

MA	PDZ	PU	Policy Plan	Unit	Key Features Identified in SEA Scoping Baseline	Key Issues Identified in SEA Scoping Report	Benefits / Why is issue important	Scale	Issue Type / Theme	SEA Receptor	Objectives	Policy Impact Assessment (Long-term 2105)
MA 33	PDZ 13	PU 33.3	MR, MR, NAI	7A-3-17	Access Road	Potential loss due to erosion and damage from flooding, currently protected by sand dunes	Access to properties and beach	Local	I	Social, Recreation and Economy	To support the adaptation of transport links between communities.	Policy (MR/NAI): The policy will address the risk to the road in epochs 1 and 2, maintaining access into the non-intervention resilience in epoch 3, including realignment. Therefore no impact .
MA 33	PDZ 13	PU 33.3	MR, MR, NAI	7A-3-17	Mawgan Porth Holiday Park	Potential loss of business through flooding and erosion	Tourism	Local	C	Recreation and Economy	To support adaptation of infrastructure that facilitates tourism and recreation.	Policy (MR/NAI): The policy will continue to protect the interest feature, and enable adaptation and resilience to flood risk. Therefore minor positive impact .
MA 34	PDZ 13	PU 33.3	MR, MR, NAI	7B-1-4	South West Coast Path	Loss of access/recreation	Major tourist and recreation attraction to area	National	R, C	Social, Recreation and Economy	To maintain the continuity of the SW coast path.	Policy (MR/NAI): The policy MR in epochs 1 and 2 will ensure adaptation and realignment of the CP, thus maintaining the feature and its value. Therefore moderate positive impact .
MA 33	PDZ 13	PU 33.3 PU 33.4	MR, MR, NAI NAI, NAI, NAI	7A-3-17	Mawgan Porth Beach	Potential deterioration	Popular for surfing	Local	R	Recreation	To retain tourism and recreation opportunities.	Policy (MR/NAI): The policy of NAI for most of the beach and MR in epochs 1 and 2 will allow or manage the beach response to sea level rise and ensure no deterioration in the extent of recreational amenity and resource. Therefore minor positive impact .
	PDZ 13			Porthcothan								
MA 33	PDZ 13	PU 33.5 PU 33.6	NAI, NAI, NAI NAI/HTL, NAI/HTL, NAI/HTL	7A-3-19	Porthcothan Beach	Potential deterioration	Popular for swimming	Local	R	Recreation	To retain tourism and recreation opportunities.	Policy (NAI/HTL): The policy of NAI for the majority of the frontage with the exception of a short section of the road behind the dunes, will enable the beach to respond naturally to sea level rise, with no deterioration in the extent of recreational amenity and resource. Therefore minor positive impact .
MA 33	PDZ 13	PU 33.5 PU 33.6	NAI, NAI, NAI NAI/HTL, NAI/HTL, NAI/HTL	7A-3-19	Commercial / residential properties	Potential loss due to erosion	Damage to property, employment, recreation and tourism	Local	C	Social and Economic	To manage risks to life and property and support community adaptation.	Policy (NAI/HTL): The policy will not affect the majority of commercial and residential properties, though potential erosion risk could arise to up to 4 beach properties in epoch 3. Therefore minor negative impact .
MA 33	PDZ 13	PU 33.6	NAI/HTL, NAI/HTL, NAI/HTL	7A-3-19	Access Road	Potential loss due to erosion	Access to properties and beach	Local	I	Social, Recreation and Economy	To support the adaptation of transport links between communities.	Policy (NAI/HTL): The policy will continue to protect the road in the long-term. Therefore minor positive impact .
MA 34	PDZ 13	PU 33.6	NAI/HTL, NAI/HTL, NAI/HTL	7B-1-4	South West Coast Path	Loss of access/recreation	Major tourist and recreation attraction to area	National	R, C	Social, Recreation and Economy	To maintain the continuity of the SW coast path.	Policy (NAI/HTL): The policy of HTL for the road will maintain access along the CP at Porthcothan, whilst NAI elsewhere could result in erosion there is sufficient width for movement of the CP in line with this. Therefore moderate positive impact .

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	PDZ 13			Treyarnon and Constantine Bays								
MA 33	PDZ 13	PU 33.7	NAI, NAI, NAI	7A-3-21	Treyarnon Bay Camping and Caravan Site	Potential loss of business through erosion	Tourism	Local	C	Recreation and Economy	To support adaptation of infrastructure that facilitates tourism and recreation.	Policy (NAI): The policy is not expected to result in the loss of areas of the camping site from erosion, though this does not take into account any current or future flood risk. Therefore no impact .
MA 33	PDZ 13	PU 33.7 PU 33.8	NAI, NAI, NAI NAI, NAI, NAI	7A-3-21	Treyarnon and Constantine Beaches	Potential deterioration	Popular for surfing	Local	R	Recreation	To retain tourism and recreation opportunities.	Policy (NAI): The policy will enable the beach to respond to sea level rise and ensure no deterioration in the extent of recreational amenity and resource. Therefore no impact .
MA 33	PDZ 13	PU 33.7 PU 33.8	NAI, NAI, NAI NAI, NAI, NAI	7A-3-21	Commercial / residential properties	Potential loss due to erosion should defences fail, erosion of sand dunes would affect properties behind	Homes for people	Local	HA	Social	To manage risks to life and property and support community adaptation.	Policy (NAI): The policy will not result in the loss of commercial property though could result in the potential loss of a residential property in the long-term though private defences may be appropriately included. Therefore no impact .
MA 33	PDZ 13	PU 33.8	NAI, NAI, NAI	7A-3-21	Golf Course	Potential damage due to erosion	Recreation value / tourism	Local	R	Recreation	To retain tourism and recreation opportunities.	Policy (NAI): The policy is not expected to result in the loss of areas of the golf course from erosion. Therefore no impact .
	PDZ 13			Constantine to Trevoze Head								
MA 33	PDZ 13	PU 33.1	NAI, NAI, NAI	7A-3-22	Residential properties	Potential loss due to erosion	Homes for people	Local	HA	Social	To manage risks to life and property and support community adaptation.	Policy (NAI): The policy is not expected to result in the loss of residential properties as a result of erosion. Therefore no impact .
MA 33	PDZ 13	PU 33.1	NAI, NAI, NAI	7A-3-22	Trevoze Head Lighthouse	Potential deterioration or damage, loss of access	Provides essential lifesaving service	Local	I	Social	To maintain functioning and well placed critical infrastructure.	Policy (NAI): The policy is not expected to result in the loss of the lighthouse as a result of erosion. Therefore no impact .
	PDZ 13			Trevoze Head to Pentire Point								
	PDZ 13			Trevoze Head to Harlyn								
MA 34	PDZ 13	PU 34.1	NAI, NAI, NAI	7B-1-1	Lifeboat station	Potential deterioration or damage, loss of access	Provides essential lifesaving service	Local	I	Social	To maintain functioning and well placed critical infrastructure.	Policy (NAI): Erosion as a result of the SMP policy is not expected to affect the function of the Lifeboat Station. Therefore no impact .

