

The Crown Estate Disclosure Log

Case no: 1122
Date received: 9 September 2019
Subject: Dragon's Teeth, Minsmere
Request response
<p>Thank you for your correspondence regarding the 'Dragon's Teeth' at Minsmere. In your letter you requested some recorded information, and as The Crown Estate falls under the scope of the Freedom of Information Act, our reply has been made in accordance with the Act.</p> <p>You asked for:</p> <ul style="list-style-type: none"> - a map to illustrate the area that The Crown Estate owns and the position of the boundaries with the adjoining landowners; - copies of relevant correspondence between The Crown Estate and the adjoining landowners about the issue of the 'dragon's teeth'. <p>I have attached a map (Attachment 1) showing the limits of our ownership and the approximate position of the 'Dragon's Teeth'. It appears that we don't own the foreshore where they are situated, but we do own the seabed below mean low water.</p> <p>I have also attached our correspondence in this matter (Attachment 2) which was dealt with by our managing agent on our behalf.</p> <p>Also attached is a file (Attachment 3) showing the signage used in the area and some photographs of the site which I hope you find useful.</p> <p>You also asked whether The Crown Estate and the owners of the foreshore at this location agree to expedite information signs at the relevant access.</p> <p>The Crown Estate has been working with the neighbouring landowners regarding the erection of information signs at relevant access points to the beach. The Crown Estate has provided the RSPB with two signs which they have agreed to erect at the end of North Wall and at the sluice, where visitors to Minsmere Reserve can gain access to the beach. We have also provided the National Trust with new signs which they will be erecting at the end of the footpath leading to the beach from the Coastguard cottages at Dunwich.</p> <p>I hope that this information is helpful. However, if you are not satisfied with the response to your Freedom of Information request, you may complain or appeal our decision, which will be investigated through an Internal Review. If you are not content with the outcome of the Internal Review, you have the right to refer your complaint directly to the Information Commissioner's Office (ICO) for a decision (contact details are available at:</p>

www.ico.org.uk). Please note that the ICO will usually expect you to have first exhausted our own complaints procedure before raising your concerns with them.

Minsmere Haven TCE Ownership - Ad Hoc

Suffolk

TM46



GIS_2019_1143_v1

1:35,000 @ A4

N

0 200 400 600 800 1,000
metres

Date: 11/09/2019

File Ref: N/A

OS Edn: 50 000 & 250 000 Scale Raster.

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SW1Y 4AH

**THE CROWN
ESTATE**

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1. Correspondence with the National Trust re public access from Dunwich

From: Joseph, Alison <Alison.Joseph@nationaltrust.org.uk>

Sent: 17 September 2019 16:21

To: Peter Riches <Peter@mrallp.co.uk>

Subject: RE: Beach at Minsmere

That's great, please feel free to get one printed and sent over and we'll pop it up.

Thanks

Alison

📍 Visitor Experience Manager

🏠 National Trust, Dunwich Heath

📄 Coastguard Cottages, IP17 3DJ

☎ 01728 648022

✉ alison.joseph@nationaltrust.org.uk

🌐 www.nationaltrust.org.uk

From: Peter Riches <Peter@mrallp.co.uk>

Sent: 17 September 2019 13:36

To: Joseph, Alison <Alison.Joseph@nationaltrust.org.uk>

Subject: RE: Beach at Minsmere

Alison – how is this?

Peter Riches

Tel: 01206 505707 DDL: 01206
505709 www.mrallp.co.uk



Kings Court, Newcomen Way, Colchester
CO4 9RA



Managers of the tidal land of The Crown
Estate in Norfolk, Suffolk, Essex and the River
Thames

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From: Joseph, Alison <Alison.Joseph@nationaltrust.org.uk>

Sent: 17 September 2019 09:41

To: Peter Riches <Peter@mrallp.co.uk>

Subject: RE: Beach at Minsmere

Hi

I passed it round a few people to check how they read the sign, my concern is people thinking for the next half mile from that point there are hazards (which some people did) Could you add in 'In' so it reads 'In half mile'

Thanks

Alison

From: Peter Riches <Peter@mrallp.co.uk>
Sent: 16 September 2019 13:09
To: Joseph, Alison <Alison.Joseph@nationaltrust.org.uk>
Subject: RE: Beach at Minsmere

Hi Alison – I've attached an amended design for the sign.

