enhancement of biodiversity in the wider coastal zone.							
Effect of shoreline management on achieving national and local Biodiversity Action Plan (BAP) targets within both designated sites and the wider coastal countryside.	Mudflats, marshes, sand dunes and lowland acid dry grassland outside defence line. Behind defences there are grazing marsh and reedbed habitats.	5	Overall area of BAP habitats unchanged. Saltmarsh becomes mudflat and mudflat becomes sub-littoral as sea level rises.	5	Overall area of BAP habitats unchanged. Saltmarsh becomes mudflat and mudflat becomes sub-littoral as sea level rises.	5	Overall area of BAP habitats unchanged. Saltmarsh becomes mudflat and mudflat becomes sub-littoral as sea level rises.
To contribute to maintaining and enhancing the character of the coastal landscape.							
Effect of shoreline management on the dynamic character of the coastal landscape, including consideration of geological,	Norfolk Coast AONB.	4	Defences maintained where they are now detracting from the dynamic natural character of the landscape.	4	Defences maintained where they are now detracting from the dynamic natural character of the landscape.	4	Defences maintained where they are now detracting from the dynamic natural character of the landscape.

Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
geomorphological, historic environment and cultural features and the role of settlements in the landscape.							
To have regard for the historic environment and its value for the heritage, culture and economy of the area.							
Effect on historic environment and its wider value.	Brancaster conservation area is located at the eastern extent.	9	Defences maintained at current position so Brancaster conservation area remains protected.	9	Defences maintained at current position so Brancaster conservation area remains protected.	9	Defences maintained at current position so Brancaster conservation area remains protected.

G3.5 PDZ 2E – Royal West Norfolk golf club

The intent of the plan is to allow the private owner to maintain the existing defences of the clubhouse and golf course. The defences are privately funded and there are no significant negative effects from this policy. Over the longer term, it is possible that the defences will become less sheltered by Scolt Head, at which time they may start having a positive longshore effect by reducing pressure on areas to the west.

G3.5.1 Policy graphics

Epoch 1					
					
Epoch 2					
					
Epoch 3					
					

G3.5.2 Policy appraisal table

Criterion	Current Situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
To manage the coast to reduce reliance on defences and to promote flexible coastal management options for present and future generations.							
Extent of reliance on hard defences and flexibility of coastal management.	Hard defences protecting the natural dunes near the clubhouse (limited), in front of the clubhouse and the practice ground.	3	Reliance on defences around clubhouse and practice ground. However, most of golf course is protected by the natural dune system. Increasing pressure on these defences due to sea level rise.	2	Reliance on defences around clubhouse and practice ground. However, most of golf course is protected by the natural dune system. Increasing pressure on these defences due to sea level rise. Uncertainty about behaviour of Scolt Head Island. Rollback of island would put increasing pressure on defences in this frontage.	1	Reliance on defences around clubhouse and practice ground. However, most of golf course is protected by the natural dune system. Increasing pressure on these defences due to sea level rise. Uncertainty about behaviour of Scolt Head Island. Rollback of Island would put increasing pressure on defences in this frontage.

Criterion	Current Situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
Level of flood and erosion risk to people and properties.	Royal West Norfolk golf club clubhouse.	4	Clubhouse at risk from coastal flooding and erosion.	4	Clubhouse at risk from coastal flooding and erosion.	4	Clubhouse at risk from coastal flooding and erosion.
To ensure that local policy decisions do not adversely affect wider natural coastal processes.							
Effect on neighbouring frontages.	Neighbouring frontages are Brancaster bay to the west and Scolt Head Island to the east.	5	No eastward effects and none significant westward.	5	No eastward effects and none significant westward.	7	Depending on how Scolt Head develops, it is possible that the defences start to function as a headland. This reduces pressure on Brancaster bay shoreline, including Titchwell.

Criterion	Current Situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
To consider the effects of coastal change on local industries (tourism, agriculture, fisheries, etc.)							
Impact of shoreline management on the economic viability of communities through its effect on economic activities on defended land (tourism, recreation, agriculture, fisheries).	Royal West Norfolk golf club.	9	Royal West Norfolk golf club remains defended. Dune rollback will have no significant effect.	9	Royal West Norfolk golf club remains defended. Dune rollback will have no significant effect.	9	Royal West Norfolk golf club remains defended. Dune rollback will have no significant effect.
Impact of shoreline management on the economic viability of communities through its effect on economic activities in intertidal areas (tourism,	Brancaster beach.	8	The foreshore will accrete due to sediment from Scolt Head Island.	6	There is likely to be erosion in front of the defences although accretion will still dominate the frontage.	4	Despite the sedimentation from Scolt Head, there is likely to be increased erosion of the foreshore as sea levels rise.

Criterion	Current Situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
recreation, agriculture, fisheries).							
Impact of shoreline management on the social viability of communities through its effect on public services and infrastructure.	No relevant services or infrastructure.		N/A		N/A		N/A
Effect of shoreline management on houses leading to need for adaptation or loss.	None at flood risk.	N/A	None	N/A	None	N/A	None
To consider social and economic well-being and allow communities and individuals to adapt to coastal change.							
Adequacy of time available for communities and individuals to adapt.	Royal West Norfolk golf club.	9	Royal West Norfolk golf club remains defended around the clubhouse. Dune rollback will have some effect. However, there will be enough time to adapt.	9	Royal West Norfolk golf club remains defended around the clubhouse. Dune rollback will have some effect. However, there will be enough time to adapt.	9	Royal West Norfolk golf club remains defended around the clubhouse. Dune rollback will have some effect. However, there will be enough time to adapt.

Criterion	Current Situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
To take account of the value of the north Norfolk coast area to wider society.							
Effect on socio-economic features of regional, national or international significance.	Royal West Norfolk golf club.	8	Royal West Norfolk golf club remains defended. Dune rollback will have no significant effect where there are no defences.	8	Royal West Norfolk golf club remains defended. Dune rollback will have no significant effect where there are no defences.	8	Royal West Norfolk golf club remains defended. Dune rollback will have no significant effect where there are no defences.
To ensure that the timing of the policies allows the land use planning system to respond to any shoreline management changes and their consequences.							
Adequacy of time available for planning system to adapt.		9	No changes needing planning system to adapt.	9	No changes needing planning system to adapt.	9	No changes needing planning system to adapt.
To contribute to maintaining and enhancing protected sites and species, subject to natural change.							
Effect of shoreline management on achieving management objectives for international, national and locally important habitats and species, keeping them in favourable	North Norfolk Coast Ramsar site, SAC, SPA and SSSI.	4	As defences remain, they limit the dynamism of coastal processes. However, there is limited loss of habitats affecting the designated sites.	3	As defences remain, they limit the dynamism of coastal processes. However, there is limited loss of habitats affecting the designated sites.	3	As defences remain, they limit the dynamism of coastal processes. However, there is limited loss of habitats affecting the designated sites.































Criterion	Current Situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
condition (including no significant loss of extent or populations) while promoting functional, sustainable and dynamic coastal change.							
To support maintenance and enhancement of biodiversity in the wider coastal zone							
Effect of shoreline management on achieving national and local Biodiversity Action Plan (BAP) targets within both designated sites and the wider coastal countryside.	Coastal sand dunes, lowland acid dry grassland, mudflat and reedbed.	5	Overall area of BAP habitats unchanged. Saltmarsh becomes mudflat and mudflat becomes sub-littoral as sea level rises.	5	Overall area of BAP habitats unchanged. Saltmarsh becomes mudflat and mudflat becomes sub-littoral as sea level rises.	5	Overall area of BAP habitats unchanged. Saltmarsh becomes mudflat and mudflat becomes sub-littoral as sea level rises.

Criterion	Current Situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
To contribute to maintaining and enhancing the character of the coastal landscape							
Effect of shoreline management on the dynamic character of the coastal landscape, including consideration of geological, geomorphological, historic environment and cultural features and the role of settlements in the landscape.	Norfolk Coast AONB.	5	Defences maintained where they are now detracting from the dynamic natural character of the landscape. However, most of the frontage can evolve naturally.	5	Defences maintained where they are now detracting from the dynamic natural character of the landscape. However, most of the frontage can evolve naturally.	5	Defences maintained where they are now detracting from the dynamic natural character of the landscape. However, most of the frontage can evolve naturally.
To have regard for the historic environment and its value for the heritage, culture and economy of the area.							
Effect on historic environment and its wider value.	No designated or important historic environment assets.	9	12 locally important sites and one (World War two) regionally important site will remain protected.	9	12 locally important sites and one (World War two) regionally important site will remain protected.	9	12 locally important sites and one (World War two) regionally important site will remain protected.

G3.6 PDZ 2F – Brancaster and Brancaster Staithe

The intent of the plan is to allow the private owners to maintain the existing line of defences to sustain the communities of Brancaster and Brancaster Staithe.

G3.6.1 Policy graphics

Epoch 1					
					
Epoch 2					
					
Epoch 3					
					

G3.6.2 Policy appraisal table

Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
To manage the coast to reduce reliance on defences and to promote flexible coastal management options for present and future generations.							
Extent of reliance on hard defences and flexibility of coastal management.	This frontage is protected by earth embankments of varying quality.	4	Reliance on defences to protect properties in Brancaster, Brancaster Staithe and Burnham Deepdale. Increased pressure on defences due to sea level rise.	3	Reliance on defences to protect properties in Brancaster, Brancaster Staithe and Burnham Deepdale. Increased pressure on defences due to sea level rise.	2	Reliance on defences to protect properties in Brancaster, Brancaster Staithe and Burnham Deepdale. Increased pressure on defences due to sea level rise.
Level of flood and erosion risk to people and properties.	There are about 63 defended properties in the tidal flood zone. This will increase to 140 by 2105.	4	Number of properties defended increases to 81.	3	Number of properties defended increases to 92.	2	Number of properties defended increases to 136.

Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
To ensure that local policy decisions do not adversely affect wider natural coastal processes.							
Effect on neighbouring frontages.	Neighbouring frontages are reclaimed area at Brancaster to the west and Scolt head Island and the reclaimed areas behind to the east.	5	No significant effects.	5	No significant effects.	5	No significant effects.
To consider the effects of coastal change on local industries (tourism, agriculture, fisheries, etc.)							
Impact of shoreline management on the economic viability of communities through its effect on economic activities on defended land (tourism, recreation, agriculture,	Peddars Way and Norfolk coast path. Bird watching.	9	Peddars Way and Norfolk coast path maintained.	9	Peddars Way and Norfolk coast path maintained.	9	Peddars Way and Norfolk coast path maintained.

Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
fisheries).							
Impact of shoreline management on the economic viability of communities through its effect on economic activities in intertidal areas. (tourism, recreation, agriculture, fisheries).	Sailing at Mow Creek. Fishing activities from Mow Creek.	9	Access to moorings in Mow Creek, the function of Brancaster harbour.	9	Access to moorings in Mow Creek, the function of Brancaster harbour.	9	Access to moorings in Mow Creek, the function of Brancaster harbour.
Impact of shoreline management on the social viability of communities through its effect on public services and infrastructure.	No relevant services. A149.	9	A149 remains defended	9	A149 remains defended	9	A149 remains defended

Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
Effect of shoreline management on houses leading to need for adaptation or loss.	There are about 63 defended properties in the tidal flood zone. This will increase to 140 by 2105.	9	None affected.	9	None affected.	9	None affected.
To consider social and economic well-being and allow communities and individuals to adapt to coastal change.							
Adequacy of time available for communities and individuals to adapt.	Brancaster, Brancaster Staithe and Burnham Deepdale.	9	No adaptation needed.	9	No adaptation needed.	9	No adaptation needed.
To take account of the value of the north Norfolk coast area to wider society.							
Impact on socio-economic features of regional, national or international significance.	No relevant features.		N/A		N/A		N/A

Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
To ensure that the timing of the policies allows the land use planning system to respond to any shoreline management changes and their consequences.							
Adequacy of time available for planning system to adapt.		9	No changes needing planning system to adapt.	9	No changes needing planning system to adapt.	9	No changes needing planning system to adapt.
To contribute to maintaining and enhancing protected sites and species, subject to natural change.							
Effect of shoreline management on achieving management objectives for international, national and locally important habitats and species, keeping them in favourable condition (including no significant loss of extent or populations) while promoting functional, sustainable and	North Norfolk Coast Ramsar site, SPA, SAC and SSSI.	4	As defences remain, they limit the dynamism of coastal processes. However, there is limited loss of habitats affecting the designated sites.	4	As defences remain, they limit the dynamism of coastal processes. However, there is limited loss of habitats affecting the designated sites.	4	As defences remain, they limit the dynamism of coastal processes. However, there is limited loss of habitats affecting the designated sites.

Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
dynamic coastal change.							
To support maintenance and enhancement of biodiversity in the wider coastal zone.							
Effect of shoreline management on achieving national and local Biodiversity Action Plan (BAP) targets, within both designated sites and the wider coastal countryside.	Reedbed and mudflats.	5	Overall area of BAP habitats unchanged. Saltmarsh becomes mudflat and mudflat becomes sub-littoral as sea level rises.	5	Overall area of BAP habitats unchanged. Saltmarsh becomes mudflat and mudflat becomes sub-littoral as sea level rises.	5	Overall area of BAP habitats unchanged. Saltmarsh becomes mudflat and mudflat becomes sub-littoral as sea level rises.
To contribute to maintaining and enhancing the character of the coastal landscape.							
Effect of shoreline management on the dynamic character of the coastal landscape, including consideration of geological, geomorphological, historic environment and	Norfolk Coast AONB. North Norfolk Coast SSSI (geological).	4	Defences maintained where they are now detracting from the dynamic natural character of the landscape.	4	Defences maintained where they are now detracting from the dynamic natural character of the landscape.	4	Defences maintained where they are now detracting from the dynamic natural character of the landscape.































Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
cultural features and the role of settlements in the landscape.							
To have regard for the historic environment and its value for the heritage, culture and economy of the area.							
Effect on historic environment and its wider value.	Branodvnm Roman fort (scheduled monument), one grade II* and one grade II listed building in Brancaster Staithe (conservation area).	9	All historic environment designations remain protected, including one scheduled monument, two listed buildings, Brancaster conservation area, one (Roman) nationally important site and 20 locally important sites. The setting of the conservation area could be affected by maintaining or increasing the defences (quay walls). Sensitive design should avoid any significant effect.	9	All historic environment designations remain protected, including one scheduled monument, two listed buildings, Brancaster conservation area, one (Roman) nationally important site and 20 locally important sites. The setting of the conservation area could be affected by maintaining or increasing the defences (quay walls). Sensitive design should avoid any significant effect.	9	All historic environment designations remain protected, including one scheduled monument, two listed buildings, Brancaster conservation area, one (Roman) nationally important site and 20 locally important sites. The setting of the conservation area could be affected by maintaining or increasing the defences (quay walls). Sensitive design should avoid any significant effect.

G3.7 PDZ 2G – Reclaimed areas behind Scolt Head Island































The intent of the plan is to maintain flood defence to all communities and their houses, historic assets and infrastructure. Also, potentially to increase tidal exchange gradually by realigning the reclaimed Deepdale, Norton and Overly marshes in the long term, if supported by monitoring and research during epochs 1 and 2. This increase in tidal exchange is likely to benefit navigation in the tidal channels and the outer estuaries and, by enhancing the outer estuaries, strengthen the role of Scolt Head Island as a control point for Brancaster bay and Holkham bay. The realignments will move the defences to more sustainable sheltered alignments. Also, the realignments will create intertidal habitat, but this comes at the expense of partly-designated freshwater habitats and current agricultural land use. The SMP has therefore identified that more knowledge is needed to assess the effects of these potential realignments and support a firm long-term decision in future SMPs to confirm the intent to realign. If this is confirmed, management would be changed in the long term and land use in the currently-reclaimed area will probably need to adapt. The intent is to maintain the tidal flood defence function of the River Burn outfall.

Implementing these policies depends on further confirmation (beyond the SMP) that they are technically possible and economically viable.

G3.7.1 Policy graphics (with managed realignments in epoch 3)

Epoch 1					
					
Epoch 2					
					
Epoch 3					
					

G3.7.2 Policy graphics (with hold the line in epoch 3)

Epoch 1					
					
Epoch 2					
					
Epoch 3					
					

G3.7.3 Policy appraisal table (with managed realignments in epoch 3)

Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
To manage the coast to reduce reliance on defences and to promote flexible coastal management options for present and future generations.							
Extent of reliance on hard defences and flexibility of coastal management.	This frontage is protected by continuous vegetated earth embankments.	4	All defences are maintained through this epoch. Sea level rise increases loading but this is partly compensated by accretion behind Scolt Head.	3	All defences are maintained through this epoch. Sea level rise increases loading but this is partly compensated by accretion behind Scolt Head.	7	Defences at Deepdale and Norton marsh breached and new shorter defences built at Burnham Deepdale, Burnham Norton and the River Burn outfall. For remaining defences, likely to continue processes from epoch 2. Pressure increase due to sea level rise compensated by accretion behind Scolt Head.
Level of flood and erosion risk to people and properties.	There are currently 64 defended properties in the tidal flood zone. This will increase to 101 by 2105.	N/A	All properties remain defended in both policy packages so no effect on decision-making.	N/A	All properties remain defended in both policy packages so no effect on decision-making.	N/A	All properties remain defended in both policy packages so no effect on decision-making.

Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
To ensure that local policy decisions do not adversely affect wider natural coastal processes.							
Effect on neighbouring frontages.	Scolt Head Island. Brancaster bay. Holkham bay and dune system.	5	Potential for positive effect on Brancaster bay and Holkham bay not used.	5	Potential for positive effect on Brancaster bay and Holkham bay not used.	8	Increased tidal exchange likely to strengthen outer estuary and Scolt Head Island, reducing pressure on Brancaster bay and Holkham bay. Significant uncertainty.

Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
To consider the effects of coastal change on local industries (tourism, agriculture, fisheries, etc.)							
Impact of shoreline management on the economic viability of communities through its effect on economic activities on defended land (tourism, recreation, agriculture, fisheries).	Peddars Way and Norfolk coast path. Grades 2, 3 and 4 agricultural land. Access to Holkham dunes. Caravan park and campsite, miniature railway, boating lake and golf course at Wells-next-the-Sea.	9	All economic features and associated activated remain protected.	9	All economic features and associated activated remain protected.	2	Peddars Way and Norfolk coast path cut at Deepdale and Norton marsh and needs realignment. The newly-created zone of tidal influence contains about 400 hectares of agricultural land (20 hectares grade 2, 150 hectares grade 3 and 230 hectares grade 4). All other features and activities remain protected.
Impact of shoreline management on the economic viability of communities through its effect	Moorings in Overy Creek and Mow Creek	3	Siltation will continue in Mow Creek and Overy Creek reducing the navigability of the channels.	2	Siltation will continue in Mow Creek and Overy Creek reducing the navigability of the channels.	8	Improved navigation for sailing in Overy Creek and to Brancaster harbour due to a 150 per cent and 105 per cent increase in tidal prism respectively compared to the present day.

Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
on economic activities in intertidal areas. (tourism, recreation, agriculture, fisheries).							
Effect of shoreline management on the social viability of communities through its effect on public services and infrastructure.	Coastguard look-out and RNLI station at Wells flood bank. A149. Sewage treatment works at Wells-next-the-sea.	9	All services and infrastructure remain defended.	9	All services and infrastructure remain defended.	9	All services and infrastructure remain defended.
Effect of shoreline management on houses leading to need for adaptation or loss.	There are currently 64 defended properties in the tidal flood zone. This will increase to 101 by 2105.	9	None affected.	9	None affected.	9	None affected.
To consider social and economic well-being and allow communities and individuals to adapt to coastal change.							
Adequacy of time	Marsh Farm	9	No adaptation	9	No adaptation	7	Defences at Overy built

Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
available for communities and individuals to adapt.	(Norton Marsh). Marsh Farm and Marsh House Farm (Overy Marsh). Burnham Deepdale. Burnham Norton.		needed as defences are maintained.		needed as defences are maintained.		before current defences breached to increase tidal exchange. Adaptation therefore only needed for agriculture and there is enough time.
To take account of the value of the north Norfolk coast area to wider society.							
Effect on socio-economic features of regional, national or international significance.	No relevant features.		N/A		N/A		N/A
To ensure that the timing of the policies allows the land use planning system to respond to any shoreline management changes and their consequences.							
Adequacy of time available for planning system to adapt.		9	No adaptation necessary	9	Enough time for the planning system to adapt.	9	Enough time for the planning system to adapt.
To contribute to maintaining and enhancing protected sites and species, subject to natural change.							
Effect of shoreline management on	North Norfolk Coast Ramsar	5	As defences remain, they limit	5	As defences remain, they limit the	6	Deepdale marsh is not designated and realignment

Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
achieving management objectives for international, national and locally important habitats and species, keeping them in favourable condition (including no significant loss of extent or populations) while promoting functional, sustainable and dynamic coastal change.	site, SPA, SAC and SSSI. Holkham NNR and Scolt Head Island NNR.		the dynamism of coastal processes. However, the freshwater SPA habitats will remain protected.		dynamism of coastal processes. However, the freshwater SPA habitats will remain protected.		there will increase potential habitat area. However, Norton marsh is designated freshwater SPA habitat that will be lost. Dynamic natural coastal change will be promoted at these locations. SPA habitat at Overy marshes will be lost as defences are partly removed.

Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
To support maintenance and enhancement of biodiversity in the wider coastal zone.							
Effect of shoreline management on achieving national and local Biodiversity Action Plan (BAP) targets within both designated sites and the wider coastal countryside.	Reedbeds, mudflat, coastal and flood plain grazing marsh, purple moor grass and rush pasture, lowland meadow, coastal sand dunes and lowland acid dry grassland.	5	Overall area of BAP habitats unchanged. Saltmarsh becomes mudflat and mudflat becomes sub-littoral as sea level rises.	6	Overall area of BAP habitats unchanged. Saltmarsh becomes mudflat and mudflat becomes sub-littoral as sea level rises.	8	Large increase in total BAP habitat area due to removal of defences at Deepdale and Overy marshes.
To contribute to maintaining and enhancing the character of the coastal landscape.							
Effect of shoreline management on the dynamic character of the coastal landscape, including consideration of geological, geomorphological, historic	Norfolk Coast AONB. North Norfolk Coast SSSI.	4	Defences maintained where they are now, detracting from the dynamic natural character of the landscape.	4	Defences maintained where they are now, detracting from the dynamic natural character of the landscape.	7	Partial removal of defences at Deepdale and Norton marshes returning landscape of the whole frontage to a more natural system. Partial removal of defences at Overy marsh continuing the process of returning landscape to a more natural system.

Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
environment and cultural features and the role of settlements in the landscape.							
To have regard for the historic environment and its value for the heritage, culture and economy of the area.							
Effect on historic environment and its wider value.	Iron age fort on Overy marsh (scheduled monument), Burnham Overy village cross and St Mary's Carmelite friary and holy well in Burnham Overy town. Burnham Norton, Burnham Overy Staithe and Holkham conservation areas. Holkham Hall	8	All historic environment designations remain protected, except small undeveloped areas of Burnham Norton and Burnham Overy Staithe conservation areas that may experience increased coastal flooding on extreme events. MR defences could potentially affect the setting of the Burnham Norton and Burnham	8	All historic environment designations remain protected, except small undeveloped areas of Burnham Norton and Burnham Overy Staithe conservation areas that may experience increased coastal flooding on extreme events. MR defences could potentially affect the setting of the Burnham Norton and Burnham Overy Staithe conservation	7	All historic environment designations remain protected, except small undeveloped areas of Burnham Norton and Burnham Overy Staithe conservation areas that may experience increased coastal flooding on extreme events. MR defences could potentially affect the setting of the Burnham Norton and Burnham Overy Staithe conservation areas, but this could be avoided with sensitive design. Six locally important sites and one regionally important (post-medieval sea defence structures) may be affected

Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
	registered park and garden. One grade II listed building at Brancaster Staithe, two grade II listed buildings at Burnham Overy Staithe, three listed buildings in the River Burn valley, Marsh House Farm (grade II), Gun Hill farmhouse (grade II), Holkham (grade II) and Wells-next-the-Sea (17 grade II).		Overy Staithe conservation areas, but this could be avoided with sensitive design. Six locally important sites and one regionally important (post-medieval sea defence structures) may be affected by MR construction. A further 21 locally or regionally important sites could deteriorate as a result of erosion or chemical deterioration arising from occasional tidal inundation, though some may also be covered by accretion of intertidal muds and preserved.		areas, but this could be avoided with sensitive design. Six locally important sites and one regionally important (post-medieval sea defence structures) may be affected by MR construction. A further 21 locally or regionally important sites could deteriorate as a result of erosion or chemical deterioration arising from regular tidal inundation, though some may also be covered by accretion of intertidal muds and preserved.		by MR construction. A further 21 locally or regionally important sites could deteriorate as a result of erosion or chemical deterioration arising from frequent tidal inundation, though some may also be covered by accretion of intertidal muds and preserved.

G3.7.4 Policy appraisal table (with hold the line in epoch 3)

Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
To manage the coast to reduce reliance on defences and to promote flexible coastal management options for present and future generations.							
Extent of reliance on hard defences and flexibility of coastal management.	This frontage is protected by continuous vegetated earth embankments.	4	All defences maintained through this epoch. Sea level rise increases loading but this is partly compensated by accretion behind Scolt Head Island.	3	All defences maintained through this epoch. Sea level rise increases loading but this is partly compensated by accretion behind Scolt Head Island.	3	All defences maintained through this epoch. Sea level rise increases loading but this is partly compensated by accretion behind Scolt Head Island. Significant uncertainty.
Level of flood and erosion risk to people and properties.	There are currently 64 defended properties in the tidal flood zone. This will increase to 101 by 2105.	N/A	All properties remain defended in both policy packages so no effect on decision-making.	N/A	All properties remain defended in both policy packages so no effect on decision-making.	N/A	All properties remain defended in both policy packages so no effect on decision-making.

Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
To ensure that local policy decisions do not adversely affect wider natural coastal processes.							
Effect on neighbouring frontages.	Scolt Head Island. Brancaster bay. Holkham bay and dune system.	5	Potential for positive effect on Brancaster bay and Holkham bay not used.	5	Potential for positive effect on Brancaster bay and Holkham bay not used.	5	Potential for positive effect on Brancaster bay and Holkham bay not used.
To consider the effects of coastal change on local industries (tourism, agriculture, fisheries, etc.)							
Impact of shoreline management on the economic viability of communities through its effect on economic activities on defended land (tourism, recreation, agriculture, fisheries).	Peddars Way and Norfolk coast path. Grades 2, 3 and 4 agricultural land. Access to Holkham dunes. Caravan park and campsite, miniature railway, boating lake and golf course at	9	All economic features and associated activities remain protected.	9	All economic features and associated activities remain protected.	9	All economic features and associated activities remain protected.

Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
	Wells-next-the-Sea.						
Impact of shoreline management on the economic viability of communities through its effect on economic activities in intertidal areas. (tourism, recreation, agriculture, fisheries).	Moorings in Overy Creek and Mow Creek.	3	Siltation will continue in Mow Creek and Overy Creek reducing the navigability of the channels.	2	Siltation will continue in Mow Creek and Overy Creek reducing the navigability of the channels.	3	Siltation will continue in Mow Creek and Overy Creek reducing the navigability of the channels.
Impact of shoreline management on the social viability of communities through its effect on public services and infrastructure.	Coastguard look-out and RNLI station at Wells flood bank. A149. Sewage treatment works at Wells-next-the-Sea.	9	All services and infrastructure remain defended.	9	All services and infrastructure remain defended.	9	All services and infrastructure remain defended.

Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
Effect of shoreline management on houses leading to need for adaptation or loss.	Currently 64 defended properties in the tidal flood zone. This will increase to 101 by 2105.	9	None affected	9	None affected	9	None affected
To consider social and economic well-being and allow communities and individuals to adapt to coastal change.							
Adequacy of time available for communities and individuals to adapt.	Marsh Farm (Norton marsh). Marsh Farm and Marsh House Farm (Overy marsh). Burnham Deepdale. Burnham Norton.	9	No adaptation needed as defences are maintained.	9	No adaptation needed as defences are maintained.	9	No adaptation needed as defences are maintained.
To take account of the value of the north Norfolk coast area to wider society.							
Effect on socio-economic features of regional, national or international significance.	No relevant features.		N/A		N/A		N/A

Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
To ensure that the timing of the policies allows the land use planning system to respond to any shoreline management changes and their consequences.							
Adequacy of time available for planning system to adapt.		9	No changes requiring the planning system to adapt.	9	No changes requiring the planning system to adapt.	9	No changes requiring the planning system to adapt.
To contribute to maintaining and enhancing protected sites and species, subject to natural change.							
Effect of shoreline management on achieving management objectives for international, national and locally important habitats and species, keeping them in favourable condition (including no significant loss of extent or populations) while promoting functional, sustainable and	North Norfolk Coast Ramsar site, SPA, SAC and SSSI. Holkham NNR and Scolt Head Island NNR.	5	As defences remain, they limit the dynamism of coastal processes. However, the freshwater SPA habitats will remain protected.	5	As defences remain, they limit the dynamism of coastal processes. However, the freshwater SPA habitats will remain protected.	4	As defences remain, this limits the dynamism of coastal processes. However, the freshwater SPA habitats will remain protected. Silting up of channels behind Scolt Head Island will inhibit rollback of the island leading to erosion of the grey dunes.

Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
dynamic coastal change.							
To support maintenance and enhancement of biodiversity in the wider coastal zone.							
Effect of shoreline management on achieving national and local Biodiversity Action Plan (BAP) targets both within designated sites and the wider coastal countryside.	Reedbeds, mudflat, coastal and flood plain grazing marsh, purple moor grass and rush pasture, lowland meadow, coastal sand dunes and lowland acid dry grassland.	5	Overall area of BAP habitats unchanged. Saltmarsh becomes mudflat and mudflat becomes sub-littoral as sea level rises.	5	Overall area of BAP habitats unchanged. Saltmarsh becomes mudflat and mudflat becomes sub-littoral as sea level rises.	5	Overall area of BAP habitats unchanged. Saltmarsh becomes mudflat and mudflat becomes sub-littoral as sea level rises.
To contribute to maintaining and enhancing the character of the coastal landscape.							
Effect of shoreline management on the dynamic character of the coastal landscape, including consideration of geological,	Norfolk Coast AONB. North Norfolk Coast SSSI.	4	Defences maintained where they are now, detracting from the dynamic natural character of the landscape.	4	Defences maintained where they are now, detracting from the dynamic natural character of the landscape.	4	Defences maintained where they are now, detracting from the dynamic natural character of the landscape.

Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
geomorphological, historic environment and cultural features and the role of settlements in the landscape.							
To have regard for the historic environment and its value for the heritage, culture and economy of the area.							
Effect on historic environment and its wider value.	Iron age fort on Overy marsh (scheduled monument), Burnham Overy village Cross and St Mary's Carmelite friary and holy well in Burnham Overy town. Conservation areas in Burnham Norton, Burnham	8	All historic environment designations remain protected, except small undeveloped areas of Burnham Norton and Burnham Overy Staithe conservation areas that may experience increased coastal flooding in extreme events. A further 21 locally or regionally important sites could	8	All historic environment designations remain protected, except small undeveloped areas of Burnham Norton and Burnham Overy Staithe conservation areas that may experience increased coastal flooding in extreme events. A further 21 locally or regionally important sites could deteriorate as a result of erosion or chemical deterioration from	7	All historic environment designations remain protected, except small undeveloped areas of Burnham Norton and Burnham Overy Staithe conservation areas that may experience increased coastal flooding in extreme events. A further 21 locally or regionally important sites could deteriorate as a result of erosion or chemical deterioration from frequent tidal inundation. Some may also be































Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
	Overy Staithe and Holkham. Holkham Hall registered park and garden. One grade II listed building at Brancaster Staithe, two grade II listed buildings at Burnham Overy Staithe, three listed buildings in the River Burn Valley, Marsh House Farm (grade II), Gun Hill farmhouse (grade II), Holkham (grade II) and Wells-next-the-Sea (17 grade II).		deteriorate as a result of erosion or chemical deterioration from occasional tidal inundation. Some may also be covered by accretion of intertidal muds and preserved.		regular tidal inundation. Some may also be covered by accretion of intertidal muds and preserved.		covered by accretion of intertidal muds and preserved.

G3.8 PDZ 2H – Burnham Overy Staithe

The intent of the plan is to maintain the defences where they are now to sustain the community of Burnham Overy Staithe.

Implementing this policy depends on further confirmation (beyond the SMP) that it is technically possible and economically viable.

G3.8.1 Policy graphics

Epoch 1					
					
Epoch 2					
					
Epoch 3					
					

G3.8.2 Policy appraisal table

Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
To manage the coast to reduce reliance on defences and to promote flexible coastal management options for present and future generations.							
Extent of reliance on hard defences and flexibility of coastal management.	Properties at Burnham Overy Staithe are protected by timber sea wall and private masonry walls. To the south an earth embankment extends to the River Burn outfall.	4	Hard defences maintained across frontage protecting properties and infrastructure in narrow flood zone. Sea level rise will increase loading on defences.	3	Hard defences maintained across frontage protecting properties and infrastructure in narrow flood zone. Sea level rise will increase loading on defences.	2	Hard defences maintained across frontage protecting properties and infrastructure in narrow flood zone. Sea level rise will increase loading on defences.
Level of flood and erosion risk to people and properties.	There are currently 22 defended properties in the tidal flood zone. This will increase to 36 by 2105.	4	Number of properties defended remains at 22.	4	Number of properties defended remains at 22.	3	Number of properties defended increases to 36.

Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
To ensure that local policy decisions do not adversely affect wider natural coastal processes.							
Effect on neighbouring frontages.	Reclaimed areas behind Scolt Head Island, Scolt Head Island and Holkham dunes.	5	No significant effects.	5	No significant effects.	5	No significant effects.
To consider the effects of coastal change on local industries (tourism, agriculture, fisheries, etc.)							
Effect of shoreline management on the economic viability of communities through its effect on economic activities on defended land (tourism, recreation, agriculture, fisheries).	Bird watching. Peddars Way and Norfolk coast path. Grade 4 agricultural land.	9	Peddars Way and Norfolk coast path maintained. Agricultural land remains protected.	9	Peddars Way and Norfolk coast path maintained. Agricultural land remains protected as in epoch 1.	9	Peddars Way and Norfolk coast path maintained. Agricultural land remains protected as in epoch 1.
Impact of shoreline management on the economic viability of communities through its effect on economic	Moorings and sailing activity in Overy Creek and the harbour at Burnham Overy Staithe.	9	Access to moorings in Overy Creek and launching facilities maintained.	9	Access to moorings in Overy Creek and launching facilities maintained.	9	Access to moorings in Overy Creek and launching facilities maintained.

Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
activities in intertidal areas. (tourism, recreation, agriculture, fisheries).							
Impact of shoreline management on the social viability of communities through its effect on public services and infrastructure.	No relevant services. A149 at Burnham Overy Staithe from epoch 3.		N/A		N/A	9	A149 remains defended.
Effect of shoreline management on houses leading to need for adaptation or loss.	There are currently 22 defended properties in the tidal flood zone. This will increase to 36 by 2105.	9	None affected.	9	None affected.	9	None affected.
To consider social and economic well-being and allow communities and individuals to adapt to coastal change.							
Adequacy of time available for communities and individuals to adapt.	Burnham Overy Staithe harbour, access to moorings and properties.	9	No adaptation needed.	9	No adaptation needed.	9	No adaptation needed.
To take account of the value of the north Norfolk coast area to wider society.							
Effect on socio-	No relevant		N/A		N/A		N/A

Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
economic features of regional, national or international significance.	features.						
To ensure that the timing of the policies allows the land use planning system to respond to any shoreline management changes and their consequences							
Adequacy of time available for planning system to adapt.		9	No changes needing planning system to adapt.	9	No changes needing planning system to adapt.	9	No changes needing planning system to adapt.
To contribute to maintaining and enhancing protected sites and species, subject to natural change							
Effect of shoreline management on achieving management objectives for international, national and locally important habitats and species, keeping them in favourable condition (including no significant loss of extent or populations) while	Holkham NNR and North Norfolk Ramsar site, SAC, SPA and SSSI (all seaward of defences).	4	Defences remain, limiting the dynamism of coastal processes.	4	Defences remain, limiting the dynamism of coastal processes.	4	Defences remain, limiting the dynamism of coastal processes.

Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
promoting functional, sustainable and dynamic coastal change.							
To support maintenance and enhancement of biodiversity in the wider coastal zone.							
Effect of shoreline management on achieving national and local Biodiversity Action Plan (BAP) targets, within both designated sites and the wider coastal countryside.	Mudflats and reedbeds seaward of the defences.	5	Overall area of BAP habitats unchanged. Saltmarsh becomes mudflat and mudflat becomes sub-littoral as sea level rises.	5	Overall area of BAP habitats unchanged. Saltmarsh becomes mudflat and mudflat becomes sub-littoral as sea level rises.	5	Overall area of BAP habitats unchanged. Saltmarsh becomes mudflat and mudflat becomes sub-littoral as sea level rises.
To contribute to maintaining and enhancing the character of the coastal landscape.							
Effect of shoreline management on the dynamic character of the coastal landscape, including consideration of geological, geomorphological,	Norfolk Coast AONB. North Norfolk Coast SSSI.	4	Defences maintained where they are now detracting from the dynamic natural character of the landscape.	4	Defences maintained where they are now detracting from the dynamic natural character of the landscape.	4	Defences maintained where they are now detracting from the dynamic natural character of the landscape.



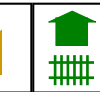
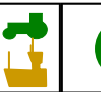
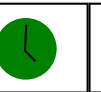







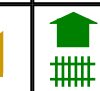
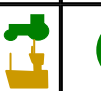
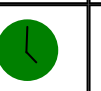







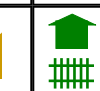
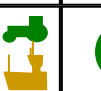
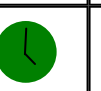





Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
historic environment and cultural features and the role of settlements in the landscape.							
To have regard for the historic environment and its value for the heritage, culture and economy of the area.							
Effect on historic environment and its wider value.	Burnham Overy Staithe conservation area and four grade II listed buildings in Burnham Overy Staithe.	9	Two listed buildings and the conservation area remain protected, along with nine locally and regionally important sites. The setting of the conservation area could be affected by maintaining or increasing the defences (quay walls), but sensitive design should avoid any significant effect.	9	Two listed buildings and the conservation area remain protected, along with nine locally and regionally important sites. The setting of the conservation area could be affected by maintaining or increasing the defences (quay walls), but sensitive design should avoid any significant effect.	9	Two listed buildings and the conservation area remain protected, along with nine locally and regionally important sites. The setting of the conservation area could be affected by maintaining or increasing the defences (quay walls), but sensitive design should avoid any significant effect.

G3.9 PDZ 2I – Holkham dunes

The intent of the plan is to maintain the flood defence function of the dunes, which provide protection for properties in Holkham and Wells, the A149 and other features in the tidal flood zone. The intent is to do this through minimum intervention in the natural development of the dunes, which continues the current approach. The long term intent potentially to realign Overy marshes partially (see PDZ 2G) would reduce the need for flood protection from the dunes.

Implementing this policy depends on further confirmation (beyond the SMP) that it is technically possible and economically viable.

G3.9.1 Policy graphics

Epoch 1					
					
Epoch 2					
					
Epoch 3					
					

G3.9.2 Policy appraisal table































N/A

G3.10 PDZ 2J – Wells flood embankment

The intent of the plan is to maintain the defences where they are now to sustain current land use (tourism, beach access, agriculture and freshwater habitats) protected by the embankment.

Implementing this policy depends on further confirmation (beyond the SMP) that it is technically possible and economically viable.

G3.10.1 Policy graphics

Epoch 1					
					
Epoch 2					
					
Epoch 3					
					

G3.10.2 Policy appraisal table

Criterion	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
	Score	Explanation	Score	Explanation	Score	Explanation
To manage the coast to reduce reliance on defences and to promote flexible coastal management options for present and future generations.						
Extent of reliance on hard defences and flexibility of coastal management.	4	Reliance on the flood embankment. Increased pressure due to sea level rise.	3	Reliance on the flood embankment. Increased pressure due to sea level rise.	3	Reliance on the flood embankment. Increased pressure due to sea level rise.
Level of flood and erosion risk to people and properties.	4	Number of defended properties increases to 97 and the caravan park.	3	Number of defended properties increases to 105 and the caravan park.	3	Number of defended properties increases to 114 and the caravan park.

Criterion	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)		
	Score	Explanation	Score	Explanation	Score	Explanation	
To ensure that local policy decisions do not adversely affect wider natural coastal processes.							
Effect on neighbouring frontages.	Holkham dunes. Saltmarshes to the east.	5	No significant effects.	5	No significant effects.	5	No significant effects.
To consider the effects of coastal change on local industries (tourism, agriculture, fisheries etc.)							
Impact of shoreline management on the economic viability of communities through its effect on economic activities on defended land (tourism, recreation, agriculture, fisheries).	Peddars Way and Norfolk coast path. Caravan park, miniature railway and boating lake at Wells-next-the-Sea. Grade 2 and 3 agricultural land.	9	Maintains Peddars Way and Norfolk coast path, caravan park, miniature railway and boating lake. Agricultural land remains protected.	9	Maintains Peddars Way and Norfolk coast path, caravan park, miniature railway and boating lake. Access to dunes and beach maintained. Agricultural land remains protected.	9	Maintains Peddars Way and Norfolk coast path, caravan park, miniature railway and boating lake. Access to dunes and beach maintained. Agricultural land remains protected.
Impact of shoreline management on the economic viability of communities through its effect on economic activities in intertidal areas	Access to Holkham dunes and beach. Harbour at Wells-next-the-Sea, access to moorings.	9	Access to moorings, dunes and beach maintained.	9	Access to moorings, dunes and beach maintained.	9	Access to moorings, dunes and beach maintained.

Criterion		Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
(tourism, recreation, agriculture, fisheries).							
Impact of shoreline management on the social viability of communities through its effect on public services and infrastructure.	RNLI and coastguard station at Wells-next-the-Sea. A149. Sewage treatment works at Wells-next-the-Sea.	9	RNLI and coastguard station maintained. A149 and sewage treatment works remains defended.	9	RNLI and coastguard station maintained. A149 and sewage treatment works remains defended.	9	RNLI and coastguard station maintained. A149 and sewage treatment works remains defended.
Effect of shoreline management on houses leading to need for adaptation or loss.	There are currently 86 defended properties in the tidal flood zone. This will increase to 114 by 2105.	9	None affected.	9	None affected.	9	None affected.
To consider social and economic well-being and allow communities and individuals to adapt to coastal change.							
Adequacy of time available for communities and individuals to adapt.	Marsh House Farm (Overy marsh), Holkham, Wells-next-the-Sea (properties and caravan park and camping site).	9	No adaptation needed.	9	No adaptation needed.	9	No adaptation needed.

Criterion	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)		
	Score	Explanation	Score	Explanation	Score	Explanation	
To take account of the value of the north Norfolk coast area to wider society.							
Effect on socio-economic features of regional, national or international significance.	Holkham beach.	9	Access to Holkham beach maintained.	9	Access to Holkham beach maintained.	9	Access to Holkham beach maintained.
To ensure that the timing of the policies allows the land use planning system to respond to any shoreline management changes and their consequences.							
Adequacy of time available for planning system to adapt.		9	Adequate time for planning system to adapt.	9	Adequate time for planning system to adapt.	9	Adequate time for planning system to adapt.

Criterion	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)		
	Score	Explanation	Score	Explanation	Score	Explanation	
To contribute to maintaining and enhancing protected sites and species, subject to natural change							
Effect of shoreline management on achieving management objectives for international, national and locally important habitats and species, keeping them in favourable condition (including no significant loss of extent or populations) while promoting functional, sustainable and dynamic coastal change.	Holkham NNR and North Norfolk Coast Ramsar site, SAC, SPA and SSSI.	4	Defences remain, limiting the dynamism of coastal processes.	4	Defences remain, limiting the dynamism of coastal processes.	4	Defences remain, limiting the dynamism of coastal processes.

Criterion	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)		
	Score	Explanation	Score	Explanation	Score	Explanation	
To support maintenance and enhancement of biodiversity in the wider coastal zone.							
Effect of shoreline management on achieving national and local Biodiversity Action Plan (BAP) targets within both designated sites and the wider coastal countryside.	Mudflats, reedbeds, coastal sand dunes, lowland acid dry grassland, coastal and flood plain grazing marsh, lowland meadow, saline lagoons and purple moor grass and rush pasture.	5	Overall area of BAP habitats unchanged. Saltmarsh becomes mudflat and mudflat becomes sub-littoral as sea level rises.	5	Overall area of BAP habitats unchanged. Saltmarsh becomes mudflat and mudflat becomes sub-littoral as sea level rises.	5	Overall area of BAP habitats unchanged. Saltmarsh becomes mudflat and mudflat becomes sub-littoral as sea level rises.
To contribute to maintaining and enhancing the character of the coastal landscape.							
Effect of shoreline management on the dynamic character of the coastal landscape, including consideration of geological, geomorphological, historic environment and cultural features and the role of settlements in the	Norfolk Coast AONB and North Norfolk Coast SSSI.	4	Defences maintained where they are now detracting from the dynamic natural character of the landscape.	4	Defences maintained where they are now detracting from the dynamic natural character of the landscape.	4	Defences maintained where they are now detracting from the dynamic natural character of the landscape.































