

Questions

Public Information Event

Friday 22nd January 2016



The following questions were raised at the public event in Fairbourne on 22nd January 2016. These questions will be raised within the Fairbourne: Moving Forward Working Group and a response will be provided as and when available and within the next issue of the Frequently Asked Questions.

If you would like an update on progress made on these questions, please do not hesitate to get in touch:

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1. In low-lying towns and villages such as Jaywick in Essex that are defended by a high sea wall, pumps have been successful in clearing the water and preventing it from coming back. Could we not have water-powered pumps from a waterfall and tidal movement to push water back out to sea when there is heavy rainfall. Uplands can also be better managed.
2. According to SMP2, you are going to abandon from the estuary defence forward at 2025. Explain this to everyone.
3. If the village does start to flood, we need to evacuate quickly. There should be an emergency route across the Cambrian railway as well as the level crossing to remove the bottleneck.
4. What does 'decommissioning' mean in practice? How will it affect me as an individual?
5. We need measures to encourage buyers for properties in Fairbourne and second home owners are the most likely group. Can Gwynedd Council suspend their policy of a second house owner premium on Council Tax in places to be abandoned to flooding?
6. Nine years ago there was a wagon carrying shale away from Fairbourne – what was this?
7. PZD11 Policy Unit 7, Policy 3. This policy identifies multiple actions including several investigations and surveys. When and where will these actions/results be published and what impact (or when will the impact) be applied to the current response to this policy?
8. What the Council believes is what matters – can we engage a legal environmental champion to take our concerns forward?
9. As a property owner that has suffered with zero property valuation, is there flexibility to revise the programme and SMP2 to see changes?



10. How will you compensate us if we become evicted and relocated from our homes?
11. Whose responsibility is it to rehouse us and what is the mechanism? Without a mechanism, would we be forced?
12. Why is the emphasis so much on abandonment, rather than better defences? Emotive language will limit hopes of investment in the village.
13. A lot of people have invested in properties in the village, we have experienced a decline in property prices and this has caused a great deal of anxiety and stress for the residents of Fairbourne. One estate agent has previously stated that properties of Fairbourne are worthless. If we want to try and sell now, we can't and it isn't fair. What are you doing to help?
14. To what degree were estate agents challenged when quoting properties as worthless?
15. Can we question the tone of inevitability to this issue? Central and Welsh Government should be here.
16. As someone flooded in 2000, thanks for the recent defence investment. SMP2 isn't set in stone; it's subject to best scientific estimates and real-time observations.
17. We've had a commitment to defend Fairbourne for the next 40 years, what does that mean in reality?
18. Will the defence investment measures be proactive rather than reactive?
19. We want to hear positive news; either of protection or compensation and we've heard neither today.
20. De-commissioning the village is ludicrous; other coastal communities have suffered worse than Fairbourne. Where is Welsh Government today? Has there been a feasibility study for improving the defences rather than current talk of blight?
21. Where else in Western Europe is being abandoned? Look at Holland for example.
22. There is a contradiction regarding decommissioning in 5/10 years versus defending for 40 years?
23. Does this mean we will stop building on the floodplain?
24. Rainfall recently hasn't been a lot heavier than other years based on 20 years of historic local data, so what does the future hold? What is different?



25. The sluice gates aren't big enough to handle the amount of water off the mountains in December. Is there a negligence issue? Recent observations of higher retained water levels by railway, backing-up of water behind gates and older, earlier gates working better.
26. Although it's early days and no certainty of rehousing yet, will we have a choice and how will we be involved in decision making?
27. If money was no object, would all our problems be easily solved?
28. Why can't we simply raise the height of our existing sea defences? How would Holland deal with this problem? If they can manage the problem, why can't we?
29. Has Fairbourne had a T100 level in recent records? What about in 1998? If we had had a T100 level and not had a breach, then why the current concerns?
30. Why wasn't the defence raised during January 2014 repairs? Would it currently do a proper job in defending the community?
31. Re: Holland, there are plans for building on stilts with deep foundations. The water table is likely to rise in Fairbourne; if water levels rise slower than expected, will the 40 year cut-off period be revised?
32. The Masterplan is based on sea inundation of the village at a future date. Current properties valued at circa £60million. Could we establish a £60million fund for future use at a time when needed? The buy-to-let scheme rounds the values down, but a security fund would be better. Need to apply political pressure.
33. Do you accept responsibility for impacts on the community via approval and adoption of the SMP2?
34. We knew nothing about the SMP2 before the Week In, Week Out programme. We should seek their formal, televised apology for the implications of their comments. However, the Council can't blame the BBC, lessons need to be learnt. Nothing came up in the property purchase search re: SMP2.
35. Honesty is the best policy; the community want facts, the truth, and no waffle.
36. How much public money has the SMP2 cost to date to produce?
37. The worst thing about the SMP2 is the lack of a compensation package. Residents do not have the option to move. We need to lobby Government further.
38. Why aren't Welsh Government present today?
39. With an elderly relative and potential need for care, what will happen here if we can't realise funds from a house sale to fund the care?