Do your records give any details of how you removed debris from your section of beach? I'm guessing this was before permission was required but it would help us to know how you went about it.

Peter Riches

DDL: 01206 505709

Morley Riches & Ablewhite

From: Joseph, Alison <Alison.Joseph@nationaltrust.org.uk>
Sent: 15 September 2019 12:24
To: Peter Riches <Peter@mrallp.co.uk>
Cc: Collinson, Nick <Nick.Collinson@nationaltrust.org.uk>; Taylor-Balls, Claire <Claire.Taylor-Balls@nationaltrust.org.uk>; neil.jacobson@thecrownestate.co.uk
Subject: RE: Beach at Minsmere

Hi Peter

Could you possibly create signs to help people using the beach understand what / where the hazards are – they are half a mile south from the entrance point here at Dunwich and I don't want people getting concerned about our own beach area unnecessarily.

Thanks
Alison

From: Peter Riches <Peter@mrallp.co.uk>
Sent: 15 September 2019 12:00
To: Joseph, Alison <Alison.Joseph@nationaltrust.org.uk>
Cc: Collinson, Nick <Nick.Collinson@nationaltrust.org.uk>; Taylor-Balls, Claire <Claire.Taylor-Balls@nationaltrust.org.uk>; neil.jacobson@thecrownestate.co.uk
Subject: RE: Beach at Minsmere

Hi Alison – thanks for your email. I took the chance with a flying visit yesterday as I hadn't had a reply from Claire. Sorry to have arrived unannounced.

RSPB have agreed to erect two signs at points of egress from their land in the vicinity of the dragon's teeth; one at the end of North Wall and one by the EA sluice. Any other access point would certainly be too remote.

The signs are not branded as the majority of the dragon's teeth are not on Crown land. The intertidal beach is owned by the Thorpeness estate. However we cannot expect the public to discern the line of mean low water which defines the ownership. Similarly, I don't imagine visitors gaining access from your land will consider whose land they are on if they come across these hazards. I wouldn't have thought a sign on your land would amount to ownership, anymore than it does with RSPB. It is merely a case of providing a message to beach users, who are gaining access from your land.

We have investigated the consents required to remove the dragon's teeth or to provide markers in a closer position. (We are dealing with a similar problem at Kessingland.) A Marine Licence will be

required and an HRA must accompany the application. This will take a while so we considered temporary signs would be helpful until we can (with others) determine the best strategy. Placing these at the three most widely used access points in the immediate vicinity is the idea.

I'm pleased we are communicating on this matter which has attracted a lot of recent attention. For what it's worth, when I was fixing the sign, it was welcomed by a lady coming down the path who spoke to me.

I look forward to hearing from you.

Peter Riches

DDL: 01206 505709

Morley Riches & Ablewhite

From: Joseph, Alison <Alison.Joseph@nationaltrust.org.uk>

Sent: 15 September 2019 11:25

To: Peter Riches <Peter@mrallp.co.uk>

Cc: Collinson, Nick <Nick.Collinson@nationaltrust.org.uk>; Taylor-Balls, Claire <Claire.Taylor-Balls@nationaltrust.org.uk>

Subject: FW: Beach at Minsmere

Hi Peter

Mark has given me an update about the sign you placed on the beach path yesterday, I'm guessing the below email didn't get fed back to you? My concern is that these warning signs are so far away from where the actual risk is and you have not placed signs along the other access points so the message may get missed? Also that our visitors think the hazards are on our land when they have been removed many years ago.

I have taken the sign down and would ask you to think about where these are located and to brand up the message so our visitors are not confused. I think these would be better placed within the locality of the dragons teeth on stakes in the ground rather than just at entrance points. I know the RSPB own that land but I'm sure they will not object to the signs being placed prior to the work being done.

Please give me a call if you wish to discuss.

Thanks

Alison

From: Joseph, Alison

Sent: 30 April 2019 10:00

To: Taylor-Balls, Claire <Claire.Taylor-Balls@nationaltrust.org.uk>; Scarff, Jennifer <Jennifer.Scarff@nationaltrust.org.uk>; Gilbert, Richard <Richard.Gilbert@nationaltrust.org.uk>

Cc: Collinson, Nick <Nick.Collinson@nationaltrust.org.uk>

Subject: RE: Beach at Minsmere

Hi Claire

The hazards are not on NT land at all so if we have a sign like this on our land are we 'owning' the problem? Is this company approaching all businesses along the coast line asking them to place signs on their land? There are many access points to the beach along the coast line so how are they ensuring all users see the signs?

