

West of Wales Shoreline Management Plan 2 Cardigan Bay & Ynys Enlli to the Great Orme Coastal Group

Appendix F Economic Appraisal

November 2011 Final 9T9001



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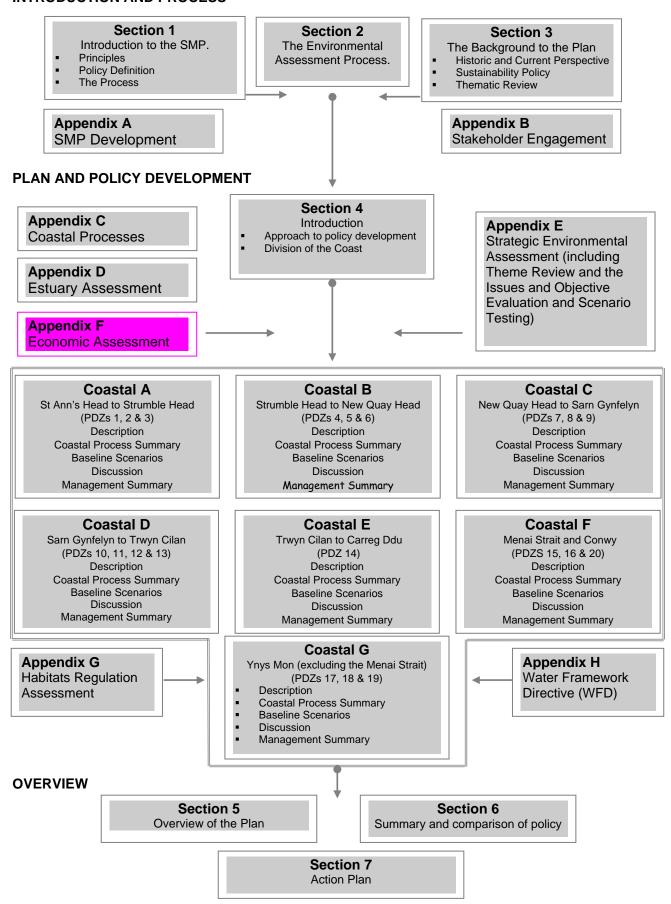
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INTRODUCTION AND PROCESS





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F1 INTRODUCTION

A review of economic viability of the preferred plan for each area has been carried out. The review is undertaken in the context of each management area, taking account of the economic consequences associated with each policy unit.

It should be noted that further detailed economic analysis will need to be undertaken in justifying any specific scheme in line with principles set out in the New Approaches Programme and the appraisal guidance.

The aim of the current review is to determine to what degree the preferred policy may be justified in economic terms relating to coast protection or sea defence. In addition the review aims to examine the nature of the economic justification; considering whether that justification lies strongly with the defence of clear direct benefits, in terms of direct flood or erosion risk to asset, or derives from associated damages such as amenity, recreation, traffic disruption or is driven by the aims of other plans.

Various information has been used to develop the review. As part of the SMP2 GIS and analysis procedure, damages have been derived from the Modelling and Decision Support Framework (MDSF). In addition to this, work has been undertaken as part of the various strategies or scheme appraisals covering the SMP area. The use of these is discussed in section F2 and F3.

The results of the review are reported in summary tables provided in Annex F1 and the development of these tables is discussed in section F4.

A discussion of sensitivity is provided in section F5 together with an identification of the approach to assessing the future costs of schemes or maintenance.

References to local studies are provided in the summary tables in Annex F1.



F2 USING OF EXISTING INFORMATION

In several areas around the coast strategies have been developed, in line with the recommendations and to address uncertainties identified in SMP1.

These studies have been able to consider the economic consequence for specific areas in far greater detail than would be appropriate for the SMP2. In particular, the strategies have been able to determine specific damages relating to flooding due to overtopping and consider damages relating to aspects such as amenity and uses of the coast. In addition the strategies have developed specific approaches to defence and from this have been able to assess future costs of schemes, at least in outline.

However, in some areas the strategies have been developed only over a 50 year horizon (similar to SMP1) and have used discount factors different from that now recommended by Treasury. The strategies also have not necessarily been developed over the same geographic area as policy units now defined in the SMP2 and have not in all cases considered the full potential impact of sea level rise over the next 100 years. Finally, in some locations the SMP2 is now making recommendation which modify the options and recommendations considered by the strategy.

For these reasons it has been necessary to adapt information from earlier studies to allow this information to be used to effect in the SMP2.

Management of the coast is a continuous process. During the development of the SMP2 further detailed studies or strategies have been on going. While information has been incorporated as it becomes available, it is clearly not possible in a document to include detailed information of concurrent studies not completed at the time of completing this document (January 2009). Notes are included in both the following tables and in the main text of the SMP2 document to highlight where further information has or may become available.

The SMP process is continuous, taking in further information and reviewing this in the context provided by the SMP2 document.

F3 GENERATION OF NEW DATA

F3.1.1 Determination of Damages

In all areas of the SMP2 the MDSF analysis has been used to provide a baseline of economic evaluation.

In simple terms MDSF uses the information contained in the SMP2 GIS to generate this economic assessment. Specifically, MDSF uses the mapping of erosion and flood risk and determines the timing of loss or probability of flooding of all assets identified in the areas affected.

The output of the MDSF provides information in relation to loss due to erosion, determining when an asset is lost, providing a value for that asset and an economic discounted value. This is reported as number and value of properties for each SMP2 epoch.

In terms of flooding and progressive erosion of land, MDSF provides a breakdown of private and commercial properties affected and determines an annual average value of loss. This is then converted into a present value of loss over a 100 year period appropriate to the SMP2 assessment. In deriving annual average damages it was found that the Environment Agency's basic flood maps provided insufficient information on lower return flood probabilities. Separate mapping was therefore undertaken providing flood returns of 1:10 years, 1:50 years, 1:100 years, 1:250 years and 1:1000 years. Water levels were taken based on current extreme values.

This exercise was undertaken for each area taking values of predicted water levels at the end of each epoch. For epoch 1, present value of water levels and flood damages were taken. For epoch 2, damages over the epoch were determined as the average between damages determined under present day water levels and those determined for the end of epoch 2. For epoch 3, the average was taken for damages based on the end of epoch 2 and the end of epoch 3.

A 2m scenario for sea level rise was also considered in undertaking the SMP2 assessment of policy. While damages and erosion loss was determined for this scenario so as to inform the decision making process, these values are not reported or considered in this appendix.



F3.1.2 Determination of Costs

For some areas of the coast, where defences are in place, information exists from strategies or appraisal setting out future costs of defence. Where the SMP2 recommends adaptation to these plans, an assessment has had to be made of possible future costs.

In most areas costs have had to be determined separate from strategies, this has been for works in the medium to long term. It is only possible to provide very outline costs for such work.

In some cases strategies have not identified maintenance costs for existing or new defences or have only considered such costs over a period of the next 50 years. In all cases where defence is recommended by the SMP2 an additional cost has been added to allow for routine maintenance over the period of the SMP2. The maintenance costs take into account the existing extent of defence and to a degree the condition or age of the works.

Average baseline costs have been used in estimating works. Typically these have been derived from a series of tables for different structure types. For each structure type the cost per metre of defence is estimated based on tidal and wave exposure. The key structure types are shown in the following tables.

Typical average cost tables, including for optimism bias (typically taken as 60%).

Rock Revetment £/m

Tidal	Wave Exposure							
Exposure	Very Low	Low	Medium	High				
Very Low								
Low		200	500	1000				
Medium		1000	2000	4000				
High		3000	7000	12500				

Earth Embankment £/m

Tidal	Wave Exposure							
Exposure	Very Low	Low	Medium	High				
Very Low								
Low		200	350	1500				
Medium		1500	2000	4000				
High		3000	3500	6000				

Concrete Seawalls £/m

Tidal		Wave Exposure							
Exposure	Very Low	Low	Medium	High					
Very Low	100	150	250	500					
Low	200	300	500	1000					
Medium	1000	1500	2000	5000					
High	2500	4500	7000	12000					

Sheet piled walls £/m

Tidal	Wave Exposure							
Exposure	Very Low	Low	Medium	High				
Very Low								
Low		200	400	600				
Medium		600	1000	2000				
High	600	1000	2000	3500				

Rock Breakwaters £/m

Tidal		Wave E	xposure	
Exposure	Very Low	Low	Medium	High
Very Low				
Low		1500	1500	5000
Medium		2000	4000	8000
High		3000	6000	12500

In addition a cost of £2,500 has been taken for removal of existing structures. In certain circumstances individual structure costs have been used, representing the possible use of one off type structures.



F4 ECONOMIC APPRAISAL SUMMARY TABLE

Annex F1 provides economic summary tables. The results from these are further summarised in the main SMP2 text.

The tables are produced for each management area. The tables comprise:

- The assessment of damages derived from MDSF. Three scenarios are considered for comparison and to allow an assessment of sensitivity. The three scenarios are No Active Intervention, With Present Management and the Preferred Plan. Associated with each MDSF report is an identification of other relevant information; either in terms of information from other studies or in terms of what additional damages might be considered in relation to the specific scenario. For each scenario a total damages is reported with notes to explain how this has been derived from the information.
- The assessment of costs. This is provided for the With Present Management scenario and for the Preferred Plan. In many cases this may be the same. As above the reference with respect to costs is identified and a brief explanation of how this has been used to derive a cost for the Preferred Plan.
- Finally, the table provides a brief comment or discussion in relation to the
 economic analysis and justification of the preferred policy. Where the
 Preferred Plan is shown, solely from the summary of results, not to be
 economically justified this is highlighted in terms of either additional
 benefits which might be considered or in terms of other values which the
 plan is attempting to address.

F5 **SENSITIVITY**

The critical uncertainties with respect to policy are highlighted and discussed in the main text of the SMP2. With respect to the economics, there is recognised uncertainty particularly in relation to erosion rates and possible timing of required works. Such uncertainty affects both the timing of the occurrence of damages and when works might be required. As such these aspects tend to balance in the economics.

Certainly within the scope of the SMP2, to assess the likely affordability and overall sustainability of policies such issues of timing are already accounted for. Clearly in terms of actual loss and hence planning of individual situations, timing may be quite important and the SMP2 has recommended monitoring to improve information.

Where the preferred policy changes from present management, the tables in Annex F1 allow comparison of the economics associated with this change. This highlights, purely from an economic perspective, the sensitivity of decisions being made.



