

Location reference:	Newquay Bay
Management Area reference:	MA32
Policy Development Zone:	PDZ12



PREFERRED POLICY TO IMPLEMENT PLAN:

From present day (0-20 years)	NAI along undefended cliffs. HTL at Newquay Harbour and Towan Beach. NAI at Great Western Beach. HTL at Tolcarne Beach. NAI at Lusty Glaze. HTL at Porth.
Medium term (20-50 years)	NAI along undefended cliffs. HTL at Newquay Harbour and HTL/NAI at Towan Beach. NAI at Great Western Beach. HTL/NAI at Tolcarne Beach. NAI at Lusty Glaze. MR at Porth.
Long term (50 -100 years)	NAI along undefended cliffs. HTL at Newquay Harbour. NAI at Towan Beach. NAI at Great Western Beach. NAI at Tolcarne Beach. NAI at Lusty Glaze. NAI at Porth.

SUMMARY OF SPECIFIC POLICIES

Policy Unit		SMP1 Policy	SMP2 Policy Plan			Comment
			50 yrs	2025	2055	
32.1	Undefended cliffs	Do nothing	NAI	NAI	NAI	Will meet high level objectives and satisfy AONB and heritage coast criteria
32.2	Newquay Harbour	Hold the line	HTL	HTL	HTL	Maintaining harbour area central to core values of Newquay.
32.3	Towan Beach	Hold the line	HTL	HTL/NAI	NAI	Constrained frontage, coastal squeeze likely to become main issue. Redevelopment of commercial site requires careful consideration. Use of the available area to accommodate sea level rise may be preferable.
32.4	Great Western Beach	Hold the line	NAI	NAI	NAI	Hard geology and rapidly rising topography, imposes natural constraint on beach movement. Some coastal squeeze and beach narrowing may be anticipated because of sea level rise. Allowing some natural erosion of the cliffs will offset this to an extent.
32.5	Tolcarne Beach	Hold the line	HTL	HTL/NAI	NAI	Significant development and importance to local economy recognised through HTL policy during epoch 1. During epoch 2 and into epoch 3 coastal squeeze and rising sea level likely to put increasing pressure on this frontage. Monitoring of beach levels should assist in indicating how rapidly the risk and pressure is increasing but it is probable that by mid-century technical and economic sustainability of maintaining defences will be reduced to extent that NAI will need to be adopted.
32.6	Lusty Glaze	Hold the line	NAI	NAI	NAI	Geology and rapidly rising topography, which imposes natural constraint on beach movement, means it is probable that coastal squeeze and beach narrowing may occur. NAI is preferred approach but this does not preclude local management of the private defences whilst sustainable and recognises importance to local economy.

Policy Unit		SMP1 Policy	SMP2 Policy Plan			Comment
		50 yrs	2025	2055	2105	
32.7	Porth	Hold the line	HTL	MR	NAI	Holding defensive line will protect cliff top properties and route of Watergate to Newquay Rd during epoch 1 but pressure on this frontage means a MR approach is preferred during epoch 2 and resilience and adaptation of the road to flooding along lower section at rear of beach should be considered. Roll back of development out of the risk zone should also be undertaken during this epoch.
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
32.1	Undefended cliffs	Limited impacts, no loss of property anticipated.	Preferred plan and NAI approach will support high level SMP objectives for nature conservation.	The plan would support landscape values.	There are a number of historic sites along the cliff top of this frontage but very low erosion rates dictate little impact occurring under the preferred plan.	Current recreation and amenity use would not be impacted.
32.2	Newquay Harbour	No impacts on property, land use unaffected.	Some coastal squeeze is likely in longer term.	Landscape would continue to be dominated by the harbour walls and defences.	Historic harbour and associated scheduled monuments would be maintained under the preferred plan.	Current recreation and amenity use would not be impacted.
32.3	Towan Beach	Impacts on the developed frontage in the longer term and possible loss of commercial property.	Coastal squeeze is likely and some loss of foreshore area and intertidal area is possible.	Landscape would not be significantly affected by the preferred plan.	No impacts on historic sites anticipated.	Some implications for amenity use of the rear of the beach in the longer term. Also some possible loss of beach area due to coastal squeeze.
32.4	Great Western Beach	Possible erosion impacts on property boundaries along cliff top.	Coastal squeeze is likely and some loss of foreshore area and intertidal area is possible.	Landscape would not be significantly affected by the preferred plan.	No impacts on historic sites anticipated.	Some possible loss of beach area due to coastal squeeze.
32.5	Tolcarne Beach	Impacts on the developed frontage along the toe of the cliffs in the longer term and possible loss of	Coastal squeeze is likely and some loss of foreshore area and intertidal area is possible.	Landscape would not be significantly affected by the preferred plan.	No impacts on historic sites anticipated.	Some implications for amenity use of the rear of the beach in the longer term. Also some possible loss of beach area due to

Policy Unit		Theme				
		Property & Land Use	Nature Conservation	Landscape	Historic Environment	Amenity & Recreational Use
		commercial property.				coastal squeeze.
32.6	Lusty Glaze	Unlikely to be any impacts on property or land use.	Coastal squeeze is likely and some loss of foreshore area and intertidal area is possible.	Landscape would not be significantly affected by the preferred plan.	No impacts on historic sites anticipated.	Some implications for amenity use of the rear of the beach in the longer term. Also some possible loss of beach area due to coastal squeeze.
32.7	Porth	Preferred plan would encourage and assist the roll-back of road and development away from the risk zone.	Coastal squeeze at the rear of the beach and loss of intertidal area should be minimised under the plan.	Landscape would not be significantly affected by the preferred plan. Defences will continue to define some of the landscape.	No impacts on historic sites anticipated.	Beach width would be maintained. Longer term impacts on tourist based infrastructure would be minimal.