The sign proposed I don't feel is the best designed but I guess this is a standard sign the Crown Estate uses? The attached is the sign we have installed along the bottom of the cliff on our land – with our branding on it people will know who to contact if they have any queries. If this is a standard sign can they brand it up so our visitors can understand why it is in a different format to NT ones? Also please ask what size / material they are proposing.

Thanks

Alison

From: Taylor-Balls, Claire
Sent: 29 April 2019 17:48
To: Joseph, Alison; Scarff, Jennifer; Gilbert, Richard
Subject: FW: Beach at Minsmere

Hi All

Please see e-mail below and attached from Peter Riches. Morley Riches and Ablewhite manage the tidal land of The Crown Estate in Norfolk, Suffolk, Essex and London on behalf of Carter Jonas.

Are you happy for the signs to be placed as requested?

Kind regards

Claire

From: Peter Riches [<mailto:Peter@mrallp.co.uk>]
Sent: 29 April 2019 12:23
To: Taylor-Balls, Claire
Subject: Beach at Minsmere

Hi Claire

You'll no doubt be aware of the Dragon's Teeth on the beach. I'm working with the Thorpness Estate to explore the possibility of (partial) removal. In the meantime we'd like to erect signs (sample attached) which warn the public of the possible risk. We'll do this at the public access points such as the sluice and any exit from the RPSB reserve onto the dunes.

If we provide the sign would it be possible to put one on the footpath from your carpark to the beach?

Peter Riches

DDL: 01206 505709

Morley Riches & Ablewhite

2. Correspondence with RSPB re access from Minsmere reserve

From: Robin Harvey <robin.harvey@rspb.org.uk>

Sent: 10 September 2019 11:56

To: Peter Riches <Peter@mrallp.co.uk>

Subject: RE: Beach hazards at Minsmere

Hi Peter.

No problem.

Yes, fine to drop a sign in on Saturday. I won't be here but if you leave it at the Visitor Centre with the Duty Manager I'll pick it up next week.

Kind regards,

Robin.

Robin Harvey

Sites Manager

North Suffolk Coast Reserves Minsmere, Westleton, Saxmundham, Suffolk, IP17 3BY

Tel 01728 648072

rspb.org.uk

Let's give nature a home



From: Peter Riches <Peter@mrallp.co.uk>

Sent: 10 September 2019 11:48

To: Robin Harvey <robin.harvey@rspb.org.uk>

Subject: RE: Beach hazards at Minsmere

Robin – sorry to have 'gone to sleep' on this. Can I drop a sign and cables ties in on Saturday?

Kind regards,

Peter Riches

DDL: 01206 505709

Morley Riches & Ablewhite

From: Robin Harvey <robin.harvey@rspb.org.uk>

Sent: 07 May 2019 14:19

To: Peter Riches <Peter@mrallp.co.uk>

Subject: RE: Beach hazards at Minsmere

Yes, that's fine.

I'll let my team know just in case I'm not around when you drop it in.

Kind regards,

Robin.

From: Peter Riches <Peter@mrallp.co.uk>
Sent: 07 May 2019 14:03
To: Robin Harvey <robin.harvey@rspb.org.uk>
Subject: RE: Beach hazards at Minsmere

The signs are A3 aluminium, pre-drilled to fix with cable ties. If this is OK I'll drop one in to you and NT at the same time.

Peter Riches

DDL: 01206 505709

Morley Riches & Ablewhite

From: Robin Harvey <robin.harvey@rspb.org.uk>
Sent: Tuesday, May 7, 2019 1:59 PM
To: Peter Riches <Peter@mrallp.co.uk>
Subject: RE: Beach hazards at Minsmere

Hi Peter.

There are wooden railings on the approach to the gate through which our visitors access the beach/dunes.

Would you like us to provide a clip frame for the sign and attach it? Is it A3 or A4?

Kind regards,

Robin.

