

Location reference:	Hayle Estuary
Management Area reference:	MA27
Policy Development Zone:	PDZ10



PREFERRED POLICY TO IMPLEMENT PLAN:

From present day (0-20 years)	NAI at Porth Kidney. MR at Lelant Towans. HTL along Lelant frontage / railway. HTL/MR at St Erth. HTL along Griggs Quay / Causeway frontage. HTL within the Hayle Harbour area. HTL along the Copperhouse Pool frontages.
Medium term (20-50 years)	NAI at Porth Kidney. MR at Lelant Towans. HTL along Lelant frontage / railway. HTL/MR at St Erth. MR along Griggs Quay / Causeway frontage. HTL within the Hayle Harbour area. HTL along the Copperhouse Pool frontages.
Long term (50 -100 years)	NAI at Porth Kidney. MR at Lelant Towans. HTL along Lelant frontage / railway. HTL/MR at St Erth. HTL/MR along Griggs Quay / Causeway frontage. HTL within the Hayle Harbour area. HTL along the Copperhouse Pool frontages.

SUMMARY OF SPECIFIC POLICIES

Policy Unit		SMP1 Policy	SMP2 Policy Plan			Rationale
		50 yrs	2025	2055	2105	
27.1	Porth Kidney	Do nothing	NAI	NAI	NAI	Some recession of the dune line may be expected at Porth Kidney in line with rising sea levels but the cliff line would be expected to remain stable, with little recession. The St Ives to St Erth railway line should generally remain at very low risk along this frontage, although in the medium to long term there is a potential risk where the hard cliff line meets the dunes – some probable recession here, possibly of up to 30m, could threaten a short section of the track. This should be monitored but the most sustainable solution would be an inland realignment of this track section.
27.2	Lelant Towans	Hold the existing defence line	MR	MR	MR	There may some loss of dune area expected in response to sea level rise but the estuary is expected to remain a net sink for sediment, therefore foreshore levels may raise themselves in response to sea levels. A managed realignment approach is preferred to accommodate the natural variability of this area and would allow a managed approach to the risks to golf links along with providing habitat creation opportunities.
27.3	Lelant frontage	Hold the existing defence line	HTL	HTL	HTL	Although some limited future flood risk exists along the frontage, actual recession under the NAI scenario is anticipated to be very limited. This indicates the current shoreline position is sustainable. Importance of rail link means a continued hold the line policy is preferred for the Lelant frontage.
27.4	St Erth	Not considered in SMP1	HTL/MR	HTL/MR	HTL/MR	A continued defence strategy as part of managed realignment is required to manage and reduce risks to some areas of St Erth. Forthcoming Hayle Strategy should provide more detailed refinement

27.5	Griggs Quay / Causeway	Hold the existing defence line	HTL	MR	HTL/MR	This area could provide additional flood storage and increase in estuary tidal prism to alleviate pressures at St Erth and elsewhere within the estuary. Potentially significant habitat creation opportunities also exist. However during epoch 1 it is preferred to continue to hold the line around the existing development at Griggs Quay and along the route of the Causeway. This period should then be used to investigate the options for a more long-term sustainable solution based on the MR approach.
27.6	Harbour, East Quay & South Quay	Hold the existing defence line	HTL	HTL	HTL	Holding the line within the harbour area and along the quays and wharves is preferred as it facilitates the progression of re-development plans for this part of Hayle, perceived as being a critical part of the regeneration of the wider Hayle conurbation. This policy covers only the structures and the main estuary channel should be managed in a non-interventional way, although it is accepted that some channel dredging to maintain mandatory navigational access is required at present.
27.7	Copperhouse Pool	Hold the existing defence line	HTL	HTL	HTL	The preferred plan is to maintain the current level of protection provided to the residential development through a policy of hold the line. Hayle Strategy should progress and refine the policy.
27.8	Harvey's Towans	Hold the line	MR	MR	MR	There may be some loss of dune front expected in response to sea level rise but the estuary is expected to remain a net sink for sediment, therefore foreshore levels may raise themselves in response to sea levels. A managed realignment approach is preferred to accommodate the natural variability of this area. This would allow priority to be given to enhancement of the natural dune system as a UK priority BAP Habitat, whilst continuing to encourage natural and sustainable response to climate change impacts.
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
27.1	Porth Kidney	Some risk exists for short section of the St Ives railway line due to erosion in the longer term.	Some loss of dune front is expected though this will allow roll back of beach and prevent excessive coastal squeeze and loss of sandy intertidal area.	Preferred plan will support the landscape values.	Generally no implications from the plan. Sites such as Hawks Point Mine and Carrick Gladen Cliffs Pillbox, along with Porth Kidney Pillboxes would be affected by natural erosion over time.	Preferred plan will support all current recreational and amenity opportunities. Plan will allow for natural beach change and prevent excessive coastal squeeze.
27.2	Lelant Towans	Some possible loss of land but no property at risk under realignment.	Some loss of dune front is expected though this will allow roll back of beach and	Plan would support landscape values.	Possible implications for World Heritage Site features around the wharf.	Preferred plan will support all current recreational and amenity opportunities.

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			prevent excessive coastal squeeze and loss of sandy intertidal area.			Plan will allow for natural beach change and prevent excessive coastal squeeze.
27.3	Lelant frontage	Property and transport infrastructure maintained.	Some coastal squeeze could be expected. Extent of intertidal loss dependent on future accretion rates in estuary.	Plan would support landscape values but frontage landscape would continue to be modified by defences.	No specific concerns for the historic environment.	Plan will support all current recreational and amenity opportunities.
27.4	St Erth	Plan will aim to minimise flood risk to residential and commercial property.	Potential realignment could provide habitat creation opportunity.	Plan would support landscape values but frontage landscape would continue to be modified by defences.	A number of historical features, including the St Erth Bridge and around 10 listed properties will remain at some flood risk.	Plan will support all current recreational and amenity opportunities.
27.5	Griggs Quay / Causeway	HTL in epoch 1 means No implications for property in shorter term. Realignment along the frontage would lead to land use change to intertidal habitat and flood storage.	Potential realignment could provide habitat creation opportunity.	Landscape changes would result from a realignment approach.	Historical features including Hayle Fire Station, Carnsew Barrow and Hayle Roadblock could potentially be affected by realignment.	Plan will support all current recreational and amenity opportunities.
27.6	Harbour, East Quay & South Quay	Plan would minimise flood risk to property, Land use would not change.	Some coastal squeeze could be expected. Extent of intertidal loss dependent on future accretion rates in estuary.	Plan would support landscape values but Hayle frontage would continue to be heavily modified by harbour and quay structures and defences.	Preferred plan should minimise risks to the historic environment.	Plan will support all current recreational and amenity opportunities.
27.7	Copperhouse Pool	Plan would minimise flood risk to property, Land use would not change.	Some coastal squeeze could be expected. Extent of intertidal loss dependent on future accretion rates in	Plan would support landscape values but Copperhouse frontage would continue to be modified by flood defence walls.	Preferred plan should minimise risks to the historic environment.	Plan will support all current recreational and amenity opportunities.

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			estuary.			
27.8	Harvey's Towans	No impacts on property anticipated. No land use changes.	Some loss of dune front may be expected due to sea level rise. Natural roll back of beach would prevent excessive coastal squeeze and minimise loss of sandy intertidal area.	The plan would support landscape values.	No implications.	Plan will support all current recreational and amenity opportunities.