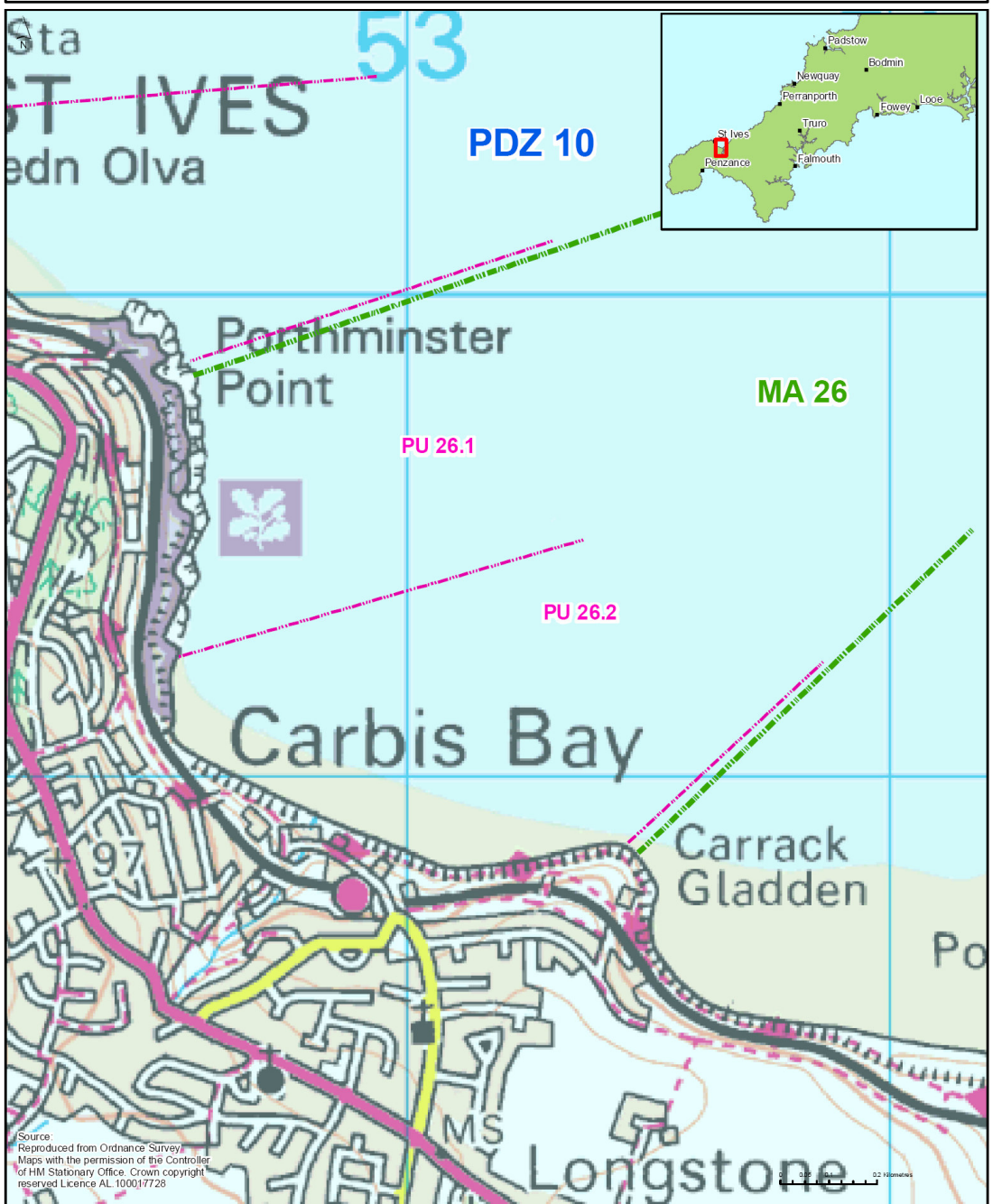


Location reference: Porthminster Point to Carrack Gladen
Management Area reference: MA26
Policy Development Zone: PDZ10

Policy Development Zone 10 - St Ives Bay
 Management Area 26 - Porthminster Point to Hayle Estuary

Key
 Policy Development Zone
 Management Areas
 Policy Units



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Cornwall & Isles of Scilly
Shoreline Management Plan Review