From: Peter Riches <Peter@mrallp.co.uk>
Sent: 07 May 2019 13:47
To: Robin Harvey <robin.harvey@rspb.org.uk>
Subject: RE: Beach hazards at Minsmere

Thanks Robin . Do you happen to know if there is a post we can fix a sign to or do we need to organise something new?

Peter Riches

DDL: 01206 505709

Morley Riches & Ablewhite

From: Robin Harvey <robin.harvey@rspb.org.uk>
Sent: Friday, May 3, 2019 4:10 PM
To: Peter Riches <Peter@mrallp.co.uk>
Subject: RE: Beach hazards at Minsmere

Hi Peter.

Apologies for the delay.

The end of the North Wall is the red circle on the attached.

I still need to chat to our rural surveyor (I'll do this next week) about this but our insurers and head of health and safety were supportive about the erection of a sign.

Kind regards,

Robin.

From: Peter Riches <Peter@mrallp.co.uk>

Sent: 29 April 2019 15:45

To: Robin Harvey <robin.harvey@rspb.org.uk>

Cc: neil.jacobson@thecrownestate.co.uk

Subject: RE: Beach hazards at Minsmere

Hi Robin

Thanks for your helpful response. I've attached some images and wonder if you could mark the position of your North Wall exit and return one of them to me.

We do not think it is appropriate for any party's contact details to be present on the signage, not least because there are multiple parties potentially involved – The Crown Estate for the seabed, the Thorpeness Estate for the foreshore and the RSPB and National Trust whose land affords some of the public access onto the beach.

Like you, we've been aware of the dragon's teeth on the foreshore but only recently aware of the tank traps on the seabed. There have been a number of recent reports and press interest, possibly due to a loss of beach material making everything more visible.

Many thanks,

Peter Riches

DDL: 01206 505709

Morley Riches & Ablewhite

From: Robin Harvey <robin.harvey@rspb.org.uk>

Sent: Monday, April 29, 2019 1:26 PM

To: Peter Riches <Peter@mrallp.co.uk>

Subject: RE: Beach hazards at Minsmere

Hi Peter.

We have no major issue with a sign or signs on RSPB land. There are two exit points from the visitor trails to the dunes at the end of the North Wall (Coney Hill Cross Bank) and at the main (EA) sluice.

We would expect Crown Estate logo and contact details to be added to the signs, to reflect "ownership" of the submerged hazards and would need to liaise with you re the exact location.

Has something happened to drive this change in policy? The dragon's teeth have been present since the war with no recent issues I am aware of.

Kind regards,

Robin

From: Peter Riches <Peter@mrallp.co.uk>
Sent: 25 April 2019 10:54
To: Robin Harvey <robin.harvey@rspb.org.uk>
Subject: Beach hazards at Minsmere

Dear Robin – Mark Smart has suggested you're the man I need to speak with. (I'm The Crown Estate's Coastal Agent for East Anglia.)

You'll no doubt be aware of the Dragon's Teeth on the beach. I'm working with the Thorpness Estate to explore the possibility of (partial) removal. In the meantime we'd like to erect signs (sample attached) which warn the public of the possible risk. We'll do this at the footpath from the National Trust car park and at the sluice. I was wondering if there are any exit from the reserve onto the dunes where we could also put one?

I look forward to hearing from you.

Peter Riches

**Tel: 01206 505707 DDL: 01206
505709 www.mrallp.co.uk**



**Kings Court, Newcomen Way, Colchester CO4
9RA**



Managers of the tidal land of The Crown Estate
in Norfolk, Suffolk, Essex and the River Thames

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3. Correspondence with the agents for the Thorpness Estate

Dear Peter

Many thanks for your email.

We are open to working with you to make the beach safe but are not able to commit to any works at this time because we are not entirely sure what those works might be and what they might cost. We are hoping your experiences at Kessingland will provide some guidance on these points and thus, as we discussed on Friday, feel that a meeting between my client; yourselves and the RSPB should follow progress at Kessingland. That meeting would seem like a sensible time to discuss the finer details of how we might work together and how this arrangement can be expressed in writing.

Kind regards

John Coates

Associate, Rural

Ext. 6308 | DD: 01603 229308 | M: 07741 246819

From: Peter Riches <Peter@mrallp.co.uk>

Sent: 10 September 2019 11:37

To: John Coates <John.Coates@bidwells.co.uk>

Cc: James Squier <James.Squier@bidwells.co.uk>

Subject: WW2 defences at Minsmere

Dear John – I refer to our conversation on Friday.

