

<b>Location reference:</b>	<b>Fistral Bay and Crantock</b>
<b>Management Area reference:</b>	<b>MA31</b>
<b>Policy Development Zone:</b>	<b>PDZ12</b>

**PREFERRED POLICY TO IMPLEMENT PLAN:**

<b>From present day (0-20 years)</b>	NAI along undefended frontage. NAI at Crantock. NAI within the Gannel. HTL at Pentire. MR along central Fistral beach and dunes. HTL at North Fistral.
<b>Medium term (20-50 years)</b>	NAI along undefended frontage. NAI at Crantock. NAI within the Gannel. NAI at Pentire (subject to monitoring information). MR along central Fistral beach and dunes. HTL (but beginning to plan for MR) at North Fistral.
<b>Long term (50 -100 years)</b>	NAI along undefended frontage. NAI at Crantock. NAI within the Gannel. NAI at Pentire (subject to monitoring information). MR along central Fistral beach and dunes. MR at North Fistral.



**SUMMARY OF SPECIFIC POLICIES**

Policy Unit		SMP1 Policy	SMP2 Policy Plan			Comment
		50 yrs	2025	2055	2105	
31.1	Undefended cliffs	Do nothing	NAI	NAI	NAI	Will meet high level objectives and satisfy AONB and heritage coast criteria
31.2	Crantock Beach	Do nothing	NAI	NAI	NAI	Some recession of dune system anticipated. No assets at risk. Natural response to sea level rise provides most robust accommodation of sea level rise and increasing storminess.
31.3	The Gannel	<b>Not considered in SMP1</b>	NAI	NAI	NAI	Flood risks are not predicted to increase greatly within the Gannel. Any developing risk to property should be managed through flood resilience and adaptation plus improvement in flood warning systems. NAI is suitable to enhance habitat value.
31.4	Pentire / south Fistral	Hold the line	HTL	<b>NAI</b>	<b>NAI</b>	Monitoring of cliff line during epoch 1 should determine actual likely recession potential and threat to cliff top road and properties. Mapping indicates low risk but defences currently in place.
31.5	Central Fistral & Dunes	Do nothing	<b>MR</b>	<b>MR</b>	<b>MR</b>	Allowing natural response to sea level rise and increasing storminess essential to maintain beach width and sand 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. Any additional constraint of the shoreline as seen at north Fistral should be avoided.
31.6	North Fistral	Hold the line	HTL	<b>HTL/MR</b>	<b>MR</b>	Importance to local economy of surf centre, car parking and RNLI lifeguard station is recognised through HTL policy through epochs 1 & 2. But beyond epoch 2 it is likely to be technically and economically unsustainable to maintain the current shoreline position. It will also be increasingly detrimental to dune habitat and general functioning of the beach-dune system as the shoreline and dunes to the south of the car park roll back landward. Therefore some realignment and adjustment of the current shoreline position should be considered and planned for by 2055, possibly earlier.

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
31.1	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.
31.2	Crantock Beach	No implications for property or land use.	Preferred plan and NAI approach will support high level SMP objectives for nature conservation.	The plan would support landscape values.	No implications for the historic environment.	Current recreation and amenity use would not be impacted.
31.3	The Gannel	Some limited flood risks to property will remain, These will gradually increase in line with sea level rise.	Preferred plan and NAI approach will support high level SMP objectives for nature conservation. There are no designations	The plan would support landscape values.	No implications for the historic environment.	Current recreation and amenity use would not be impacted.
31.4	Pentire / south Fistral	No impacts on property or land use changes anticipated.	Preferred plan and NAI approach will support high level SMP objectives for nature conservation.	The plan would support landscape values.	No implications for the historic environment.	Recreation and amenity use would not be impacted.
31.5	Central Fistral & Dunes	No impacts on property or land use changes anticipated.	Some roll back of the dune front may be anticipated under the preferred plan. This will allow the beach to adapt to sea level rise.	The plan would support landscape values.	No implications for the historic environment.	Recreation and amenity use would not be impacted.
31.6	North Fistral	Impacts due to sea level rise may be expected in the longer term for the development at North Fistral	Some roll back of the dune front may be anticipated under the preferred plan. This will allow the beach to adapt to sea level rise.	The plan would support and enhance landscape values.	No implications for the historic environment.	Erosion at the rear of beach may have implications for amenity based development and car park.