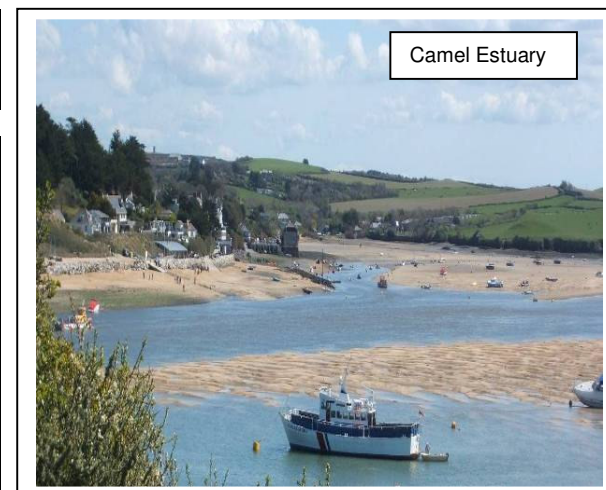


<b>Location reference:</b>	<b>Camel Estuary (Stepper Point to Trebetherick Point)</b>
<b>Management Area reference:</b>	<b>MA35</b>
<b>Policy Development Zone:</b>	<b>PDZ14</b>



**PREFERRED POLICY TO IMPLEMENT PLAN:**

<b>From present day (0-20 years)</b>	NAI along the undefended cliffs and estuary banks. HTL at Padstow Harbour. NAI along the Dinas frontage. NAI along the central Camel left bank. HTL at Wadebridge. HTL along Egloshayle left bank. HTL along Egloshayle right bank. HTL at Sladesbridge. HTL at Amble Marshes. NAI at Porthilly Cove. HTL at Rock. NAI along Rock Dunes and Daymer Bay frontage.
<b>Medium term (20-50 years)</b>	NAI along the undefended cliffs and estuary banks. HTL at Padstow Harbour. NAI along the Dinas frontage. NAI along the central Camel left bank. HTL at Wadebridge. MR along Egloshayle left bank. HTL along Egloshayle right bank. MR (with localised HTL) at Sladesbridge. MR at Amble Marshes. NAI at Porthilly Cove. MR at Rock. NAI along Rock Dunes and Daymer Bay frontage.
<b>Long term (50 -100 years)</b>	NAI along the undefended cliffs and estuary banks. HTL at Padstow Harbour. NAI along the Dinas frontage. NAI along the central Camel left bank. HTL at Wadebridge. MR along Egloshayle left bank. HTL along Egloshayle right bank. MR (with localised HTL) at Sladesbridge. MR at Amble Marshes. NAI at Porthilly Cove. MR at Rock. NAI along Rock Dunes and Daymer Bay frontage.

**SUMMARY OF SPECIFIC POLICIES**

Policy Unit		SMP1 Policy	SMP2 Policy Plan			Comment
		50 yrs	2025	2055	2105	
35.1	Undefended cliffs and estuary banks	Do Nothing	NAI	NAI	NAI	This approach best meets the management intent of allowing the natural evolution of the coast and the objectives of the AONB and Heritage Coast designations.
35.2	Padstow Harbour	Hold the existing defence line	HTL	HTL	HTL	This approach best meets the objective to maintain the viability and core values of coastal and estuary communities.
35.3	Padstow south (Dinas)	Hold the existing defence line	<b>NAI</b>	<b>NAI</b>	<b>NAI</b>	This approach best meets the objectives to allow the natural evolution of the shoreline wherever possible and establish a long-term action plan which helps to minimise and reduce the reliance on defences in the future
35.4	Central Camel left bank	<b>Not considered in SMP1</b>	NAI	NAI	NAI	This approach best meets the management intent of allowing the natural evolution of the coast and the objectives of the AONB and Heritage Coast designations. Camel Trail may need localised realignment.
35.5	Wadebridge	<b>Not considered</b>	HTL	HTL	HTL	This approach best meets the objective of supporting the viability and core

Policy Unit		SMP1 Policy	SMP2 Policy Plan			Comment
		50 yrs <i>in SMP1</i>	2025	2055	2105	
		<i>Not considered in SMP1</i>				values of coastal settlements and minimizing impacts on the historic environment, flood resilience will be an important part of this plan.
35.6	Egloshayle left bank	<i>Not considered in SMP1</i>	HTL	MR	MR	This approach best meets the objective of supporting existing nature conservation values, while allowing adaptive response to natural change, and reduces reliance on defences.
35.7	Egloshayle Right Bank	<i>Not considered in SMP1</i>	HTL	HTL	HTL	This approach best meets the objective of supporting the viability and core values of coastal settlements and minimizing impacts on the historic environment, flood resilience will be an important part of this plan.
35.8	Sladesbridge	<i>Not considered in SMP1</i>	HTL	MR (with localised HTL)	MR (with localised HTL)	This approach best meets the objectives to support coastal communities, with an emphasis on increasing flood resilience, and supports nature conservation values by allowing adaptive response to natural change. Identification of realignment which can provide flood storage areas may provide habitat creation opportunities. Localised HTL will maintain the flood defence scheme built in 2004. This is considered to have in excess of 20 year residual life.
35.9	Amble Marshes	<i>Not considered in SMP1</i>	HTL	MR	MR	This approach meets the objectives of allowing the natural evolution of the shoreline, and minimises the reliance on defences in the future, while supporting nature conservation values and allow habitats to respond to climate change.
35.10	Porthilly Cove	Hold the existing defence line	NAI	NAI	NAI	This approach allows the natural evolution of the shoreline, flood resilience for a small number of properties currently at flood risk will need consideration as risks are increased with sea level rise.
35.11	Rock	Hold the existing defence line	HTL	MR	MR	This approach allows the objectives of supporting coastal communities and recreation and tourist opportunities, while managing erosion and flood risks in a sustainable manner, with flood resilience required as flood risks increase with sea level rise.
35.12	Rock Dunes and Daymer Bay	Do nothing to conserve dune habitats and species	NAI	NAI	NAI	This approach best meets the objectives of allowing natural change and supporting nature conservation values, with little change to the position of the shoreline expected over the three epochs.
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
35.1	Undefended cliffs and estuary banks	No impacts on property or land use for majority of undefended cliffs and estuary banks.	Preferred plan and NAI approach will support high level SMP objectives for nature conservation and meet objectives for the	Landscape values will be supported by the preferred plan and landscape quality allowed to develop without	Generally limited impacts.	Current recreation and amenity use would not be impacted although some lengths of the Camel Trail may need realigning.

