



CCATCH @ Solent Breezes: Community Workshop on 20th November 2013

Workshop Report

Progress to date (this topic was not discussed in any detail at the workshop but the following information is provided here to provide context)

Part of the EU funded Coastal Communities 2150 project, led by the Environment Agency Local delivery is via the CCATCH project, run by Hampshire County Council which has the following purpose. *“CCATCH - the Solent’ will raise awareness and understanding amongst Solent communities of coastal change and in particular sea level rise. It will help communities understand the process of coastal change to enable adaptation and increase resilience.”* Five communities have been selected: Southampton (St Deny’s), Yarmouth, Royal Victoria Country Park, Solent Breezes and Langstone.

A meeting held in April 2013 agreed the following aims & objectives for CCATCH @ Solent Breezes:

Aim: The whole community of Solent Breezes to be aware of implications of coastal change and be able to manage adaptation as the shoreline erodes.

Objectives

- To raise awareness of the current risks to different sectors of the community.
- To help the community understand the future options available to them in respect to protecting their properties from coastal erosion
- To explore the financial, legal and practical implications of those options to help identify a preferred option(s) and the actions required for implementation.
- To encourage partnership working among landowners.

A subsequent meeting held in July 2013 agreed to adopt a ‘joint fact finding’ approach to exploring the future options for the community. The CCATCH project would retain a consultant to firstly undertake a conditions assessment of the existing sea defences and then to work with the community to research and develop options for their consideration. A workshop was held in September 2013 where a brief for the retained consultant was agreed with the community and a subsequent workshop scheduled to review the results of this work and look to start to shape them into a draft plan for adapting to coastal change at Solent Breezes.

The CCATCH project only runs until February 2014. There is resource available to run one further community workshop in January 2014.



Workshop Introduction

The workshop, held at the Warsash Sailing Club, was hosted by the CCATCH Project (<http://www.solentforum.org/current/CCATCH/>) was attended by members of the local community and stakeholders from organisations who have a role in coastal change. The workshop was facilitated by Steve Evison and Mike King of Resources for Change who are working as part of the CCATCH project team. This report aims to capture the essence of the discussion and is not meant to be a formal minute of the meeting.

Agenda

1. Introductions
2. Update
3. Consultants report
4. Preferences
5. Steps to making progress

1. Introductions

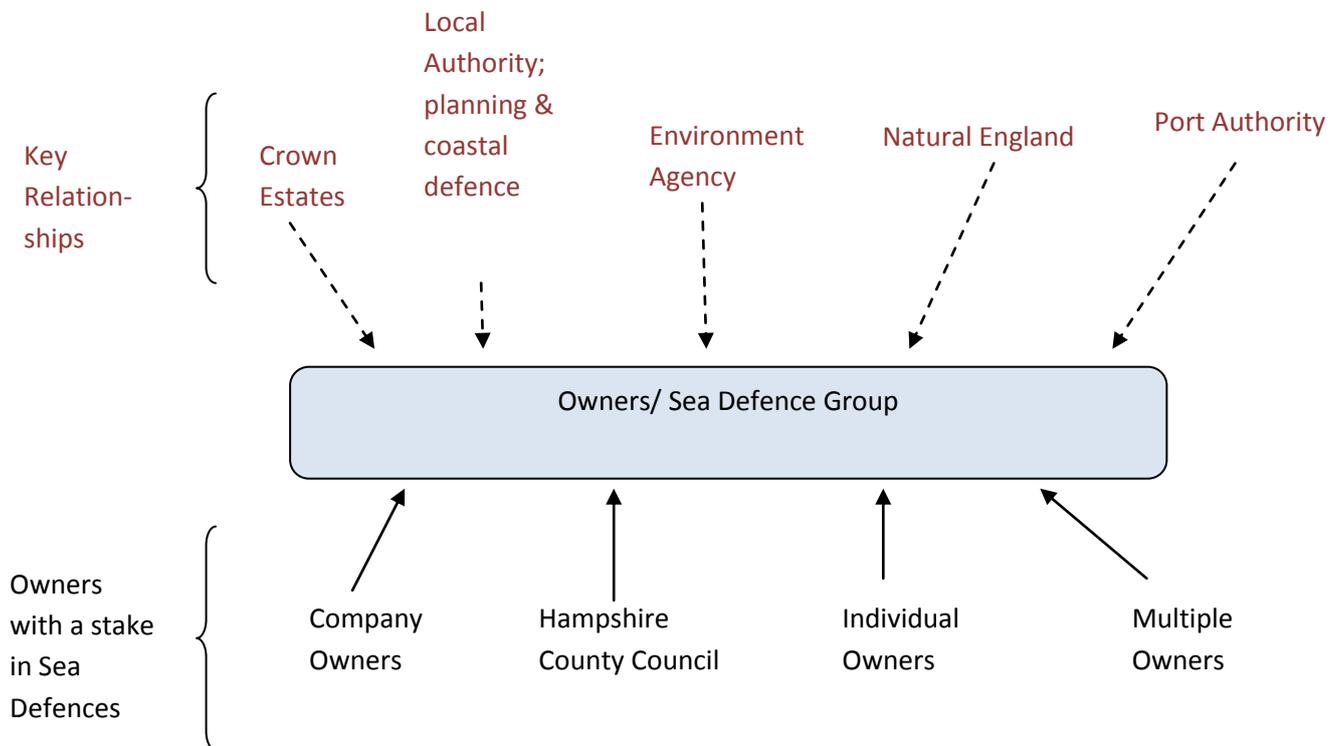
Margaret Ralph – Chalet Owner	Rhona Smythe - Local Resident
Trevor Ralph – Chalet Owner	Councillor Cartwright Ward Councillor, Fareham Borough
Peggy Lewis - Local Resident	Mark Stratton - East Solent Coastal Partnership
Jerry Lewis - Local Resident	Lucy Sheffield - Hampshire County Council
Geoff Mason - Chalet owner	Alan Frampton - CH2MHILL
Derek Igglesden - Chalet Owner	Matt Purdom – Park Holidays
Edward Southwell - Chalet Owner	Councillor Ford - Ward Councillor, Fareham Borough
Nigel Butters - Chalet Owner	R. Davies – Chalet Owner
Dennis Trimming - Chalet Owner	Jonathan Woodmansey – Park Holidays
Jackie Trimming - Chalet Owner	Martin Seemann – Park Holidays
Apologies	
Councillor Evans - Hampshire County Council	Roy Igglesden - Chalet Owner
Mike Fenner Chalet Owner	