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MA 34	PDZ 13	PU 34.1	NAI, NAI, NAI	7B-1-1	Residential properties	Potential loss due to erosion	Homes for people	Local	HA	Social	To manage risks to life and property and support community adaptation.	Policy (NAI): Erosion as a result of the SMP policy is not expected to affect residential properties. Therefore no impact .
MA 34	PDZ 13	PU 34.1	NAI, NAI, NAI	7B-1-1	Mother Iveys Bay Beach	Potential deterioration	Recreational value / tourism	Local	R	Recreation	To retain tourism and recreation opportunities.	Policy (NAI): The policy will enable the beach to respond to sea level rise and ensure no deterioration in the extent of recreational amenity and resource. Therefore no impact .
MA 34	PDZ 13	PU 34.1	NAI, NAI, NAI	7B-1-1	Mother Iveys Bay Caravan Park	Potential loss of business through erosion	Tourism	Local	C	Recreation and Economy	To support adaptation of infrastructure that facilitates tourism and recreation.	Policy (NAI): Erosion as a result of the SMP policy is not expected to affect the caravan park. Therefore no impact .
	PDZ 13			Harlyn								
MA 34	PDZ 13	PU 34.2	HTL, MR, MR	7B-1-2	Commercial / residential properties	Potential loss due to erosion of dunes	Damage to property, employment, recreation and tourism	Local	C	Social and Economic	To manage risks to life and property and support community adaptation.	Policy (MR): The policy is expected to protect properties until the third epoch, at which point during this epoch a number of residential and possibly commercial properties may be affected by loss of land, though rarely loss of property. Therefore minor negative impact .
MA 34	PDZ 13	PU 34.2	HTL, MR, MR	7B-1-2	Harlyn Beach	Potential deterioration	Recreational value / tourism, popular for surfing	Local	R	Recreation	To retain tourism and recreation opportunities.	Policy (MR): The medium to long-term policy of MR will enable the beach to respond to sea level rise and ensure no deterioration in the extent of recreational amenity and resource. Therefore no impact .
MA 34	PDZ 13	PU 34.2	HTL, MR, MR	7B-1-2	Electricity transformer station	Potential loss due to erosion	Provides essential infrastructure	Local	I	Social	To maintain functioning and well placed critical infrastructure.	Policy (MR): The policy will provide the appropriate timescale for planning to relocate the transformer station. Therefore no impact .
MA 34	PDZ 13	PU 34.2	HTL, MR, MR	7B-1-2	Surf lifesaving club	Long term erosion could lead to loss of building	Provides essential lifesaving service	Local	I	Social	To maintain functioning and well placed critical infrastructure.	Policy (MR): The policy will provide the appropriate timescale for planning to relocate the lifesaving club building nearby. Therefore no impact .
MA 34	PDZ 13	PU 34.2	HTL, MR, MR	7B-1-4	South West Coast Path	Loss of access/recreation	Major tourist and recreation attraction to area	National	R, C	Social, Recreation and Economy	To maintain the continuity of the SW coast path.	Policy (MR): The long-term policy of MR will maintain access along the CP at Harlyn. Therefore moderate positive impact .

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	PDZ 13			Trevone								
MA 34	PDZ 13	PU 34.3	NAI, NAI, NAI	7B-1-4	Residential properties	Potential loss due to erosion should defences fail	Homes for people	Local	HA	Social	To manage risks to life and property and support community adaptation.	Policy (NAI): The policy of NAI is anticipated to result in the loss of a small number of residential properties. Therefore minor negative impact .
MA 34	PDZ 13	PU 34.3	NAI, NAI, NAI	7B-1-4	Main roads and access roads	Potential loss due to erosion should defences fail	Access to properties and beach	Local	I	Social, Recreation and Economy	To support the adaptation of transport links between communities.	Policy (NAI): The policy of NAI is anticipated to result in the loss of access to residential properties a number of residential properties. Therefore minor negative impact .
MA 34	PDZ 13	PU 34.4	MR, MR, NAI	7B-1-4	Trevone Beach	Potential deterioration	Recreational value / tourism	Local	R	Recreation	To retain tourism and recreation opportunities.	Policy (MR/NAI): The short to medium-term policy of MR and the full long term policy of NAI for most of the beach will enable the beach to respond to sea level rise and ensure no deterioration in the extent of recreational amenity and resource. Therefore no impact .
MA 34	PDZ 13	PU 34.4	MR, MR, NAI	7B-1-4	South West Coast Path	Loss of access/recreation	Major tourist and recreation attraction to area	National	R, C	Social, Recreation and Economy		

