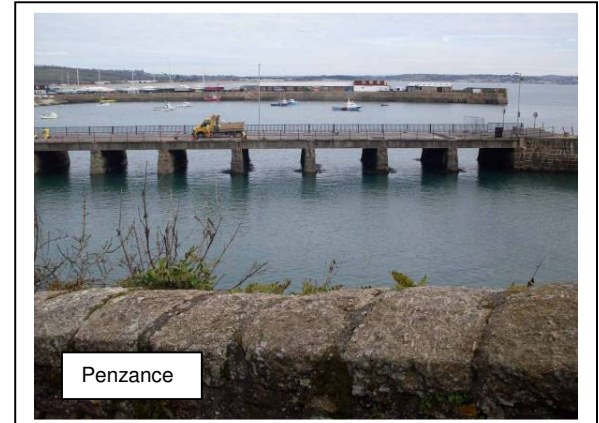


Location reference:	Penzance and Newlyn (Albert Pier to Sandy Cove)
Management Area reference:	MA21
Policy Development Zone:	PDZ8

PREFERRED POLICY TO IMPLEMENT PLAN:	
From present day (0-20 years)	HTL at Penzance Harbour; HTL at Wherry Town; HTL at Newlyn; NAI at Sandy Cove.
Medium term (20-50 years)	HTL at Penzance Harbour; MR at Wherry Town; HTL at Newlyn; NAI at Sandy Cove.
Long term (50 -100 years)	HTL at Penzance Harbour; MR at Wherry Town; HTL at Newlyn; NAI at Sandy Cove.



SUMMARY OF SPECIFIC POLICIES

Policy Unit		SMP1 Policy 50 yrs	SMP2 Policy Plan			Comment
			2025	2055	2105	
21.1	Penzance Harbour & Docks	Hold the line	HTL	HTL	HTL	Harbour & docks are integral to Penzance economic well-being. This area is located upon prominent outcrop of slate which provides natural resistance.
21.2	Wherry Town	Hold the line	HTL	MR	MR	Loss & narrowing of foreshore is linked to overtopping and damage of promenade and loss of amenity benefits, tourism etc. Realignment of defensive line, or possible offshore structures to build width and encourage sand retention, detailed strategy should consider possible solutions, to be taken forward as soon as possible.
21.3	Newlyn	Hold the line	HTL	HTL	HTL	Harbour central to Newlyn economy and linked closely to Penzance and Mousehole. Also located adjacent to outcropping slate geology, providing more natural resistance.
21.4	Sandy Cove	Hold the line	NAI	NAI	NAI	Does not preclude local management as part of regeneration strategy for Newlyn

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
21.1	Penzance Harbour & Docks	Current land use maintained.	The shoreline and its habitats will continue to be heavily modified by defences, harbour structures and natural processes constrained.	The landscape will continue to be dominated by the heavily developed nature of the Penzance frontage and its defences.	Historical interest of Penzance, including harbour area, waterside listed buildings and conservation area would be protected.	Current recreation and amenity use of the frontage would not be altered by the preferred plan.
21.2	Wherry Town	Realignment in medium to longer term would better manage the risks to property in the erosion risk zone.	Medium to longer term realignment would aim to prevent coastal squeeze and further loss of intertidal area with subsequent benefits for habitats.	Landscape improvements could be delivered through programme of realignment.	Some loss of historic sites including saw mill, bath house, corn mill, ropewalk, and blacksmiths shop may be unavoidable under progressive realignment.	Preferred plan could provide significant recreation and amenity benefits through realignment of frontage and provision of wider sandy beach and higher quality tourist attraction.
21.3	Newlyn	Current land use maintained.	The shoreline and its habitats will continue to be heavily modified by the harbour structures and natural processes constrained.	The landscape will continue to be dominated by the heavily developed nature of the Newlyn frontage and its defences.	Historical interest of Newlyn, including harbour area, waterside listed buildings and conservation area would be protected.	Current recreation and amenity use of the frontage would not be altered by the preferred plan.
21.4	Sandy Cove	No implications for property or change of land use patterns.	The preferred plan for a non-interventional approach will generally support the core objectives of the SMP.	Preferred plan will support the landscape value.	Scheduled flying boat station could be impacted in longer term.	No significant implications.