2. Update

- Key issues that emerged from the last workshop
- Need for a whole site solution
- Complexity due to multiple ownership
- Need for all 'owners' to make a contribution
- Tension between legal responsibilities and a voluntary approach
- Support for the idea of an autonomous and representative group to take these issues forward
- How to represent the range of views within such a group

A picture emerged during the discussions at the November workshop as to a potential working model.





3. Presentation of the Consultants report

Alan Frampton from CH2MHill presented the report which had been sent to all participants prior to the workshop. Presentation was followed by discussion the key points of which are as follows:

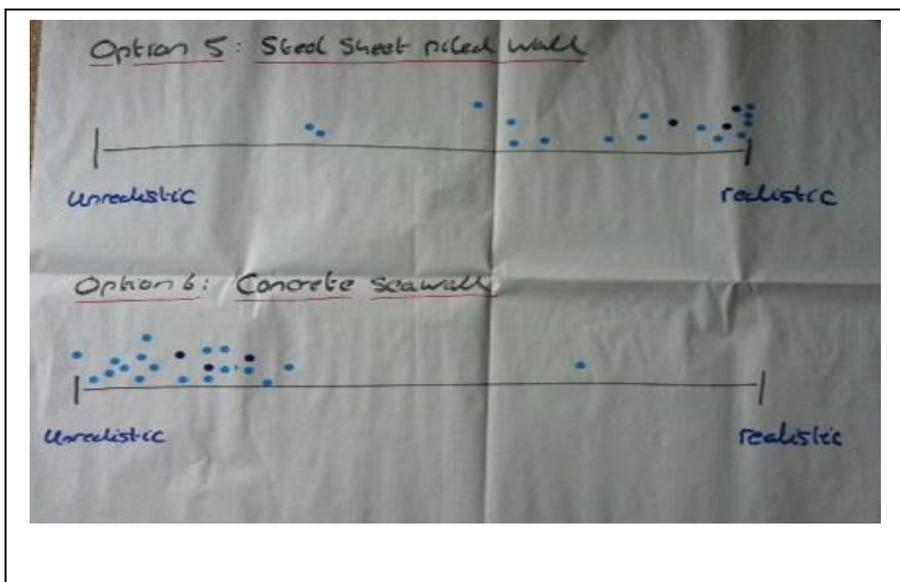
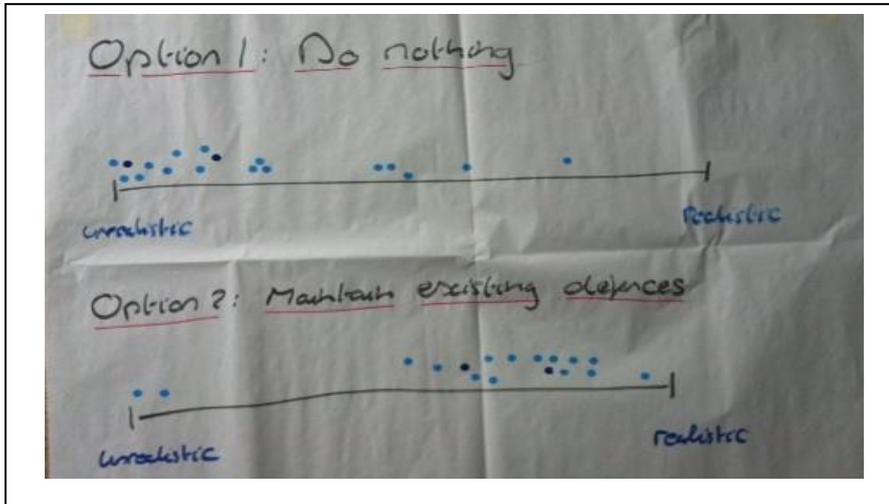
- Concern that the financial estimates within the report are too conservative and that they would be higher if the full cost of the planning process was taken into account.
- Park Holidays have previously commissioned their own survey and reports, including cost estimates. They also have in house expertise. Both of these elements could be useful to this process.
- Park Holidays are interested in the commercial drivers and potentially how a positive planning outcome in relation to sea defences could change these.
- Hampshire County Council owns a strip of land along the sea frontage at Solent Breezes. They agree with the approach being undertaken but don't have a commercial interest so difficult to quantify any return
- Real concern about the timescales; how long would it take to get a scheme through the planning process? Six to nine months was a suggested estimate to get all the environmental studies done and the planning proposal submitted. Need to factor in time windows as the work can only be undertaken at certain times of year – this adds to the complexity and the cost.
- Some options will be easier to get through planning than others due to less environmental impact. Potentially chose option on this basis.

