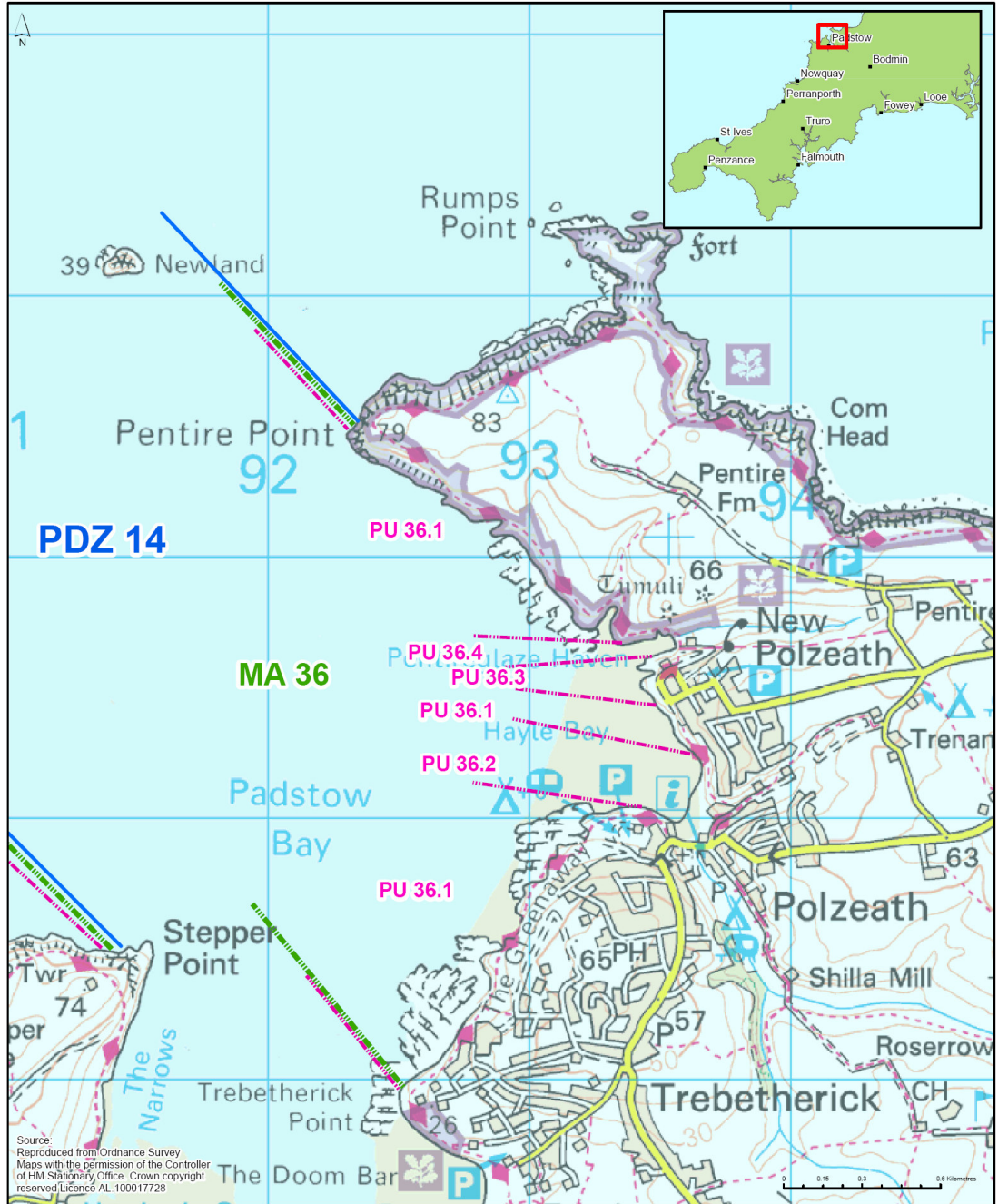


**Location reference:** Trebetherick Point to Pentire Point  
**Management Area reference:** MA36  
**Policy Development Zone:** PDZ14

Policy Development Zone 14 - Camel Estuary (Stepper Point to Pentire Point)  
 Management Area 36 - Trebetherick Point to Pentire Point

