

Location reference:	Seaton to Pencarrow Head
Management Area reference:	MA03
Policy Development Zone:	PDZ1



PREFERRED POLICY TO IMPLEMENT PLAN:	
From present day (0-20 years)	NAI for undefended cliffs and upper rivers, Millendreath and Talland; HTL at Plaidy, Looe, Hannafore and Polperro.
Medium term (20-50 years)	NAI for undefended cliffs and upper rivers, Plaidy, Millendreath and Talland; HTL at Looe and Polperro. MR at Hannafore. Allow possible consideration of ATL at Looe to allow different technical solutions to be assessed.
Long term (50 -100 years)	NAI for undefended cliffs and upper rivers, Plaidy, Millendreath, Hannafore and Talland; HTL at Looe and Polperro.

SUMMARY OF SPECIFIC POLICIES

Policy Unit	SMP1 Policy	SMP2 Policy Plan			Comment
		50 yrs	2025	2055	
3.1 Undefended cliffs and beaches	Do nothing	NAI	NAI	NAI	Meets objectives of Heritage Coast, AONB and SSSI designations.
3.2 Millendreath	Hold existing defences (do nothing along undefended sections)	NAI	NAI	NAI	NAI should not constrain regeneration of area but facilitate rollback of the frontage to accommodate coastal squeeze. Continue to monitor.
3.3 Plaidy	Hold existing defences (do nothing along undefended sections)	HTL	NAI	NAI	Possible study required in Epoch 1 regarding cliff stability.
3.4 East and West Looe	Hold existing defences	HTL	HTL	HTL	Undertake further study to identify potential solutions to alleviate increasing flood risk.
3.5 Upper Estuary (East and West Looe Rivers above Trenant Point)	Not previously considered	NAI	NAI	NAI	Not previously considered in SMP1. Meet objectives relating to natural processes. Limited infrastructure at risk from flooding.
3.6 Hannafore	Hold existing defences	HTL	MR	NAI	Manage erosion risks through gradual adaptation from holding defences to NAI. No significant risk to properties over SMP timeframe under NAI. Monitor recession rates with regard to road access.
3.7 Talland	Hold the line strategy to maintain built assets	NAI	NAI	NAI	No intervention necessary, erosion risks are low.
3.8 Polperro	Hold existing defences	HTL	HTL	HTL	Limited scope for any realignment. Erosion risks very low due to hard geology of frontage. Recent improvements to standard of flood protection due to installation of new tide gates.

Key: HTL - Hold the Line, A - Advance the Line, NAI – No Active Intervention
MR – Managed Realignment

PREDICTED IMPLICATIONS OF THE PREFERRED PLAN

Policy Unit		Theme				
		Property & Land Use	Nature Conservation	Landscape	Historic Environment	Amenity & Recreational Use
3.1	Undefended cliffs and beaches	No adverse impacts on property or land use.	Natural processes maintained under preferred plan, therefore no negative impacts.	Continued no active intervention approach would help to maintain landscape value.	There are no historic sites impacted by the very low rates of erosion anticipated for this frontage.	No negative impacts.
3.2	Millendreath	Possible erosion impacts on local infrastructure at the rear of Millendreath beach.	Impacts should generally be neutral.	Impacts should generally be neutral.	Possible loss of scheduled monument (lime kiln on Millendreath Beach) in long term.	Implications for beach access and slipway access.
3.3	Plaidy	Possible long term erosion impacts on Plaidy Lane.	Impacts should generally be neutral.	Impacts should generally be neutral.	No significant historic interests at risk.	Impacts should generally be neutral.
3.4	East and West Looe	A large number of properties (in excess of 250) continue to be partially defended against flooding.	Impacts should generally be neutral.	Historic landscape of East & West Looe quayside is maintained under the preferred plan.	Historic built environment of East & West Looe quayside is maintained under the preferred plan. Numerous listed buildings would be maintained.	Maintaining frontline defences at rear of beach will provide continued access. Holding position of defensive line may however induce coastal squeeze and loss of intertidal area.
3.5	Upper Estuary (East and West Looe Rivers above Trenant Point)	Valleys are generally steep-sided with little sea-level rise associated changes to the shoreline. No adverse impacts on property or land use.	No active intervention will maintain upper rivers in current naturalised state.	Continued no active intervention approach would help to maintain landscape value.	There are no historic sites impacted by the very low rates of erosion anticipated for this frontage.	Impacts should generally be neutral.
3.6	Hannafore	Some erosion impacts may affect property boundaries in the long term. Some impacts on Marine drive possible in the medium to long term.	Eventual reduction of reliance on defences in the medium to long term would inevitably increase the habitat value of this frontage.	Landscape value would be improved in long term.	No historic interests are present along this frontage.	Loss of current route of coast path could occur in medium term.
3.7	Talland	No significant risks to property or	Natural processes maintained under	No active intervention approach would help	A scheduled Lime Kiln exists close to the	Possible disruption to beach access points

Policy Unit		Theme				
		Property & Land Use	Nature Conservation	Landscape	Historic Environment	Amenity & Recreational Use
		infrastructure.	preferred plan, therefore no negative impacts.	to maintain landscape quality and value.	shoreline but should remain unaffected by erosion, even in longer term.	and coast path but should be easily mitigated.
3.8	Polperro	Preferred plan will help to maintain community and manage risks from erosion and flooding. No loss of property would be anticipated.	Impacts should generally be neutral.	The existing AONB and Heritage Coast designations would not be compromised under the preferred plan.	Protection of many listed buildings and the wider Polperro Conservation Area, including the Harbour, would be achieved under the preferred plan.	Recreational and amenity opportunities resulting from the presence of the Harbour and quaysides would be maintained under the preferred plan.