

**FLOOD CELL 10 (SOUTH) ALDEBURGH MARSHES  
and ALDEBURGH TOWN FRONTAGE TO SLAUGHDEN**

**BENEFIT COST RATIO (BCR) 6.7**

**Appendix 12**

	<b>FEATURES</b> The area in the flood plain is defined as all land below 5m contour which conforms to the EA's definition of the floodplain.	<b>STATISTICS</b>	<b>SOURCE OF DATA</b>	<b>DATA REQUIRED/ACTION</b>
<b>Location and Size</b>	The southern side of Aldeburgh fronting both the coast and estuary	209 hectares- part of unique landscape within AONB	Alde and Ore Futures (AOF)/EA	
<b>Homes and other properties</b>	Total number of residential properties (as valued 2009) IP15 and IP16 (Sax/Leiston/Fairfield Rd)      £178,995,500 IP15 (High St /Park/Lee Rd etc)                      £59,765,000 Coast Only                                                      £196,372,000 Total                                                                £435,132,500 Of which: Listed buildings                                              * Buildings in conservation area                        * Holiday rentals                                               * <b>Moot Hall Museum</b> <b>Primary School</b> <b>Community Centre</b>	254	AOF/ EA	
	Number of residential properties protected by existing defences	55	AOF/EA	
	Number of other (non-residential) properties	48	AOF/EA	
	Number of other (non-residential) properties protected by existing defences of which : Businesses: e.g. boatyards, Peggs, shops in High Street, Coop and Tesco by roundabout, laundry, Cinema, Pet Perfection, Storage, farm buildings	17 * *	AOF/EA in all the above local knowledge may also be used	<b>Richard Mabey could provide a list of High Street shops</b>

<b>Agricultural Land</b>	Area of agricultural land inside flood cell Of which: Crops Grazing	179 ha <i>value?</i>  *  *	AOF/EA	
	Surrounding land area irrigated by abstraction points inside flood cell  1. Land area irrigated by abstraction points inside flood cell (ha) note:  2. Land irrigated outside any flood cell from abstraction point within cell  3. Other economically useful land such as golf course, allotments  4. Recreation grounds	some land may be irrigated from time to time such as to establish new grass seed in a dry season but crops are not regularly irrigated  <b>0 ha (the one abstraction point here irrigates Aldeburgh Golf Club)</b>  <b>*to find out amount of golf course, area of allotments.</b>  <b>Kings Field including football club and open air gymnasium playground</b> <b>Moot Hall Green and sailing pond</b>  *	AOF/EA ESWAG	<b>To ask Golf Club for more details eg on pipe for all waterworks. Ask ATC area of allotments</b>
<b>Wildlife and Habitat</b>	A flood cell with some areas of permanent and semi-permanent wet grassland, freshwater ditches, freshwater flight ponds and over 50% used as arable. The wet grassland areas are grazed by cattle and sheep.  The flood cell is surrounded on almost three sides by the River Alde/Ore which is part of the network of the Alde/Ore/Butley Estuaries, a designated SAC (Special Area of Conservation) and contains habitats of conservation concern (see the more detailed description at Annex 1).		EA? NE? EA?NE? ANOB SWT Wild life survey 2012 'Ecological assessment-Alde and Ore Estuaries'	