Criterion		Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
landscape.							
To have regard for the historic environment and its value for the heritage, culture and economy of the area.							
Effect on historic environment and its wider value.	Iron age fort behind Holkham dunes (scheduled monument). Listed buildings at Gun Hill farmhouse (grade II), Holkham (grade II) and Wells-next-the-Sea (17 grade II).	9	One scheduled monument, 19 listed buildings and Holkham and Wells conservation areas remain protected, along with 17 locally important sites. The setting of Wells conservation area could be affected by maintaining or increasing the defences, but sensitive design should avoid any significant effect.	9	One scheduled monument, 19 listed buildings and Holkham and Wells conservation areas remain protected, along with 17 locally important sites. The setting of Wells conservation area could be affected by maintaining or increasing the defences, but sensitive design should avoid any significant effect.	9	One scheduled monument, 19 listed buildings and Holkham and Wells conservation areas remain protected, along with 17 locally important sites. The setting of Wells conservation area could be affected by maintaining or increasing the defences, but sensitive design should avoid any significant effect.

G3.11 PDZ 2K – Wells quay

The intent of the plan is to continue to maintain the defences where they are now to protect current use of the quayside and associated features in Wells-next-the-Sea.

Implementing this policy depends on further confirmation (beyond the SMP) that it is technically possible and economically viable.

G3.11.1 Policy graphics

Epoch 1					
					
Epoch 2					
					
Epoch 3					
					

G3.11.2 Policy appraisal table

Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
To manage the coast to reduce reliance on defences and to promote flexible coastal management options for present and future generations.							
Extent of reliance on hard defences and flexibility of coastal management.	The entire frontage is protected by hard defences comprising a combination of sea walls.	4	Relies on defences to protect the narrow flood zone at Wells-next-the-Sea. Sea level rise will increase loading on defences.	3	Relies on defences to protect the narrow flood zone at Wells-next-the-Sea. Sea level rise will increase loading on defences.	2	Relies on defences to protect the narrow flood zone at Wells-next-the-Sea. Sea level rise will increase loading on defences.
Level of flood and erosion risk to people and properties.	62 defended properties in the tidal flood zone. This will increase to 130 by 2105.	4	Number of properties defended increases to 98.	3	Number of properties defended increases to 116.	2	Number of properties defended increases to 130.
To ensure that local policy decisions do not adversely affect wider natural coastal processes.							
Effect on neighbouring frontages.	Wells flood embankment and Stiffkey bay.	5	No significant effects.	5	No significant effects.	5	No significant effects.

Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
To consider the effects of coastal change on local industries (tourism, agriculture, fisheries, etc.)							
Impact of shoreline management on the economic viability of communities through its effect on economic activities on defended land (tourism, recreation, agriculture, fisheries).	Activities associated with Wells-next-the-Sea.	9	All activities remain protected.	9	All activities remain protected.	9	All activities remain protected.
Impact of shoreline management on the economic viability of communities through its effect on economic activities in intertidal areas. (tourism, recreation, agriculture, fisheries).	Sailing activities and boat trips from Wells-next-the-Sea. Fishing activities.	9	Access for fishing and sailing activities maintained.	9	Access for fishing and sailing activities maintained.	9	Access for fishing and sailing activities maintained.

Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
Impact of shoreline management on the social viability of communities through its effect on public services and infrastructure	No relevant services or infrastructure.		N/A		N/A		N/A
Effect of shoreline management on houses leading to need for adaptation or loss.	62 defended properties in the tidal flood zone. This will increase to 130 by 2105.	9	None affected.	9	None affected.	9	None affected.
To consider social and economic well-being and allow communities and individuals to adapt to coastal change.							
Adequacy of time available for communities and individuals to adapt.	Wells-next-the-Sea.	9	No adaptation needed.	9	No adaptation needed.	9	No adaptation needed.

Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
To take account of the value of the north Norfolk coast area to wider society.							
Effect on socio-economic features of regional, national or international significance.	No relevant features.		N/A		N/A		N/A
To ensure that the timing of the policies allows the land use planning system to respond to any shoreline management changes and their consequences.							
Adequacy of time available for planning system to adapt.		9	No adaptation needed.	9	No adaptation needed.	9	No adaptation needed.
To contribute to maintaining and enhancing protected sites and species, subject to natural change.							
Effect of shoreline management on achieving management objectives for international, national and locally important habitats and species, keeping them in favourable condition (including no significant loss of	Holkham NNR and North Norfolk Coast Ramsar site, SAC, SPA and SSSI.	5	No significant changes to designated habitats and sites.	5	No significant changes to designated habitats and sites.	5	No significant changes to designated habitats and sites.

Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
extent or populations) while promoting functional, sustainable and dynamic coastal change.							
To support maintenance and enhancement of biodiversity in the wider coastal zone.							
Effect of shoreline management on achieving national and local Biodiversity Action Plan (BAP) targets, within both designated sites and the wider coastal countryside.	Mudflats and reedbeds seaward of the defences. Coastal sand dunes and lowland acid dry grassland beyond mudflats.	5	Overall area of BAP habitats unchanged. Saltmarsh becomes mudflat and mudflat becomes sub-littoral as sea level rises.	5	Overall area of BAP habitats unchanged. Saltmarsh becomes mudflat and mudflat becomes sub-littoral as sea level rises.	5	Overall area of BAP habitats unchanged. Saltmarsh becomes mudflat and mudflat becomes sub-littoral as sea level rises.
To contribute to maintaining and enhancing the character of the coastal landscape.							
Effect of shoreline management on the dynamic character of the coastal landscape, including consideration of geological,	Norfolk Coast AONB and North Norfolk Coast SSSI.	4	Defences maintained where they are now detracting from the dynamic natural character of the landscape.	4	Defences maintained where they are now detracting from the dynamic natural character of the landscape.	4	Defences maintained where they are now detracting from the dynamic natural character of the landscape.































Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
geomorphological, historic environment and cultural features and the role of settlements in the landscape.							
To have regard for the historic environment and its value for the heritage, culture and economy of the area.							
Effect on historic environment and its wider value.	20 grade II listed buildings in Wells-next-the-Sea. Wells-next-the-Sea conservation area	9	Six listed buildings and Wells conservation area remain protected, along with three locally important sites. The setting of Wells conservation area could be affected by maintaining or increasing the defences, though sensitive design should avoid any significant effect.	9	Six listed buildings and Wells conservation area remain protected, along with three locally important sites. The setting of Wells conservation area could be affected by maintaining or increasing the defences, though sensitive design should avoid any significant effect.	9	Six listed buildings and Wells conservation area remain protected, along with three locally important sites. The setting of Wells conservation area could be affected by maintaining or increasing the defences, though sensitive design should avoid any significant effect.

G3.12 PDZ 2L – Wells east bank

The intent of the plan is to maintain flood defence to all houses and infrastructure. This will continue flood protection to the properties and allotments behind the bank. The area behind the bank also has an important drainage function for the town so maintaining the flood defence will mean there will be no need to adapt the drainage system.

Implementing this policy depends on further confirmation (beyond the SMP) that it is technically possible and economically viable.

G3.12.1 Policy graphics

Epoch 1					
					
Epoch 2					
					
Epoch 3					
					

G3.12.2 Policy appraisal table

Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
To manage the coast to reduce reliance on defences and to promote flexible coastal management options for present and future generations.							
Extent of reliance on hard defences and flexibility of coastal management.	Wells east bank is an earth embankment revetted with concrete blocks that includes outfall sluices.	4	Relies on existing defences east of Wells-next-the-Sea and at the A149 to protect assets and drainage system behind. Rising sea levels will increase loading on defences.	3	Relies on existing defences east of Wells-next-the-Sea and at the A149 to protect assets and drainage system behind. Rising sea levels will increase loading on defences.	2	Relies on existing defences east of Wells-next-the-Sea and at the A149 to protect assets and drainage system behind. Rising sea levels will increase loading on defences.
Level of flood and erosion risk to people and properties.	151 defended properties in the tidal flood zone. This will increase to 235 by 2105.	N/A	All properties remain defended in both policy packages so no effect on decision-making.	N/A	All properties remain defended in both policy packages so no effect on decision-making.	N/A	All properties remain defended in both policy packages so no effect on decision-making.
To ensure that local policy decisions do not adversely affect wider natural coastal processes.							
Effect on neighbouring frontages.	Wells-next-the-Sea. Holkham bay. Stiffkey bay.	4	Pressure on Holkham bay and Stiffkey bay will increase as sea levels rise.	3	Pressure on Holkham bay and Stiffkey bay will increase as sea levels rise. This may also result in increased	3	Siltation in Wells harbour channel may have increased and is likely to weaken the outer estuary, further

Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
					siltation in the harbour.		increasing pressure on Holkham bay and Stiffkey bay.
To consider the effects of coastal change on local industries (tourism, agriculture, fisheries etc.)							
Impact of shoreline management on the economic viability of communities through its effect on economic activities on defended land (tourism, recreation, agriculture, fisheries).	Activities in Wells-next-the-Sea. Grade 3 agricultural land.	6	Defences will continue to protect assets and activities in Wells-next-the-Sea.	6	Defences will continue to protect assets and activities in Wells-next-the-Sea.	6	Defences will continue to protect assets and activities in Wells-next-the-Sea.
Impact of shoreline management on the economic viability of communities through its effect on economic activities in intertidal areas (tourism, recreation, agriculture, fisheries).	Sailing and fishing activities from Wells-next-the-Sea	5	Reduced navigation for sailing and fishing activities at Wells harbour compared to the present day due to increased siltation. Dredging will be required.	4	Reduced navigation for sailing and fishing activities at Wells harbour compared to the present day due to increased siltation. Dredging will be required.	3	Reduced navigation for sailing and fishing activities at Wells harbour compared to the present day due to increased siltation. Dredging will be required.

Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
Impact of shoreline management on the social viability of communities through its effect on public services and infrastructure.	No services affected. A149.	9	A149 remains defended (by existing defences or road realignment).	9	A149 remains defended (by existing defences or road realignment).	9	A149 remains defended (by existing defences or road realignment).
Effect of shoreline management on houses leading to need for adaptation or loss.	151 defended properties in the tidal flood zone. This will increase to 235 by 2105.	9	None affected.	9	None affected.	9	None affected.
To consider social and economic well-being and allow communities and individuals to adapt to coastal change.							
Adequacy of time available for communities and individuals to adapt.	Wells-next-the-Sea and agriculture.	9	No adaptation needed.	9	No adaptation needed.	9	No adaptation needed.
To take account of the value of the north Norfolk coast area to wider society.							
Effect on socio-economic features of regional, national or international significance.	No relevant features.		N/A		N/A		N/A

Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
To ensure that the timing of the policies allows the land use planning system to respond to any shoreline management changes and their consequences.							
Adequacy of time available for planning system to adapt.		9	No adaptation needed.	9	No adaptation needed.	9	No adaptation needed.
To contribute to maintaining and enhancing protected sites and species, subject to natural change.							
Effect of shoreline management on achieving management objectives for international, national and locally important habitats and species, keeping them in favourable condition (including no significant loss of extent or populations) while promoting functional, sustainable and dynamic coastal	Holkham NNR and North Norfolk Coast Ramsar site, SAC, SPA and SSSI (mostly seaward of defences but one small designated area behind Wells east bank).	5	Habitat remains as present as existing defences remain. Saltmarsh and mudflat move inland and may be squeezed against existing defences.	4	Habitat is restricted as existing defences remain. Saltmarsh and mudflat move inland and may be squeezed against existing defences.	4	Habitat is restricted as existing defences remain. Saltmarsh and mudflat move inland and may be squeezed against existing defences.

Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
change.							
To support maintenance and enhancement of biodiversity in the wider coastal zone.							
Effect of shoreline management on achieving national and local Biodiversity Action Plan (BAP) targets, within both designated sites and the wider coastal countryside.	Mudflats and reedbeds seaward of the defences. Coastal sand dunes and lowland acid dry grassland beyond mudflats.	6	Smaller area of extra BAP habitat created due to sea level rise.	6	Smaller area of extra BAP habitat created due to sea level rise.	5	Smaller area of extra BAP habitat created due to sea level rise.
To contribute to maintaining and enhancing the character of the coastal landscape.							
Effect of shoreline management on the dynamic character of the coastal landscape, including consideration of geological, geomorphological, historic environment and cultural features and the role of settlements in the landscape.	Norfolk Coast AONB and North Norfolk Coast SSSI.	5	Present system maintained having little effect on existing processes.	4	Coastal landscape held where it is now with increased pressure on defences but maintaining landscape behind defences.	4	Coastal landscape held where it is now with increased pressure on defences but maintaining landscape behind defences.































Criterion	Current situation	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
To have regard for the historic environment and its value for the heritage, culture and economy of the area.							
Effect on historic environment and its wider value.	Listed buildings (one grade I, two grade II* and nine grade II) in Wells-next-the-Sea and Wells-next-the-Sea conservation area.	9	12 listed buildings and Wells conservation area remain protected, along with 11 locally important sites and one (bronze age) nationally important site. The setting of Wells conservation area could be affected by maintaining or increasing the defences to the east, though sensitive design should avoid any significant effect.	9	12 listed buildings and Wells conservation area remain protected, along with 11 locally important sites and one (bronze age) nationally important site. The setting of Wells conservation area could be affected by maintaining or increasing the defences to the east, though sensitive design should avoid any significant effect.	9	12 listed buildings and Wells conservation area remain protected, along with 11 locally important sites and one (bronze age) nationally important site. The setting of Wells conservation area could be affected by maintaining or increasing the defences to the east, though sensitive design should avoid any significant effect.

G3.13 PDZ 2M – Stiffkey bay

The intent of the plan is to continue the current situation where the frontage is allowed to develop naturally. It is currently not defended and it is unlikely that there will be any reasons for introducing defences in the future.

The potential effect of flooding and erosion on locally and regionally important historic asset needs to be monitored.

G3.13.1 Policy graphics

Epoch 1					
					
Epoch 2					
					
Epoch 3					
					

G3.13.2 Policy appraisal table

N/A

G4 Super-frontage 3 appraisal results

G4.1 PDZ 3A – Reclaimed areas behind Blakeney Spit































The policy for this frontage is to maintain flood defence to all houses and infrastructure, together with gradually increasing tidal exchange by realigning the reclaimed areas at Blakeney Freshes in the medium term and at Cley marshes in the long term if confirmed during epochs 1 and 2. In epoch 1 the defences will be maintained where they are now.

In epoch 2, defences at Blakeney Freshes marshes will be partly removed close to Blakeney to create new intertidal habitat. This will mean building new defences to protect some properties in Blakeney. If the epoch 3 realignment is confirmed, defences on the western margin of Cley marshes will be partly removed. This will need a new defence line to protect the A149 and the flood zone behind the Cley to Salthouse shingle ridge to the east.































The intent is to maintain the tidal flood defence function of the River Stiffkey and River Glaven outfalls.

Implementing these policies depends on further confirmation (beyond the SMP) that they are technically possible and economically viable.

G4.1.1 Policy graphics (with Cley west bank realignment in epoch 3)

Epoch 1					
					
Epoch 2					
					
Epoch 3					
					

G4.1.2 Policy graphics (with Cley west bank hold the line in epoch 3)

Epoch 1					
					
Epoch 2					
					
Epoch 3					
					

G4.1.3 Policy appraisal table (with Cley west bank realignment in epoch 3)

Criterion	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
	Score	Explanation	Score	Explanation	Score	Explanation
To manage the coast to reduce reliance on defences and to promote flexible coastal management options for present and future generations.						
Extent of reliance on hard defences and flexibility of coastal management.	4	Relies on original defences at all locations across the frontage.	6	Relies on new defences at Blakeney, supported by the newly-created intertidal habitats and original defences at Morston, the river outfalls and Cley marshes.	7	Relies on new defences at Blakeney and Cley-next-the-Sea supported by the newly-created intertidal habitats and original defences at Morston, the River Glaven and River Stiffkey outfalls.
Level of flood and erosion risk to people and properties.	N/A	All properties remain defended in both policy packages so no effect on decision-making.	N/A	All properties remain defended in both policy packages so no effect on decision-making.	N/A	All properties remain defended in both policy packages so no effect on decision-making.

Criterion	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)		
	Score	Explanation	Score	Explanation	Score	Explanation	
To ensure that local policy decisions do not adversely affect wider natural coastal processes.							
Effect on neighbouring frontages.	Stiffkey bay, Blakeney Spit and Cley shingle ridge.	5	The natural increase of pressure on Stiffkey bay continues.	7	Reduction of pressure on Stiffkey bay through realignment at Blakeney.	8	Possible further reduction of pressure on Stiffkey bay through further realignment at Cley marshes.
To consider the effects of coastal change on local industries (tourism, agriculture, fisheries, etc.)							
Impact of shoreline management on the economic viability of communities through its effect on economic activities on defended land (tourism, recreation, agriculture, fisheries).	Peddars Way and Norfolk coast path. Cley marshes Nature Reserve. Grades 2, 3 and 4 agricultural land.	7	Peddars Way and Norfolk coast path maintained where it is now throughout the epoch.	3	Peddars Way and Norfolk coast path cut at Blakeney Freshes. Extra 136 hectares of agricultural land in the newly-created intertidal area (118 grade 3 and 18 grade 4).	2	Peddars Way and Norfolk coast path cut at Cley marshes. Cley Marshes Nature Reserve lost as defences are removed. Extra 111 hectares of agricultural land in the newly-created intertidal area (10 hectares grade 2, seven hectares grade 3 and 94 hectares grade 4).
Impact of shoreline management on the economic viability of communities through its effect on economic	Fishing and sailing activities from Blakeney and Morston. Seal watching trips from Morston.	4	Little change in current processes at Blakeney and Morston channels. Dredging of the channels may be	7	Further improved navigability to Blakeney due to an increase of 490 per cent in tidal prism compared to the present day. Overall increase in tidal	8	Further improved navigability at Blakeney. Realignment at Cley marshes also increases navigability. Overall increase in tidal prism of about 70 per cent

Criterion		Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
activities in intertidal areas. (tourism, recreation, agriculture, fisheries).			needed at the end of the epoch.		prism of about 20 per cent compared to present day.		compared to present day.
Impact of shoreline management on the social viability of communities through its effect on public services and infrastructure.	No relevant services. A149 and the drainage function of the River Glaven and River Stiffkey.	9	A149 remains protected. Drainage function of the River Glaven and River Stiffkey maintained.	9	A149 remains protected. Drainage function of the River Glaven and River Stiffkey maintained.	9	A149 remains protected. Drainage function of the River Glaven and River Stiffkey maintained.
Effect of shoreline management on houses leading to need for adaptation or loss.	About 223 defended properties in the tidal flood zone. This will increase to 317 by 2105.	9	None affected.	9	None affected.	9	None affected.
To consider social and economic well-being and allow communities and individuals to adapt to coastal change.							
Adequacy of time available for communities and individuals to	Stiffkey, Morston, Blakeney and Cley-next-the-	9	No adaptation needed as new defences protect all communities	9	No adaptation needed as new defences protect all communities and individual houses.	9	No adaptation needed as new defences protect all communities and individual houses.

Criterion		Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
adapt.	Sea.		and individual houses.				
To take account of the value of the north Norfolk coast area to wider society.							
Effect on socio-economic features of regional, national or international significance.	No relevant features.		N/A		N/A		N/A
To ensure that the timing of the policies allows the land use planning system to respond to any shoreline management changes and their consequences.							
Adequacy of time available for planning system to adapt.		9	No changes needing the planning system to adapt.	9	No changes needing the planning system to adapt to realignment at Blakeney Freshes.	9	No changes needing the planning system to adapt to realignment at Cley.
To contribute to maintaining and enhancing protected sites and species, subject to natural change.							
Effect of shoreline management on achieving management objectives for international, national and locally important habitats and species, keeping	Blakeney NNR and North Norfolk Coast Ramsar site, SAC, SPA and SSSI.	5	None affected in epoch 1.	4	SPA habitat lost at Blakeney Freshes as defences partially removed but this creates space for landward migration of intertidal habitats. Management objectives of the SAC are met.	4	Loss of the SPA habitats at Cley marshes, but this creates space for landward migration of intertidal habitats. Management objectives of the SAC are met.

Criterion	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)		
	Score	Explanation	Score	Explanation	Score	Explanation	
them in favourable condition (including no significant loss of extent or populations) while promoting functional, sustainable and dynamic coastal change.							
To support maintenance and enhancement of biodiversity in the wider coastal zone.							
Effect of shoreline management on achieving national and local Biodiversity Action Plan (BAP) targets, within both designated sites and the wider coastal countryside.	Mudflat, coastal sand dunes, saline lagoons, saltmarsh, sub-littoral, coastal vegetated shingle, coastal and flood plain grazing marsh and lowland acid dry grassland.	5	Overall area of BAP habitats unchanged. Where defences are maintained, saltmarsh becomes mudflat and mudflat becomes sub-littoral as sea level rises.	5	Overall area of BAP habitats unchanged. Where defences are maintained, saltmarsh becomes mudflat and mudflat becomes sub-littoral as sea level rises. Freshwater habitats will be converted to saline habitats as defences are removed at Blakeney Freshes.	5	Overall area of BAP habitats unchanged. Where defences are maintained, saltmarsh becomes mudflat and mudflat becomes sub-littoral as sea level rises. Freshwater habitats will be converted to saline habitats as defences are removed at Cley marshes.