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MA 35	PDZ 14	PU 35.2	HTL, HTL ,HTL	7B-1-6	Sailing Club / Watersports centre	Potential loss or damage due to flood and erosion risk	Beneficial for recreational boating. Padstow is a centre for water based recreation including windsurfing, canoeing and sailing	Local	R	Recreation and Economy	To provide access and support adaptation that facilitates recreational and amenity use.	Policy (HTL): The policy will continue to protect the interest feature. Therefore minor positive impact .
MA 35	PDZ 14	PU 35.2	HTL, HTL ,HTL	7B-1-6	Lifeboat Station	Potential deterioration or damage, loss of access	Provides essential lifesaving service	Local	I	Social	To maintain functioning and well placed critical infrastructure.	Policy (HTL): The policy will continue to protect the interest feature. Therefore minor positive impact .
MA 35	PDZ 14	PU 35.2 PU 35.3	HTL, HTL ,HTL HTL, NAI, NAI	7B-1-6	Commercial / residential properties	Potential loss due to erosion and damage due to flooding. Properties protected from flooding by EA flood defence. Poor culvert in scheme, risk of backing up behind harbour exacerbating flood risk.	Damage to property, employment, recreation and tourism	Regional	HA & C	Social and Economy	To manage risks to life and property and support community adaptation.	Policy (HTL): The policy will continue to protect commercial / residential properties. Where NAI is implemented in PU 35.3 there is no anticipated loss of residential or commercial property along this stretch due to the geology. Therefore moderate positive impact .
	PDZ 14			Dinas to Porthilly Cove								
MA 35	PDZ 14	PU 35.4	NAI, NAI, NAI	7B-1-7	Residential property (near old railway bridge on Camel trail)	Potential loss due to erosion	Homes for people	Local	HA	Social	To manage risks to life and property and support community adaptation.	Policy (NAI): Erosion as a result of the SMP policy is not expected to result in the loss of residential property, however, flood risk could increase, but can be avoided through adaptation of private residents. Therefore no impact .
MA 35	PDZ 14	PU 35.4	NAI, NAI, NAI	7B-1-7	Sewage works	Potential loss due to erosion	Provides essential infrastructure	Local	I	Infrastructure	To enable appropriate sewerage provision to be provided.	Policy (NAI): Erosion as a result of the SMP policy is not expected to affect the STW, however, long-term future flood risk due to sea level rise could result in a potential disturbance to operations on extreme tides. Therefore minor negative impact .
MA 35	PDZ 14	PU 35.4	NAI, NAI, NAI	7B-1-7	Camel Trail footpath / cycleway	Potential loss due to erosion	Used for recreation, walking / cycling	Regional	R & C	Recreation and Economy	To retain tourism and recreation opportunities.	Policy (NAI): Erosion as a result of the SMP policy is not expected to affect the Camel Trail, however, long-term future flood risk due to sea level rise could result in a obstruction to users on extreme tides. Therefore minor negative impact .

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MA 35	PDZ 14	PU 35.5	HTL, HTL, HTL	7B-1-7	Residential and commercial properties at Wadebridge including town centre and community assets	Potential damage due to flooding, currently protected by EA flood defence scheme. Scheme protection possibly not at required standard. Long lengths of dences require costly maintenance. Risk of rapid inundation flooding.	Homes for people, infrastructure	Local	HA, I & C	Social and Economy	To manage risks to life and property and support community adaptation.	Policy (HTL): The policy will continue to protect the interest feature. Therefore minor positive impact .
MA 35	PDZ 14	PU 35.5	HTL, HTL, HTL	7B-1-7	Wadebridge STW	Potential damage to essential infrastructure due to flooding	Essential Infrastructure	Local	I	Infrastructure	To enable appropriate sewerage provision to be provided.	Policy (HTL): The policy will continue to protect the interest feature. Therefore minor positive impact .
MA 35	PDZ 14	PU 35.10	NAI, NAI, NAI	7B-1-7	Porthilly Caravan and camping site	Potential loss of business through erosion and flood risk	Tourism	Local	C	Recreation and Economy	To support adaptation of infrastructure that facilitates tourism and recreation.	Policy (NAI): Erosion as a result of the policy is not expected to affect the caravan park, and due to topography there is no anticipated tidal flood risk. Therefore no impact .
	PDZ 14			Rock and Porthilly Cove								
MA 35	PDZ 14	PU 35.11	HTL, MR, MR	7B-1-8	Rock and Porthilly Cove Beach	Potential deterioration	Recreational value / tourism	Local	R	Recreation	To retain tourism and recreation opportunities.	Policy (MR): The medium to long-term policy of MR will enable the beach to respond to sea level rise and ensure no deterioration in the extent of recreational amenity and resource. Therefore no impact .
MA 35	PDZ 14	PU 35.11	HTL, MR, MR	7B-1-8	Commercial / residential properties in Rock	Potential loss due to erosion and flooding	Damage to property, employment, recreation and tourism	Local	HA & C	Social and Economy	To manage risks to life and property and support community adaptation.	Policy (MR): The medium to long-term policy of MR could result in relocation of a number of commercial activities and residential properties. Therefore minor negative impact .
MA 35	PDZ 14	PU 35.11	HTL, MR, MR	7B-1-8	Boat storage and launching facilities at Rock including RNLI station	Potential loss due to erosion	Centre for water based recreation including windsurfing, canoeing sailing and waterskiing	Local	R	Recreation	To maintain functioning and well placed critical infrastructure. To provide access and support adaptation that facilitates recreational and amenity use.	Policy (MR): The medium to long-term policy of MR could result in relocation or loss of boat storage area and yacht and boat club facilities. It is likely that the lifeboat station will not be affected, or realignment would incorporate the station. Therefore minor negative impact .

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MA 35	PDZ 14	PU 35.11	HTL, MR, MR	7B-1-8	Passenger Ferry	Maintainence of infrastructure required to keep operational	Benefical for tourism and recreation at Padstow and Rock	Local	R	Social, Recreation and Economy	Maintain access across estuary	Policy (MR): The policy will maintain the presence and activity of the passenger ferry. Therefore minor positive impact .
	PDZ 14			Daymer Bay								
MA 35	PDZ 14	PU 35.12	NAI, NAI, NAI	7B-1-10	Golf course	Potential damage due to erosion	Recreation value / tourism	Local	R	Recreation	To retain tourism and recreation opportunities.	Policy (NAI): Erosion as a result of the policy is not expected to affect the golf course, and due to topography there is no anticipated tidal flood risk. Therefore no impact .
MA 35	PDZ 14	PU 35.12	NAI, NAI, NAI	7B-1-10	Access Road	Potential loss due to erosion should defences fail	Access to properties and beach	Local	I	Social, Recreation and Economy	To support the adaptation of transport links between communities.	Policy (NAI): Erosion as a result of the policy is not expected to affect access roads. Therefore no impact .
MA 35	PDZ 14	PU 35.12	NAI, NAI, NAI	7B-1-10	Commercial / residential properties	Potential loss due to erosion	Damage to property, employment, recreation and tourism	Local	C	Social and Economy	To manage risks to life and property and support community adaptation.	Policy (NAI): Erosion as a result of the policy is not expected to affect commercial or residential properties, and due to topography there is no anticipated tidal flood risk. Therefore no impact .
MA 35	PDZ 14	PU 35.12	NAI, NAI, NAI	7B-1-10	Church	Potential loss due to erosion	Damage to property and graves	Local	I	Social	To prevent disturbance or deterioration to the structure and it's setting.	Policy (NAI): Erosion as a result of the policy is not expected to affect the church or its grounds, and due to topography there is no anticipated tidal flood risk. Therefore no impact .
MA 35 MA 36	PDZ 14	PU 35.12 PU 36.1	NAI, NAI, NAI	7B-1-10	Daymer Bay and Cassock Beach, Greenaways beach	Potential deterioration	Recreational value / tourism	Local	R	Recreation	To retain tourism and recreation opportunities.	Policy (NAI): The policy will enable the beaches to respond to sea level rise and ensure no deterioration in the extent of recreational amenity and resource. Therefore no impact .
	PDZ 14			Polzeath								
MA 36	PDZ 14	PU 36.2	HTL, MR, MR	7B-1-12	Access Road	Potential loss due to erosion should defences fail and damage from flooding: wave action and surges. Defences can be overtopped.	Access to properties and beach	Local	I	Social, Recreation and Economy	To support the adaptation of transport links between communities.	Policy (MR): The policy will continue to protect the interest feature providing appropriate planning to enable the road to be realigned as necessary. Access will remain unaffected. Therefore minor positive impact .
MA 36	PDZ 14	PU 36.2	HTL, MR, MR	7B-1-12	Polzeath Beach	Potential deterioration	Popular for surfing	Local	R	Recreation	To retain tourism and recreation opportunities.	Policy (MR): The medium to long-term policy of MR will enable the beach to respond to sea level rise and ensure no deterioration in the extent of recreational amenity and resource. Therefore no impact .

