

Session 4

● Can you put a price on coastal erosion?

... We do like to be beside the seaside. Property prices are said to be higher by the sea. By how much do they increase compared to those further inland, and how might they be adversely affected by the risk of coastal erosion? Who is most affected by these house prices?

One famous example of the impact of erosion has been seen at Happisburgh. Houses in Beach Road in the town dropped dramatically in value following erosion to the point where a house was valued at just £1.

<http://www.happisburgh.org.uk/press/edp070708.html>

Why was this valuation placed on the house?

Hunstanton has so far been immune from this depreciation. In fact, the borough council have just finished renovations and repairs to the park at the top of the cliffs, which suggests some confidence that their work is not going to be destroyed in the short term.

A series of maps has been created and shared by Parallel. This is a data visualisation and mapping company that has shared some of the tools it has developed for clients.

Visit: <https://parallel.co.uk/>

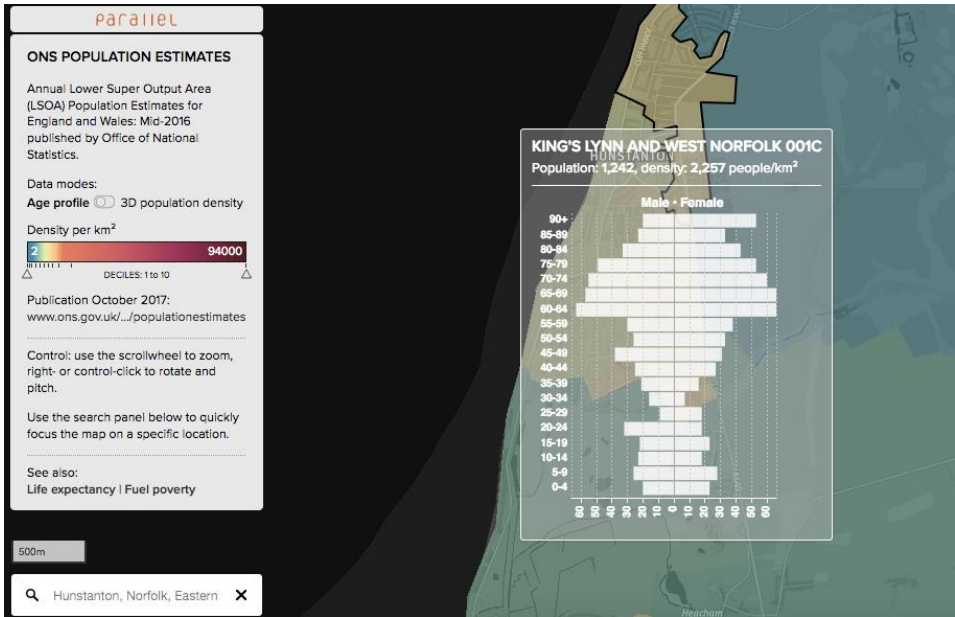
First of all, access the map:

<https://parallel.co.uk/3D/population-density/#12.72/52.9301/0.4933>

Mouse over the different areas of Hunstanton and look at the age profiles shown in the population pyramid (you may also find it useful to use this map to study other topics and areas).

One age-group that can be found in larger numbers in Hunstanton than others is those of retirement age.

What physical and human factors do you think draws people to Hunstanton for their retirement? What are the social, economic and environmental impacts on the town?



You can also get a sense for the age profile of Hunstanton using the ACORN classification:

A Shoreline Management Plan (SMP) policy describes how each stretch of shoreline is most likely to be managed to address flood and/or erosion – although this is subject to conditions. Stretches of coast are divided into ‘management units’

The Environment Agency makes decisions on which areas within each management unit need protecting based on a number of criteria:

Factors to consider include:

- Number of households at risk.
- Number of deprived households at risk.
- Impact of our actions on agricultural land and the farming community.
- Impact of our actions on the environment and wildlife.
- Whether erosion affects local community infrastructure and transport.
- Cost of building and maintenance.

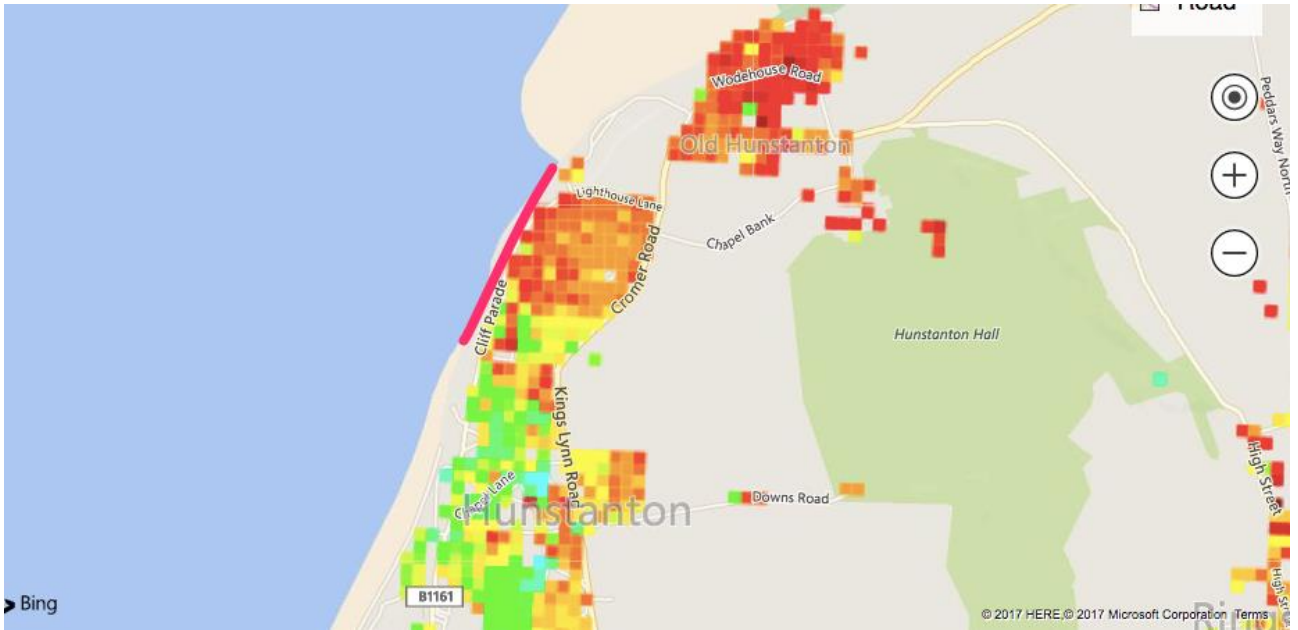
Does the value of property connect with any of these bullet points? If not, why not?

Extension

Many people in the area around Hunstanton and further along the coast live in caravans for much of the year. What is the difference between these dwellings and those which are more permanent as regards flood risk?

Investigation

Does property increase in price near the coast, or decline along the coast?
 One way to assess this would be to use the Mouse Price website <https://www.mouseprice.com/>
 The website offers property ‘heat maps’. Hunstanton’s postcode is PE31
 Enter this and zoom the map to see whether there are any patterns that you notice.
<https://www.mouseprice.com/property-for-sale/map/pe31>



Source: *Mouseprice.com*

What caveats would we have to add when looking at the map above?
The red line shows the position of the cliffs for reference.