Annex F1 Supporting Economic Appraisal Data – Damages/Benefits and Costs

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Policy Development Zone (PDZ): 1

Location: South West Peninsula and Islands

Management Area (MA): 1
Policy Units (PU): 1.1, 1.2, 1.3

Page 1 of 2

Damages	;
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Scenario: No Active intervention							
MDSF Assessment							
Flooding damages	Epoch 1 (year 0 to year 20)		Epoch 2 (year 21 to year 50)		Epoch 3 (year 50 to year 100)		All epochs PVd
	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
	0.00	0.0	0.00	0.0	0.04	0.1	0.1

Erosion damages

3										
Epoch 1 (year 0 to year 20)			Ep	och 2 (year 21 to year	50)	Epoch 3 (year 50 to year 100)			All epochs PVd	
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	_	0

Other information PV Value (£k)

Source:

Notes: As determined by MDSF Total NAI damages 0.1

Scenario: With Present Management

MDSF Assessment

Flooding damages	Epoch 1 (yea	r 0 to year 20) Epoch 2 (year 2		21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVd	
	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
	0.00	0.0	0.00	0.0	0.04	0.1	0.1	

Erosion damages

Epoch 1 (year 0 to year 20)			Epoch 2 (year 21 to year 50)			Epoch 3 (year 50 to year 100)			All epochs PVd	
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0.0	

Other information PV Value (£k)

Source:

Notes: As determined by MDSF Total WPM damages 0.1

Appendix H 1 MA1

Policy Development Zone (PDZ): 1

Location: South West Peninsula and Islands

Management Area (MA): 1 Policy Units (PU): 1.1, 1.2, 1.3 Page 2 of 2

Damages	(continued)									
Scenario:	Preferred Plan									
MDSF Assessi	ment									
Flooding damag	Flooding damages		. ,	ar 0 to year 20)	Epoch 2 (year		Epoch 3 (year 5		All epochs PVo	d
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	0.4
			0.00	0.0	0.00	0.0	0.04	0.1		0.1
Erosion damage		10)	F		50)	F		400)	All an all a DV	
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	och 2 (year 21 to year Total Valuation (£k)	PV for epoch (£k)	No. of properties	och 3 (year 50 to year Total Valuation (£k)	PV for epoch (£k)	All epochs PVo MDSF (£k)	a
140. or properties	0.00	0.0	0	` '	, , ,		` ,	I	WDOI (EK)	0.0
Other damages	s								PV Value (£k)	
Notes:	As determined by MDSF	F					Total preferre	ed plan damages		0.1
Costs										
Present Manag	ement Assessment									
Source: NAI								l	PV Value (£k)	
Notes:										0
Preferred Pan									PV Value (£k)	
Description:										
Notes:	No Active Interevntion. Minor private works at St Martins Haven not included								0	

Reconciliation

Maintain natural behaviour of the coast.

Page 1 of 2 **Economic Assessment**

Policy Development Zone (PDZ): 2

Location: Little Haven and Broad Haven

Management Area (MA): 2

Policy Units (PU): 2.1, 2.2, 2.3, 2.4, 2.5, 2.6

Damages

MDSF Assessm	nent									
Flooding damage			Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year 2	21 to year 50)	Epoch 3 (year 5	60 to year 100)	All epochs PVo	
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			0.30	3.8	1.02	7.4	107.87	340.8		351.9
Erosion damages										
E	poch 1 (year 0 to year	20)	Epoch 2 (year 21 to year 50)			Epo	och 3 (year 50 to year	All epochs PVo	1	
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
0	0.00	0.0	2	132.00	62.0	47	4,886.00	319.0		38
Other information	on								PV Value (£k)	
Source:	Little Haven Prefeasib	ility study. May 2002								
outline damages dete	rmined over 50 years (6%	discount rate). Only con	nsidered flood risk. No fu	urther information with res	spect to Broad Haven					
Notes:	As determined by MDS	05 4 1 12		, .	18111 11	Ī		tal NAI damages		732.

Scenario: With Present Management

MDSF Assessment

Flooding damages	Epoch 1 (year	er 0 to year 20) Epoch 2 (year 21 to year 5		21 to year 50)	Epoch 3 (year 50 to year 100)		All epochs PVd	
	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
	0.18	2.3	0.67	4.7	4.35	15.7	22.7	

Erosion damages

	Epoch 1 (year 0 to year 20)			Ep	och 2 (year 21 to year	50)	Epoch 3 (year 50 to year 100)			All epochs PVd	
No. of	properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
	0	0.00	0.0	0	0.00	0.0	1	134.00	7.0	7.0	

Other information PV Value (£k)

Source: Little Haven Prefeasibility study. May 2002

no residual damges assessed.

Total WPM damages 29.7 Notes: As determined by MDSF, does not include increased risk to roads or loss of amenity beaches

Policy Development Zone (PDZ): 2

Location: Little Haven and Broad Haven

Management Area (MA): 2

Policy Units (PU): 2.1, 2.2, 2.3, 2.4, 2.5, 2.6

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Damages	(continued)									
Scenario:	Preferred Plan									
MDSF Assessm	ent									
Flooding damage	s		Epoch 1 (yea	ar 0 to year 20)		Epoch 2 (year 21 to year 50)		50 to year 100)	All epochs PVd	
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			0.18	2.3	0.67	4.7	4.35	15.7		22.7
Erosion damages										
	och 1 (year 0 to year	,		och 2 (year 21 to year	,		och 3 (year 50 to year		All epochs PVd	
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
0	0.00	0.0	0	0.00	0.0	5	610.00	40.0		40.0
	iitle Haven and Bro As determined by MD			on as defences are s	set back at Little Ha	ven and Braod Ha		ed plan damages		62.7
rioles.	As determined by MD	or, additional loss or	property due to realig	Jiment.			Total preferr	ca pian damages		UZ.
Costs										
Present Manage	ement Assessment	1								
	Little Haven Prefeasib fence at Little Haven. Ma		nce at Broad Haven					I	PV Value (£k)	
Notes:										1,08
Preferred Pan								ĺ	PV Value (£k)	
Description:	Maintain defence at Liitle	Haven and Broad Have	n with managed realign	ement during epoch 2 and	d 3. Mainatin flood defer	ce at Nolton Haven.				

Reconciliation

Notes:

Additional cost associated with reailgnement to allow adaptation during epoch 2 and 3. Damages do not include wave overtopping and tidal locking or potential loss of amenity beaches at Lttle Havn and Broad Haven. Damages do not include disruption to road due to future flooding, with potential loss of access to property.

Policy Development Zone (PDZ): 2

Location: Nolton Haven and Newgale Policy Units (PU): 2.7, 2.8, 2.9, 2.10, 2.11, 2.12, 2.13

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Damages

Flooding damage	es		Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year 2	21 to year 50)	Epoch 3 (year 5	0 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			33.80	423.2	38.13	401.0	390.40	1341.3	2,165.
Erosion damages									
E	poch 1 (year 0 to year	20)	Epoch 2 (year 21 to year 50)		Еро	ch 3 (year 50 to year	100)	All epochs PVd	
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	4	449.00	23.0	23
Other informati	on								PV Value (£k)
Source:									

Management Area (MA): 3

Notes:	As determined by MDSF.	Total NAI damages	2,188.5

Scenario:	With Present Management

MDSF Assessment

Flooding damages	Epoch 1 (year 0 to year 20) Epoch 2 (year		Epoch 2 (year	21 to year 50) Epoch 3 (year 50 to year 100)		All epochs PVd	
	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
	6.97	87.3	38.13	251.4	46.90	266.1	604.8
Erosion damages							
5 1.4 (0.1 00)	-	1.0/	E0)		1.0/ 50/	100)	411 1 53/1

E	Epoch 1 (year 0 to year 20)			Epoch 2 (year 21 to year 50)			och 3 (year 50 to year	All epochs PVd	
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	4	449.00	23.0	23.0

Other information PV Value (£k)

Source: No detailed study Manage shingel ridge and reinforce in epoch 2

Notes: As determined by MDSF Total WPM damages 627.8

Policy Development Zone (PDZ): 2

Location: Nolton Haven and Newgale

Management Area (MA): 3

Policy Units (PU): 2.7, 2.8, 2.9, 2.10, 2.11, 2.12, 2.13

Page 2 of 2

Damages	(continued)									
Scenario:	Preferred Plan									
MDSF Assessn	nent									
Flooding damage	es	=	Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVd	
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			0.00	0.0	0.00	0.0	390.40	1341.3	1,	,341.
Erosion damages										
	poch 1 (year 0 to year	,		och 2 (year 21 to year			och 3 (year 50 to year		All epochs PVd	
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
0	0.00	0.0	0	0.00	0.0	4	449.00	23.0		23.0
·	entially in epoch 2. N	0 0	age until closure of	r the road, epoch 2				 		
Notes:	As determined by MDS	SF					l otal preferr	ed plan damages	1,	,364.:
Costs										
Present Manage	ement Assessment									
Source:	No detailed study							Ī	PV Value (£k)	
Manage shingel ridge	and reinforce in epoch 2									
Notes:										1,802
Preferred Pan								ı	PV Value (£k)	
Description:	Loss of road potentially in	n epoch 2. Manange sh	ingle ridge until closure	of the road, epoch 2. Mai	ntain defence to road to	south.				
Notes:										10 ²

Reconciliation

Allow roll back and overtopping shingle bank. Support adaptation of use during epochs 1 and 2. Maintain raod to southern valley to support adaptive use of area.