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MA 36	PDZ 14	PU 36.2	HTL, MR, MR	7B-1-12	Commercial / residential properties	Potential loss due to erosion should defences fail and flood risk from wave action and surges - defences can be overtopped. High risk to life.	Damage to property, employment, recreation and tourism	Local	C	Social and Economic	To manage risks to life and property and support community adaptation.	Policy (MR): The medium to long-term policy of MR could result in relocation and/or loss of a number of commercial activities and residential properties. Therefore minor negative impact .
MA 36	PDZ 14	PU 36.2	HTL, MR, MR	7B-1-12	Campsite: Tristram Camping & Caravan Park and Valley Caravan Park	Potential loss of business through erosion / flooding	Tourism	Local	C	Recreation and Economy	To support adaptation of infrastructure that facilitates tourism and recreation.	Policy (MR): The policy is not expected to result in any encroachment on caravan and camping sites. Therefore no impact .
MA 36	PDZ 14	PU 36.2	HTL, MR, MR	7B-1-12	Surf Lifesaving Club and lifeguard facilities	Long term erosion could lead to loss of building and damage through flood risk and wave action	Provides essential lifesaving service	Local	I	Social	To maintain functioning and well placed critical infrastructure.	Policy (MR): The policy will provide the appropriate timescale for planning to relocate the lifesaving club and lifeguard facilities. Therefore no impact .
	PDZ15			Pentire Point to Widemouth Bay								
	PDZ15			Port Quinn								
MA 37	PDZ15	PU 37.2	MR, MR, NAI	7B-2-2	Residential properties	Potential loss due to erosion should defences fail	Homes for people	Local	HA	Social	To manage risks to life and property and support community adaptation.	Policy (MR/NAI): The policy for the frontage at this location is for realignment moving to NAI which could result in relocation and/or loss of a small number of residential properties in the long term. Therefore minor negative impact .
MA 37	PDZ15	PU 37.2	MR, MR, NAI	7B-2-2	National Trust owned holiday cottages	Potential loss due to erosion should defences fail	Damage to property, employment, recreation and tourism	Local	C	Social and Economy	To support adaptation of infrastructure that facilitates tourism and recreation.	Policy (MR/NAI): The policy for the frontage at this location is for realignment moving to NAI which could result in relocation and/or loss of a small number of the National Trust properties in the long-term. Therefore minor negative impact .
MA 37	PDZ15	PU 37.2	MR, MR, NAI	7B-2-2	Port Quinn Harbour	Possible deterioration of structures without maintenance / damage due to erosion	Popular tourist location, jet skiing popular	Local	R & C	Recreation and Economy	To support the adaptation and resilience of commercial operations.	Policy (MR/NAI): The policy for the frontage at this location is for realignment moving to NAI which in the long-term could result in deterioration of the structures. Therefore minor negative impact .
MA 37	PDZ15	PU 37.2	MR, MR, NAI	7B-2-2	Access Road	Potential loss due to erosion should defences fail	Access to properties	Local	I	Social, Recreation and Economy	To support the adaptation of transport links between communities.	Policy (MR/NAI): The policy will continue to protect the interest feature providing appropriate planning to enable the road to be realigned as necessary. Access will remain unaffected. Therefore no impact .

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	PDZ15			Port Isaac and Port Gaverne								
MA 37	PDZ15	PU 37.3	HTL, HTL, HTL	7B-2-4	Port Isaac Harbour	Possible deterioration of structures without maintenance / damage due to erosion	Moorings for fishing vessels and visiting yachts. Deterioration of walls may threaten integrity of properties	Local	R & C	Recreation and Economy	To support the adaptation and resilience of commercial operations.	Policy (HTL): The policy will support the adaptation and resilience of commercial operations and the Harbour will remain protected from erosion. Therefore minor positive impact .
MA 37	PDZ15	PU 37.3	HTL, HTL, HTL	7B-2-4	Port Isaac and Port Gaverne Beaches	loss of access / recreation	Popular tourist and recreational amenity	Local	R	Recreation	To retain tourism and recreation opportunities.	Policy (HTL): The policy will could potentially inhibit beach development resulting in coastal squeeze and a loss in beach extent in the long-term during particular states of the tide. Therefore minor negative impact .
MA 37	PDZ15	PU 37.3	HTL, HTL, HTL	7B-2-4	Residential properties	Potential loss due to erosion should defences fail and flood risk through wave action	Homes for people	Local	HA	Social	To manage risks to life and property and support community adaptation.	Policy (HTL): The policy for the frontage is expected to ensure no residential properties are lost as a result of erosion. Therefore minor positive impact .
MA 37	PDZ15	PU 37.3	HTL, HTL, HTL	7B-2-4	Access Roads	Potential loss due to erosion	Access to properties and beaches	Local	I	Social, Recreation and Economy	To support the adaptation of transport links between communities.	Policy (HTL): The policy will continue to support the protection of the access road from erosion. Therefore minor positive impact .
MA 37	PDZ15	PU 37.3	HTL, HTL, HTL	7B-2-4	Commercial properties	Potential loss due to erosion should defences fail and flood risk through wave action	Damage to property, employment, recreation and tourism	Local	C	Social and Economy	To manage risks to life and property and support community adaptation.	Policy (HTL): The policy for the frontage is expected to ensure no commercial properties are lost as a result of erosion. Therefore minor positive impact .
MA 37	PDZ15	PU 37.3	HTL, HTL, HTL	7B-2-4	Lifeboat Station	Potential loss of operational capability: Flood risk due to wave action	Provides essential lifesaving service	Local	I	Social	To maintain functioning and well placed critical infrastructure.	Policy (HTL): The policy will continue to support the protection of the life boat station. Therefore minor positive impact .
MA 37	PDZ15	PU 37.4	MR, MR, NAI	7B-2-4	Residential properties	Potential loss due to erosion and flood risk through wave action	Homes for people	Local	HA	Social	To manage risks to life and property and support community adaptation.	Policy (MR/NAI): The policy for the frontage at this location is for realignment moving to NAI which could result in relocation and/or loss of a small number of residential properties in the long term. Therefore minor negative impact .
MA 37	PDZ15	PU 37.4	MR, MR, NAI	7B-2-4	Access Roads	Potential loss due to erosion	Access to properties and beaches	Local	I	Social, Recreation and Economy	To support the adaptation of transport links between communities.	Policy (MR/NAI): The policy will continue to protect the interest feature providing appropriate planning to enable the road to be realigned as necessary. Access will remain unaffected. Therefore minor positive impact .

