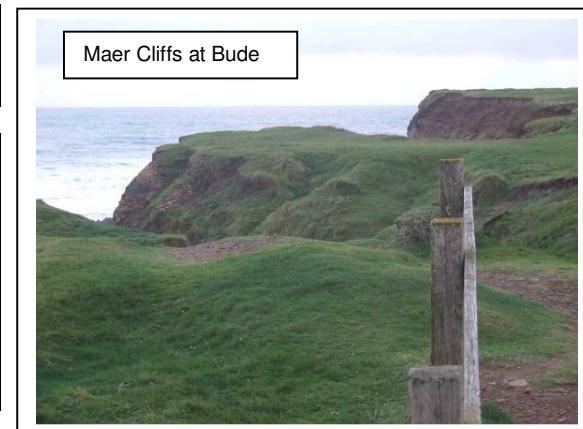


Location reference:	Higher Longbeak to Lower Sharpnose Point
Management Area reference:	MA40
Policy Development Zone:	PDZ16



PREFERRED POLICY TO IMPLEMENT PLAN:

From present day (0-20 years)	NAI along undefended cliffs and smaller tourist areas. HTL at Bude Haven and in canal area, primarily addressing increasing flood risk. MR at Summerleaze beach. MR at Crooklets beach.
Medium term (20-50 years)	NAI along undefended cliffs and smaller tourist areas. HTL at Bude Haven and in canal area, primarily addressing increasing flood risk. MR at Summerleaze beach. MR at Crooklets beach.
Long term (50 -100 years)	NAI along undefended cliffs and smaller tourist areas. HTL at Bude Haven and in canal area, primarily addressing increasing flood risk. Move to NAI at Summerleaze beach. Move to NAI at Crooklets beach.

SUMMARY OF SPECIFIC POLICIES

Policy Unit		SMP1 Policy	SMP2 Policy Plan			Comment
		50 yrs	2025	2055	2105	
40.1	Undefended cliffs (including Northcott Mouth, Sandymouth and Duckpool)	Do nothing to maintain geological exposures and coastal habitats.	NAI	NAI	NAI	Recession of cliffs continues to provide sediment to frontage. NAI would meet AONB and Heritage Coast objectives. NAI does not preclude local maintenance of structures at Northcott and Sandymouth.
40.2	Bude Haven & Canal area	Hold existing line along natural and built defences. Do nothing along undeveloped stretch with relocation of coastal footpath.	HTL	HTL	HTL	Maintain the structures providing coast protection and/or flood defence function (breakwater, revetments, sea walls, canal walls and locks). This approach would aim to manage increasing risks to both the historic Bude Canal area and residential property.
40.3	Summerleaze beach	Hold existing line along natural and built defences. Do nothing along undeveloped stretch with relocation of coastal footpath.	MR	MR	NAI	Objective is to reduce risks by establishing more robust natural defence and naturally responding buffer zone by Improvement of dunes and moving tourist based infrastructure and commercial development away from the erosion and flood risk zones. At Summerleaze this does not preclude maintaining the position of the sea pool.
40.4	Crooklets beach	Hold existing defence line for developments backing Crooklets beach.	MR	MR	NAI	Objective is to reduce risks by establishing more robust natural defence and naturally responding buffer zone by Improvement of dunes and moving tourist based infrastructure and commercial development away from the erosion and flood risk zones.
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
40.1	Undefended cliffs (including Northcott Mouth, Sandymouth and Duckpool)	No significant implications for property. Localised erosion could be problematic for roads at Upton and Northcott Mouth.	Preferred plan would allow natural evolution of the rocky cliff line and its habitats. This would support objectives of the Tintagel-Marsland-Clovelly Coast SAC.	Landscape quality would be supported and retained under the preferred NAI plan, also supporting the AONB and Heritage Coast designations.	There are a great number of historic sites along the cliff top of this frontage but very low erosion rates dictate little impact occurring under the preferred plan.	Recreation and amenity use would be supported under the preferred plan.
40.2	Bude Haven & Canal area	Maintaining defences will provide risk minimization from flooding to around 70 properties.	Preferred plan will mean defences are retained constraining and modifying the nearshore and its habitats.	Defences and structures will remain an integral part of the landscape. In the case of Bude Canal and lock structures, this may be seen as desirable.	The defences and canal locks, Bude Castle and a number of other scheduled sites will be either maintained or have the risks to them managed under the preferred plan.	Recreational use of the canal and castle area would be supported, with risks minimized.
40.3	Summerleaze beach	Some loss of amenity based development, including chalets and car parking at the rear of the beach. Dunes would provide robust natural defence.	Improving the buffering dune system would have environmental and nature conservation benefits.	There would be tangible landscape improvements in replacing concrete rear-of-beach infrastructure with a naturally developing dune frontage.	Scheduled historic sites within the dunes (defences, enclosure) could be affected by erosion or sand inundation. Sites on the cliff top (prehistoric barrows) may be lost due to erosion.	Recreation and amenity use of the beach frontage would be robustly supported under the preferred plan with a more 'natural frontage' aiming to provide a better quality beach experience.
40.4	Crooklets beach	Some loss of amenity based development, including chalets and car parking at the rear of the beach. 2 or 3 properties on the north cliff top may be at risk from erosion in the medium to long term. Dunes would provide robust natural defence to lower-lying areas.	Re-establishing a buffering dune system would have environmental and nature conservation benefits.	There would be tangible landscape improvements in replacing concrete rear-of-beach infrastructure with a naturally developing dune frontage.	Foreshore submarine forest and occupation site may be affected by ongoing sea level rise.	Recreation and amenity use of the beach frontage would be robustly supported under the preferred plan with a more 'natural frontage' aiming to provide a better quality beach experience.