I explained, there is a similar problem at Kessingland. In that position TCE own both the foreshore and the seabed. We are currently working on a plan to remove some of the items, make others safe and mark what remains. I promised to update you when we have some progress to see what we can learn and apply to Minsmere.

I spoke yesterday to RHDHV Haskoning who are project managing for TCE. A Marine Licence will be required for the work. It doesn't qualify for 'fast-track' so could take 13 weeks to determine. An HRA will be required, which in turn is dependent on a detailed site survey. Our next step is to commission the survey. Because of the many environmental designations at Kessingland, the intention is to work from boats wherever possible. With the difficulties of access, I expect the same might be true at Minsmere even if it is only to deliver equipment and remove the debris.

Given the joint ownership and debris on both our clients' land, are you thinking about working together at shared cost? I know TCE would be happy to proceed on this basis. If your client is of a similar view we should think about putting something in writing.

I look forward to your further thoughts.

Kind regards,

Peter Riches



Tel: 01206 505707 DDL: 01206
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From: John Coates <John.Coates@bidwells.co.uk>
Sent: 17 April 2019 10:03
To: Peter Riches <Peter@mrallp.co.uk>
Cc: James Squier <James.Squier@bidwells.co.uk>
Subject: RE: Second World War Invasion Defences at Minsmere

Dear Peter

Many thanks for your email.

I agree with your statement "the information to hand doesn't indicate that the foreshore on which the dragon's teeth are situated is not owned by your client" but should add that neither does it indicate that the foreshore on which the dragon's teeth are situated is owned by my client.

The claim conceded in 1925 is based on "the foreshore below high water adjacent to the Manor of Leiston, Suffolk, within the limits shown on the map..." and so I agree that it is very frustrating there is no map included in the file.

Based on the information provided, I am not certain one can conclude that the 1925 claim related to the foreshore adjacent to all of that Manor (which you advise encompassed the Parishes of Leiston-cum-Sizewell and Aldringham-cum-Thorpe), only that element of the foreshore shown within the limits on the missing map. Can I please ask whether you can provide an extract from the map to the south of the one you have provided, below? My thinking being that if the green area shown on the extract you have already provided, extends southward to include part or all of the area covered by Title SK160398, attached, it would imply that not all of the foreshore adjacent to the Manor of Leiston was conceded to Ogilvie in 1925 because the property included within Title SK160398 appears to have been transferred from The Crown to EDF in 1996.

I look forward to hearing back from you in due course.