Policy Development Zone (PDZ): 3

Management Area (MA): 4

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Location: St David's Peninsula to Strumble Head

Policy Units (PU): 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8, 3.9, 3.10, 3.11, 3.12

Damages

Scenario:	No Active interver	ntion							
MDSF Assessr	nent								
Flooding damag	es		Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year :	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			3.75	47.0	9.09	71.6	169.91	560.3	678.8
Erosion damages	S								
Epoch 1 (year 0 to year 20)		20)	Epoch 2 (year 21 to year 50)			Epo	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
C	0.00	0.0	0	0.00	0.0	3	178.00	36.0	36
Other informat	ion								PV Value (£k)
Source:	No detailed study								
Damages do not tak	e account of amenity dama	ages or disruption to high	nway through Solva. Dar	nages do not include loss	of hertitage at Porth Ga	in			
Notes:	As determined by MD	SF				ſ	To	otal NAI damages	714.8

							<u> </u>		
Scenario:	With Present Management								
MDSF Asses	sment								
Flooding dama	ages	Epoch 1 (year	r 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	60 to year 100)	All epochs PVo	d
		AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
		3.75	47.0	2.93	37.2	32.90	112.1		196.3
Erosion damag	ges								

	Ep	och 1 (year 0 to year	· 20)	Epo	och 2 (year 21 to year	50)	Epoch 3 (year 50 to year 100)			All epochs PVd
No. of pro	roperties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
	0	0.00	0.0	0	0.00	0.0	2	172.00	35.0	35.0

Other information PV Value (£k)

Source:

Notes: As determined by MDSF Total WPM damages 231.3

Policy Development Zone (PDZ): 3 Management Area (MA): 4 Page 2 of 2

Location: St David's Peninsula to Strumble Head Policy Units (PU): 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8, 3.9, 3.10, 3.11, 3.12

Damages (continued)

Scenario: Preferred Plan

MDSF Assessment

Flooding damages Epoch 1 (year 0 to year 20) All epochs PVd Epoch 2 (year 21 to year 50) Epoch 3 (year 50 to year 100) MDSF (£k) AAD (£k) PVd for epoch PVd for epoch AAD (£k) AAD (£k) PVd for epoch 3.75 47.0 2.93 37.2 100.00 322.2 406.4

Erosion damages

Epoch 1 (year 0 to year 20) Epoch 2 (year 21 to year 50) Epoch 3 (year 50 to year 100) All epochs PVd Total Valuation (£k) PV for epoch (£k) Total Valuation (£k) MDSF (£k) No. of properties Total Valuation (£k) PV for epoch (£k) No. of properties No. of properties PV for epoch (£k) 35.0 0.00 0.00 172.00 35.0 0.0 0.0

Other damages
PV Value (£k)

Managed realignment at Solva would look to sustain community through adaptation, while mainating road.

Notes: As determined by MDSF 441.4

Costs

Present Management Assessment

Source: PV Value (£k)

Costs include for works to sustain harbour at Solva and raising defences to village, works to sustain defence at Whitesands, Abereiddi, Porth Gain, Abercastle and Porth Claise.

Notes: 2,311

Preferred Pan
PV Value (£k)

Description: Intial raising of defence at Solva, followed by adaptation of community. Defences at Port Claise would require collaborative funding as would works at Porth Gain. Realignment at Whitsands, at A

Notes: 1,076

Reconciliation

Damages determined by MDSF do not take account of disruption to road and community at Solva. The preferred plan would require collaborative funding particularly at Solva, Porth Claise and Porth Gain to support community adaptation and to sustain amenity and hertitage values.

Policy Development Zone (PDZ): 4

Location: Fishguard and Goodwick

Management Area (MA): 5

Policy Units (PU): 4.1, 4.2, 4.3, 4.4, 4.5, 4.6, 4.7, 4.8

Page 1 of 2

Damages

Scenario:	No Active intervent	tion							
MDSF Assessm	ent								
Flooding damage	s		Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	0 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			18.44	230.9	117.35	757.0	1147.06	3957.6	4,945.5
Erosion damages									
E	poch 1 (year 0 to year 2	20)	Epo	och 2 (year 21 to year	50)	Ep	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	1	8.00	2.0	3	330.00	62.0	64

Other information PV Value (£k)

Source: No detailed study

Damages do not take account of harbour operations nor loss of opportunity for sustaining economic hub. Losses do not take account of disruption of transport at Fisguard or Lower Town.

Total NAI damages Notes: As determined by MDSF 5,009.5

Scenario: With Present Management

MDSF Assessment

Flooding damages	Epoch 1 (year	r 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVd	i
	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	ı
	9.67	121.1	16.29	144.7	50.48	209.0	474.8	l
Erosion damages								ı

E	poch 1 (year 0 to year	20)	Epoch 2 (year 21 to year 50)			Epoch 3 (year 50 to year 100)			All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0.0

Other information PV Value (£k)

Source: No detailed study

474.8 **Total WPM damages** Notes: As determined by MDSF

Policy Development Zone (PDZ): 4

Location: Fishguard and Goodwick

Management Area (MA): 5

Policy Units (PU): 4.1, 4.2, 4.3, 4.4, 4.5, 4.6, 4.7, 4.8

Page 2 of 2

Damages (continued)

Scenario: Preferred Plan

MDSF Assessment

Flooding damages	Epoch 1 (year 0 to year 20)		Epoch 2 (year 21 to year 50)		Epoch 3 (year 50 to year 100)		All epochs PVd	
	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
	9.67	121.1	16.29	144.7	211.80	713.9	979.7	

Erosion damages

Eį	poch 1 (year 0 to year	20)	Ep	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	All epochs PVd	
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0.0

Other damages
PV Value (£k)

Potential damges increase due realignment at Lower Town during epoch 3. This would need to be addressed through adaptive development of the area.

Notes: As determined by MDSF Total preferred plan damages 979.7

Costs

Present Management Assessment

Source:
PV Value (£k)

No detailed study, costs estimated based on holding the existing defences.

Notes: 2,218

Preferred Pan
PV Value (£k)

Description: Maintain defence to main harbour area. allow flooding to Goodwick moor by change in defence at the Parrog and taking road across by bridge (no allowed fro in the cost).

Cost is allowed for a retired defence to Goodwick Realignment at Lower Town but holding the quay.

Notes: 1,459

Reconciliation

Strong economic case for maintaining Fishguard Harbour and associated Development Hub around Goodwick. Signifcant additional cost associated with realignement not included in assessment to allow adaptation to a more sustainable defence system in epochs 2 and 3.

Policy Development Zone (PDZ): 4

Location: Dinas Head and Adjacent Cliffs

Management Area (MA): 6

Page 1 of 2

Policy Units (PU): 4.9, 4.10, 4.11, 4.12, 4.13

Damages									
Scenario:	No Active interver	ntion							
MDSF Assessn	nent								
Flooding damag	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year s	50 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			0.00	0.0	0.00	0.0	0.00	0.0	0.
Erosion damages	S								
E	poch 1 (year 0 to year	r 20)	Epo	och 2 (year 21 to year	50)	Ep	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	1	197.00	48.0	5	858.00	122.0	17
Other informati	ion								PV Value (£k)
Source:									
Source.									
Notes:	As determined by MD	SF					To	otal NAI damages	170.
								·	
Scenario:	With Present Mana	agement							
MDSF Assessn	nent								
Flooding damag	es		,	ar 0 to year 20)	Epoch 2 (year		Epoch 3 (year		All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			0.00	0.0	0.00	0.0	0.00	0.0	0.
Erosion damages					>				
No. of properties	poch 1 (year 0 to year Total Valuation (£k)	r 20) PV for epoch (£k)	No. of properties	och 2 (year 21 to year Total Valuation (£k)	50) PV for epoch (£k)	No. of properties	och 3 (year 50 to year Total Valuation (£k)	100) PV for epoch (£k)	All epochs PVd MDSF (£k)
No. or properties	` '	0.0	No. or properties	0.00	0.0	140. or properties	197.00		10.
0		0.0	ŭ	0.00	0.0	'	137.00	10.0	
Other informati	ion								PV Value (£k)
Source:									
no detaile studies									
Notos	As determined by MD	NOT.					Tati	al WPM damages	40
Notes:	As determined by MD	10F					lota	ai wrivi damages	10.

Appendix H 11 MA6

Policy Development Zone (PDZ): 4

Location: Dinas Head and Adjacent Cliffs

Management Area (MA): 6

Policy Units (PU): 4.9, 4.10, 4.11, 4.12, 4.13

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Damages	(continued)									
Scenario:	Preferred Plan									
MDSF Assessn	nent									
Flooding damag	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year	50 to year 100)	All epochs PVo	t
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			0.00	0.0	0.00	0.0	0.00	0.0		0.0
Erosion damages	S									
	poch 1 (year 0 to year		•	och 2 (year 21 to year	,		och 3 (year 50 to year		All epochs PVo	Ł
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
0	0.00	0.0	0	0.00	0.0	1	197.00	10.0		10.0
Other damages	•								PV Value (£k)	
									,	
Notes:	As determined by MD	SF					Total preferre	ed plan damages		10.0
Costs										
Present Manag	ement Assessment	t								
Source:									PV Value (£k)	
	continue to maintain existin	ng defences							(4)	
Notes:										321
Preferred Pan				·	·	·	·	·	PV Value (£k)	
Description:	discontinue defence P	wllgwaelog in epoch	2 and adapt approad	ch to defence at Cwm	yr Eglwys				• •	
2000. paon.										
Notes:										117

Reconciliation

Damages do not include loss of road and potential loss of important heritatge value at Cwm Yr Eglys. The plan approach recognises the importance of the Cwm Yr Eglys community.

Policy Development Zone (PDZ): 4

Management Area (MA): 7
Policy Units (PU): 4.14, 4.15, 4.16, 4.17, 4.18, 4.19

Page 1 of 2

Location: Nyfer Estuary and Newport Sands

Damages

Scenario:	No Active interven	ition							
MDSF Assessn	ent								
Flooding damage	es		Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year:	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			85.26	1067.5	801.10	4941.5	1092.14	5925.8	11,934.8
Erosion damages									
E	poch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	9	1,301.00	154.0	154

Other information PV Value (£k)

Source: Newport Parrog Flood allieveation scheme PAR 2006

estimated damages due to flooding capped at £13M

Notes: As determined by MDSF Total NAI damages 12,088.8

Scenario: With Present Management

MDSF Assessment

Flooding damages	Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year 21 to year 50)		Epoch 3 (year 50 to year 100)		All epochs PVd
	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
	85.26	1067.5	104.53	1058.1	133.63	745.4	2,871.0

Erosion damages

E	Epoch 1 (year 0 to year 20)			och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	All epochs PVd	
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0.0

Other information PV Value (£k)

