

# Coastal Services



## Information - Coastal Rollback Register

### ***Coastal change and properties at risk***

Coastal change is a term that is used to describe the effects of weather, climate, wave and tide action on the coastline. North Norfolk District Council will strive to continue to defend coastal settlements against erosion wherever practicable, but, where the coast cannot be protected from the effects of coastal erosion, the Council is seeking to develop solutions to assist communities in the process of adapting in advance of property loss.

The aim is to ensure investment continues to be made in businesses, homes and community facilities - even in communities imminently threatened by erosion. Timely action will not only help maintain the benefits of those uses to the local community but can help combat the blight which might otherwise occur. Removing properties in advance of their inevitable loss, and before the onset of dereliction, can help sustain the vitality of erosion hit communities. Such solutions can also create opportunities for those whose properties are at risk. A local planning policy enables properties, meeting certain criteria to be replaced ('roll back') onto new inland sites. An explanation of that policy is detailed in leaflet ['Planning opportunities for owners of property at risk from coastal erosion'](#). This is available alongside a case study of residential property rollback at [www.northnorfolk.org](http://www.northnorfolk.org).

### ***Coastal Rollback Land Register***

When implementing a 'roll back' scheme it can be hard to find potential development land. In order to make this as straightforward as possible, a "Coastal Rollback Land Register" is being developed to help landowners and property owners make contact with each other. Landowners can submit an expression of interest for land to be included in the register that they may be willing to make available for 'roll-back' development. The register will then be made available (on request) to coastal property owners and others wishing to promote such schemes.

### ***Information for landowners***

The 'roll-back' planning policy is an 'exception policy', specifying the circumstances within which development can be permitted where it may otherwise not be considered suitable. Such circumstances are set out in [Policy EN12](#) and are explained in its background text.

If you own land adjacent to a selected settlement that you think could comply with this policy you may wish to promote it as a roll back development opportunity. Owners of 'at risk' properties may be seeking suitable sites to roll back to and this might assist them in their plight. The circumstances of such a development are described in the leaflet ['Planning opportunities for owners of property at risk from](#)

[coastal erosion](#)'. If such an arrangement works out this could lead to an enhanced land value for your site and a possible way forward for the 'at risk' property owner.

### ***How to register land***

If you are interested in including your site on the Coastal Roll-back Property Register, please complete and return an 'Expression of Interest' available from the contact details below and from [www.northnorfolk.org](http://www.northnorfolk.org).

### ***Information for owners of 'at risk' coastal property***

If you own a residential property that is at risk from coastal erosion the 'roll-back' opportunity potentially enables you to recover some value from your property before it is lost to the sea. If you own a community or commercial property the 'roll back' opportunity can help you plan for the future and ultimately help the local community or your business adapt as the coast changes.

The register is set up to help you make contact with landowners who have already expressed their interest in working with owners of properties at risk from coastal change.

Some landowners may be interested in selling you land, others may be interested in purchasing an at risk property so that they may be able to utilise the planning opportunity, others may be interested in working in partnership with an at risk property owner to create a development site through which both parties benefit. Each case will be different and will require negotiation and agreement.

### ***How to access the register***

The register is made available on request from the contact details below.

### ***Contact***

Email : [Coastal.Management@north-norfolk.gov.uk](mailto:Coastal.Management@north-norfolk.gov.uk)  
Telephone: 01263 516321

Coastal Management Team  
North Norfolk District Council  
Council Offices,  
Holt Road  
Cromer  
NR27 9EN

If you would like this document in large print or an alternative format, please telephone 01263 516150 and we will do our best to help.



[www.northnorfolk.org](http://www.northnorfolk.org)