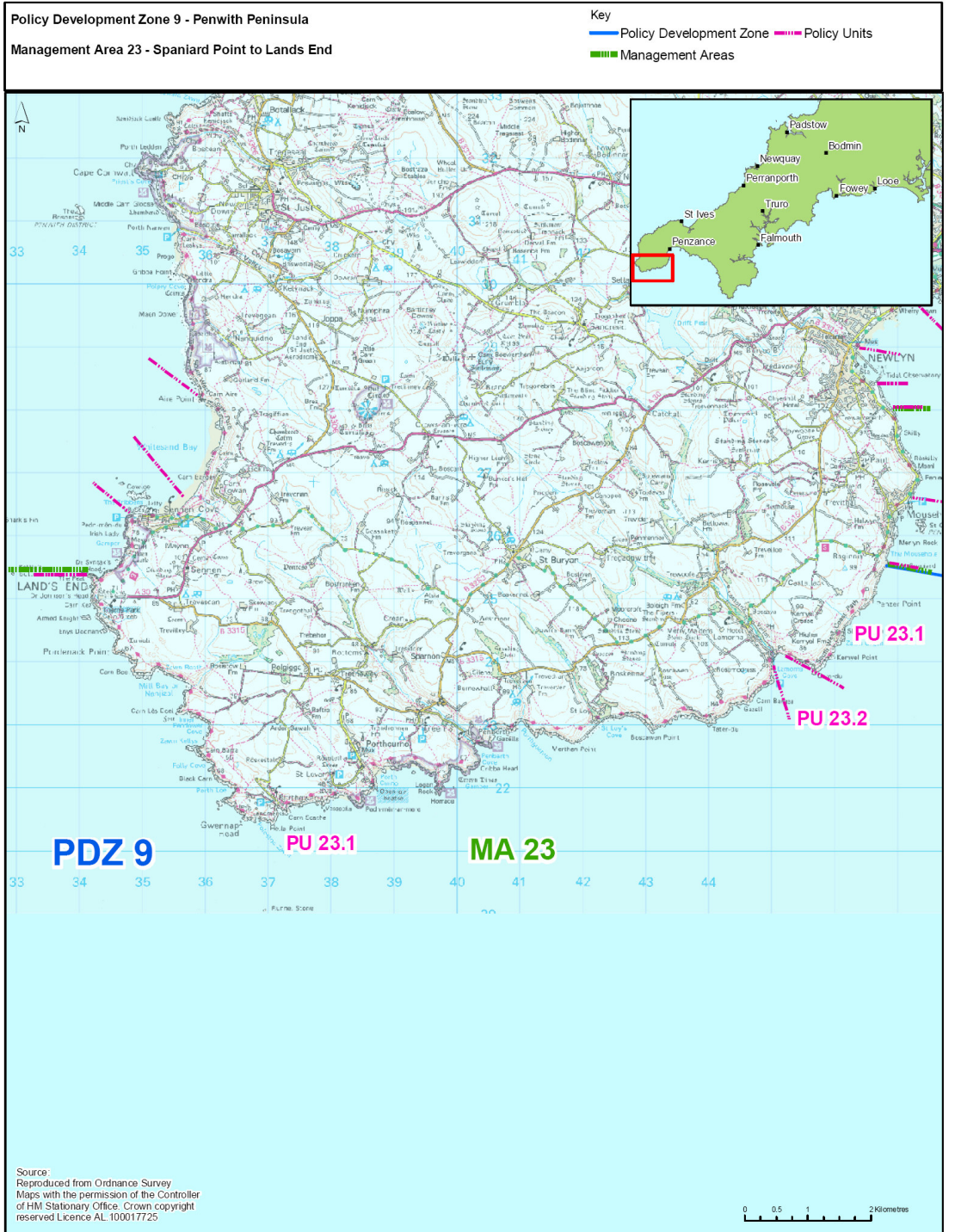


Location reference: Point Spaniard to Land's End
Management Area reference: MA23
Policy Development Zone: PDZ9



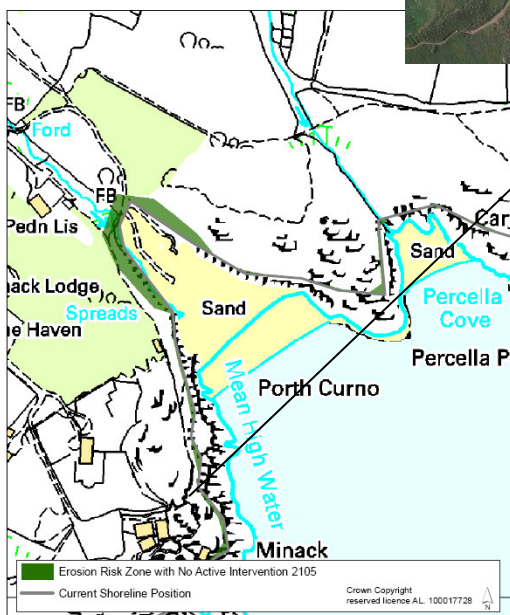
Cornwall & Isles of Scilly Shoreline Management Plan Review	
<p>CORNWALL COUNCIL</p>	<p>Cornwall and the Isles of Scilly Coastal Advisory Group www.cbicag.org</p>
<p>ROYAL HASKONING</p>	

DISCUSSION AND DETAILED POLICY DEVELOPMENT

Management Area 23 runs from Spaniard Point to Lands End, the southern part of the Penwith / Lands End Peninsula. The dominant nature of this coastline is hard resistant granite cliffs with discrete coves and beaches. The present form of the Penwith Peninsula coast has been entirely shaped by the natural coastal processes and the intention for all of the undefended areas of cliff, cove and beach would be to continue with a policy of non-intervention on an ongoing basis for the whole of this area. With very minimal erosion expected along the length of this coastline, no active intervention satisfies the objectives associated with the AONB and Heritage coast landscape designations. The NAI policy should not present a risk to the SW Coast Path due to the minimal erosion anticipated.