Source: Newport Parrog Flood allieveation scheme PAR 2006

estimated damages based on 0.5m sea level rise. £300k

Notes: As determined by MDSF Total WPM damages 2,871.0

Economic Assessment

Policy Development Zone (PDZ): 4

Location: Nyfer Estuary and Newport Sands

Management Area (MA): 7

Policy Units (PU): 4.14, 4.15, 4.16, 4.17, 4.18, 4.19

Page 2 of 2

Scenario: Preferred Plan MDSF Assessment	_									
## Description: ## Des	Damages	(continued)								
Flooding damages Epoch 1 (year 0 to year 20) Epoch 2 (year 21 to year 50) Epoch 3 (year 50 to year 100) MDSF (£K) AAD (£K) PVd for epoch AAD (£K) PVd for epoch AAD (£K) PVd for epoch 85.26 1067.5 300.00 2147.8 500.01 2504.0 E574.9 Erosion damages Epoch 1 (year 0 to year 20) Epoch 2 (year 21 to year 50) Epoch 3 (year 50 to year 100) All epochs PVd No. of properties Total Valuation (£K) PV for epoch (£K) No. of properties Total Valuation (£K) PV for epoch (£K) No. of properties Total Valuation (£K) PV for epoch (£K) No. of properties Total Valuation (£K) PV for epoch (£K) No. of properties Total Valuation (£K) PV for epoch (£K) No. of properties Total Valuation (£K) PV Valua (£K) PV Valua (£K) O 0.00 O.00 O	Scenario:	Preferred Plan								
AAD (£K) PVd for epoch AAD (£K) PVd for epoch BS 26 1067.5 300.00 2147.8 500.01 2504.0 5,719. Erosion damages Epoch 1 (year 0 to year 20) Epoch 2 (year 21 to year 50) Epoch 3 (year 50 to year 100) All epochs PVd MDSF (£K)	MDSF Assessn	nent								
Erosion damages Epoch 1 (year 0 to year 20) No. of properties Output Date of the second of the se	Flooding damag	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVd
Erosion damages Epoch 1 (year 0 to year 20) No. of properties Total Valuation (£k) O 0.00 Differ damages FV Value (£k) Notes: As determined by MDSF Total Valuation scheme PAR 2006 Preferred Pan Description: Sustain existing defence over epoch 1 and 2 but with the intent to accept higher levels of flooding in epoch mitigated by reduction in wave height. Epoch 3 (year 50 to year 100) All epochs PVd MDSF (£k) All epochs PVd MDSF (£k) No. of properties Total Valuation (£k) PV for epoch (£k) No. of properties Total Valuation (£k) PV for epoch (£k) No. of properties Total Valuation (£k) PV for epoch (£k) No. of properties Total Valuation (£k) PV for epoch (£k) No. of properties Total Valuation (£k) PV for epoch (£k) No. of properties Total Valuation (£k) PV for epoch (£k) MDSF (£k) Do 0.00 O.00 O				` '	· ·	. ,		, ,		, ,
Epoch 1 (year 0 to year 20) No. of properties Total Valuation (£K) O 0.00 PV for epoch (£K) No. of properties Total Valuation (£K) O 0.00 PV for epoch (£K) No. of properties Total Valuation (£K) PV for epoch (£K) No. of properties Total Valuation (£K) PV for epoch (£K) No. of properties PV Value (£K) Notes: As determined by MDSF Total preferred plan damages FV Value (£K) Costs Present Management Assessment Source: Newport Parrog Flood allieveation scheme PAR 2006 Increase defence levels. Notes: Notes: Sustain existing defence over epoch 1 and 2 but with the intent to accept higher levels of flooding in epoch mitigated by reduction in wave height.				85.26	1067.5	300.00	2147.8	500.01	2504.0	5,719.3
No. of properties Total Valuation (£k) PV for epoch (£k) 0.00 0.0 0.0										
Other damages Notes: As determined by MDSF Total preferred plan damages FY Value (£k) Costs Present Management Assessment Source: Newport Parrog Flood allieveation scheme PAR 2006 incraese defence levels. Notes: Notes: PV Value (£k) Source: Newport Parrog Flood allieveation scheme PAR 2006 incraese defence levels. Notes: PV Value (£k)		. , ,			.,			,	,	-
Other damages As determined by MDSF Total preferred plan damages 5,719. Costs Present Management Assessment Source: Newport Parrog Flood allieveation scheme PAR 2006 incraese defence levels. Notes: 50 Preferred Pan Description: Sustain existing defence over epoch 1 and 2 but with the intent to accept higher levels of flooding in epoch mitigated by reduction in wave height.	No. of properties	` ′	. , ,		` ′	,		` ,	, , , , , <u>-</u>	· ,
Notes: As determined by MDSF Total preferred plan damages 5,719. Costs Present Management Assessment Source: Newport Parrog Flood allieveation scheme PAR 2006 PV Value (£k) increase defence levels. Notes: 50 Preferred Pan Description: Sustain existing defence over epoch 1 and 2 but with the intent to accept higher levels of flooding in epoch mitigated by reduction in wave height.	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0.0
Notes: As determined by MDSF Total preferred plan damages 5,719. Costs Present Management Assessment Source: Newport Parrog Flood allieveation scheme PAR 2006 PV Value (£k) increase defence levels. Notes: 50 Preferred Pan Description: Sustain existing defence over epoch 1 and 2 but with the intent to accept higher levels of flooding in epoch mitigated by reduction in wave height.	Other damages	;								PV Value (£k)
Costs Present Management Assessment Source: Newport Parrog Flood allieveation scheme PAR 2006 PV Value (£k) incraese defence levels. Notes: Preferred Pan Description: Sustain existing defence over epoch 1 and 2 but with the intent to accept higher levels of flooding in epoch mitigated by reduction in wave height.	J									1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Costs Present Management Assessment Source: Newport Parrog Flood allieveation scheme PAR 2006 PV Value (£k) incraese defence levels. Notes: Preferred Pan Description: Sustain existing defence over epoch 1 and 2 but with the intent to accept higher levels of flooding in epoch mitigated by reduction in wave height.							,			
Present Management Assessment Source: Newport Parrog Flood allieveation scheme PAR 2006 incraese defence levels. Notes: Preferred Pan Description: Sustain existing defence over epoch 1 and 2 but with the intent to accept higher levels of flooding in epoch mitigated by reduction in wave height.	Notes:	As determined by MD	SF					Total preferre	ed plan damages	5,719.3
Present Management Assessment Source: Newport Parrog Flood allieveation scheme PAR 2006 incraese defence levels. Notes: Preferred Pan Description: Sustain existing defence over epoch 1 and 2 but with the intent to accept higher levels of flooding in epoch mitigated by reduction in wave height.										
Present Management Assessment Source: Newport Parrog Flood allieveation scheme PAR 2006 incraese defence levels. Notes: Preferred Pan Description: Sustain existing defence over epoch 1 and 2 but with the intent to accept higher levels of flooding in epoch mitigated by reduction in wave height.	Costs									
Notes: Newport Parrog Flood allieveation scheme PAR 2006 incraese defence levels. Notes: Preferred Pan Description: Sustain existing defence over epoch 1 and 2 but with the intent to accept higher levels of flooding in epoch mitigated by reduction in wave height. PV Value (£k) PV Value (£k)		ement Assessment	1							
Notes: Preferred Pan Description: Sustain existing defence over epoch 1 and 2 but with the intent to accept higher levels of flooding in epoch mitigated by reduction in wave height.				DAD 2006						DV Value (Sk)
Preferred Pan Description: Sustain existing defence over epoch 1 and 2 but with the intent to accept higher levels of flooding in epoch mitigated by reduction in wave height.			i allieveation scrienie	PAR 2000						r v value (zk)
Preferred Pan Description: Sustain existing defence over epoch 1 and 2 but with the intent to accept higher levels of flooding in epoch mitigated by reduction in wave height. PV Value (£k)	moracoc acionoc icv	010.								
Preferred Pan Description: Sustain existing defence over epoch 1 and 2 but with the intent to accept higher levels of flooding in epoch mitigated by reduction in wave height. PV Value (£k)	Notes:									509
Description: sustain existing defence over epoch 1 and 2 but with the intent to accept higher levels of flooding in epoch mitigated by reduction in wave height.										
		auatain aviating dafan	aa ayar anaab 1 and	O hus with the intent to	a accept higher levels o	of flooding in anach m	itiaatad by raduatio	n in wave baight		PV value (£k)
	Description:	sustain existing determ	ce over epoch i and	2 but with the intent to	accept nigher levels t	or nooding in epoch in	illigated by reduction	n in wave neight.		
INOTES: 5U	Notes:									509

Reconciliation

Despite the high economic benefit, there would be difficulty in maintaining an approach of raising walls in the future, without leading to damage to the community. The plan aims to provide a more adaptive approach while maintaining the general character of the area.

Policy Development Zone (PDZ):5

Location: Cardigan Cliffs West

Management Area (MA): 8
Policy Units (PU): 5.1

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Total WPM damages

0.0

Damages

Notes:

As determined by MDSF

Scenario:	No Active interver	ntion								
MDSF Assessm	nent									
Flooding damage	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVo	ł
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			0.00	0.0	0.00	0.0	0.00	0.0		0.0
Erosion damages										
E	poch 1 (year 0 to year	r 20)	Ep	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVo	t
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
0	0.00	0.0	0	0.00	0.0	0	0.00	0.0		(
Other informati	on								PV Value (£k)	
Source:									,	
						Fi .		1		
Notes:	As determined by MD	SF					То	tal NAI damages		0.0
Scenario:	With Present Man	agamont								
MDSF Assessm		agement								
Flooding damage			Enach 1 (voc	ar 0 to year 20)	Epoch 2 (year	24 to year 50)	Epoch 3 (year 5	(0 to year 100)	All epochs PVo	
riooding damage	:5	-	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	1
		•	0.00		()	0.0	()		5: (4)	0.0
Erosion damages		L			<u></u>					
E	poch 1 (year 0 to year	r 20)	Ep	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVo	t
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
0	0.00	0.0	0	0.00	0.0	0	0.00	0.0		0.0
Other informati	on								PV Value (£k)	
Source:									()	
1										

Appendix H 15 MA8

Economic Assessment Page 2 of 2 Policy Development Zone (PDZ):5 Management Area (MA): 8 Location: Cardigan Cliffs West Policy Units (PU): 5.1 Damages (continued) Scenario: **Preferred Plan** MDSF Assessment Flooding damages Epoch 1 (year 0 to year 20) Epoch 2 (year 21 to year 50) Epoch 3 (year 50 to year 100) All epochs PVd MDSF (£k) AAD (£k) PVd for epoch AAD (£k) PVd for epoch AAD (£k) PVd for epoch 0.00 0.0 0.00 0.0 0.00 0.0 0.0 Erosion damages Epoch 1 (year 0 to year 20) Epoch 2 (year 21 to year 50) Epoch 3 (year 50 to year 100) All epochs PVd MDSF (£k) No. of properties Total Valuation (£k) PV for epoch (£k) Total Valuation (£k) PV for epoch (£k) No. of properties Total Valuation (£k) PV for epoch (£k) No. of properties 0.00 0.00 0.0 0.0 0.0 0.00 0.0 Other damages PV Value (£k) Total preferred plan damages Notes: As determined by MDSF 0.0 Costs Present Management Assessment PV Value (£k) Source: no works Notes: Preferred Pan PV Value (£k) No signifcant works planned. This would not preclude minor local works to support access. Description:

Reconciliation

Notes:

Policy Development Zone (PDZ):5

Location: Teifi Estuary Policy Units (PU): 5.2, 5.3, 5.4, 5.5, 5.6, 5.7, 5.8, 5.9

