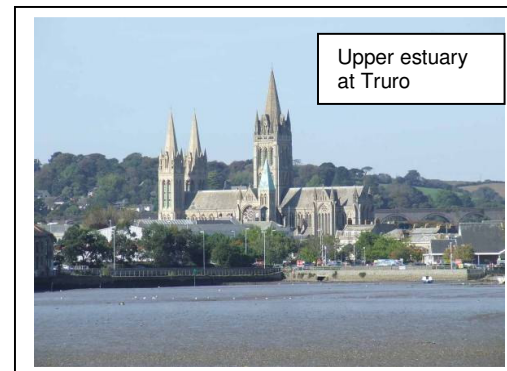


Location reference:	Upper Fal (Turnaware Point to normal tidal limits)
Management Area reference:	MA12
Policy Development Zone:	PDZ5



PREFERRED POLICY TO IMPLEMENT PLAN:

From present day (0-20 years)	NAI along undefended estuary banks. NAI at Ruan Laniorne. HTL at Tresillian. HTL/MR for Truro - Upper Basin. MR at Calenick Creek.
Medium term (20-50 years)	NAI along undefended estuary banks. NAI at Ruan Laniorne. MR at Tresillian. HTL/MR for Truro - Upper Basin. MR at Calenick Creek.
Long term (50 -100 years)	NAI along undefended estuary banks. NAI at Ruan Laniorne. MR at Tresillian. HTL/MR for Truro - Upper Basin. MR at Calenick Creek.

SUMMARY OF SPECIFIC POLICIES

Policy Unit		SMP1 Policy	SMP2 Policy Plan			Comment
		50 yrs	2025	2055	2105	
12.1	Undefended Estuary banks	<i>Not considered in SMP1</i>	NAI	NAI	NAI	To meet wider objectives of Fal and Helford SAC
12.2	Ruan Laniorne	<i>Not considered in SMP1</i>	NAI	NAI	NAI	Some increasing risk to local transport route and small number of properties is indicated but this seems unlikely to justify significant investment in defences. Monitoring of water levels during extreme events should continue to be part of the management approach under the preferred NAI.
12.3	Tresillian	<i>Not considered in SMP1</i>	HTL	MR	MR	Reducing risks to the main A390 through route is a key driver at this location. There is also increasing risk to commercial property along the right hand bank and the type of property affected dictates that a longer-term managed realignment approach would be preferred along this length.
12.4	Truro - Upper Basin	<i>Not considered in SMP1</i>	HTL/MR	HTL/MR	HTL/MR	Preferred plan is to balance requirements for continued port and quay operations with an identification of where environmental and landscape improvements can be made. This would include maintenance of historic quay walls and channel structures at Town Quay. Lighterage Quay to be maintained with regard to commercial viability. Managed realignment options to be sought at Garras Wharf and in the area to the south of the sewage works at Lighterage Quay at the mouth of Calenick Creek. Some realignment of the current shoreline position along the left hand bank adjacent to Boscawen Park could be considered in the medium term to relieve sea level rise pressure on the current channel and tidal barrier and to better manage risks to the wider area. This would also provide potential intertidal habitat creation opportunities.
12.5	Calenick Creek	<i>Not considered in SMP1</i>	MR	MR	MR	Future flood risk indicated to be affecting Old Falmouth Road long with some 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 through MR.
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
12.1	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.
12.2	Ruan Laniorne	Risk to small number of properties (5) from extreme flood events will increase over time. Risk of inundation of road running from Ruan Laniorne to Trelonk will also increase.	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 AONB designation in this part of the estuary.	Two historic features (lime kiln and corn mill) could be affected by future increase in flood risk.	Current recreation and amenity use of the frontage would not be altered by the preferred plan although sea level rise implications would need to be considered in the medium to longer term.
12.3	Tresillian	11 properties would benefit from the preferred plan in short term. Realignment in medium to long term would impact on some commercial property and would change land use from commercial to intertidal.	Realignment along northern bank in medium to longer term would provide realistic intertidal habitat creation opportunities.	Preferred plan will generally support the landscape value although the AONB designation does not extend into this part of the estuary.	Several historic features, including quay, blacksmiths workshop, 2 lime kilns and malt house may be impacted by future realignment. However these would also be adversely affected under other policy choices.	Recreational use should not be limited or prevented under the preferred plan.
12.4	Truro - Upper Basin	Land use around the park may undergo some change. Magnitude of this would depend on	Realignment along left bank in medium to longer term would provide realistic intertidal habitat	There are potentially some landscape benefits to be gained from moving ahead with realignment.	There are unlikely to be any impacts on historical sites. Historical integrity of	Recreational use of Boscawen park would be impacted by loss of park area under the preferred plan

Policy Unit		Theme				
		Property & Land Use	Nature Conservation	Landscape	Historic Environment	Amenity & Recreational Use
		agreed extent of any realignment of left bank.	creation opportunities.		Town Quay itself would be maintained under the plan.	realignment.
		Plan would maintain risks to property at current levels. Land use would not be impacted. Commercial running of the quay in respect of Truro-Falmouth cruising and mud berthing for recreational boating would not be affected. Plan would assist in managing risks to commercial property along Lighterage Quay and Newham Road industrial areas. Land use would not be impacted. Commercial viability of the quay would be supported.	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 Town Quay frontage and its defences.		
				The landscape will continue to be dominated by the heavily developed nature of the frontage and the engineered quay structures and Newham defences.	Historical integrity of Lighterage Quay and associated features (lime kiln) Quay itself would be maintained under the plan.	Recreational use and access is limited along this frontage although maintaining a navigable channel would assist in supporting recreational activities (sailing, cruising, kayaking etc.) originating at Town Quay.
12.6	Calenick Creek	MR would assist in managing future flood risk indicated to be affecting Old Falmouth Road long with some residential properties and commercial assets.	Some modification to the habitat through channel engineering will continue under the plan. However realignment may provide some valuable intertidal habitat creation opportunities.	Landscape values would not be adversely impacted by the plan, but it would continue to be modified by channel structures.	Historical features (smelting house, clock tower, Calenick House & Gardens) would possibly be impacted by realignment.	Plan and any subsequent realignment will support continued recreational use of quayside and slipways.