Criterion	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)		
	Score	Explanation	Score	Explanation	Score	Explanation	
To contribute to maintaining and enhancing the character of the coastal landscape.							
Effect of shoreline management on the dynamic character of the coastal landscape, including consideration of geological, geomorphological, historic environment and cultural features, and the role of settlements in the landscape.	Norfolk Coast AONB.	6	Defences maintained where they are now along most of the frontage detracting from the dynamic natural character of the landscape.	7	Defences maintained where they are now at the river outfalls and Cley marshes detracting from the dynamic natural character of the landscape. Partial removal of defences returning landscape to a more natural system at Blakeney Freshes.	8	Defences maintained where they are now at the River Glaven outfall detracting from the dynamic natural character of the landscape. Partial removal of defences returning landscape to a more natural system at Cley marshes.
To have regard for the historic environment and its value for the heritage, culture and economy of the area.							
Effect on historic environment and its wider value.	Stiffkey, Morston, Blakeney and Cley are designated as conservation areas. Remains of Blakeney chapel and Wiveton bridge	9	All historic environment designations remain defended, including 56 locally important sites and one regionally important site.	4	Remains of Blakeney chapel (scheduled monument and listed building) and 10 locally important sites may be affected by breaching the defences of Fresh marshes north of Blakeney and subsequent tidal	4	Remains of Blakeney chapel (scheduled monument and listed building) and 10 locally important sites may be affected by breaching the defences of Fresh marshes north of Blakeney and subsequent tidal inundation. This site has been

Criterion	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
	Score	Explanation	Score	Explanation	Score	Explanation
(scheduled monument and grade II listed building), Stiffkey Old Hall registered park and garden. Listed buildings in the Stiffkey valley (one grade I, two grade II* 16 grade II), Morston (one grade II), Wiveton Hall (grade II*), Glaven valley (one grade II* and scheduled monument and two grade II) and Cley-next-the-Sea (two grade II* and 15 grade II).				inundation. This site has been excavated in advance of a MR proposal. All other historic environment designations remain defended, including 56 locally important sites and one regionally important site. The setting of Blakeney and Cley conservation areas could be affected by MR at Freshes marshes which lies within the Blakeney-Wiveton-Cley conservation area. Sensitive design should avoid any significant effect.		excavated in advance of a MR proposal. All other historic environment designations remain defended, including 56 locally important sites and one regionally important site. The setting of Blakeney and Cley conservation areas could be affected by MR at Freshes marshes which lies within the Blakeney-Wiveton-Cley conservation area. Sensitive design should avoid any significant effect.

G4.1.4 Policy appraisal table (with Cley west bank hold the line in epoch 3)

Criterion	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)		
	Score	Explanation	Score	Explanation	Score	Explanation	
To manage the coast to reduce reliance on defences and to promote flexible coastal management options for present and future generations.							
Extent of reliance on hard defences and flexibility of coastal management.	The entire frontage is protected by vegetated earth flood banks, with sluices at the river outfalls.	4	Relies on original defences at all locations across the frontage.	6	Relies on new defences at Blakeney, supported by the newly-created intertidal habitats and original defences at Morston, the river outfalls and Cley marshes.	6	Relies on new defences at Blakeney, supported by the newly-created intertidal habitats and original defences at Morston, the river outfalls and Cley marshes.
Level of flood and erosion risk to people and properties.	About 223 defended properties in the tidal flood zone. This will increase to 317 by 2105.	N/A	All properties remain defended in both policy packages so no effect on decision-making.	N/A	All properties remain defended in both policy packages so no effect on decision-making.	N/A	All properties remain defended in both policy packages so no effect on decision-making.

Criterion	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)			
	Score	Explanation	Score	Explanation	Score	Explanation		
To ensure that local policy decisions do not adversely affect wider natural coastal processes.								
Effect on neighbouring frontages.	5	Stiffkey bay, Blakeney Spit and Cley shingle ridge.	7	The natural increase in pressure on Stiffkey bay continues.	7	Reduced pressure on Stiffkey bay through realignment at Blakeney.	7	Reduced pressure on Stiffkey bay through realignment at Blakeney.
To consider the effects of coastal change on local industries (tourism, agriculture, fisheries etc.)								
Impact of shoreline management on the economic viability of communities through its effect on economic activities on defended land (tourism, recreation, agriculture, fisheries).	7	Peddars Way and Norfolk coast path. Cley marshes Nature Reserve. Grades 2, 3 and 4 agricultural land.	3	Peddars Way and Norfolk coast path maintained where it is now throughout the epoch.	3	Peddars Way and Norfolk coast path cut at Blakeney Freshes. Extra 136 hectares of agricultural land in the newly-created intertidal area (118 grade 3 and 18 grade 4).	3	No further loss of Peddars Way and Norfolk coast path. No further loss of agricultural land.
Impact of shoreline management on the economic viability of communities through its effect on economic activities in intertidal areas. (tourism, recreation, agriculture, fisheries).	4	Fishing and sailing activities from Blakeney and Morston. Seal watching trips from Morston.	7	Little change in current processes at Blakeney and Morston channels. Dredging of the channels may be required at the end of the epoch.	7	Further improved navigability to Blakeney due to 490 per cent increase in tidal prism compared to the present day. Overall increase in tidal prism of about 20 per cent compared to present day.	7	Navigability at Blakeney remains improved due to epoch 2 realignment. Tidal prism in PDZ will remain about 20 per cent greater than present day.

Criterion		Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
Impact of shoreline management on the social viability of communities through its effect on public services and infrastructure.	No relevant services. A149 and the drainage function of the River Glaven and River Stiffkey.	9	A149 remains protected. Drainage function of the River Glaven and River Stiffkey maintained.	9	A149 remains protected. Drainage function of the River Glaven and River Stiffkey maintained.	9	A149 remains protected. Drainage function of the River Glaven and River Stiffkey maintained.
Effect of shoreline management on houses leading to need for adaptation or loss.	About 223 defended properties in the tidal flood zone. This will increase to 317 by 2105.	9	None affected.	9	None affected.	9	None affected.
To consider social and economic well-being and allow communities and individuals to adapt to coastal change.							
Adequacy of time available for communities and individuals to adapt.	Stiffkey, Morston, Blakeney and Cley-next-the-Sea.	9	No adaptation needed as new defences protect all communities and individual houses.	9	No adaptation needed as new defences protect all communities and individual houses.	9	No adaptation needed as new defences protect all communities and individual houses.
To take account of the value of the north Norfolk coast area to wider society.							
Effect on socio-economic features of regional, national or international significance.	No relevant features.		N/A		N/A		N/A

Criterion	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
	Score	Explanation	Score	Explanation	Score	Explanation
To ensure that the timing of the policies allows the land use planning system to respond to any shoreline management changes and their consequences.						
Adequacy of time available for planning system to adapt.	9	No changes needing the planning system to adapt.	9	No changes needing the planning system to adapt to realignment at Blakeney Freshes.	9	No further changes needing the planning system to adapt.
To contribute to maintaining and enhancing protected sites and species, subject to natural change.						
Effect of shoreline management on achieving management objectives for international, national and locally important habitats and species, keeping them in favourable condition (including no significant loss of extent or populations) while promoting functional, sustainable and dynamic coastal change.	5	Blakeney NNR and North Norfolk Coast Ramsar site, SAC, SPA and SSSI. None affected in epoch 1.	4	SPA habitat lost at Blakeney Freshes as defences partially removed but this creates space for landward migration of intertidal habitats. Management objectives of the SAC are met.	4	No further loss of the SPA habitats. Management objectives of the SAC are met.

Criterion	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)		
	Score	Explanation	Score	Explanation	Score	Explanation	
To support maintenance and enhancement of biodiversity in the wider coastal zone.							
Effect of shoreline management on achieving national and local Biodiversity Action Plan (BAP) targets within both designated sites and the wider coastal countryside.	Mudflat, coastal sand dunes, saline lagoons, saltmarsh, sub-littoral, coastal vegetated shingle, coastal and flood plain grazing marsh and lowland acid dry grassland.	5	Overall area of BAP habitats unchanged. Where defences are maintained saltmarsh becomes mudflat and mudflat becomes sub-littoral as sea level rises.	5	Overall area of BAP habitats unchanged. Where defences are maintained saltmarsh becomes mudflat and mudflat becomes sub-littoral as sea level rises. Freshwater habitats will be converted to saline habitats as defences are removed at Blakeney Freshes.	5	Overall area of BAP habitats unchanged. Where defences are maintained saltmarsh becomes mudflat and mudflat becomes sub-littoral as sea level rises. Freshwater habitats will be converted to saline habitats after defences are removed at Blakeney Freshes.

Criterion	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)		
	Score	Explanation	Score	Explanation	Score	Explanation	
To contribute to maintaining and enhancing the character of the coastal landscape.							
Effect of shoreline management on the dynamic character of the coastal landscape, including consideration of geological, geomorphological, historic environment and cultural features and the role of settlements in the landscape.	Norfolk Coast AONB.	6	Defences maintained where they are now along most of the frontage detracting from the dynamic natural character of the landscape.	7	Defences maintained where they are now at the river outfalls and Cley marshes detracting from the dynamic natural character of the landscape. Partial removal of defences returning landscape to a more natural system at Blakeney Freshes.	7	Defences maintained where they are now at the river outfalls and Cley marshes detracting from the dynamic natural character of the landscape. Defences partially removed at Blakeney Freshes in epoch 2 returning landscape to a more natural system.
To have regard for the historic environment and its value for the heritage, culture and economy of the area.							
Effect on historic environment and its wider value.	Stiffkey, Morston, Blakeney and Cley designated as conservation areas. Remains of Blakeney chapel and Wiveton bridge (scheduled monument and grade II listed building), Stiffkey Old Hall registered park and	9	All historic environment designations remain defended, including 56 locally important sites and one regionally important site.	4	Remains of Blakeney chapel (scheduled monument and listed building) and 10 locally important sites may be affected by breaching the defences at Fresh marshes north of Blakeney and subsequent tidal inundation. This site	4	Remains of Blakeney chapel (scheduled monument and listed building) and 10 locally important sites may be affected by breaching the defences of Fresh marshes north of Blakeney and subsequent tidal































Criterion		Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
	<p>garden.</p> <p>Listed buildings in the Stiffkey valley (one grade I, two grade II* 16 grade II), Morston (one grade II), Wiveton Hall (grade II*), Glaven valley (one grade II* and scheduled monument and two grade II) and Cley-next-the-Sea (two grade II* and 15 grade II).</p>				<p>has been excavated in advance of a MR proposal.</p> <p>All other historic environment designations remain defended including 56 locally important sites and one regionally important site. The setting of Blakeney and Cley conservation areas could be affected by MR at Blakeney Freshes which lies within the Blakeney-Wiveton-Cley conservation area. Sensitive design should avoid any significant effect.</p>		<p>inundation. This site has been excavated in advance of a MR proposal.</p> <p>All other historic environment designations remain defended including 56 locally important sites and one regionally important site. The setting of Blakeney and Cley conservation areas could be affected by MR at Blakeney Freshes which lies within the Blakeney-Wiveton-Cley conservation area. Sensitive design should avoid any significant effect.</p>

G4.2 PDZ 3B – Stiffkey to Morston

The intent of the plan is to continue the current situation where the frontage is allowed to evolve naturally. Currently it is not defended and it is unlikely that there will be any reasons for introducing defences in the future.

The potential effect of flooding and erosion on locally and regionally important historic asset needs to be monitored.

G4.2.1 Policy graphics

Epoch 1					
					
Epoch 2					
					
Epoch 3					
					

G4.2.2 Policy appraisal table































N/A

G4.3 PDZ 3C - Blakeney

The intent of the plan is to continue to maintain the defences where they are now to protect current use of the quayside and associated features in Blakeney.

Implementing this policy depends on further confirmation (beyond the SMP) that it is technically possible and economically viable.