Management Area (MA): 9 Page 1 of 2

Damages

MDSF Assessm									
Flooding damage	es		Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year 2	21 to year 50)	Epoch 3 (year 5	0 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			8.67	108.5	90.76	554.3	119.61	658.5	1,321
Erosion damages	i.								
E	poch 1 (year 0 to year	20)	Epoch 2 (year 21 to year 50)			Epo	100)	All epochs PVd	
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	1	197.00	37.0	3
Other informati	on								PV Value (£k)
Source:									
						ī		1	
Notes:	As determined by MD	SF					To	tal NAI damages	1,358

Scenario:	With Present Man	agement							
MDSF Assessn	nent								
Flooding damages			Epoch 1 (year 0 to year 20)		Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			8.67	108.5	90.76	554.3	90.14	566.2	1,229.1
Erosion damages									
E	poch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Epoch 3 (year 50 to year		100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	1	197.00	37.0	37.0

Other information PV Value (£k)

Source:

Notes: As determined by MDSF Total WPM damages 1,266.1

Policy Development Zone (PDZ):5

Management Area (MA): 9

Page 2 of 2

Location: Teifi Estuary

Policy Units (PU): 5.2, 5.3, 5.4, 5.5, 5.6, 5.7, 5.8, 5.9

_									
Damages	(continued)								
Scenario:	Preferred Plan								
MDSF Assessn	nent								
Flooding damage	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year 21 to year 50)		Epoch 3 (year 5	All epochs PVd	
l			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			8.67	108.5	43.02	288.2	63.75	334.2	730.9
Erosion damages	3								
E	poch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	1	197.00	37.0	37.0
Other damages	3								PV Value (£k)
Notes:	As determined by MD	SF					Total preferre	ed plan damages	767.9
Costs									
Present Manage	ement Assessmen	t							
Source:									V Value (£k)
There is no detailed plan for mangement in this area. Costs have been estimated agisnt maintaining existing defences.									

Notes: 1,429

Preferred Pan
PV Value (£k)

The core feature of the Plan is to sustain existing use use and cahracter of the area while minimising reliance on the need for on-going increased provison and hardening of defences. The intent would be to reduce flood risk to Poppit but there would still be significant risk in the longer term. Allowances have been made for management of the

of defences. The intent would be to reduce flood risk to Poppit but there would still be significant risk in the longer term. Allowances have been made for mangement of the entrance to the estuary. However these are solely intended as indicatve.

Notes: 841

Reconciliation

Description:

The damages determined by the SMP do not fully reflect the important local and regional avalue of the estaury in terms of the fishing industry, tourism and recreation. The economic assessment can only provide indicative values that would need to be developed through a local management plan. There is however, identified significant flood and erosion risk which needs to be addressed in such a local management plan.

Policy Development Zone (PDZ):5

Location: Cardigan Policy Units (PU): 5.10, 5.11, 5.12, 5.13, 5.14

Page 1 of 2

Da	ma	ag	es

Scenario: No Active intervention

MDSF Assessment

Flooding damages	Epoch 1 (year	ar 0 to year 20)	Epoch 2 (year 21 to year 50)		Epoch 3 (year 50 to year 100)		All epochs PVd	
	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
	70.42	881.7	506.14	3214.3	509.17	3177.9	7,273.9	

Management Area (MA): 10

Erosion damages

Epoch 1 (year 0 to year 20)			Ep	och 2 (year 21 to year	50)	Ep	och 3 (year 50 to year	All epochs PVd	
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	1	128.00	56.0	0	0.00	0.0	56

Other information

Source:

Notes: As determined by MDSF Total NAI damages 7,329.9

Scenario: With Present Management

MDSF Assessment

Flooding damages	Epoch 1 (year 0 to year 20)		Epoch 2 (year 21 to year 50)		Epoch 3 (year 5	0 to year 100)	All epochs PVd	
	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
	15.84	198.3	25.22	228.9	43.04	213.7	640.9	

Erosion damages

Ej	poch 1 (year 0 to yea	r 20)	Epoch 2 (year 21 to year 50)			Epo	och 3 (year 50 to year	All epochs PVd		
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	(0.0

Other information

PV Value (£k)

PV Value (£k)

Source:

Notes: As determined by MDSF Total WPM damages 640.9

Policy Development Zone (PDZ): 4

Management Area (MA): 10

Page 2 of 2

Location: Dinas Head and Adjacent Cliffs

Policy Units (PU): 5.10, 5.11, 5.12, 5.13, 5.14

<u>Damages</u>	(continued)									
Scenario:	Preferred Plan									
MDSF Assessr	nent									
Flooding damag	es	Epoc	h 1 (yea	r 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PV	d
		AAD (£		PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			15.84	198.3	25.22	228.9	43.04	213.7		640.9
Erosion damages	5									
	poch 1 (year 0 to year 20)			och 2 (year 21 to year		•	och 3 (year 50 to year		All epochs PV	d
No. of properties	Total Valuation (£k) PV for epoch	(£k) No. of prope	erties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
C	0.00	0.0	0	0.00	0.0	0	0.00	0.0		0.0
Other damages	5								PV Value (£k))
									, ,	
							T-			
Notes:	As determined by MDSF						Total preferre	ed plan damages		640.9
Costs										
Present Manag	ement Assessment									
Source:									PV Value (£k)	
	digan north are being considered.									
Notes:										1,718
Preferred Pan									PV Value (£k)	
Description:	Defences would generally be mainta	ined around Cardiga	an and at	t St Dogmaels north. I	Jpstraem of Cardigar	the plan would be	to allow set back of def		, ,	
2 coonpaon.		· ·		-	· ·	·				
Notes:										1,718

Reconciliation

There is signficant benefit in maintaining defences as set out in the plan. Even so consideration has to be given in reducing the long term flood risk by approapriate development control.

Policy Development Zone (PDZ):5

Location: Mwnt and Aberporth Cliffs

Management Area (MA): 11 Policy Units (PU):5.15

Page 1 of 2

Damages

No Active interven	tion								
ent									
s		Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year :	21 to year 50)	Epoch 3 (year 5	All epochs PVd		
			PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
sion damages		0.00	0.0	0.00	0.0	0.00	0.0		0.0
och 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	All epochs PVd		
Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
0.00	0.0	0	0.00	0.0	0	0.00	0.0		0
on								PV Value (£k)	
					•				
As determined by MDS	SF					To	tal NAI damages		0.0
	ent S Poch 1 (year 0 to year Total Valuation (£k) 0.00	Total Valuation (£k) PV for epoch (£k) 0.00 0.00	Epoch 1 (year AAD (£k)	Epoch 1 (year 0 to year 20)	Epoch 1 (year 0 to year 20) Epoch 2 (year 20) AAD (£k)	Epoch 1 (year 0 to year 20) Epoch 2 (year 21 to year 50) AAD (£k)	Epoch 1 (year 0 to year 20)	Epoch 1 (year 0 to year 20) Epoch 2 (year 21 to year 50) Epoch 3 (year 50 to year 100)	Epoch 1 (year 0 to year 20) Epoch 2 (year 21 to year 50) Epoch 3 (year 50 to year 100) All epochs PVd

Scenario:	With Present Mana	agement								\neg
MDSF Assessn	nent	J								
Flooding damages			Epoch 1 (year	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 50 to year 100)		All epochs PVd	
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
				0.0	0.00	0.0	0.00	0.0		0.0
Erosion damages	3									
E	poch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50) E		och 3 (year 50 to year	All epochs PVd		
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
0	0.00	0.0	0	0.00	0.0	0	0.00	0.0		0.0

Other information PV Value (£k)

Source:

Notes: As determined by MDSF Total WPM damages 0.0

Policy Development Zone (PDZ):5

Location: Mwnt and Aberporth Cliffs

Management Area (MA): 11 Policy Units (PU):5.15

Page 2 of 2

Damages	(continued)									
Scenario:	Preferred Plan									
MDSF Assessn	ment									
Flooding damages		Epoch 1 (year 0 to year 20)		Epoch 2 (year 21 to year 50)		Epoch 3 (year 50 to year 100)		All epochs PVd		
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			0.00	0.0	0.00	0.0	0.00	0.0		0.0
Erosion damages	3									
Epoch 1 (year 0 to year 20)		Epoch 2 (year 21 to year 50)		Epoch 3 (year 50 to year						
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
0	0.00	0.0	0	0.00	0.0	0	0.00	0.0		0.0
Other damages	3								PV Value (£k)	
Notes:	As determined by MD	QF				ſ	Total preferre	ed plan damages		0.0
7101007	710 dotominiod by William	01					Total project	a pian aamagoo		0.0
Costs										
Present Manag	ement Assessmen	t								
Source:								1	PV Value (£k)	
Notes:										0
Preferred Pan								I	PV Value (£k)	
Description:	No works identified.									
Description.	No works identified.									
Description.	No works identified.									

Reconciliation

There are no signifcant assest at risk.

Policy Development Zone (PDZ):6

Location: Aberporth and Villages Policy Units (PU):6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7, 6.8

Page 1 of 2

PV Value (£k)

Damages

No Active intervention Scenario: MDSF Assessment Flooding damages Epoch 1 (year 0 to year 20) Epoch 2 (year 21 to year 50) Epoch 3 (year 50 to year 100) All epochs PVd MDSF (£k) AAD (£k) PVd for epoch AAD (£k) PVd for epoch AAD (£k) PVd for epoch 0.00 0.0 0.00 0.0 0.00 0.0 Erosion damages Epoch 2 (year 21 to year 50) Epoch 1 (year 0 to year 20) Epoch 3 (year 50 to year 100) All epochs PVd No. of properties Total Valuation (£k) PV for epoch (£k) No. of properties Total Valuation (£k) PV for epoch (£k) No. of properties Total Valuation (£k) PV for epoch (£k) MDSF (£k) 289 0.00 0.0 0.00 0.0 20 2,758.86 288.8 Other information PV Value (£k) Source: Damages resulting from loss of road and services not evaluated for any of the communities. Potential incraesed cliff slippage at Aberporth and Tresaith would result in significantly greater loss. Total NAI damages 289.0 Notes: As determined by MDSF

Management Area (MA): 12

Scenario:	With Present Management								
MDSF Assess	sment								
Flooding damages		Epoch 1 (year 0 to year 20)		Epoch 2 (year 21 to year 50)		Epoch 3 (year 50 to year 100)		All epochs PVd	
		AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
		0.00	0.0	0.00	0.0	0.00	0.0	0	
Erosion damages									
	Epoch 1 (year 0 to year 20)	ch 1 (year 0 to year 20) Epoch 2 (year 21 to year 50)			Epo	All epochs PVd			