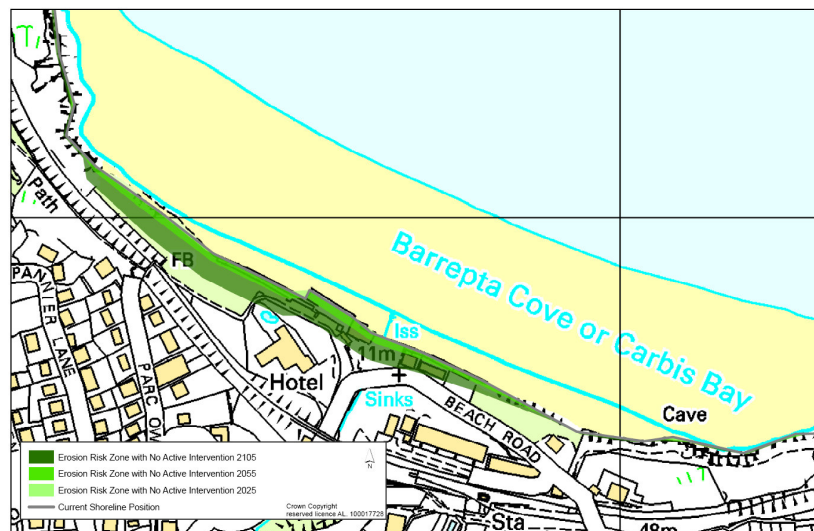
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Coastal Advisory Group
www.cscag.org
 ROYAL HASKONING

DISCUSSION AND DETAILED POLICY DEVELOPMENT

There are low erosion rates along the **undefended cliff** sections which give little reason for any concern over loss of, or damage to features. The preferred no active intervention policy will meet high level objectives of the SMP and will satisfy AONB and Heritage Coast requirements. No other policies are deemed suitable (or required) for the undefended cliff areas.

Carbis Bay is sheltered and generally subject to low wave and tidal energy except during severe storms from the northwest to northeast. Pressure on the frontage therefore is minimal, although some recession (up to 25m by 2105) would be expected under the NAI scenario (see inset map, below). Pressure on existing defences is not expected to be significantly increased but under a NAI approach, no assets are indicated at risk other than car parking and café and toilet blocks. Beach access using current routes appears continually viable under the NAI scenario.

Therefore the preferred and most cost effective management approach at Carbis Bay would be to adopt a no active intervention approach in the short, medium and longer term, which will reduce reliance on defences, provide a more naturally functioning shoreline but without significant risk to assets.



The coastal change is not considered of sufficient scale for the Local Development Framework to identify Carbis Bay as a Coastal Change Management Area. Land use planners should nonetheless take account of these erosion and wave action risks in their decisions, policies and Strategic Flood Risk Assessment. Any Town Strategy should consider these issues as well.

SUMMARY OF PREFERRED PLAN RECOMMENDATIONS AND JUSTIFICATION PLAN:

Location reference:	Porthminster Point to Carrick Gladen
Management Area reference:	MA26
Policy Development Zone:	PDZ10

PREFERRED POLICY TO IMPLEMENT PLAN:	
From present day (0-20 years)	NAI along undefended cliff sections. NAI along the Carbis Bay frontage. NAI along the Porth Kidney frontage.
Medium term (20-50 years)	NAI along undefended cliff sections. NAI along the Carbis Bay frontage. NAI along the Porth Kidney frontage.
Long term (50 -100 years)	NAI along undefended cliff sections. NAI along the Carbis Bay frontage. NAI along the Porth Kidney frontage.

SUMMARY OF SPECIFIC POLICIES

Policy Unit		SMP1 Policy	SMP2 Policy Plan			Comment
		50 yrs	2025	2055	2105	
26.1	Undefended cliffs	Do nothing	NAI	NAI	NAI	Low erosion rates along undefended cliff sections. NAI will meet high level objectives and satisfy AONB and Heritage Coast requirements.
26.2	Carbis Bay	Hold the existing defence line	NAI	NAI	NAI	Preferred and most cost effective management approach at Carbis Bay would be to adopt a no active intervention approach in the short, medium and longer term.
Key: HTL - Hold the Line, A - Advance the Line, NAI – No Active Intervention MR – Managed Realignment						

ENVIRONMENTAL ASSESSMENT

Strategic Environmental Assessment (SEA):

The management area between Porthminster Point and Hayle Estuary will overall implement a long-term policy of NAI across the undefended cliffs which will benefit the biodiversity and geological interests. Under this policy in particular for Carbis Bay, its unclear if local defences will be able to defend the settlement along the frontage or be reduced to enable a more naturally functioning shoreline but without significant risk to assets .

Habitat Regulations Assessment (HRA):

NAI is proposed throughout this Management Area therefore no impacts are anticipated.

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	157.5	64.6	222.1
	Preferred Plan Damages (£k PV)	0.0	157.5	64.6	222.1
	Benefits of preferred plan (£k PV)	0.0	0.0	0.0	0.0
	Costs of Implementing plan (£k PV)	0	0	0	0
				Benefit/Cost ratio of preferred plan	N/A

Notes

No works