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MA 37	PDZ15	PU 37.4	MR, MR, NAI	7B-2-4	Commercial properties	Potential loss due to erosion and flood risk through wave action	Damage to property, employment, recreation and tourism	Local	C	Social and Economy	To manage risks to life and property and support community adaptation.	Policy (MR/NAI): The policy for the frontage at this location is for realignment moving to NAI which could result in relocation and/or loss of a small number of commercial properties in the long term. Therefore minor negative impact .
MA 37	PDZ15	PU 37.4	MR, MR, NAI	7B-2-4	Brooklands Farm Campsite	Potential loss of business through erosion and flood risk	Tourism	Local	C	Recreation and Economy	To support adaptation of infrastructure that facilitates tourism and recreation.	Policy (MR/NAI): The policy is not expected to affect the Brooklands Farm Campsite in terms of loss due to erosion, though existing flood risk would remain. Therefore no impact .
	PDZ15			Port Gaverne to Tintagel								
MA 37	PDZ15	PU 37.1	NAI, NAI, NAI	7B-2-5	Access Road	Potential loss due to erosion	Access to properties	Local	I	Social, Recreation and Economy	To support the adaptation of transport links between communities.	Policy (NAI): Erosion as a result of the policy is not expected to affect access roads. Therefore no impact .
MA 37	PDZ15	PU 37.1	NAI, NAI, NAI	7B-2-5	Trebarwith Strand Beach	Potential deterioration	Popular for surfing	Local	R	Recreation	To retain tourism and recreation opportunities.	Policy (NAI): The policy will enable the beach to respond to sea level rise and ensure no deterioration in the extent of recreational amenity and resource. Therefore no impact .
MA 37	PDZ15	PU 37.1	NAI, NAI, NAI	7B-2-5	Commercial properties	Flood and erosion risk	Damage to property, employment, recreation and tourism	Local	C	Social and Economy	To manage risks to life and property and support community adaptation.	Policy (NAI): Erosion as a result of the policy is not expected to affect commercial properties. Therefore no impact .
MA 37	PDZ15	PU 37.1	NAI, NAI, NAI	7B-2-5	Lifeguard Station (Trebarwith Strand)	Flood and erosion risk	Provides essential lifesaving service	Local	I	Social	To maintain functioning and well placed critical infrastructure.	Policy (NAI): Erosion as a result of the policy is not expected to affect the lifeguard station. Therefore no impact .
MA 37	PDZ15			Tintagel to Boscastle								
MA 37	PDZ15	PU 37.5	NAI, NAI, NAI	7B-2-7	Residential properties		Homes for people	Local	HA	Social	To manage risks to life and property and support community adaptation.	Policy (NAI): Erosion as a result of the policy is not expected to affect residential properties. Therefore no impact .
MA 37	PDZ15	PU 37.5	NAI, NAI, NAI	7B-2-7	Commercial properties	Potential loss due to erosion	Damage to property, employment, recreation and tourism	Local	C	Social and Economy	To manage risks to life and property and support community adaptation.	Policy (NAI): Erosion as a result of the policy is not expected to affect commercial properties. Therefore no impact .

MA	PDZ	PU	Policy Plan	Unit	Key Features Identified in SEA Scoping Baseline	Key Issues Identified in SEA Scoping Report	Benefits / Why is issue important	Scale	Issue Type / Theme	SEA Receptor	Objectives	Policy Impact Assessment (Long-term 2105)
MA 37	PDZ15	PU 37.5	NAI, NAI, NAI	7B-2-7	Bossiney Haven beach	Potential deterioration	Recreational value / tourism	Local	R	Recreation	To retain tourism and recreation opportunities.	Policy (NAI): The policy will enable the beach to respond to sea level rise and ensure no deterioration in the extent of recreational amenity and resource. Therefore no impact .
MA 37	PDZ15	PU 37.1 PU 37.5	NAI, NAI, NAI NAI, NAI, NAI	7B-2-7	Caravan Park: The Headland Caravan and Camping park and Trewethett Farm Caravan Club Site	Potential loss of business through erosion	Tourism	Local	C	Recreation and Economy	To support adaptation of infrastructure that facilitates tourism and recreation.	Policy (NAI): Erosion as a result of the policy is not expected to affect any of the caravan parks. Therefore no impact .
	PDZ15			Boscastle								
MA 37	PDZ15	PU 37.6	HTL, HTL, HTL	7B-2-8	Boscastle Harbour	Possible deterioration of structures without maintenance / damage due to erosion. Harbour arms protect Boscastle from wave action	Popular for commercial fishing and leisure boating	Local	R & C	Recreation and Economy	To support the adaptation and resilience of commercial operations.	Policy (HTL): The policy will ensure protection of commercial operations and maintain the integrity of the harbour. Therefore minor positive impact .
MA 37	PDZ15	PU 37.6	HTL, HTL, HTL	7B-2-8	Residential Properties	Potential loss due to erosion / flooding	Homes for people	Local	HA	Social	To manage risks to life and property and support community adaptation.	Policy (HTL): The policy for the frontage will ensure the protection of residential properties from erosion. Therefore minor positive impact .
MA 37	PDZ15	PU 37.6	HTL, HTL, HTL	7B-2-8	Commercial properties including harbour masters and youth hostel.	Potential loss due to erosion	Damage to property, employment, recreation and tourism	Local	C	Social and Economy	To manage risks to life and property and support community adaptation.	Policy (HTL): The policy for the frontage will ensure the protection of commercial properties from erosion. Therefore minor positive impact .
MA 37	PDZ15	PU 37.6	HTL, HTL, HTL	7B-2-8	Access Road	Potential loss due to erosion	Access to properties	Local	I	Social, Recreation and Economy	To support the adaptation of transport links between communities.	Policy (HTL): The policy will continue to support the protection of the access road. Therefore minor positive impact .
MA 37	PDZ15			Crackington Haven								
MA 38	PDZ15	PU 38.2	HTL, MR, MR	7B-2-10	Crackington Haven Beach	Potential deterioration	Popular for surfing	Local	R	Recreation	To retain tourism and recreation opportunities.	Policy (MR): The medium to long-term policy of MR will enable the beach to respond to sea level rise and ensure no deterioration in the extent of recreational amenity and resource. Therefore no impact .