Epoch 1 (year 0 to year 20)			Epoch 2 (year 21 to year 50)			Epoch 3 (year 50 to year 100)			All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	4	624.14	56.0	56.0

Other information

Source: no detailed study

Notes: As determined by MDSF Total WPM damages 56.0

Policy Development Zone (PDZ):6 Management Area (MA): 12 Page 2 of 2

Location: Aberporth and Villages Policy Units (PU):6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7, 6.8

Damages	(continued)									
Scenario:	Preferred Plan									
MDSF Assessm	nent									
Flooding damage	es		Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year 2		Epoch 3 (year 5	50 to year 100)	All epochs PV	d
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	0.0
			0.00	0.0	0.00	0.0	0.00	0.0		0.0
Erosion damages		00)	F		50)	F		400)	All amarka DV	
No. of properties	poch 1 (year 0 to year 1 Total Valuation (£k)	PV for epoch (£k)	No. of properties	och 2 (year 21 to year Total Valuation (£k)	PV for epoch (£k)	No. of properties	och 3 (year 50 to year Total Valuation (£k)	PV for epoch (£k)	All epochs PVo MDSF (£k)	u
0	` ′	0.0	0	0.00	, , ,		624.14	. , ,	` ′	56.0
Other damages	l l								PV Value (£k)	
Notes:	As determined by MDS	SF					Total preferre	ed plan damages		56.0
Costs										
Present Manage	ement Assessment									
Source:									PV Value (£k)	
Notes:										527
Preferred Pan									PV Value (£k)	
Description:	Mainatin defences at A	Aberporth. Realignme	ent at Tresaith and at	Llangrannog						
Notes:										403

Reconciliation

Damages evaluated do not fully reflect loss to communities in terms of access and potential risk due to landslippage. Defence at Aberporth is essential to maintain the core opf the community. Realignement at Tresaith would safeguard the main access but allow adaption and sustain beach. Realignement at Llangrannog would aim to retain village and allow development of important amenity beach.

Economic Assessment

Location: New Quay Bay

Policy Development Zone (PDZ):7

Management Area (MA): 13 Policy Units (PU):7.1, 7.2, 7.3, 7.4 Page 1 of 2

Damages

Scenario: No Active intervention MDSF Assessment Flooding damages Epoch 2 (year 21 to year 50) Epoch 1 (year 0 to year 20) Epoch 3 (year 50 to year 100) All epochs PVd AAD (£k) PVd for epoch AAD (£k) PVd for epoch AAD (£k) PVd for epoch MDSF (£k) 0.0 0.00 0.0 0.00 0.0 0.00 0.0 Erosion damages Epoch 1 (year 0 to year 20) Epoch 2 (year 21 to year 50) Epoch 3 (year 50 to year 100) All epochs PVd Total Valuation (£k) PV for epoch (£k) Total Valuation (£k) PV for epoch (£k) Total Valuation (£k) PV for epoch (£k) MDSF (£k) No. of properties No. of properties No. of properties 0.00 0.0 1,080.00 332.0 47 5,074.62 434.3 766.3 Other information PV Value (£k) Source: No detailed study. Damages do not take account of loss of the harbour and central core of New Quay 766.3

Total NAI damages Notes: As determined by MDSF

Scenario: With Present Management

MDSF Assessment

Flooding damages	Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year 21 to year 50)		Epoch 3 (year 50 to year 100)		All epochs PVd	
	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
	0.00	0.0	0.00	0.0	0.00	0.0	0.0	
Frosion damages								

	Ep	och 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Epo	All epochs PVd		
No. of	of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
	0	0.00	0.0	7	1,080.00	332.0	21	2,796.99	232.0	564.0

Other information

PV Value (£k)

Source:

Total WPM damages 564.0 Notes: As determined by MDSF

Policy Development Zone (PDZ):7 Management Area (MA): 13

Location: New Quay Bay Policy Units (PU):7.1, 7.2, 7.3, 7.4

Page 2 of 2

					, ,				
Damages	(continued)								
Scenario:	Preferred Plan								
MDSF Assess	ment								
Flooding damag	jes		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year s	50 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			0.00	0.0	0.00	0.0	0.00	0.0	
Erosion damage	S								
	Epoch 1 (year 0 to year	r 20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
	0.00	0.0	7	1,080.00	332.0	27	3,518.71	307.4	63
Other damage	s								PV Value (£k)
Incraesed dam	ages with MR along F	Rock Street							
Notes:	As determined by MD	SF				ſ	Total preferre	ed plan damages	63:
Costs									
	gement Assessmen	t							
Source:									PV Value (£k)
Takes costs of prote	ecting Rock Street								. ,
Notes:									1,0

Preferred Pan

PV Value (£k)

Description:

Minor works would be undertaken to maintain Rock Street but not to stop slow erosion of the frontage. Costs include an estimated cost of maintaing the stone pier and works to reinforce Llanina Point.

Notes: 853

Reconciliation

Damages identified above do not take account of loss of harbour and consequential damge to the centre of New Quay. Costs associated with maintaining the Pier may require alternative fundong sources and pplans would need to be developed in conslutation with the community in terms of the long term development of the town.

Policy Development Zone (PDZ):7

Location: Cei Bach

Management Area (MA): 14 Policy Units (PU):7.5, 7.6

Page 1 of 2

Damages

Scenario:	No Active interven	tion								
MDSF Assessm			Frank 4 /	0.1	Enach O (see	04 (Enach O /	(0.100)		
Flooding damage	es .		Epocn 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	00 to year 100)	All epochs PVd	
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			0.00	0.0	0.00	0.0	0.00	0.0		0.0
Erosion damages										
E	ooch 1 (year 0 to year	20)	Ep	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd	
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
0	0.00	0.0	0	0.00	0.0	0	0.00	0.0		(
Other informati	on								PV Value (£k)	
Source:										
Damages may not ful	ly reflect longer term risk	to property on coastal sl	ope above defences. The	nis would require more de	tailed study.					
Notes:	As determined by MD	SF				[То	tal NAI damages		0.0

Scenario:	With Present Management
MDSF Asses	sment

7.00000							
Flooding damages	Epoch 1 (year 0 to year 20)		Epoch 2 (year 21 to year 50)		Epoch 3 (year 50 to year 100)		All epochs PVd
	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
	0.00	0.0	0.00	0.0	0.00	0.0	0.0

Erosion damages									
Eļ	och 1 (year 0 to year	20)	Ep	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0.0

Other information PV Value (£k)

Source:

As determined by MDSF Total WPM damages 0.0 Notes:

Policy Development Zone (PDZ):7

Location: Cei Bach

Management Area (MA): 14 Policy Units (PU):7.5, 7.6 Page 2 of 2

Damages	(continued)									
Scenario:	Preferred Plan									
MDSF Assessn	nent									
Flooding damage	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year s	50 to year 100)	All epochs PVo	i
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			0.00	0.0	0.00	0.0	0.00	0.0		0.0
Erosion damages										
	poch 1 (year 0 to year			och 2 (year 21 to year	,		och 3 (year 50 to year	,	All epochs PVo	i
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
0	0.00	0.0	0	0.00	0.0	0	0.00	0.0		0.0
Other damages Damages may not fu	lly reflect longer term risk	to property on coastal sl	lope above defences. Th	nis would require more de	tailed study.				PV Value (£k)	
Notes:	As determined by MD	SF					Total preferre	ed plan damages		0.0
Costs										
Present Manag	ement Assessment	t								
Source: Presnt management	continues to mainatin the	existing defences.							PV Value (£k)	
Notes:										1,163
Preferred Pan									PV Value (£k)	
Description:	The plan recognises the subject to more detailed							agement of defences		
Notes:										244

Reconciliation

There is a potential risk to property. This would need to be examined further. The intent would be to move away from defence of the frontage but over epoch 1 and 2 to examine risk in more detail.

Policy Development Zone (PDZ):8

Location: Aberaeron and Aberarth Policy Units (PU):8.1, 8.2, 8.3, 8.4, 8.5, 8.6 Page 1 of 2

Total WPM damages

2,092.0

Notes:

As determined by MDSF

Damages									
Scenario:	No Active interver	ntion							
MDSF Assessn	nent								
Flooding damage	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	0 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			105.88	1325.6	60.94	930.0	5428.75	17182.7	19,438.
Erosion damages	1								
E	poch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	1	149.00	36.0	74	9,025.00	852.0	88
Notes:	As determined by MD	SF					To	tal NAI damages	20,326.
	With Present Mana						To	tal NAI damages	20,326.
Scenario: MDSF Assessn	With Present Mana								
Scenario: MDSF Assessn	With Present Mana			ar 0 to year 20)	Epoch 2 (year		Epoch 3 (year 5	0 to year 100)	All epochs PVd
Scenario: MDSF Assessn	With Present Mana		AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	Epoch 3 (year 5	0 to year 100) PVd for epoch	All epochs PVd MDSF (£k)
	With Present Mana nent						Epoch 3 (year 5	0 to year 100)	All epochs PVd MDSF (£k)
Scenario: MDSF Assessn Flooding damage	With Present Mana nent	agement .	AAD (£k) 55.72	PVd for epoch	AAD (£k) 69.37	PVd for epoch 697.4	Epoch 3 (year 5	0 to year 100) PVd for epoch 606.0	All epochs PVd MDSF (£k)
Scenario: MDSF Assessn Flooding damage	With Present Mana nent es	agement .	AAD (£k) 55.72	PVd for epoch 697.6	AAD (£k) 69.37	PVd for epoch 697.4	Epoch 3 (year 5 AAD (£k) 124.25	0 to year 100) PVd for epoch 606.0	All epochs PVd MDSF (£k) 2,001.
Scenario: MDSF Assessn Flooding damage Erosion damages	With Present Manager 1 poch 1 (year 0 to year	agement	AAD (£k) 55.72	PVd for epoch 697.6 och 2 (year 21 to year	AAD (£k) 69.37	PVd for epoch 697.4	Epoch 3 (year 5 AAD (£k) 124.25 och 3 (year 50 to year	0 to year 100) PVd for epoch 606.0	All epochs PVd MDSF (£k) 2,001. All epochs PVd MDSF (£k)
Scenario: MDSF Assessn Flooding damage Erosion damages	With Present Managent es poch 1 (year 0 to year Total Valuation (£k) 0.00	agement 20) PV for epoch (£k)	AAD (£k) 55.72 Ept No. of properties	PVd for epoch 697.6 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 69.37 50) PV for epoch (£k)	PVd for epoch 697.4	Epoch 3 (year 5 AAD (£k) 124.25 och 3 (year 50 to year Total Valuation (£k)	00 to year 100) PVd for epoch 606.0 100) PV for epoch (£k)	MDSF (£k) 2,001.0

