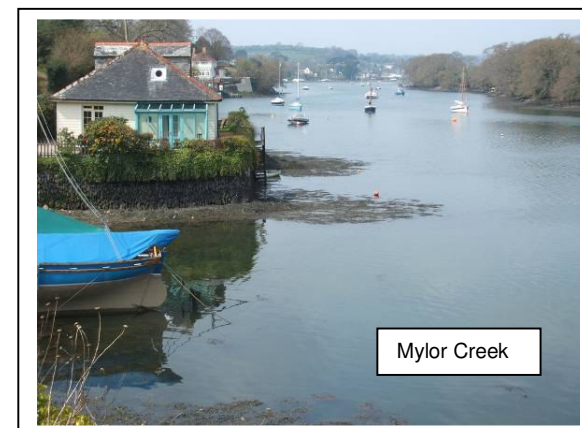


Location reference:	Lower Fal (Carrick Roads)
Management Area reference:	MA11
Policy Development Zone:	PDZ5

PREFERRED POLICY TO IMPLEMENT PLAN:

<b>From present day (0-20 years)</b>	NAI along the undefended estuary banks (not precluding private maintenance of existing historic quays at discrete locations). HTL at ST Mawes. HTL at St Just. NAI at Restronguet. MR at Devoran & Perranarworthal. HTL at Mylor Quay. NAI at Mylor Bridge. HTL (with localised MR) at Flushing. HTL at Penryn. HTL at Falmouth. NAI at Pendennis Point.
<b>Medium term (20-50 years)</b>	NAI along the undefended estuary banks (not precluding private maintenance of existing historic quays at discrete locations). HTL at ST Mawes. HTL at St Just. NAI at Restronguet. MR at Devoran & Perranarworthal. HTL/MR at Mylor Quay. NAI at Mylor Bridge. MR at Flushing. MR at Penryn. HTL at Falmouth. NAI at Pendennis Point.
<b>Long term (50 -100 years)</b>	NAI along the undefended estuary banks (not precluding private maintenance of existing historic quays at discrete locations). HTL at ST Mawes. HTL at St Just. NAI at Restronguet. MR at Devoran & Perranarworthal. MR at Mylor Quay. NAI at Mylor Bridge. MR at Flushing. MR at Penryn. HTL at Falmouth. NAI at Pendennis Point.



SUMMARY OF SPECIFIC POLICIES

Policy Unit		SMP1 Policy	SMP2 Policy Plan			Comment
		50 yrs	2025	2055	2105	
11.1	Undefended Estuary banks	<b>Not considered in SMP1</b>	NAI	NAI	NAI	To meet wider objectives of Fal and Helford SAC. NAI should not preclude the privately funded maintenance of privately owned quays along the main estuary and its tributaries.
11.2	St Mawes	Hold the line (along defended sections and at Castle)	HTL	HTL	HTL	Hold the line along Council maintained defended sections which prevent erosion risk along Tredanham Road and Marine Parade and allow private maintenance of the harbour breakwater and walls.
11.3	St Just-in-Roseland	Hold the line	HTL	HTL	HTL	Holding existing defended frontage line to include maintenance of the frontage (subject to availability of funding) to ensure continued operation of the commercial and leisure boating facilities and to provide protection to historic assets. Steep sided nature of the inlet dictates that sea level rise in itself does not indicate that the present shoreline position is unsustainable. Localised management of the Bar and adjacent frontage sections would not have impacts on coastal processes along adjacent estuary sections but any implications for the Fal & Helford SAC must be considered.