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MA 38	PDZ15	PU 38.2	HTL, MR, MR	7B-2-10	Commercial properties	Potential loss due to erosion	Damage to property, employment, recreation and tourism	Local	C	Social and Economy	To manage risks to life and property and support community adaptation.	Policy (MR): It is unlikely that MR will result in the loss of any commercial property in the long-term. Therefore no impact .
MA 38	PDZ15	PU 38.2	HTL, MR, MR	7B-2-10	Roads and car park	Potential loss due to erosion should defences fail	Recreation / tourism	Local	I	Recreation and Economy	To provide access that facilitates recreational and amenity use.	Policy (MR): The policy will continue to support the protection and adaptation of the access road and car park until epoch 3 where appropriate timescale to enable planning for realignment of the road should ensure that access is retained in the long-term. Therefore no impact .
MA 38	PDZ15	PU 38.2	HTL, MR, MR	7B-2-10	Residential properties	Potential loss due to erosion should defences fail	Homes for people	Local	HA	Social	To manage risks to life and property and support community adaptation.	Policy (HTL/MR): The policy is expected to protect properties through realignment could potentially result in a loss of one residential property during epoch 3. Therefore no impact .
MA 38	PDZ15	PU 38.2	HTL, MR, MR	7B-2-10	Surf Lifesaving Club	Long term erosion could lead to loss of building	Provides essential lifesaving service	Local	I	Social	To maintain functioning and well placed critical infrastructure.	Policy (MR): The policy will provide the appropriate timescale for planning to relocate the lifesaving club in the long-term. Therefore no impact .
	PDZ15			Crackington Haven to Widemouth Bay								
MA 39	PDZ16	PU 39.2 PU 39.3	MR, MR, NAI MR, MR, NAI	7B-3-1	Widemouth Beach	Potential deterioration	Popular for surfing	Local	R	Recreation	To retain tourism and recreation opportunities.	Policy (MR/NAI): The medium to long-term policy of MR/NAI will enable the beach to respond to sea level rise and ensure no deterioration in the extent of recreational amenity and resource. Therefore no impact .
MA 39	PDZ16	PU 39.2 PU 39.3	MR, MR, NAI MR, MR, NAI	7B-3-1	Residential properties	Potential loss due to erosion	Homes for people	Local	HA	Social	To manage risks to life and property and support community adaptation.	Policy (MR/NAI): The policy is expected to protect properties through realignment until into the 2nd epoch when relocation and/or loss of a small number of residential properties could arise. Therefore minor negative impact .
MA 39	PDZ16	PU 39.2 PU 39.3	MR, MR, NAI MR, MR, NAI	7B-3-1	Commercial properties	Potential loss due to erosion	Damage to property, employment, recreation and tourism	Local	C	Social and Economy	To manage risks to life and property and support community adaptation.	Policy (MR): It is unlikely that MR will result in the loss of any commercial property in the long-term. Therefore no impact .
MA 39	PDZ16	PU 39.2 PU 39.3	MR, MR, NAI MR, MR, NAI	7B-3-1	Car park areas and amenity buildings	Potential loss due to erosion should defences fail	Recreation / tourism	Local	I	Recreation and Economy	To provide access that facilitates recreational and amenity use.	Policy (NAI): The SMP policy may result in the loss of most of the car park in the long-term due to realignment requirements. Therefore, minor negative impact .

MA	PDZ	PU	Policy Plan	Unit	Key Features Identified in SEA Scoping Baseline	Key Issues Identified in SEA Scoping Report	Benefits / Why is issue important	Scale	Issue Type / Theme	SEA Receptor	Objectives	Policy Impact Assessment (Long-term 2105)
	PDZ 16			Widemouth Bay to Crooklets								
	PDZ 16			Widemouth Bay to Bude								
MA 39	PDZ16	PU 39.1	NAI, NAI, NAI	7B-3-2	Access Roads	Potential loss due to erosion	Coast Road to Bude	Local	I	Social, Recreation and Economy	To support the adaptation of transport links between communities.	Policy (NAI): Erosion as a result of the policy is not expected to affect any access roads. Therefore no impact .
MA 39	PDZ16	PU 39.1	NAI, NAI, NAI	7B-3-2	Residential properties	Potential loss due to erosion	Homes for people	Local	HA	Social	To manage risks to life and property and support community adaptation.	Policy (NAI): Erosion as a result of the policy is not expected to affect residential properties. Therefore no impact .
	PD16			Bude								
MA 40	PDZ16	PU 40.2	HTL, HTL, HTL	7B-3-3	Bude Canal Sea gates	Structures will degrade / fail without maintenance causing increased flood risk to low-lying property around canal.	Can provides recreation / tourism use. Sea gates are part of flood defences and subject to wave action	Local	HA	Social	To provide access and support adaptation that facilitates recreational and amenity use. To manage risks to life and property and support community adaptation.	Policy (HTL): The policy will continue to protect the Bude Canal sea gates. Therefore minor positive impact .
MA 40	PDZ16	PU 40.3	MR, MR, NAI	7B-3-3	Beach huts	Potential loss due to erosion	Recreation / tourism	Local	HA	Social	To support adaptation of infrastructure that facilitates tourism and recreation.	Policy (MR/NAI): In the medium to long-term (epochs 2 and 3) MR and NAI will result in the loss of the beach huts. Therefore minor negative impact .
MA 40	PDZ16	PU 40.3	MR, MR, NAI	7B-3-3	Sea Pool	Potential deterioration	Recreational value / tourism	Local	R	Recreation	To retain tourism and recreation opportunities.	Policy (MR/NAI): In the medium to long-term (epochs 2 and 3) MR and NAI will result in the loss of the sea pool. Therefore minor negative impact .
MA 40	PDZ16	PU 40.3	MR, MR, NAI	7B-3-3	Commercial / residential properties	Potential loss due to erosion, properties protected from flooding be EA flood defence but standard of protection could be low.	Damage to property, employment, recreation and tourism	Local	C	Social and Economy	To manage risks to life and property and support community adaptation.	Policy (MR/NAI): In the medium to long-term (epochs 2 and 3) MR and NAI will result in the loss of a number of commercial properties, though no residential properties are expected to be lost. Therefore minor negative impact .
MA 40	PDZ16	PU 40.3 PU 40.4	MR, MR, NAI MR, MR, NAI	7B-3-3	Summerleaze and Crooklets Beach	Potential deterioration	Recreational value / tourism, popular for surfing	Local	R	Recreation	To retain tourism and recreation opportunities.	Policy (MR/NAI): The policy will enable the beaches to respond to sea level rise and ensure no deterioration in the extent of recreational amenity and resource. Therefore no impact .