Key  
 Policy Development Zone (Blue line)  
 Management Areas (Green hatched area)  
 Policy Units (Pink dashed line)



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Cornwall & Isles of Scilly  
 Shoreline Management Plan Review

CORNWALL COUNCIL  
 Cornwall and the Isles of Scilly  
 Coastal Advisory Group  
 www.ciscag.org  
 ROYAL HASKONING

## DISCUSSION AND DETAILED POLICY DEVELOPMENT

The **undefended cliffs** from Trebetherick Point to Polzeath, and then from New Polzeath to Pentire Point are designated as in part as ANOB, Trebetherick Point SSSI, Pentire Peninsula SSSI, and Pentire Point to Widemouth Heritage coast. The undefended cliffs are hard rock with little erosion expected over the three epochs. The current policy of no active intervention will be continued, with the slow rate of erosion rate not expected to disturbance of or deterioration to the natural environment. There are no heritage features identified at risk of erosion. Localised realignment of the SW coast path may be necessary under this approach, particularly at Pentire Glaze.

### Polzeath

Polzeath is a vibrant coastal community closely associated with surfing and tourism. Existing tidal and fluvial combined flood risks to around six properties will be exacerbated by climate change with erosion under the no active intervention scenario expected to affect seven buildings and the access road which runs along the beach of the beach connecting the two sides of the community. The buildings at risk of flood and erosion include the Post Office and convenience stores. The beach is designated as Pentire Peninsula SSSI. There are no heritage features identified within this area.

The current policy of hold the line will be continued for the first epoch, with a policy of managed realignment from the second epoch to move the access road back to a more sustainable position. Realignment of this road is necessary to maintain the integrity of the community as a whole. Relocation of the commercial stores and Post Office would be necessary under this policy, which would remove them from flood and erosion risks to more sustainable positions. With the predicted coastal change affecting the commercial centre of the village, the principal tourist car parks, and potentially the more southerly caravan site, the Land Use Planning system should consider identifying a Coastal Change Management Area for Polzeath.

There may be some impacts upon the Pentire Point SSSI as a result of the preferred plan. Holding the line during epoch 1 could possibly result in some foreshore narrowing as sea level rises, though this would be very minor. This could have some further effects on the cliff line to the north of the beach, though again they would be likely to be minor. Managed realignment in epochs 2 and 3 would lessen the potential foreshore narrowing but will still exert some constraint upon the natural system at the rear of the beach.

This management approach meets the following objectives:

- To support the viability and core values of coastal settlements, in a manner consistent with the Government's sustainable development principles
- To support and allow diversification of tourism and recreational opportunities
- To manage the risks to communities from flooding and support their adaptation and development of resilience
- To manage the risks to communities from erosion and support their adaptation

### **New Polzeath (Cockett Haven)**

New Polzeath, situated to the north of Polzeath is a collection of mainly residential dwellings situated around 30 metres back from the cliff edge extending inland. An access road runs in front of the dwellings and car parking is provided along the cliff top. A small section of cliff has coastal protection at Cockett Haven, and at this point steps down from the cliffs provide access to the beach. The beach and cliff is designated as Pentire Peninsula SSSI. The no active intervention scenario at 2105 shows only around of 3m of erosion at this point however, with no features or assets at risk except for the access road which reaches a dead-end at this point. The current policy of no active intervention would therefore continue to be appropriate over the three epochs. Access to the beach over the long term would need to be maintained which may require investigation. Monitoring of erosion at this location would also be suggested to confirm the predicted limited erosion extents.

This management approach meets the following objectives:

- To allow natural evolution of the shoreline wherever possible
- To support and allow diversification of tourism and recreational opportunities

### **Pentireglaze Haven**

This is small area of softer material which under a no active intervention scenario by 2105 is expected to have eroded up the small stream valley at this location by around 50ms, affecting three properties and a residential access road. This area has no current flood defences. The current policy of no active intervention would be the proposed policy; it is unlikely that there would be a positive benefit cost ratio to enable any coast protection works at this location.



In addition the economic position, the area is within the Pentire Peninsula SSSI and therefore of national importance. Properties would not be affected until the third epoch. Monitoring of actual erosion rates in this area is advised to improve upon the predicted future position of the shoreline.