Policy Unit		Theme				
		Property & Land Use	Nature Conservation	Landscape	Historic Environment	Amenity & Recreational Use
			Camel SAC.	constraints		
35.2	Padstow Harbour	Properties defended from flood risk and erosion.	Shoreline will continue to be heavily modified by defences and natural coastal processes will be constrained.	Landscape will continue to be heavily influenced by defences and harbour structures.	In excess of 40 listed buildings protected within the Padstow Conservation area.	Current recreation and amenity use would be supported under the preferred plan.
35.3	Padstow south (Dinas)	Possible impacts on shoreline roads and property boundaries.	This approach will allow the natural evolution of the shoreline with subsequent benefits for intertidal habitats..	Will help to minimise and reduce the impact of defences on the landscape in the future.	No implications.	Current recreation and amenity use would not be impacted.
35.4	Central Camel left bank	No impacts on property or land use.	Preferred plan and NAI approach will support high level SMP objectives for nature conservation and meet objectives for the Camel SAC.	Landscape values will be supported by the preferred plan and landscape quality allowed to develop without constraints	No impacts.	Current recreation and amenity use would not be impacted although some lengths of the Camel Trail may need realigning.
35.5	Wadebridge	Large area of flood risk defended. Properties and transport route retained.	Estuary banks will continue to be heavily modified by defences and natural estuarine processes will be constrained.	Landscape quality will continue to be heavily influenced by estuary bank defences.	Around 10 listed buildings within the Wadebridge Conservation Area will be protected.	Current recreation and amenity use would be supported under the preferred plan.
35.6	Egloshayle left bank	No impacts on property or land use.	Preferred plan and MR approach will support high level SMP objectives for nature conservation and meet objectives for the Camel SAC.	Landscape values will be supported by the preferred plan and landscape quality allowed to develop without constraints in the longer term.	No impacts.	Current recreation and amenity use would not be impacted.
35.7	Egloshayle Right Bank	Area of flood risk defended. Properties and transport route retained.	Estuary banks will continue to be heavily modified by defences and natural estuarine processes will be constrained.	Landscape quality will continue to be heavily influenced by estuary bank defences.	No implications.	Current recreation and amenity use would be supported under the preferred plan.
35.8	Sladesbridge	Some impact on properties and transport routes in medium to longer term.	Identification of realignment which can provide flood storage areas may provide habitat creation opportunities.	Landscape values will be supported by the preferred plan and landscape quality allowed to develop without constraints in the longer	No implications.	Current recreation and amenity use would be supported under the preferred plan.

Policy Unit		Theme				
		Property & Land Use	Nature Conservation	Landscape	Historic Environment	Amenity & Recreational Use
				term.		
35.9	Amble Marshes	No implications for property but land use may change from agriculture to flood storage or intertidal habitat.	Identification of realignment which can provide flood storage areas may provide habitat creation opportunities.	Landscape values will be supported by the preferred plan and landscape quality allowed to develop without constraints in the longer term.	No implications.	Current recreation and amenity use would be supported under the preferred plan.
35.10	Porthilly Cove	Slight flood risk to a few properties increasing over time with sea level rise.	Preferred plan and NAI approach will support high level SMP objectives for nature conservation and meet objectives for the Camel SAC.	Landscape values will be supported by the preferred plan and landscape quality allowed to develop without constraints	A number of listed buildings at Porthilly will remain at risk in medium to longer term.	Current recreation and amenity use would be supported under the preferred plan.
35.11	Rock	Increasing flood risk to shoreline properties.	Preferred plan and MR approach will support high level SMP objectives for nature conservation and meet objectives for the Camel SAC.	Landscape values will be supported by the preferred plan and landscape quality allowed to develop without constraints in the longer term.	No implications.	Current recreation and amenity use would be supported under the preferred plan.
35.12	Rock Dunes and Daymer Bay	No implications for property or land use.	Preferred plan and NAI approach will support high level SMP objectives for nature conservation and meet objectives for the Camel SAC.	Landscape values will be supported by the preferred plan and landscape quality allowed to develop without constraints.	No implications.	Current recreation and amenity use would be supported under the preferred plan.