MA	PDZ	PU	Policy Plan	Unit	Key Features Identified in SEA Scoping Baseline	Key Issues Identified in SEA Scoping Report	Benefits / Why is issue important	Scale	Issue Type / Theme	SEA Receptor	Objectives	Policy Impact Assessment (Long-term 2105)
	PD16				Crooklets to Hartland Point							
	PD16				Crooklets to Hartland Point							
MA 40	PDZ16	PU 40.1	NAI, NAI, NAI	7B-3-4	Northcott Mouth, Sandy Mouth and Duckpool beaches	Potential deterioration	Recreational value / tourism. Popular for surfing	Local	R	Recreation	To retain tourism and recreation opportunities.	Policy (NAI): The policy will enable the beaches to respond to sea level rise and ensure no deterioration in the extent of recreational amenity and resource. Therefore no impact .
MA 40	PDZ16	PU 40.1	NAI, NAI, NAI	7B-3-4	Commercial properties	Potential loss due to erosion	Damage to property, employment, recreation and tourism	Local	C	Social and Economic	To manage risks to life and property and support community adaptation.	Policy (NAI): Erosion as a result of the policy is not expected to affect commercial properties. Therefore no impact .
MA 40	PDZ16	PU 40.1	NAI, NAI, NAI	7B-3-4	Roads and car park	Potential loss due to erosion	Recreation / tourism	Local	I	Recreation and Economy	To provide access that facilitates recreational and amenity use.	Policy (NAI): Erosion as a result of the policy is not expected to affect any road infrastructure or car parks. Therefore no impact .
MA 41	PDZ17	PU 41.2	NAI, NAI, NAI		Hartland Quay	Potential deterioration or damage, loss of access	Provides essential lifesaving service	Local	I	Social	To maintain functioning and well placed critical infrastructure.	Policy (NAI): The ongoing maintenance at Hartland Quay would not be affected by this policy and no loss is expected as a result. Therefore no impact .
MA 41	PDZ17	PU 41.2	NAI, NAI, NAI	7B-3-4	Hartland lighthouse	Potential deterioration or damage, loss of access	Provides essential lifesaving service	Local	I	Social	To maintain functioning and well placed critical infrastructure.	Policy (NAI): Erosion as a result of the policy is not expected to affect the lighthouse. Therefore no impact .

MA	PDZ	PU	Policy Plan	Unit	Key Features Identified in SEA Scoping Baseline	Key Issues Identified in SEA Scoping Report	Benefits / Why is issue important	Scale	Issue Type / Theme	SEA Receptor	Objectives	Policy Impact Assessment (Long-term 2105)
				St Marys								
MA 42	PDZ18	PU 42.1 PU 42.2 PU 42.3 PU 42.4 PU 42.5	HTL, HTL, HTL HTL, HTL, HTL HTL, HTL, MR HTL, HTL, MR HTL, MR, MR	Beaches	Potential deterioration	High recreational and tourist value	Local	R	Recreation	To retain tourism and recreation opportunities.	The policies of MR and NAI for PUs 42.5 to 42.21 will enable the beaches to respond either naturally for most extents or with management, to sea level rise and thereby maintain the recreational uses and amenity for which they are valued. HTL in all epochs (PUs 42.1 ans 42.2) or in the 1st and 2nd epochs (PUs 42.3 and 42.4) are unlikely to result in significant constraint that would already occur given the geology and topography, Therefore no impact .	
MA 42	PDZ18	PU 42.6 PU 42.7 PU 42.8 PU 42.9 PU 42.10 PU 42.11 PU 42.12 PU 42.13 PU 42.14 PU 42.15 PU 42.16 PU 42.17	NAI, NAI, NAI NAI, MR, MR NAI, NAI, NAI NAI, NAI, NAI HTL, MR, NAI NAI, NAI, NAI HTL, MR, MR NAI, NAI, NAI HTL, MR, MR NAI, NAI, NAI NAI, NAI, NAI	Commercial / residential properties	Potential loss due to erosion, and damage due to tidal flooding, ground water flooding due to high tides and storm damage	Homes for people	Regional	HA	Social	To manage risks to life and property and support community adaptation.	Policy (HTL/MR/NAI): HTL in all epochs (PUs 42.1 ans 42.2) or in the 1st and 2nd epochs (PUs 42.3 and 42.4) will protect and maintain the commercial and residential properties in the medium to long-term. However, MR and NAI within PUs 42.3 to 42.21 is likely to result in the loss due to erosion or MR of a small number of residential and commercial properties predominantly in PUs 42.3, 42.4, 42.15, 42.19, 42.20, and possibly 42.21. The likely number of properties affected is low, and some private intervention could arise. Therefore minor negative impact .	
MA 42	PDZ18	PU 42.18 PU 42.19 PU 42.20 PU 42.21	HTL, NAI, NAI HTL, HTL/MR, MR HTL, HTL/MR, MR NAI/HTL, NAI/HTL, NAI/HTL	Tourist and recreational facilities, other infrastructure	Potential loss of business through erosion	Tourism	Local	C	Recreation and Economy	To support adaptation of infrastructure that facilitates tourism and recreation.	HTL in all epochs (PUs 42.1 ans 42.2) or in the 1st and 2nd epochs (PUs 42.3 and 42.4) will protect and maintain the tourism and infrastructure assets in the medium to long-term. However, MR and NAI within PUs 42.3 to 42.21 is likely to result in the relocation of assets as a result of MR such as the car park in PU 42.4, road in PU 42.7, slipway in PU 42.15, and the slipway in PU 42.19. Overall, the MR of facilities and infrastructure will maintain the existing values. Therefore minor positive impact .	