Policy Unit		SMP1 Policy	SMP2 Policy Plan			Comment
		50 yrs	2025	2055	2105	
11.4	Restronguet Passage	<b>Not considered in SMP1</b>	NAI	NAI	NAI	Some increasing flood risk is expected to develop in line with sea level rise, existing defences would not prevent flooding from extreme events but may limit the impact. Although NAI is preferred, this should not precluded the localised maintenance and upkeep of the low masonry walls and slipway structures which enable the community to sustain the leisure craft access which has socio-economic benefits.
11.5	Devoran & Perranarworthal	<b>Not considered in SMP1</b>	MR	MR	MR	Future flood risk indicated to be affecting Greenbank Road, Quay Road along with 20+ residential properties and commercial assets. More detailed assessment of future risk may be required with appropriate future flood warning services considered and improvements made to the resilience of estuary-side community.
11.6	Mylor Quay	Hold the line	HTL	<b>HTL(with localised MR)</b>	<b>MR</b>	Holding the existing defence line would enable the community to sustain the leisure craft access, retail outlets, eateries etc which has socio-economic benefits. Although the flood risk increases into the future, it is likely to be in the medium to longer term that some realignment (privately funded) of the existing defence line should be considered.
11.7	Mylor Bridge	<b>Not considered in SMP1</b>	NAI	NAI	NAI	Increasing flood risk to local transport routes is indicated by the flood risk assessment. These increasing risks should be considered but the preferred method for addressing would be through improvements to the flood warning services and improved resilience of the transport routes to more frequent flooding.
11.8	Flushing	<b>Not fully considered in SMP1</b>	HTL(with localised MR)	MR	MR	Frequent flooding already occurs, with in excess of 40 residential properties at risk. Significant investment into improving defences and resilience of community has occurred. Further effort to sustain risks at current levels into the future is preferred through an ongoing continuation of a hold the line policy. With improvements the current shoreline position is not seen as unsustainable though some realignment of the defence line would be necessary in the longer term if sea level rise maintains accelerated increase.
11.9	Penryn	<b>Not considered in SMP1</b>	HTL	MR	MR	A large number of waterfront properties and the local access road are at currently at risk from tidal flooding. This risk is set to increase with rising sea levels. Currently the northern end of Commercial Road is at risk of flooding from the 10 year return period flood. Historically, development here has been either water compatible uses or uses that require a waterfront location. Land Use Planners should guide non-water compatible uses from out of the future high risk floodplain, and ensure appropriate resilience and resistance measures.
11.10	Falmouth	Hold the line	HTL	HTL	HTL	The preferred policy at Falmouth is to continue to hold the line along the entire frontage. This would include the defences to the east of the Eastern Breakwater (as far as Middle Point) protecting the sewage works and helicopter landing area. The core values and socio-economic integrity of the port of Falmouth would be protected under this policy.

Policy Unit		SMP1 Policy	SMP2 Policy Plan			Comment
		50 yrs	2025	2055	2105	
11.11	Pendennis Point	Do nothing	NAI	NAI	NAI	From Middle Point around Pendennis Point the erosion risk mapping indicates little risk to the historical assets; however the condition of the shore placement gun batteries should be monitored in relation to the ongoing shoreline recession rates. The preferred approach along this frontage is non-interventional.
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
11.1	Undefended Estuary banks	Isolated properties and small undefended riverside communities may experience increasing flood risk under NAI.	Preferred plan will promote non-interventional approach and will support the core objectives of the Fal & Helford SAC	Preferred plan will support the landscape value and designations across the undeveloped parts of the estuary.	Isolated historical sites may be at risk of inundation and / or erosion over time but no key sites are expected to be at risk.	The wide, varied and hugely important amenity use of the estuary would be supported by the plan. Some access points and shoreline pathways may need to be re-positioned over time but generally impacts would be insignificant.
11.2	St Mawes	HTL approach under the preferred plan would prevent impacts on property and roads although defences will become increasingly under pressure during the medium to long term.	The shoreline and its habitats will continue to be modified by defences and natural processes constrained.	The landscape will continue to be modified and defined by the developed St Mawes frontage and its defences.	The plan should prevent damage to or loss of scheduled sites and listed buildings along the Quay and Tavern beach frontages.	Recreational use of the frontage would be maintained under current management principles.
11.3	St Just-in-Roseland	Under the preferred plan no property or current land uses would be adversely affected.	Majority of the St Just Creek would continue to behave unconstrained, natural processes would continue to be modified around the left hand bank defences and the Bar	The natural steep-sided landscape of the Creek and its hinterland would not be adversely affected by the plan.	The plan should prevent damage to or loss of scheduled sites (lime kiln, boatyard, slipway) along the frontage.	Amenity use of the creek and its facilities (particularly in relation to recreational sailing) would be supported under the preferred plan.