4. Preferences

The consultants report provided information on six options as follows

- Do nothing
- Maintain existing defences
- Rock Revetment
- King Piled Wall
- Steel Sheet piled wall
- Concrete Sea wall

The participants were asked, based on what they had heard, to indicate how realistic they felt each option was – this was to get an early idea of any collective preference the group might have. The results of this exercise are shown below.





5. Steps to making progress

This session was run as a discussion session to help determine how the group wanted to move forward. Key points to arise were:

- “One Chalet is falling into the sea – what are we doing about it?”
- When the first house goes in to the sea then insurance will un-doubtly go up and property values down.
- The idea of ‘role back’ was put forward as a further long-term option on the basis that all options need to be considered. The majority of the group did not consider this to be a realistic option.
- Park Holidays need to see a return on investment and a return on investment at this site compared to other sites. Big question around how money can best be used.
- There was general agreement that all present share the same general goal of ensuring that there is a future for Solent Breezes despite of the coastal erosion.
- Now need to explore mechanisms that encourage financial contributions from all those involved.
- One option might be a ‘charitable entity’, separate from any one individual or organisation to which all, including Park Holidays contribute. Such a fund could help individuals in the short-term and take a longer term perspective on the need for sea defences.
- It was recognised that a ‘charity’ might not be the right vehicle but that there were a number of potential legal models that would be further investigation.
- There could be mileage in creating a bigger vision for the area; not just about saving what’s there but creating something better. This might be more attractive to people in terms of encouraging a contribution.
- The question of how contributions should be determined was discussed, ideas included; a set payment per property, a graded payment based on property size or level of risk, a voluntary system, establishment of a ‘sinking’ fund to cover future risk.
- Little was resolved but it was recognised that the conversation needed to continue and to be carried forward in as constructive a fashion as had been the case in the workshop.



Actions resulting and agreed

1. Start the conversation with Chalet owners, particularly the ones who have not been able to attend these workshops. Use coffee chats to share the key points from the workshops, the content of the consultants report and to start to sow the seeds about a 'contribution. This process to be led by Jackie Trimming (Chalet Owner).
2. Create a steering group of respected individuals to continue the conversation. This process led by Jackie Trimming and supported by Mike King (CCATCH project)
3. To review the potential 'legal entities' that might be available as a vehicle for taking this work forward and to share findings with the Steering group.. This process to be led by Jonathan Woodmansey (Park Holidays)
4. To research insurance implications of coastal erosion impact on properties. This process to be led Mike King (CCATCH project).
5. To produce a communication piece for communicating the project to the wider Solent Breezes community. This process led by Jackie Trimming and supported by Mike King (CCATCH project)
6. To organise the final community meeting for late January 2014. This process to be led Mike King (CCATCH project).