

**Teignbridge District Council**  
**Executive Committee**  
**7<sup>th</sup> April 2026**  
**Part i**

## **Teignmouth Beach Management Plan**

### **Purpose of Report**

To adopt the Teignmouth Beach Management Plan.

### **Recommendation(s)**

The Committee RESOLVES to:

- (1) Adopt the Teignmouth Beach Management Plan; and
- (2) To work with the Environment Agency to progress the business case, national funding applications and design options to implement a range of measures to enhance coastal defence structures and management measures to mitigate coastal risks at Teignmouth and Shaldon, as set out in the Beach Management Plan

### **Financial Implications**

There are no specific financial implications arising from the report. The BMP provides the evidence / requirement for future works which are likely to be in partnership with other agencies, requiring significant national FCERM funding and would be subject to a further report.

Matt Long, Accountant

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### **Legal or Governance Implications**

There are no specific legal implications arising from the report. The BMP provides the evidence / requirement for future works which are likely to be in partnership with other agencies and would be subject to a further report.

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### **Risk Assessment**

There is a reputational risk if TDC does not adopt an externally funded scientific report which is a key requirement to instigate the next step in a process to defend homes and infrastructure.

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## Environmental/ Climate Change Implications

Embodied carbon aspects will be explored in subsequent developmental stages.

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## Appendices/Background Papers

1. [Teignmouth and Shaldon Beach Management Plan\\_FINAL\\_With Appendices.pdf](#)

## EIA Attached No

## Report Detail

### 1. Introduction/Background

1.1 The management of coastal flood and erosion risk along the Teignmouth coast is guided by the South Devon and Dorset Shoreline Management Plan (SMP) policies adopted in 2011. For the Teignmouth Beach Management Plan (BMP) area, these policies are to “Hold the Line” for the next 100 years. The SMP has recently been revisited and refreshed with the local policies remaining Hold the Line.

1.2 The 2026 Teignmouth Beach Management Plan (BMP) has reviewed and reconsidered the short and medium term strategic approaches to managing this dynamic coast and associated flooding and erosion risk.

1.3 The production of a BMP is recognised as the key evidence process stage in the development of a suite of coastal defence measures, commensurate with the identified flooding and erosion risks, and the development of a business case and an application for national Flood Defence Grant in Aid (FDGiA) public funding required to construct any such measures.

The BMP does not in itself guarantee funding from an oversubscribed competitive national allocation. The production of a BMP, to national guidance and standards, is however considered as virtually a pre-requisite to the successful development of a coastal defence scheme, including securing FDGiA.

1.4 The BMP has been led by the Council with the Environment Agency (EA) as a key partner. For the development and construction of a new coastal defence scheme the EA (as the owner of the majority of the defence assets – sea wall, groynes etc) will likely be the lead agency with the Council being the principal partner.

The BMP was undertaken by Jacobs Consulting in collaboration with Coastal Marine Applied Research (CMAR).

1.5 The BMP and associated appendices, as presented, have helped to:

- Better understand the coastal processes operating along the BMP frontage and the potential causes for beach lowering at Shaldon, Back Beach and Teignmouth.
- Provide an up-to-date assessment of the condition of the current defences, and better understand the potential flood risk damages in the BMP area.
- Better understand the influence that The Point breakwater has on shoreline change and the implications that this has for flood and coastal management across the BMP frontage.
- Determine what the implications of different management options can have on shoreline dynamics.
- Assess and test the implications of the current dredge and disposal regime, and make recommendations for future change.