The more popular undefended beaches and coves which are a key part of the attraction to visitors are included within this NAI policy area, specifically Porthcurno, Penberth, Porth Chapel, Porthgwarra, and Nanjizal Bay. There are many heritage interests associated with these locations, most notably the Minack Theatre at Porthcurno (inset photo, below). The assessment of flood and erosion risks has identified very little risk at any point along the coast, with generally just some small scale landward adjustment of the beaches as at Porthcurno (inset map, left).

It is envisaged that the non-interventional policy approach continues to include the funding of a strategic coastal monitoring programme, in order to inform future SMP reviews and local strategies and studies.



At Lamorna Cove (inset photo, below), the small harbour structure provides a limited flood defence function to the small number of properties that are clustered close to the harbour and slipway. The assessment of flooding risk identifies little risk from the 0.5% still water flood level, the steeply rising topography dictates little risk from still water level, however, in such a wave dominated location, it is wave run-up that presents the risk. There is some limited erosion possible by 2105

and this would put at risk one property which is currently only around 20m from the mean high water position.

The harbour itself is a Grade II listed structure. The harbour structure is privately owned and currently in poor condition, there is currently no flood or coastal protection justification at Lamorna for committing expenditure to its maintenance. Maintaining the harbour will not prevent the limited erosion likely to occur and it only acts as a default flood defence structure. The private ownership of the harbour (and several of the adjacent properties by same landowner) means it is unlikely that public funding would be sought to repair and maintain the harbour in the short term.



Given that there is (indicated to be) only a limited risk to property at Lamorna, justification for continued holding the line in the long term through the use of public funds also appears unjustified. The intended plan at Lamorna Cove would therefore be to implement a no active intervention approach from epoch 1 onwards. The risk remains relatively low through the epochs. The NAI approach would not preclude the

maintenance and upkeep of the harbour structure through private funding as its presence has no detrimental effects upon sedimentary processes. The aim of Cornwall Council Historic Environment Service to maintain historic waterside structures at Lamorna Cove would need consideration within this NAI approach.

SUMMARY OF PREFERRED PLAN RECOMMENDATIONS AND JUSTIFICATION PLAN:

Location reference:	Point Spaniard to Land's End
Management Area reference:	MA23
Policy Development Zone:	PDZ9

PREFERRED POLICY TO IMPLEMENT PLAN:	
From present day (0-20 years)	NAI along undefended cliffs. NAI at Lamorna Cove.
Medium term (20-50 years)	NAI along undefended cliffs. NAI at Lamorna Cove.
Long term (50 -100 years)	NAI along undefended cliffs. NAI at Lamorna Cove.

SUMMARY OF SPECIFIC POLICIES

Policy Unit		SMP1 Policy 50 yrs	SMP2 Policy Plan			Comment
			2025	2055	2105	
23.1	Undefended Cliffs	Do nothing	NAI	NAI	NAI	Satisfies high level objectives and those relating to the Cornwall AONB, Heritage Coast. Meets high level objectives relating to environment and landscape.
23.2	Lamorna Cove	Hold the line	NAI	NAI	NAI	Privately owned & maintained harbour structure. Has limited impact on coastal processes. NAI does not preclude private upkeep of the structure but no technical or economical justification for public funding of maintenance.
Key: HTL - Hold the Line, A - Advance the Line, NAI – No Active Intervention MR – Managed Realignment						

ENVIRONMENTAL ASSESSMENT

Strategic Environmental Assessment (SEA):

The long-term policy plan of NAI across the undefended sections of the coastline for these management areas will provide the continuation of natural processes essential for such key features as the Tater-Du SSSI, Boscawen SSSI, Treen Cliff SSSI, Porthgwarra to Pordenack Point SSSI, Porthgwarra RSPB Nature Reserve and lowland heathland BAP habitat. Although this policy may impact upon residential and commercial properties and assets through continued erosion of the coastline which may result in the impacts to the following key historic sites and Listed Buildings: Cliff Castle on Carn Les Boel (SM); Treryn Dinas Fort (SM); St Levan's Well, Porth Chapel (SM); St Levan Chapel site (SM); Breakwater and Adjoining Slipway (LB); and The Crowns Engine Houses (LB). Monitoring should be undertaken.

Appropriate Assessment (AA):

HTL is proposed at Sennen Cove. This policy location is 25km from all the Sites with the exception of the Lands End to Cape Bank draft marine SAC. HTL policy location is adjacent to this Site, but the localised nature of the continued maintenance of the defence line would not directly or indirectly affect the marine SAC qualifying features.

IMPLICATION WITH RESPECT TO BUILT ENVIRONMENT

Economics Summary		by 2025	by 2055	by 2105	Total £k PV
Property	Potential NAI Damages (£k PV)	0.0	0.0	0.3	0.3
	Preferred Plan Damages (£k PV)	0.0	0.0	0.0	0.0
	Benefits of preferred plan (£k PV)	0.0	0.0	0.3	0.3
	Costs of Implementing plan (£k PV)	0	0	0	0
				Benefit/Cost ratio of preferred plan	N/A

Notes

No works required