G4.3.1 Policy graphics

Epoch 1					
					
Epoch 2					
					
Epoch 3					
					

G4.3.2 Policy appraisal table

Criterion	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
	Score	Explanation	Score	Explanation	Score	Explanation
To manage the coast to reduce reliance on defences and to promote flexible coastal management options for present and future generations.						
Extent of reliance on hard defences and flexibility of coastal management.	4	Blakeney is defended by a combination of earth flood bank to the west and at Blakeney the flood bank is fronted by a concrete revetment.	3	Relies on defences to protect Blakeney. Increased loading on defences due to sea level rise.	2	Relies on defences to protect Blakeney. Increased loading on defences due to sea level rise.
Level of flood and erosion risk to people and properties.	4	About 27 defended properties in the tidal flood zone. This will increase to 79 by 2105.	3	Number of defended properties increases to 46.	2	Number of defended properties increases to 79.
To ensure that local policy decisions do not adversely affect wider natural coastal processes.						
Effect on neighbouring frontages.	5	Blakeney Spit. Cley to Salthouse shingle ridge. Stiffkey bay.	5	No significant effects.	5	No significant effects.
To consider the effects of coastal change on local industries (tourism, agriculture, fisheries etc.)						
Impact of shoreline management on the economic viability of	9	Peddars Way and Norfolk coast path. Grade 3 agricultural land.	9	Footpath and agricultural land remain defended.	9	Footpath and agricultural land remain defended.

Criterion	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
	Score	Explanation	Score	Explanation	Score	Explanation
communities through its effect on economic activities on defended land (tourism, recreation, agriculture, fisheries).						
Impact of shoreline management on the economic viability of communities through its effect on economic activities in intertidal areas. (tourism, recreation, agriculture, fisheries).	9	Access to moorings maintaining sailing and fishing activities.	9	Access to moorings maintaining sailing and fishing activities.	9	Access to moorings maintaining sailing and fishing activities.
Impact of shoreline management on the social viability of communities through its effect		N/A		N/A		N/A

Criterion		Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
on public services and infrastructure.							
Effect of shoreline management on houses leading to need for adaptation or loss.	About 27 defended properties in the tidal flood zone. This will increase to 79 by 2105.	9	None affected.	9	None affected.	9	None affected.
To consider social and economic well-being and allow communities and individuals to adapt to coastal change.							
Adequacy of time available for communities and individuals to adapt.	Blakeney.	9	No adaptation needed.	9	No adaptation needed.	9	No adaptation needed.
To take account of the value of the north Norfolk coast area to wider society.							
Effect on socio-economic features of regional, national or international significance.	No relevant features.		N/A		N/A		N/A
To ensure that the timing of the policies allows the land use planning system to respond to any shoreline management changes and their consequences.							
Adequacy of time available for planning system to adapt.		9	No changes needing the planning system to adapt.	9	No changes needing the planning system to adapt.	9	No changes needing the planning system to adapt.

Criterion	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)		
	Score	Explanation	Score	Explanation	Score	Explanation	
To contribute to maintaining and enhancing protected sites and species, subject to natural change.							
Effect of shoreline management on achieving management objectives for international, national and locally important habitats and species, keeping them in favourable condition (including no significant loss of extent or populations) while promoting functional, sustainable and dynamic coastal change.	Blakeney NNR. North Norfolk Coast Ramsar site, SAC, SPA and SSSI.	5	No significant changes to designated habitats and sites.	5	No significant changes to designated habitats and sites.	5	No significant changes to designated habitats and sites.































Criterion	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)		
	Score	Explanation	Score	Explanation	Score	Explanation	
To support maintenance and enhancement of biodiversity in the wider coastal zone.							
Effect of shoreline management on achieving national and local Biodiversity Action Plan (BAP) targets within both designated sites and the wider coastal countryside.	Mudflat, saltmarsh and sub-littoral.	5	Overall area of BAP habitats unchanged. Saltmarsh becomes mudflat and mudflat becomes sub-littoral as sea level rises.	5	Overall area of BAP habitats unchanged. Saltmarsh becomes mudflat and mudflat becomes sub-littoral as sea level rises.	5	Overall area of BAP habitats unchanged. Saltmarsh becomes mudflat and mudflat becomes sub-littoral as sea level rises.
To contribute to maintaining and enhancing the character of the coastal landscape.							
Effect of shoreline management on the dynamic character of the coastal landscape, including consideration of geological, geomorphological, historic environment and cultural features and the role of settlements in the	Norfolk Coast AONB and North Norfolk Coast SSSI.	4	Defences maintained detracting from the dynamic natural character of the landscape.	4	Defences maintained detracting from the dynamic natural character of the landscape.	4	Defences maintained detracting from the dynamic natural character of the landscape.

Criterion		Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
landscape.							
To have regard for the historic environment and its value for the heritage, culture and economy of the area.							
Effect on historic environment and its wider value.	Blakeney conservation area. One scheduled monument (medieval undercroft known as the Guildhall) is outside the flood zone. Listed buildings (one grade II* and 16 grade II) in Blakeney.	9	All historic environment designations remain protected from erosion including one locally important site. The setting of Blakeney conservation area could be affected by maintaining or increasing the defences along the quay. Sensitive design should avoid any significant effect.	9	All historic environment designations remain protected from erosion including one locally important site. The setting of Blakeney conservation area could be affected by maintaining or increasing the defences along the quay. Sensitive design should avoid any significant effect.	9	All historic environment designations remain protected from erosion including one locally important site. The setting of Blakeney conservation area could be affected by maintaining or increasing the defences along the quay. Sensitive design should avoid any significant effect.

G4.4 PDZ 3D – Cley to Salthouse

The intent of the plan is to maintain the flood defence function of the shingle ridge. This protects properties in Cley and Salthouse, the A149 and other features in the tidal flood zone. The intent is to do this through minimum intervention in the natural development of the shingle ridge, which continues the current approach. The potential long-term intent partially to realign Cley west bank (see PDZ 3A) would reduce the need for flood protection from the shingle ridge.

G4.4.1 Policy graphics

Epoch 1					
					
Epoch 2					
					
Epoch 3					
					

G4.4.2 Policy appraisal table

Criterion	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)		
	Score	Explanation	Score	Explanation	Score	Explanation	
To manage the coast to reduce reliance on defences and to promote flexible coastal management options for present and future generations.							
Extent of reliance on hard defences and flexibility of coastal management.	No hard defences along this frontage. Protection provided by the natural shingle ridge.	8	No hard defences, although some intervention to maintain flood defence function of the shingle ridge. Likely to be bulldozing of ridge to increase height.	7	Increased intervention to maintain flood defence function of the shingle ridge.	6	Increased intervention to maintain flood defence function of the shingle ridge.
Level of flood and erosion risk to people and properties.	About 20 defended properties in the tidal flood zone. This will increase to 55 by 2105.	N/A	All properties remain defended in both policy packages so no effect on decision-making.	N/A	All properties remain defended in both policy packages so no effect on decision-making.	N/A	All properties remain defended in both policy packages so no effect on decision-making.
To ensure that local policy decisions do not adversely affect wider natural coastal processes.							
Effect on neighbouring frontages.	Blakeney Spit. Neighbouring SMP area to the east.	5	No significant effects.	5	No significant effects.	5	No significant effects.

Criterion	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
	Score	Explanation	Score	Explanation	Score	Explanation
To consider the effects of coastal change on local industries (tourism, agriculture, fisheries etc.)						
Impact of shoreline management on the economic viability of communities through its effect on economic activities on defended land (tourism, recreation, agriculture, fisheries).	9	Peddars Way and Norfolk coast path. Bird watching. Cley marshes Nature Reserve. Grades 2, 3 and 4 agricultural land.	9	All economic activities remain protected.	9	All economic activities remain protected.
Impact of shoreline management on the economic viability of communities through its effect on economic activities in intertidal areas (tourism, recreation, agriculture,	9	Access to the beach.	9	Shoreline access maintained.	9	Shoreline access maintained.

Criterion		Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
fisheries).							
Impact of shoreline management on the social viability of communities through its effect on public services and infrastructure.	No relevant services. A149.	9	A149 remains defended.	9	A149 remains defended.	9	A149 remains defended.
Effect of shoreline management on houses leading to need for adaptation or loss.	About 20 defended properties in the tidal flood zone. This will increase to 55 by 2105.	9	None affected.	9	None affected.	9	None affected.
To consider social and economic well-being and allow communities and individuals to adapt to coastal change.							
Adequacy of time available for communities and individuals to adapt.	Cley-next-the-Sea and Salthouse.	9	No adaptation needed.	9	No adaptation needed.	9	No adaptation needed.

Criterion	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
	Score	Explanation	Score	Explanation	Score	Explanation
To take account of the value of the north Norfolk coast area to wider society.						
Effect on socio-economic features of regional, national or international significance.	No relevant features.	N/A	N/A	N/A	N/A	N/A
To ensure that the timing of the policies allows the land use planning system to respond to any shoreline management changes and their consequences.						
Adequacy of time available for planning system to adapt.	9	Enough time for the planning system to adapt.	9	Enough time for the planning system to adapt.	9	Enough time for the planning system to adapt.
To contribute to maintaining and enhancing protected sites and species, subject to natural change.						
Effect of shoreline management on achieving management objectives for international, national and locally important habitats and species, keeping them in favourable condition (including no	5	No significant changes to designated habitats and sites.	5	No significant changes to designated habitats and sites.	5	No significant changes to designated habitats and sites.

Criterion		Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)	
		Score	Explanation	Score	Explanation	Score	Explanation
significant loss of extent or populations) while promoting functional, sustainable and dynamic coastal change.							
To support maintenance and enhancement of biodiversity in the wider coastal zone.							
Effect of shoreline management on achieving national and local Biodiversity Action Plan (BAP) targets within both designated sites and the wider coastal countryside.	Vegetated coastal shingle and sub-littoral.	5	Overall area of BAP habitats unchanged. Saltmarsh becomes mudflat and mudflat becomes sub-littoral as sea level rises.	5	Overall area of BAP habitats unchanged. Saltmarsh becomes mudflat and mudflat becomes sub-littoral as sea level rises.	5	Overall area of BAP habitats unchanged. Saltmarsh becomes mudflat and mudflat becomes sub-littoral as sea level rises.

Criterion	Epoch 1 (2025)		Epoch 2 (2055)		Epoch 3 (2105)		
	Score	Explanation	Score	Explanation	Score	Explanation	
To contribute to maintaining and enhancing the character of the coastal landscape.							
Effect of shoreline management on the dynamic character of the coastal landscape, including consideration of geological, geomorphological, historic environment and cultural features and the role of settlements in the landscape.	Norfolk Coast AONB. North Norfolk Coast SSSI.	4	Shingle ridge maintained to provide flood defence function, detracting from the dynamic natural character of the landscape.	4	Shingle ridge maintained to provide flood defence function, detracting from the dynamic natural character of the landscape.	4	Shingle ridge maintained to provide flood defence function, detracting from the dynamic natural character of the landscape.
To have regard for the historic environment and its value for the heritage, culture and economy of the area.							
Effect on historic environment and its wider value.	Listed buildings in Salthouse (two grade II) and Salthouse conservation area. Also seven regionally important sites.	9	All listed buildings remain defended, along with Salthouse conservation area, 59 locally important sites and seven regionally important sites.	9	All listed buildings remain defended, along with Salthouse conservation area, 59 locally important sites and seven regionally important sites.	9	All listed buildings remain defended, along with Salthouse conservation area, 59 locally important sites and seven regionally important sites.