MA	PDZ	PU	Policy Plan	Unit	Key Features Identified in SEA Scoping Baseline	Key Issues Identified in SEA Scoping Report	Benefits / Why is issue important	Scale	Issue Type / Theme	SEA Receptor	Objectives	Policy Impact Assessment (Long-term 2105)
St Martins												
MA 43	PDZ18	PU 43.1 PU 43.2 PU 43.3 PU 43.4	NAI, NAI, NAI NAI, NAI, NAI NAI, NAI, NAI NAI, NAI, NAI		Beaches	Potential deterioration	High recreational and tourist value, popular for rock fishing	Local	R	Recreation	To retain tourism and recreation opportunities.	Policy (NAI): The policy will enable the beaches to respond to sea level rise and ensure no deterioration in the extent of recreational amenity and resource. Therefore no impact .
MA 43	PDZ18				Commercial / residential properties	Potential loss due to erosion	Homes for people	Local	HA	Social	To manage risks to life and property and support community adaptation.	Policy (NAI): Erosion as a result of the policy is not expected to affect residential properties in the long-term. Therefore no impact .
MA 43	PDZ18				Watersports facilities	Potential loss of business facilities through erosion	Centre for water based recreation including diving, fishing, windsurfing, and sailing	Local	I	Recreation and Economy	To provide access and support adaptation that facilitates recreational and amenity use.	Policy (NAI): Erosion as a result of the policy is not expected to affect recreational activities and facilities in the long-term. Therefore no impact .
MA 43	PDZ18				Camp Site	Potential loss of business through erosion	Tourism	Local	C	Recreation and Economy	To support adaptation of infrastructure that facilitates tourism and recreation.	Policy (NAI): Erosion as a result of the policy is not expected to affect the camp site in the long-term. Therefore no impact .
Tresco												
MA 44	PDZ18	PU 44.1 PU 44.2 PU 44.3 PU 44.4 PU 44.5 PU 44.6 PU 44.7 PU 44.8	HTL, HTL, HTL NAI, NAI, NAI HTL, HTL, MR NAI, NAI, NAI NAI, NAI, NAI NAI, NAI, NAI NAI, NAI, NAI NAI, NAI, NAI		Beaches	Potential deterioration	High recreational and tourist value, popular for rock fishing	Local	R	Recreation	To retain tourism and recreation opportunities.	Policy (HTL/MR/NAI): The policy of NAI for PUs 44.2, and 44.4 to 44.8, along with MR at PU 44.3 in the long term will enable the beaches and dune systems to respond to sea level rise and ensure no deterioration in the extent of recreational amenity and resource. Therefore no impact .
MA 44	PDZ18				Commercial / residential properties	Potential loss due to erosion and damage due to flooding	Damage to property, employment, recreation and tourism	Local	C	Social and Economic	To manage risks to life and property and support community adaptation.	Policy (HTL/MR/NAI): The policy of HTL at PUs 44.1 and 44.3 will protect and maintain the key residential and commercial properties, whilst MR in epoch 3 in PU 44.3 could result in properties being relocated and/or lost. Overall, minor positive impact in PU 44.1 with a minor negative impact in PU 44.3.

MA	PDZ	PU	Policy Plan	Unit	Key Features Identified in SEA Scoping Baseline	Key Issues Identified in SEA Scoping Report	Benefits / Why is issue important	Scale	Issue Type / Theme	SEA Receptor	Objectives	Policy Impact Assessment (Long-term 2105)
				Bryher								
MA 45	PDZ18	PU 45.1 PU 45.2 PU 45.3 PU 45.4 PU 45.5 PU 45.6	HTL, NAI/HTL, NAI/HTL NAI/HTL, NAI/HTL, NAI/HTL NAI, NAI, NAI HTL, NAI, NAI NAI, NAI, NAI NAI, NAI, NAI NAI, NAI, NAI NAI, NAI, NAI NAI, NAI, NAI NAI, NAI, NAI NAI, NAI, NAI NAI, NAI, NAI NAI, NAI, NAI NAI, NAI, NAI	Beaches	Potential deterioration	High recreational and tourist value, popular for rock fishing	Local	R	Recreation	To retain tourism and recreation opportunities.	Policy (HTL/MR/NAI): The policy of NAI for PUs 45.2, 45.3, and 45.5 to 45.13, along with NAI in epochs 2 and 3 at 45.4 and possibly 45.1 will enable the beaches and dune systems to respond to sea level rise and ensure no deterioration in the extent of recreational amenity and resource in the long-term. Therefore no impact .	
		PU 45.7 PU 45.8 PU 45.9 PU 45.10 PU 45.11 PU 45.12 PU 45.13										Commercial / residential properties
				St Agnes								
MA 46	PDZ18	PU 46.1 PU 46.2 PU 46.3 PU 46.4 PU 46.5 PU 46.6 PU 46.7	NAI, NAI, NAI NAI, NAI, NAI NAI, NAI, NAI NAI, NAI, NAI NAI, NAI, NAI NAI, NAI, NAI NAI, NAI, NAI	Beaches	Potential deterioration	High recreational and tourist value, popular for rock fishing	Local	R	Recreation	To retain tourism and recreation opportunities.	Policy (HTL/NAI): The policy of NAI for PUs 46.1 to 46.10, and 46.13 and 46.14 will enable the beaches to respond to sea level rise and ensure no deterioration in the extent of recreational amenity and resource in the long-term. Therefore no impact .	
		PU 46.8 PU 46.9 PU 46.10 PU 46.11 PU 46.12 PU 46.13 PU 46.14										Commercial / residential properties and big pool