

Location reference:	Veryan Bay
Management Area reference:	MA09
Policy Development Zone:	PDZ4



PREFERRED POLICY TO IMPLEMENT PLAN:

From present day (0-20 years)	NAI on undefended coast; MR at Hemmick Beach; MR at Caerhays Beach; NAI at East Portholland; NAI at West Portholland; HTL at Portloe
Medium term (20-50 years)	NAI on undefended coast; NAI at Hemmick Beach; MR at Caerhays Beach; NAI at East Portholland; NAI at West Portholland; HTL at Portloe
Long term (50 -100 years)	NAI on undefended coast; NAI at Hemmick Beach; MR at Caerhays Beach; NAI at East Portholland; NAI at West Portholland; HTL at Portloe

SUMMARY OF SPECIFIC POLICIES

Policy Unit		SMP1 Policy	SMP2 Policy Plan			Comment
		50 yrs	2025	2055	2105	
9.1	Undefended cliffs & coves	Do nothing	NAI	NAI	NAI	Continue with NAI approach. Support AONB and Heritage Coast objectives
9.2	Hemmick Beach	Possible strategic hold the line at Hemmick Beach.	MR	NAI	NAI	Realign road (if economically justified) to adopt NAI in long term
9.3	Caerhays Beach	Do nothing	MR	MR	MR	This policy is intended to allow the natural development of the Sand Dunes, thereby contributing to UK Biodiversity Action Plan targets, and should reduce the visual impact of the car parks adjacent to the foreshore to the benefit of the AONB. Suitable management of the dunes may reduce the overall rates of erosion as shown in the No Active Intervention scenario
9.4	East Portholland	Hold existing defence line in the short term.	NAI	NAI	NAI	There is no intention to maintain council owned road retaining structures. All other defence structures are privately owned. The NAI policy would not preclude maintenance of those structure in line with what has been done historically but would not be likely to support creation of new defences.
9.5	West Portholland	Hold existing defence line in the short term.	NAI	NAI	NAI	No risk identified. NAI would not preclude local management maintaining the privately owned low seawall.
9.6	Portloe	Hold the existing defence line	HTL	HTL	HTL	Maintain channel and small pier – no natural processes significantly prevented under this approach.
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
9.1	Undefended cliffs & coves	No property is expected to be impacted by the low erosion rates. Land use not affected.	Natural processes and value of natural maritime cliff habitat maintained and supports the Cuckoo Rock to Turbot Point and Gerrans Bay to Camel Cove SSSIs.	Continued no active intervention approach would help to maintain landscape value and uphold the AONB and Heritage Coast designations.	There are isolated scheduled sites which may be affected by erosion in the very long term.	There should be no adverse implications under the preferred plan.
9.2	Hemmick Beach	Possible impact on Hemmick Cottage in the long term. Realignment of road possible.	Plan should assist in maintaining intertidal width and habitats.	Landscape quality would not be compromised.	The listed Hemmick Cottage may be affected in long term.	Beach area maintained by plan and parking and access would still be available.
9.3	Caerhays Beach	No property affected. Loss of some car parking to allow beach to roll landwards may represent change in land use.	Plan should assist in maintaining intertidal width and habitats.	Landscape quality would not be compromised.	Porth Luney boat House (scheduled) could be lost in short to medium term.	Some loss of recreational parking but importantly preferred plan would prevent coastal squeeze and loss of beach area.
9.4	East Portholland	Some impacts likely on property though privately funded maintenance of defences may delay occurrence. Loss of road likely in longer term.	Plan should assist in maintaining intertidal width and habitats.	Landscape quality would not be compromised.	Some erosion impacts on listed buildings at rear of beach could occur.	Plan would intend for NAI to allow natural response of beach to sea level rise. Some coastal squeeze within East Portholland Cove could occur if defences are privately maintained.
9.5	West Portholland	No impacts on property due to preferred plan.	Plan should assist in maintaining intertidal width and habitats.	Landscape quality would not be compromised.	Lime kilns on West Portholland foreshore likely to be impacted / lost in longer term.	Amenity and recreational use of foreshore should not be compromised.

Policy Unit		Theme				
		Property & Land Use	Nature Conservation	Landscape	Historic Environment	Amenity & Recreational Use
9.6	Portloe	No impacts anticipated under preferred plan.	Rocky foreshore habitats would remain unaffected by the preferred plan. Sea level rise may cause increased duration of inundation.	Landscape quality would not be compromised and AONB and Heritage Coast designations supported.	No negative impacts.	Use of boat pull-out and slipway facilities would be maintained. Longer-term sea level rise may have small implications.