	<p>Intertidal habitat in front of the defences is internationally designated.</p> <p>Designations:</p> <ol style="list-style-type: none"> <li>1. Intertidal habitat in front of defences <ol style="list-style-type: none"> <li>a. saltings 2 pilot schemes to renew saltings now in place</li> <li>b. mudflats</li> </ol> </li> <li>2. Pilot schemes to renew Saltings</li> <li>3. Land behind the defences. List special features/species e.g. Wildlife habitat in floodplains behind the walls including ditches with reed buntings, little grebe and kingfisher, fields with hares, flight area of barn and short eared owls, range of birds including lapwing, egret, swans, varieties of gulls (ref: Wild life/Hinterland survey on a section covering all the estuary although each FC may have its own special species). Mostly the species will be the same, but with certain exceptions, e.g. breeding avocets in FC5 Borrow ditches/dykes- providing reeded and water habitats.</li> <li>4. Higher Level Stewardship Scheme</li> <li>5. Other?</li> </ol>	<p>Will EA have area by flood cell?</p> <p>*</p> <p>*</p> <p><b>Schemes completed by Slaughden Iona site and by Aldeburgh Brick Dock</b></p> <p>Aldeburgh Hall SSSI</p> <p>Flood Cell 10s contains several Priority Species and Habitats which are nationally and locally (Suffolk) important.</p> <p><b>Priority species include;</b>  Common toad <i>Bufo bufo</i>  Common lizard <i>Zootoca vivipara</i>  Grass snake <i>Natrix natrix</i>  Reed bunting <i>Emberiza schoeniclus</i>  Skylark <i>Alauda arvensis</i>  Brown hare <i>Lepus europaeus</i>  European otter <i>Lutra lutra</i>  <i>Other locally valued birds- Marsh Harrier, Linnet, Stonechat, kingfisher, swans, redshank, barn owl, short eared owl, lapwing, egret, various gulls, little grebe in winter</i></p> <p><b>Priority habitats include;</b>  Coastal and floodplain grazing marsh (including dykes)  <b>New HLS subject to application post Dec 2013 surge</b></p> <p><b>*Seals in the estuary</b></p> <p>*</p>		
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<b>Defences A&amp;O Futures Assessment 2011</b>	<p><b>Defences on the estuary</b> frontage are earth embankments with isolated concrete block work erosion protection. They are in fair condition and provide a moderate standard of protection.</p> <p><b>The coastal defences</b> provide high standard of protection and are in good condition and are a combination of various forms of concrete and steel defences fronted by a shingle beach which is managed, in part, by a system of groynes. They are not expected to need major work for 15-30 years. The coastal defences are dependent on the presence of the shingle beach in front of them to prevent them from being undermined. Natural processes remove the beach material over time and the maintenance of these defences has historically included activities to 'top-up' the beach using material from further south on Orford Ness.</p>			
	Length of sea/estuary walls	3.8Kilometres		
	How soon will major work be required?	Estuary: within 3 years Coast: between 12-27 years)	AOF/EA 2011	
	Current Standard of Protection (the chance of flooding in any year)	<10% (1 in 10)		
Currently managed by	EA	AOF/EA		
<b>Features dependent on the maintenance of the river walls</b>	1. Footpaths <b>a)</b> along river walls (km) <b>b)</b> providing access to river walls but in floodable area 2. Allotments 3. Boatyards for building, repairs, winter storage 4. Public car parks 5. Sailing clubs 6. Utilities e.g. Sewage outlet (Anglian water, electricity station?) 7. Wildlife 8. Roads 9. River management and moorings 10. Employment: Jobs at risk if area is flooded 11. Other features to be invited in consultation	in total 24Km *km *km  * Hectares or Nos * * Slaughden Sailing Club, Aldeburgh Yacht Club- note over 200 people/children on sailing courses every year* *  * * * * Martello Tower	AOF/ SCC Rights of Way Dept Local knowledge and SCC?  Local Local  Local knowledge Anglian, EON?  SWT report Highways Dept? Crown Estates, sailing clubs, watermen Local knowledge	<b><i>GH –idea, continuous footpath along the river Aldeburgh to Snape</i></b>  <b>6. Clarify locations- Electricity one by Pump House and more?  Check out new fibre optic points( green)( ask BT? Whereabouts and if flood proof)</b>  <b>8. Of the three main routes in the Aldeburgh ,two are in the flood zone  Query- at risk temporarily or permanently, depends if overtopping or total breach like Hazlewood</b>

<b>Proposed Approach</b>	<p><b>A&amp;O Futures Approach:</b> National funds can be used to maintain the coast and estuary defences in the short term (= now approx 20 years). At some point it will be more efficient use of national funds to adopt on the estuarine frontage a new line of defence closer to the town of Aldeburgh. Unlikely that all the costs will be met by central government. A combination of public and private funding is being explored. The existing defences could continue or the area becomes an intertidal habitat: this would be the decision of the landowner.</p> <p><b>AOEP Approach: Cost to upgrade the walls £371,202.00.</b> The strategy proposed intends to bring the walls to a standard so that they are resilient to overtopping in 2050 from a 1:200 year event. Unlike other flood cells, Flood Cell 10 is dependent on defences from the sea as well as from the river. The AOEP is not able to undertake coastal flood defence works, which will remain the province of the EA.</p> <p>Recent inadequate work and mowing has been completed on the wall which needs further attention.</p>
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**BLANK FOR OTHER COMMENTS**

If Aldeburgh became frequently subject to flooding, as well as if the sea wall breached and put paid to safe sailing, Aldeburgh would be viewed as a dangerous place to come : people would stop buying houses and some employment would be lost.

Huge concern about possible loss of sea wall protection and impact on viability of Aldeburgh High Street as well as sailing and boatyards, plus some business sites lost.

Need separate sheet on the sea wall