This management approach meets the following objectives:

- To allow natural evolution of the shoreline wherever possible

The economic assessment for Management Area 36 provides an extremely robust benefit / cost ratio of 16.6 This is based on a requirement for only very minor works at Polzeath and fully supports the hold the line approach during epoch 1. Refer to the Economics Appraisal Summary Table below and Appendix H for more detail on the assessment.

**SUMMARY OF PREFERRED PLAN RECOMMENDATIONS AND JUSTIFICATION PLAN:**

<b>Location reference:</b>	<b>Trebetherick Point to Pentire Point</b>
<b>Management Area reference:</b>	<b>MA36</b>
<b>Policy Development Zone:</b>	<b>PDZ14</b>

PREFERRED POLICY TO IMPLEMENT PLAN:	
<b>From present day (0-20 years)</b>	HTL at Polzeath, NAI at New Polzeath and Pentire Glaze Haven
<b>Medium term (20-50 years)</b>	MR at Polzeath, NAI at New Polzeath and Pentire Glaze Haven
<b>Long term (50 -100 years)</b>	MR at Polzeath, NAI at New Polzeath and Pentire Glaze Haven

**SUMMARY OF SPECIFIC POLICIES**

Policy Unit		SMP1 Policy	SMP2 Policy Plan			Comment
		50 yrs	2025	2055	2105	
36.1	Undefended cliffs	Do nothing	NAI	NAI	NAI	This approach best meets the objectives of the landscape and environmental designations and allows the natural evolution of the coast.
36.2	Polzeath	Hold the existing defence line along defended length to ensure continued beach access for car parking and maintenance of other economic assets.	HTL	MR	MR	This approach will allow the sustainable continuity of the community at Polzeath with time allowed during epoch one to plan the most appropriate approach to the managed realignment.
36.3	New Polzeath	Do nothing with cliff stability monitoring in the short term to assess environmental acceptability of intervention around Crockett Haven and at Pentire Glaze.	NAI	NAI	NAI	This approach best meets the objective to allow the natural evolution of the shoreline. Monitoring of erosion rates at Crockett Haven should be undertaken to confirm the predicted erosion rates upon which this policy choice is based.
36.4	Pentireglaze Haven	Do nothing	NAI	NAI	NAI	This approach meets the objective to allow the natural evolution of the shoreline wherever possible.

Key: HTL - Hold the Line, A - Advance the Line, NAI – No Active Intervention  
MR – Managed Realignment

**ENVIRONMENTAL ASSESSMENT**

**Strategic Environmental Assessment (SEA):**

Between Trebetherick Point and Pentire Point, the overall policy of NAI will benefit the biodiversity and geological interests associated with Pentire SSSI. The second long-term policy of MR for this policy unit will continue to maintain current standards of defence at selective locations including Polzeath however this will still exert some constraint upon the natural system at the rear of the beach, with possibly minor impacts on the SSSI.

**Habitat Regulations Assessment (HRA):**

HTL is proposed at Padstow Harbour, Wadebridge, and Egloshayle (right bank) for all three Epochs, whilst HTL is proposed in the first Epoch at Egloshayle (left bank), Sladesbridge, Amble Marshes, Rock, and Polzeath followed by MR in Epochs 2 and 3. All policy locations are at least 16km from the Tintagel-Marsland-Clovelly Coast SAC, therefore no direct or indirect effects are expected. The majority of the sites are located some distance from the River Camel SAC boundary and do not directly or indirectly affect the Site's features. Sladesbridge is the only policy location within the SAC boundary and has the potential to result in direct loss of SAC interest features, however, clarification of preventative and mitigation measures has resulted in a finding of no adverse effect on integrity of the Site's qualifying features.

**IMPLICATION WITH RESPECT TO BUILT ENVIRONMENT**

Economics Summary		by 2025	by 2055	by 2105	Total £k PV
Property	Potential NAI Damages (£k PV)	0.0	0.0	238.3	238.3
	Preferred Plan Damages (£k PV)	0.0	0.0	61.7	61.7
	Benefits of preferred plan (£k PV)	0.0	0.0	176.6	176.6
	Costs of Implementing plan (£k PV)	7	4	0	11
				Benefit/Cost ratio of preferred plan	16.6