Management Area (MA): 15

Appendix H 29 MA15

Policy Development Zone (PDZ):8

Location: Aberaeron and Aberarth

Management Area (MA): 15
Policy Units (PU):8.1, 8.2, 8.3, 8.4, 8.5, 8.6

Page 2 of 2

Damages	(continued)									
Scenario:	Preferred Plan									
MDSF Assessm	nent									
Flooding damage	es		Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs I	PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			55.72	697.6	69.37	697.4	124.25	606.0		2,001.0
Erosion damages										
No. of properties	poch 1 (year 0 to year 2 Total Valuation (£k)	20) PV for epoch (£k)	No. of properties	och 2 (year 21 to year Total Valuation (£k)	PV for epoch (£k)	No. of properties	och 3 (year 50 to year Total Valuation (£k)	100) PV for epoch (£k)	All epochs i MDSF (£k)	
No. of properties	` '	,		` '	. , ,		` '	· ` ` ' •	` '	91.0
U	0.00	0.0	U	0.00	0.0	1	1,375.00	91.0		91.0
Other damages									PV Value (£	Ek)
Notes:	As determined by MDS	SF					Total preferre	ed plan damages		2,092.0
	,									,
Costs										
Present Manage	ement Assessment									
Source:									PV Value (£k)	
Notes:										1,527
Preferred Pan									PV Value (£k)	
Description:										
•										

Reconciliation

Appendix H 30 MA15

Location: Llanrhystud bay

Policy Development Zone (PDZ):8

Management Area (MA): 16
Policy Units (PU):8.7, 8.8, 8.9, 8.10

Page 1 of 2

Damages

Scenario:	No Active interven	ntion							
MDSF Assessn	ment								
Flooding damag	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	0 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
I			0.00	0.0	0.00	0.0	0.00	0.0	0.0
Erosion damages	5								
E	poch 1 (year 0 to year	,		och 2 (year 21 to year			och 3 (year 50 to year	,	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	2	119.00	10.0	10
Other informati	ion								PV Value (£k)
Source:									
Notes:	As determined by MD	SF					То	tal NAI damages	10.0
Scenario:	With Present Mana	ngomont							
MDSF Assessn		agement							
Flooding damag									
i loouilly daillay	Δ¢		Enoch 1 (ves	or 0 to year 20)	Fnoch 2 (year	21 to year 50)	Fnoch 3 (year 5	0 to year 100)	All anochs PVd
	es		Epoch 1 (yea	ar 0 to year 20) PVd for epoch	Epoch 2 (year	21 to year 50) PVd for epoch	Epoch 3 (year 5	0 to year 100) PVd for epoch	All epochs PVd MDSF (£k)
	es				AAD (£k)	PVd for epoch			•
Erosion damages			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
E	s Epoch 1 (year 0 to year	,	AAD (£k) 0.00	PVd for epoch 0.0 Och 2 (year 21 to year	AAD (£k) 0.00	PVd for epoch 0.0	AAD (£k) 0.00 och 3 (year 50 to year	PVd for epoch 0.0	MDSF (£k) 0.0
No. of properties	S Fpoch 1 (year 0 to year Total Valuation (£k)	PV for epoch (£k)	AAD (£k) 0.00	PVd for epoch 0.0 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 0.00 50) PV for epoch (£k)	PVd for epoch 0.0 Eponomous No. of properties	AAD (£k) 0.00 och 3 (year 50 to year Total Valuation (£k)	PVd for epoch 0.0 100) PV for epoch (£k)	MDSF (£k) O.0 All epochs PVd MDSF (£k)
E	Fpoch 1 (year 0 to year Total Valuation (£k)	,	AAD (£k) 0.00	PVd for epoch 0.0 Och 2 (year 21 to year	AAD (£k) 0.00	PVd for epoch 0.0 Eponomous No. of properties	AAD (£k) 0.00 och 3 (year 50 to year	PVd for epoch 0.0 100) PV for epoch (£k)	MDSF (£k) 0.0
No. of properties	Fpoch 1 (year 0 to year Total Valuation (£k) 0.00	PV for epoch (£k)	AAD (£k) 0.00	PVd for epoch 0.0 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 0.00 50) PV for epoch (£k)	PVd for epoch 0.0 Eponomous No. of properties	AAD (£k) 0.00 och 3 (year 50 to year Total Valuation (£k)	PVd for epoch 0.0 100) PV for epoch (£k)	MDSF (£k) O.0 All epochs PVd MDSF (£k)
No. of properties	Fpoch 1 (year 0 to year Total Valuation (£k) 0.00	PV for epoch (£k)	AAD (£k) 0.00	PVd for epoch 0.0 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 0.00 50) PV for epoch (£k)	PVd for epoch 0.0 Eponomous No. of properties	AAD (£k) 0.00 och 3 (year 50 to year Total Valuation (£k)	PVd for epoch 0.0 100) PV for epoch (£k)	MDSF (£k) O.0 All epochs PVd MDSF (£k) 10.0
No. of properties Other information	Fpoch 1 (year 0 to year Total Valuation (£k) 0.00	PV for epoch (£k)	AAD (£k) 0.00	PVd for epoch 0.0 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 0.00 50) PV for epoch (£k)	PVd for epoch 0.0 Eponomous No. of properties	AAD (£k) 0.00 och 3 (year 50 to year Total Valuation (£k)	PVd for epoch 0.0 100) PV for epoch (£k)	MDSF (£k) O.0 All epochs PVd MDSF (£k) 10.0
No. of properties Other information	Fpoch 1 (year 0 to year Total Valuation (£k) 0.00	PV for epoch (£k) 0.0	AAD (£k) 0.00	PVd for epoch 0.0 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 0.00 50) PV for epoch (£k)	PVd for epoch 0.0 Eponomous No. of properties	AAD (£k) 0.00 och 3 (year 50 to year Total Valuation (£k) 119.00	PVd for epoch 0.0 100) PV for epoch (£k)	MDSF (£k) O.0 All epochs PVd MDSF (£k) 10.0

Appendix H 31 MA16

Location: Llanrhystud bay

Policy Development Zone (PDZ):8

Management Area (MA): 16 Policy Units (PU):8.7, 8.8, 8.9, 8.10 Page 2 of 2

Damages	(continued)									
Scenario:	Preferred Plan		·		·		·	·		
MDSF Assessn	nent									
Flooding damag	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year	50 to year 100)	All epochs PVo	d
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			0.00	0.0	0.00	0.0	0.00	0.0		0.0
Erosion damages	3									
	poch 1 (year 0 to year	,		och 2 (year 21 to year	,		och 3 (year 50 to year		All epochs PVo	d
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
0	0.00	0.0	0	0.00	0.0	2	119.00	10.0		10.0
Other damages	5								PV Value (£k)	
									,	
						i	<u> </u>			
Notes:	As determined by MD	SF					Total preferre	ed plan damages		10.0
Costs										
Present Manag	ement Assessment	t								
Source:									PV Value (£k)	
									, ,	
Notes:										0
Preferred Pan									PV Value (£k)	
Description:										
 .										^
Notes:										0

Reconciliation

Policy Development Zone (PDZ):9

Management Area (MA): 17

Page 1 of 2

Location: Aberystwyth

Policy Units (PU):9.1, 9.2, 9.3, 9.4, 9.5, 9.6, 9.7, 9.8, 9.9, 9.10

Damages

Scenario: No Active intervention

MDSF Assessment

Flooding damages Epoch 1 (year 0 to year 20) Epoch 2 (year 21 to year 50) Epoch 3 (year 50 to year 100) All ep

Flooding damages	Epoch 1 (year 0 to year 20)		Epoch 2 (year 21 to year 50)		Epoch 3 (year 50 to year 100)		All epochs PVd
	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
	401.96	5032.5	552.11	5318.9	4245.08	15015.2	25,366.7

Erosion damages

Epoch 1 (year 0 to year 20)			Epoch 2 (year 21 to year 50)			Epoch 3 (year 50 to year 100)			All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k) No. of properties Total Valuation (£k) PV for epoch (£k)				MDSF (£k)
0	0.00	0.0	0	0.00	0.0	182	19,929.00	2476.0	2476

Other information PV Value (£k)

Source: Aberystwyth Coastal Defence Strategy 2006

damages assesed by strategy: Tan y Bwlch - £76k, Harbour - £6936k, South Marine Terrace - £3211, Victoria and Marine Terrace - £7629. Total damges estimates (excluding properteis withinthe rhiedol valley =

£17, 852. damages assessed only with 0.5m sea level rise.

Notes: As determined by MDSF taking account of rheildol valley and additional sea level rise. Total NAI damages 27,842.7

Scenario: With Present Management

MDSF Assessment

Flooding damages	Epoch 1 (yea	r 0 to year 20)	to year 20) Epoch 2 (year 21 to		1 to year 50) Epoch 3 (year 50		All epochs PVd
	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
	213.05	2667.4	292.78	2820.0	499.18	2478.8	7,966.2

Erosion damages

Epoch 1 (year 0 to year 20)			Epoch 2 (year 21 to year 50)			Epoch 3 (year 50 to year 100)			All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	2	263.00	24.0	24.0

Other information PV Value (£k)

Source: Aberystwyth Coastal Defence Strategy 2006

damages assesed by strategy: Tan y Bwlch - £31k, Harbour - £843k, South Marine Terrace - £1057, Victoria and Marine Terrace - £1297. Total damages estimates (excluding properteis withinthe rhiedol valley =

£3,228. damages assessed only with 0.5m sea level rise.

