

Location reference:	Downderry and Seaton
Management Area reference:	MA02
Policy Development Zone:	PDZ1



PREFERRED POLICY TO IMPLEMENT PLAN:	
From present day (0-20 years)	NAI at Downderry East; HTL at Downderry West; MR at Seaton.
Medium term (20-50 years)	NAI at Downderry East; MR at Downderry West; NAI at Seaton.
Long term (50 -100 years)	NAI at Downderry East; MR at Downderry West; NAI at Seaton.

SUMMARY OF SPECIFIC POLICIES

Policy Unit		SMP1 Policy	SMP2 Policy Plan			Comment
		50 yrs	2025	2055	2105	
2.1	Downderry East	Short term do nothing (study and monitor) along east Downderry	NAI	NAI	NAI	Commitment from Cornwall Council to ongoing monitoring of the 'Action Line', to provide an ongoing re-assurance to the community. Most recent monitoring indicates maximum erosion of around 300mm over 5 years. Private defences have slowed down natural rates of erosion
2.2	Downderry West & Seaton	Hold currently defended frontages	HTL	MR	MR	Initially hold defences during epoch 1, continuing SMP1 policy. Longer term objective is to allow coast to adjust in medium to longer term through managed realignment. This is a coastal change area and would require support through the land use planning system to manage the relocation of development away from the risk zone over time.
2.3	Seaton Beach	Hold currently defended frontages	MR	NAI	NAI	The preferred plan requires commitment to early realignment of the road and promotes robust resilience to flooding. Any realignment undertaken should not reduce the capacity of the river to discharge. Return to naturally functioning frontage is long term goal.
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
2.1	Downderry East	Erosion impacts on gardens and boundaries of 25-30 properties.	No significant implications. Natural erosion allowed to continue which is positive benefit.	Policy would maintain landscape in current form. Beneficial implication for beach landscape as natural erosion will replenish beach with new sediment	Possible erosion impacts on Downderry Coastguard Station in longer term.	Positive benefit for beach through continued sediment source. Possible adverse impacts on route of coast path.
2.2	Downderry West & Seaton	Possible erosion impacts (including total loss) for around 60 properties along entire shoreline frontage. Possible loss of current route of main through road (Brenton Rd) in long term. Relocation of property from the risk zone will create a more sustainable coastal settlement in the long term.	Sediment source re-established in longer term (epochs 2 – 3) which is positive for intertidal habitat.	Plan would be beneficial for beach landscape in longer term with return to natural shoreline (absence of hard defences) and erosion will replenish beach with new sediment	No significant historic interest on this frontage.	Positive benefit for beach through renewed sediment source beyond epoch one. Possible adverse impacts on route of coast path.
2.3	Seaton Beach	Possible long term erosion impacts for around 4 or 5 properties on both east and west side of Seaton River. Possible loss of current route of main through road beyond epoch 1.	Sediment source re-established in longer term (epochs 2 – 3) which is positive for intertidal habitat.	Plan would be beneficial for beach landscape in longer term with return to natural shoreline (absence of hard defences) and erosion will replenish beach with new sediment	Possible loss of scheduled monument (lime kiln on Seaton Beach) in medium term.	Positive benefit for beach through renewed sediment source beyond epoch one. Possible adverse impacts on route of coast path.