Kind regards

John



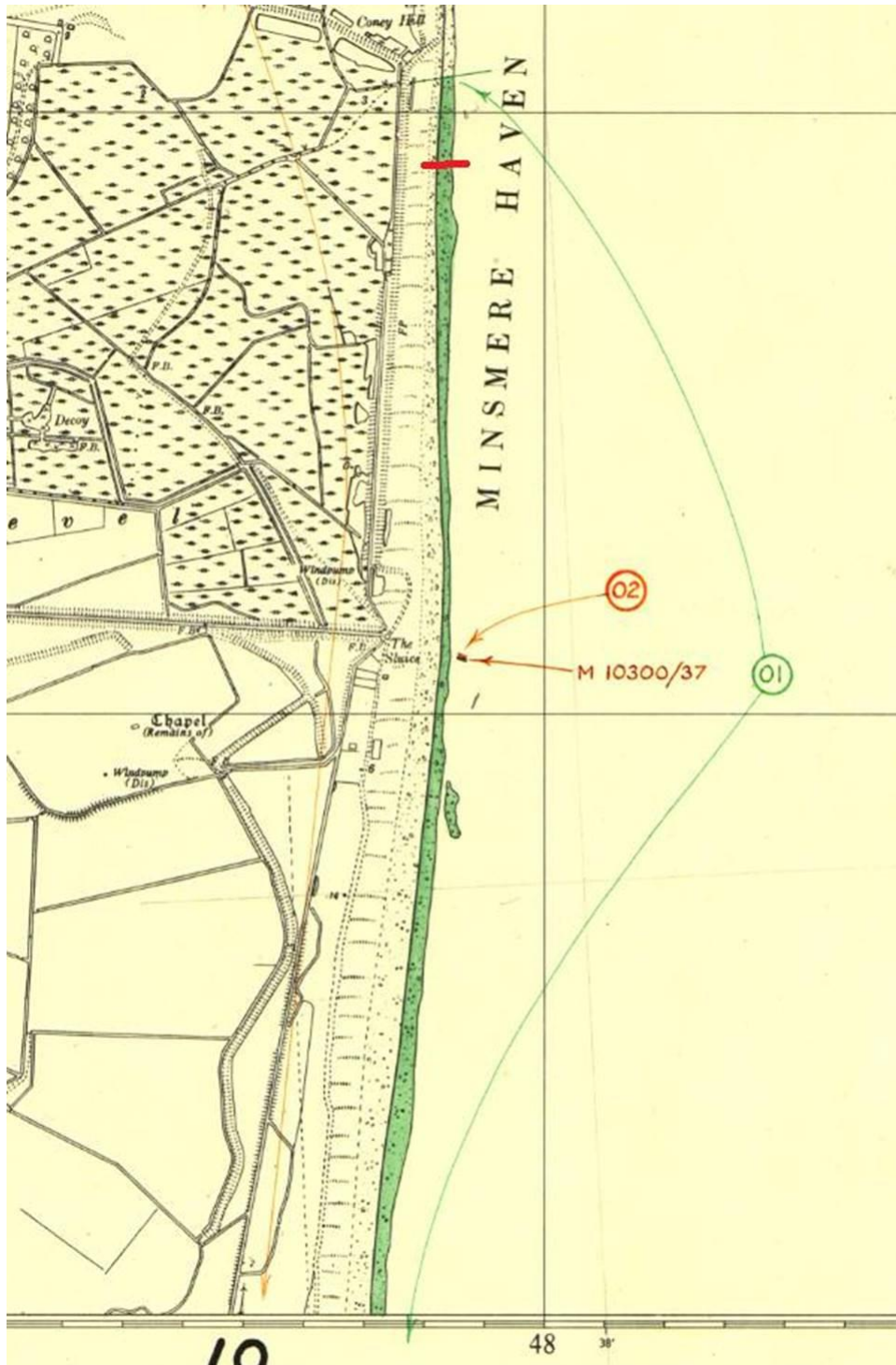
John Coates
Associate, Rural
16 Upper King Street, Norwich, Norfolk. NR3 1HA
DD: 01603 229308 | M: 07741 246819 | bidwells.co.uk

From: Peter Riches <Peter@mrallp.co.uk>
Sent: 17 April 2019 08:14
To: John Coates <John.Coates@bidwells.co.uk>
Subject: RE: Second World War Invasion Defences at Minsmere

Dear John

The file on the Ogilvie claim has finally arrived (attached). Rather annoyingly, there are no plans in it. The claim conceded in 1925 was based on, "the foreshore below high water adjacent to the Manor of Leiston, Suffolk". The Manor encompassed, apparently, the Parishes of Leiston-cum-Sizewell and Aldringham-cum-Thorpe.

The final note in the file indicates The Crown Estate record maps being noted in 1961. The 1961 record maps were the County Series. I have made a requisition for the Suffolk edition. These maps were superseded by this map which shows the northern limit of the claim as below:



I've marked the northern extent of the dragon's teeth in red. As you can see this is within the area The Crown Estate notes as being admitted to your client.

When I received the County Series map we can undertake a similar exercise and also attempt to locate it by reference to the parishes referred to above. I'll be in touch, but at this moment the information to hand doesn't indicate that the foreshore on which the dragon's teeth are situated is not owned by your client.

Kind regards,

Peter Riches

DDL: 01206 505709

Morley Riches & Ablewhite

From: Peter Riches

Sent: Monday, March 11, 2019 4:38 PM

To: John Coates <John.Coates@bidwells.co.uk>

Subject: RE: Second World War Invasion Defences at Minsmere

Dear John – thank you for your email.

Your client's title comes from a claim against The Crown Estate which was admitted in 1925. I've requested a copy of the plan attached to the claim which should hopefully clarify things.

I'll let you know as soon as I have it.

