



Coastal Vulnerability Assessment

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Cliff House, Perranuthnoe, Penzance TR20 9NE

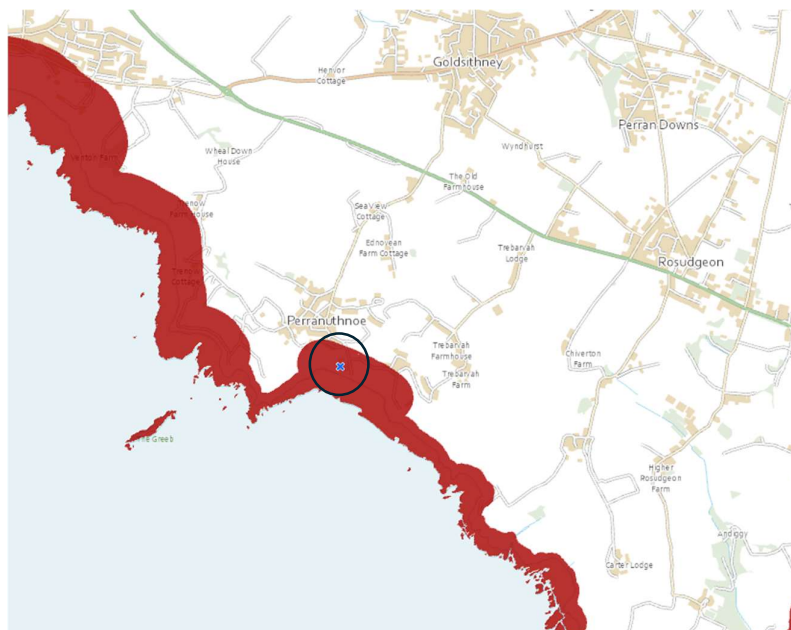
The NPPF requires local authorities to identify Coastal Change Management Areas (CCMAs) which are likely to be affected by physical changes to the coast, where rates of shoreline change are anticipated to be significant over the next 100 years.

Site Assessment:

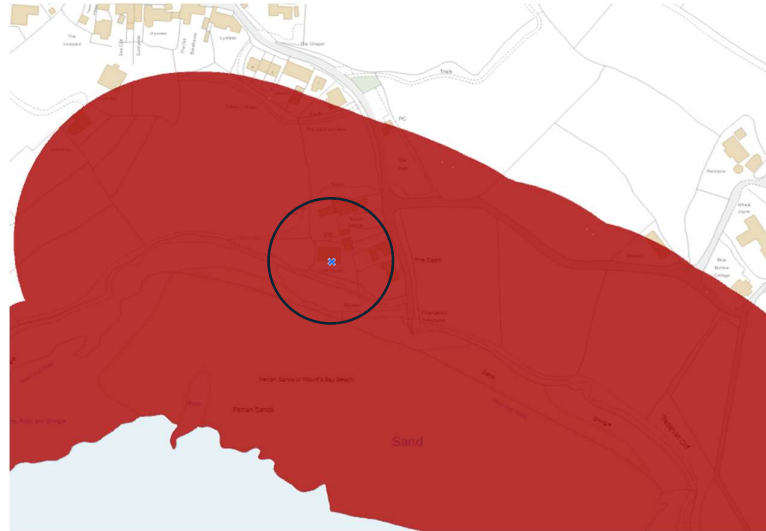
Cliff House is situated in Perranuthnoe on the southwestern coastline of Cornwall close to the town of Penzance. The Cornwall coastlines are designated as being vulnerable to physical changes to the landscape by rises in sea levels, storm surges and erosion due to climate change.



The surrounding coastline at Perranuthnoe is located within the Cornwall Coastline Vulnerability Zone.



The application site at Cliff House is located within the Cornwall Coastline Vulnerability Zone (a CCMA), an area that is likely to be affected by coastal erosion. The application proposes to construct a modest extension to the existing dwellinghouse and within the curtilage of the property.



Impact Assessment:

The development is not likely to impair the ability of communities and the natural environment to adapt sustainably to the impacts of a changing climate.

The development is considered to be safe through the planned lifetime of the development without the requirement of new or improved coastal defences.

In the event that the application site becomes threatened by shoreline changes in the future, the proposal is considered to be wholly removable.

The proposal is not likely to cause any detrimental impacts to the existing or future of the local coastline.