Policy Unit		Theme				
		Property & Land Use	Nature Conservation	Landscape	Historic Environment	Amenity & Recreational Use
			which must be considered under the objectives of the SAC.			
11.4	Restronguet Passage	Some increasing flood risk to property will occur in line with sea level rise.	Preferred plan will promote non-interventional approach and will support the core objectives of the Fal & Helford SAC	Preferred plan will support the landscape value and designations across this part of the estuary.	A number of scheduled monument sites may become more frequently subject to flooding or tidal inundation.	Amenity use of the creek and its facilities (particularly in relation to recreational sailing) would be supported under the preferred plan.
11.5	Devoran & Perranarworthal	Flooding of riverside property may become more frequent in line with sea level rise. Road use may be affected.	Nature conservation is generally supported under the plan, though any future management of flood risks must consider the objectives of the SAC.	Preferred plan will support the landscape value and designations across this part of the estuary.	A number of scheduled monuments between the shoreline and Quay Road would be affected by more frequent future flooding.	Access points to the water may be affected in the medium to longer term.
11.6	Mylor Quay	The general frontage may be more frequently affected by flooding from high tides and storm surge, even whilst holding current defences. Some adjustment or realignment may improve level of protection.	The shoreline and its habitats will continue to be modified by defences and natural processes constrained.	The landscape will continue to be modified and defined by the Mylor frontage and its defences.	Historical interest in the frontage will be maintained under the preferred plan.	Amenity use of the creek and its facilities (particularly in relation to recreational sailing) would be supported under the preferred plan.
11.7	Mylor Bridge	Mapping indicates as many as 20 residential and commercial properties may be affected by increasing flood risk. In addition Waterings Road, Trevellan Road and Lemon hill may be impacted by flood inundation.	Preferred plan will promote non-interventional approach and will support the core objectives of the Fal & Helford SAC in this part of the estuary.	Preferred plan will generally support the landscape value and AONB designation across this part of the estuary.	A number of historical features, including quay, boathouse and corn mill, along with 1 or 2 listed buildings may be impacted under the preferred plan.	Amenity use of the creek and access to it and its facilities (particularly in relation to recreational sailing) would be generally unchanged under the preferred plan in the short to medium term.

Policy Unit		Theme				
		Property & Land Use	Nature Conservation	Landscape	Historic Environment	Amenity & Recreational Use
11.8	Flushing	Plan will help to limit flood risks to around 60 properties.	The shoreline and its habitats will continue to be modified even under MR and natural processes will be constrained, though the specific design of any scheme will be important in limiting this.	The landscape will continue to be modified and defined by the Flushing frontage and some defences.	Historic interests, including at least 30 listed buildings, ancient oyster beds and fish cellars and the wider Flushing conservation area will be protected under the preferred plan.	Plan will support continued recreational use of quayside and slipways in the short term.
11.9	Penryn	Plan will help to limit flood risks to in excess of 115 properties and will support continued commercial use of quayside areas.	The shoreline and its habitats will continue to be modified by defences and natural processes constrained.	The landscape will continue to be dominated by the heavily developed nature of the Penryn frontage and its defences.	Historical interest of Penryn, including quays, 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.
11.10	Falmouth	Plan would support continued operational nature of Falmouth Port and Harbour. Flood risks to 100+ properties will be maintained as at present although flood risk may increase over time if defence heights are not raised.	The shoreline and its habitats will continue to be modified by defences and natural processes constrained.	The landscape will continue to be dominated by the heavily developed nature of the Falmouth frontage and its defences.	Historical interest of Falmouth, including dock 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.
11.11	Pendennis Point	No implications.	Preferred plan will promote non-interventional approach and will support the core objectives of the Fal & Helford SAC	Preferred plan will support the landscape value and designations across this part of the estuary.	Pendennis Castle and shoreline batteries are major historical interest along this frontage. Preferred plan should not affect the castle itself but condition of shoreline features may be affected by limited erosion.	Current recreation and amenity use of the frontage would not be altered by the preferred plan.