With kind regards,

Peter Riches

DDL: 01206 505709

Morley Riches & Ablewhite

From: John Coates <John.Coates@bidwells.co.uk>

Sent: Monday, March 11, 2019 11:51 AM

To: Peter Riches <Peter@mrallp.co.uk>

Subject: Second World War Invasion Defences at Minsmere

Dear Mr Riches

I have been asked to contact you on behalf of my clients, Mr G S Ogilvie and the Ogilvie Family Trust. I understand that you have made contact with Glen regarding tank traps and dragon's teeth along Sizewell Beach.

You believe that the tank traps are on Crown Estate property, being located below the low water mark, but have enquired as to whether the dragon's teeth are on property owned by Mr Ogilvie, being between the high and low water marks.

Attached is the plan which you have provided to show the location of the invasion defences. Also attached is an extract from the Land Registry's Map Search system. The point shown on your plan as "North end of debris field 23.02.19" appears to be unregistered, the land to the west being registered to the RSPB. Whilst I cannot therefore confirm who owns the land at that location, it is certainly not property that Mr Ogilvie or the Ogilvie Family Trust believe forms part of the Sizewell Estate.

Whilst the Sizewell Estate does include some of the coastline in this locality, including to the low water mark at some points, the northern extent of this ownership is approximately 4.8km to the south of the "North end of the debris field 23.02.19" and so, I assume, was not included in your survey.

I trust this is all clear and helpful but please do not hesitate to contact me should you have any queries or requests.

Kind regards

Yours sincerely

John Coates

Associate, Rural

16 Upper King Street, Norwich, Norfolk. NR3 1HA
DD: 01603 229308 | M: 07741 246819 | bidwells.co.uk

From: Peter Riches
Sent: 28 February 2019 10:48
To: glencairnogilvie@tiscali.co.uk
Subject: WW2 defences at Minsmere

Dear Glen – further to our conversation this morning, this is the outcome of my visit to Minsmere on Saturday. I was there early (7.20am) to coincide with low-tide. The Tank Traps seem to be below low water so on Crown Estate sea bed. Conversely, the Dragon's Teeth are above low water, on your foreshore.

I hope this is a helpful start to a discussion about reducing the risk/

Kind regards,

Peter Riches



Tel: 01206 505707 DDL: 01206
505709 www.mrallp.co.uk

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ATTACHMENT 3

Southern extent of CE foreshore

North end of debris field 23.2.19

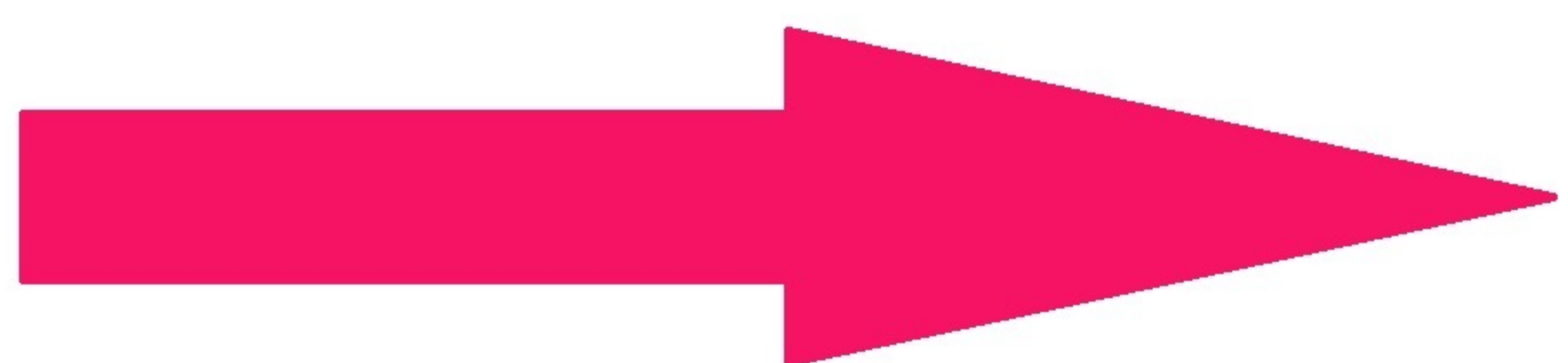


Warning to beach users



Above water and submerged hazards

In 0.5 miles





HIGH FIRE RISK

NO OPEN FIRES
OR BBQ's

Warning to beach users



Above water and submerged hazards