## **2. BMP**

2.1 The study area covered by the BMP is shown in Figure 1

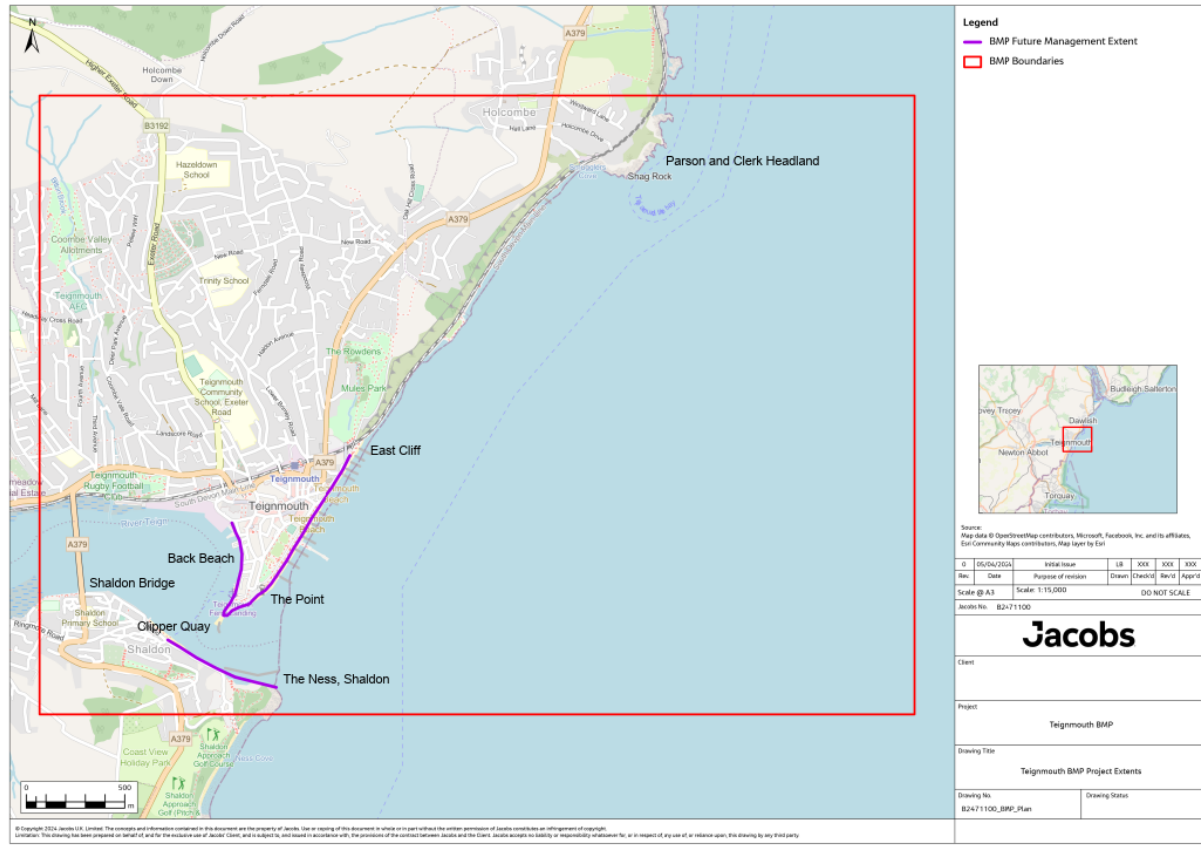


Figure 1.

## 2.2 Coastal Processes

2.2.1 Analysis of wave data, direction and power, indicates that there has been relative reduction in easterly driven waves, including storm events, from the 1950's and declining further from the 1990's. Such that the wave data between 2010 and 2024 easterlies shows that only 33% of wave power came from the east whereas 67% is now coming from a southerly direction.

2.2.2 This change in principal direction is observed in the lowering of the beach levels along the southern end of the coastal frontage at Teignmouth and at Shaldon.

## 2.3 Teignmouth

2.3.1 Sediment that is mobilised by a southerly wave regime is driven north along Teignmouth beach from the Point Spit, past the lighthouse and pier to accrete in

front of the Pavilions, Eastcliff and further north towards Sprey Point and Holcombe. Figure 2.

2.3.2 A relative reduction in the power and frequency of easterly/NE wave regimes results in less of the material being transported south to replenish the beach south of the Pavilions which appears to be the pivot point around which the beach is rotating. Historically the pivot point was thought to be around Sprey Point, between Teignmouth and Holcombe.

2.3.3 Accretion is also evident on the western (estuarine) side of the Point breakwater / training wall principally derived from material being washed over the structure during high energy events and a rollback of the spit into the estuary commensurate with a change in the wave direction regime.

## **2.4 Shaldon**

2.4.1 The beach is exhibiting a lowering of levels towards the eastern end of Marine Parade.

2.4.2 The Figure does not yet include quality assured data from the latest set of storms, but field observations indicate a continuing trend of beach lowering at Teignmouth and Shaldon, and a further movement westward of the Point Spit.



Figure 2.

LiDAR difference plots showing beach elevation change for the period 2007–2024 along the Teignmouth open coast. A red colour indicates net loss of material and a blue colour indicates net gain of material.

## 2.5 Coastal defence assets

2.5.1 As part of the BMP and a parallel study the current defences were assessed for condition with most being fair to good, however the residual life of the main (predominately EA owned) sea wall is reduced in areas where the beach is lowering and exposing the toe of the structure, potentially threatening the structure. It is suggested that works will be required to stabilise the defence.

2.5.2 There are thirteen wooden groynes in an array along the seafront (10 being EA assets and 3 being Council assets) which are in poor condition and have either failed or are at risk of failing. It is recommended that a new groyne field, possibly with a revised height, frequency and length, will be required.

2.5.3 A healthy and sustainable beach in front of a hard engineered structure can form part of the overall defence by absorbing some of the wave energy before it impacts on the coast. Where the beach is being lowered it is proposed that consideration be given to the beneficial re-use of material dredged to maintain a shipping channel, to be placed near shore in the areas most denuded, especially south of the pivot point between the Pavilions and the Pier. Sediments are dynamic and will be re-mobilised by wave energies, but placement of additional material (coarse grain sands and small gravel) will help protect the base of the seawall particularly if sediment transport vectors can be slowed with the creation of a new groyne array.

Further summary details of existing structures and anticipated works is presented in table 1.

Location	Existing Structures / Proposed Structures	Measure Detail / Implementation (SoP=Standard of Protection)
Teignmouth Open Coast	Existing seawall (masonry wall - south, concrete recurve wall, concrete wall, masonry clad concrete wall - north).	Raise the height of the seawall to achieve current levels of overtopping in year 100. If existing wall not suitable for raising consider set-back wall or construct new wall.
Teignmouth Open Coast	Existing sheet piles.	Repair and maintain the existing toe piles as they reach the end of their RL, replace sheet piles as they fail due to corrosion with same standard of service (i.e. same length / thickness).
Teignmouth Open Coast	New toe protection works along existing sheet piled toe (gabions, timber cribwork, rock armour, sheet piles)	Construct new toe protection at the bottom of the existing wall (below the bottom step) along the entire length of the Teignmouth Open Coast seawall removing reliance on beach to reduce risk from scour and undermining.
Teignmouth Open Coast	New timber groynes.	Construct a new and improved groyne field that will retain a higher beach. e.g. by adjusting groyne length/height/spacing.
The Point	The Point breakwater	Upgrade existing structure along same alignment so that it is as effective in year 100 as it is today (e.g. by extending length and/or raising).

Teignmouth Back Beach	"Existing flood defences (Concrete flood walls, masonry flood walls, masonry property walls, masonry property walls with glazing, rendered property walls, engineered high-ground, flood gates x8, demountable flood board x1).	Raise the height of existing flood defences to achieve current levels of overtopping in year 100. Existing flood warning services continue."
Teignmouth Back Beach		Construct new toe protection at the bottom of the existing wall (below the bottom step) along the entire length of the Teignmouth Back Beach seawall removing reliance on beach to prevent undermining. Proposed structure extents designed to provide existing SoP against undermining (provided by the existing beach) in year 100.
Shaldon	Existing Flood Warning Direct (FWD) (EA, 2010)	Raise the height of the seawall to achieve current levels of overtopping in year 100. If existing wall not suitable for raising, construct new wall.
Shaldon	Existing Automated telephone flood warning service"	Construct new toe protection at the bottom of the existing wall removing reliance on beach to prevent undermining. Proposed structure extents designed to provide existing SoP against undermining (provided by the existing beach) in year 100.

Table 1. Preferred options for BMP Frontage

### 3. Alternative Options

3.1 Do nothing / maintain current defence heights and standards of protection

3.1.1 The current measured trends of changes to wave regimes, beach lowering and increasing structural risks to existing defences will continue, and be further amplified by climate change, both sea level rise and potentially more

relevant by an increase in the frequency and severity of storm events. Likely effects will include;

- Beaches will continue to get lower and narrower, particularly:
  - the southern end of Teignmouth seafront (between the pier and the lighthouse/Point); and
  - the eastern end of Shaldon beach.
- In some places, beaches are expected to become partly or fully underwater at most states of the tide in future, i.e. little, or no, low tide beach.
- Flood and erosion risk will increase for nearby homes, businesses, roads and public spaces as beaches lose their ability to act as a natural buffer against waves and storms.
- Existing sea walls and flood defences will become more exposed as beach levels drop in front of them, increasing the likelihood of damage or failure during storms.
- Emergency repairs will become more likely, rather than planned, orderly works. These are typically more disruptive, more expensive, and less effective.
- Public access, recreation and tourism value may decline in localised sections of the beach as beaches become steeper, smaller, or inaccessible at many states of the tide.
- Climate change impacts will accelerate the problem. Rising sea levels and more frequent severe storms will worsen erosion and flooding where no action is taken.
- Although beach levels fluctuate seasonally and from year to year, the net trend is that some areas covered by the BMP the beaches will not “naturally recover” on their own, particularly in the most vulnerable areas.

3.1.2 The Present Value damages (even assuming current defence heights are maintained) would be estimated to be in the region of £2.7 million for Shaldon and £53.3 million for Teignmouth

3.1.3 Do nothing, or continue to maintain at current levels, are not recommended as viable options.

#### **4. Conclusion**

4.1 The BMP, and associated technical, modelling, policy, environmental and economic appendices, demonstrates the need for a timely and comprehensive suite of engineered actions to be undertaken to enhance the current defence structures protecting the built areas of Teignmouth and Shaldon vulnerable from coastal flooding or erosion risk. The BMP concurs with the policies of the adopted SMP.

4.2 The adoption of the BMP is seen as the principal evidence document and a key requirement in the development of a final design, the securing of the variety of licenses/permissions, production of a full costed business case and the securing of national funding required to progress the implementation of a coastal defence scheme covering Shaldon and Teignmouth. The scheme is likely to be led by the Environment Agency with the Council being fully engaged as a key Partner and asset owner. The Committee will be kept updated as any scheme develops.

4.3 The Executive Committee is recommended to adopt the Beach Management Plan.