Notes: As determined by MDSF taking account of rheildol valley and additional sea level rise. Total WPM damages 7,990.2

Policy Development Zone (PDZ):9

Management Area (MA): 17

Page 2 of 2

5,092

Location: Aberystwyth

Policy Units (PU):9.1, 9.2, 9.3, 9.4, 9.5, 9.6, 9.7, 9.8, 9.9, 9.10

Damages	(continued)								
Scenario:	Preferred Plan								
MDSF Assess	ment								
Flooding dama	ges		,	ar 0 to year 20)	Epoch 2 (year	, ,	Epoch 3 (year 5	, ,	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			213.05	2667.4	292.78	2820.0	1104.67	4374.0	9,861.4
Erosion damage	s								
	E poch 1 (year 0 to year	,		och 2 (year 21 to year	,		och 3 (year 50 to year		All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
	0.00	0.0	0	0.00	0.0	2	263.00	24.0	24.0
Other damage	<u> </u>								PV Value (£k)
_	hs been taken for loss	s of highways, sevr	ices along the sea	front and amenity u	se. No cost has he	en allowed for lo	ss of railway Incrae	sed flood risk at	
Glanrafon Terra		5 Of Highways, Sovi	ices along the sea	HOIR and amonty a	36. NO 0031 Has 5.	sell allowed for to	33 Of Tallway. Illoras	seu noou nan at	
	•	QE .				ſ	Total preferre	d plan damages	9 885 4
Notes:	As determined by MD	SF					Total preferre	d plan damages	9,885.4
Notes:	•	SF					Total preferre	d plan damages	9,885.4
Notes: Costs	As determined by MD						Total preferre	d plan damages	9,885.4
Notes:	•						Total preferre	d plan damages	9,885.4
Notes:	As determined by MD	t	06				Total preferre		9,885.4 PV Value (£k)
Costs Present Manage Source: Defence cost from s	As determined by MD	t Defence Strategy 200		977, Victoria and Marine	Terrace - £698. Total co	st estimates (excludinç	· · · · · · · · · · · · · · · · · · ·		
Costs Present Manage Source: Defence cost from s = £3,935.	As determined by MD gement Assessment Aberystwyth Coastal I	t Defence Strategy 200		977, Victoria and Marine	Terrace - £698. Total co	st estimates (excludinç	· · · · · · · · · · · · · · · · · · ·		PV Value (£k)
Costs Present Manage Source: Defence cost from s	As determined by MD gement Assessment Aberystwyth Coastal I	t Defence Strategy 200		977, Victoria and Marine	Terrace - £698. Total co	st estimates (excluding	· · · · · · · · · · · · · · · · · · ·		
Costs Present Manage Source: Defence cost from s = £3,935.	As determined by MD gement Assessment Aberystwyth Coastal I	t Defence Strategy 200		977, Victoria and Marine	Terrace - £698. Total co	st estimates (excludinç	· · · · · · · · · · · · · · · · · · ·	I ithin the Rhiedol valley	PV Value (£k)
Costs Present Manage Source: Defence cost from s = £3,935. Notes: Preferred Pan	As determined by MD gement Assessment Aberystwyth Coastal I strategy: Tan y bwlch - £3,7	f Defence Strategy 200 70, Harbour - £1260, So	uth Marine Terrace - £1				· · · · · · · · · · · · · · · · · · ·	Ithin the Rhiedol valley	PV Value (£k) 4,961
Notes: Costs Present Manage Source: Defence cost from s = £3,935. Notes:	As determined by MD gement Assessment Aberystwyth Coastal I strategy: Tan y bwlch - £3,7	f Defence Strategy 200 70, Harbour - £1260, So	uth Marine Terrace - £1				g Tan y bwlchand costs w	Ithin the Rhiedol valley	PV Value (£k) 4,961
Costs Present Manage Source: Defence cost from s = £3,935. Notes: Preferred Pan	As determined by MD gement Assessment Aberystwyth Coastal I strategy: Tan y bwlch - £3,7	f Defence Strategy 200 70, Harbour - £1260, So	uth Marine Terrace - £1				g Tan y bwlchand costs w	Ithin the Rhiedol valley	PV Value (£k) 4,961

Reconciliation

Notes:

strong economic case for continued management even without taking account of amenity values and potential loss of services. Long term risks in terms of sustainble mangement, with potential loss of amenity and incraesed flood risk in the Rheidol Valley.

Policy Development Zone (PDZ):9

Location: Clarach and Wallog

Management Area (MA): 18 Policy Units (PU):9.11, 9.12, 9.13 Page 1 of 2

Damages

MDSF Assessm Flooding damage			Fnoch 1 (vea	ur 0 to year 20)	Epoch 2 (year 2	21 to year 50)	Epoch 3 (year 5	0 to year 100)	All epochs PVd
riodanig damage	.3		AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
		ļ-	40.87	511.7	49.03	501.2	491.72	1692.5	2,705.4
Erosion damages		•						•	
Ej	ooch 1 (year 0 to year	20)	Epoch 2 (year 21 to year 50)			Epoch 3 (year 50 to year 100)			All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	1	198.00	48.0	3	163.00	19.0	67
Other information	on								PV Value (£k)
Source:									
Notes:	As determined by MD	SF					To	tal NAI damages	2,772.4

						•			
Scenario:	With Present Mana	agement							
MDSF Assessm	nent								
Flooding damage	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			40.87	511.7	5.76	260.0	491.72	1557.1	2,328.8
Erosion damages	1								
E	poch 1 (year 0 to year	20)	Ep	och 2 (year 21 to year	50)	Ep	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	1	198.00	48.0	3	163.00	17.0	65.0

Other information PV Value (£k)

Source:

Notes: As determined by MDSF Total WPM damages 2,393.8

Policy Development Zone (PDZ):9

Location: Clarach and Wallog

Management Area (MA): 18 Policy Units (PU):9.11, 9.12, 9.13 Page 2 of 2

Damages	(continued)								
Scenario:	Preferred Plan								
MDSF Assessn	nent								
Flooding damage	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			40.87	511.7	5.76	260.0	491.72	1557.1	2,328.8
Erosion damages	1								
	poch 1 (year 0 to year			och 2 (year 21 to year			och 3 (year 50 to year		All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	1	198.00	48.0	3	163.00	17.0	65.0
Other damages	;								PV Value (£k)
						ī			
Notes:	As determined by MD	SF					Total preferre	ed plan damages	2,393.8
Costs									
Present Manag	ement Assessmen	t							
Source:								Р	V Value (£k)
Allowance made for	costs associated with real	ignement during epoch 2	2						, ,
Notes:									126
Preferred Pan								P	V Value (£k)
Description:	Allowance made for c	osts associated with re	ealignement during	epoch 2					` '
.									400
Notes:									126

Reconciliation

Significant improvement fo flood defence would require works along the sea fronat and along the banks of the river. This would incur significant cost and set a precedent that would be unsustainable in the longer term.

Economic Assessment Policy Development Zone (PDZ):10

Management Area (MA): 19

Page 1 of 2

Policy Units (PU):10.1, 10.2, 10.1-3, 10.4, 10.5, 10.6, 10.7, 10.8, 10.9

Damages

Location: Dyfi South

Scenario:	No Active interven	tion							
MDSF Assessm	ent								
Flooding damage	s		Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			362.92	4543.8	536.23	5012.8	17519.38	56514.1	66,070.6
Erosion damages									
E	ooch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	74	8 274 00	2687.0	247	30 055 00	2982.0	5669

Other information PV Value (£k)

Source: Borth appriasl of options 2006

Damges determined for both sea front and potential flood risk at Ynyslas = £51,000K.

Notes: As determined by MDSF Taking account of additional damages within the Dyfi Estuary. Total NAI damages 71,739.6

Scenario: With Present Management

MDSF Assessment

Flooding damages	Epoch 1 (year 0 to year 20)		Epoch 2 (year 21 to year 50)		Epoch 3 (year 50 to year 100)		All epochs PVd
	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
	181.20	2268.6	210.80	2185.4	536.43	2338.8	6,792.9
Facelon demonstra							

Erosion damages

E	Epoch 1 (year 0 to year 20)			Epoch 2 (year 21 to year 50)			och 3 (year 50 to year	All epochs PVd	
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0.0

Other information PV Value (£k)

Source: Borth appriasl of options 2006

Damages assessed for bortyh frontage with proposed scheme = £2,000k.

Notes: As determined by MDSF Taking account of additional damages within the Dyfi Estuary. Total WPM damages 6,792.9

Appendix H 37 MA19

Policy Development Zone (PDZ):10

Location: Dyfi South

Management Area (MA): 19

Page 2 of 2

Policy Units (PU):10.1, 10.2, 10.1-3, 10.4, 10.5, 10.6, 10.7, 10.8, 10.9

Damages (continued)

Scenario: Preferred Plan

MDSF Assessment

Flooding damages Epoch 2 (year 21 to year 50) All epochs PVd Epoch 1 (year 0 to year 20) Epoch 3 (year 50 to year 100) MDSF (£k) AAD (£k) PVd for epoch PVd for epoch AAD (£k) AAD (£k) PVd for epoch 181.20 2268.6 210.80 2185.4 536.43 2338.8 6,792.9

Erosion damages

Ej	` ' ` ' ' '		Epoch 2 (year 21 to year 50)			Epo	och 3 (year 50 to year	All epochs PVd	
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	294	35,574.00	2644.0	2644.0

Other damages
PV Value (£k)

no allowance for damges associated with potential loss or relocation of railway.

Notes: As determined by MDSF Taking account of additional damages within the Dyfi Estuary.

Total preferred plan damages

9,436.9

19,076

Costs

Present Management Assessment

Source: Borth appriasl of options 2006 costs for mangement at Borth taken from appraisla, additional cost added for defence at Dyfi Junction.

PV Value (£k)

Notes:

Preferred Pan

PV Value (£k)

Description: costs for mangement at Borth taken from appraisla, additionla cost added for defence at Dyfi Junction.

Notes: 19,076

Reconciliation

The Borth Appraisal is approved with the intent of providing defence to the fronatge over the next 75 years taking account of sea level rise. Beyond 75 years the approach would be to allow a redcution on defince standard. Defence further within the estaury would depend critically on future management of teh railway line, although there would still be seen as being justification for defence at Dyfi junction.

Economic Assessment Policy Development Zone (PDZ):10

Location: Dyfi North, Tywyn and the Dysynni

As determined by MDSF

Management Area (MA): 20

Page 1 of 2

1,822.0

Policy Units (PU):10.10, 10.11, 10.12, 10.13, 10.14, 10.15, 10.16, 10.17, 10.18, 10.19

Total WPM damages

Damages

Notes:

pochs PVd
IDSF (£k)
9,612
pochs PVd
IDSF (£k)
143
Value (£k)
11,044
,.
,
pochs PVd
pochs PVd IDSF (£k)
pochs PVd
pochs PVd IDSF (£k) 1,822
pochs PVd IDSF (£k) 1,822 pochs PVd
pochs PVd IDSF (£k) 1,822 pochs PVd IDSF (£k)
pochs PVd IDSF (£k) 1,822 pochs PVd IDSF (£k)
pochs PVd IDSF (£k) 1,822 pochs PVd
pochs PVd IDSF (£k) 1,822 pochs PVd IDSF (£k) 0.

Appendix H 39 MA20

Policy Development Zone (PDZ):10

Location: Dyfi North, Tywyn and the Dysynni

Management Area (MA): 20

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PV Value (£k)

Policy Units (PU):10.10, 10.11, 10.12, 10.13, 10.14, 10.15, 10.16, 10.17, 10.18, 10.19

Damages (continued)

Scenario: Preferred Plan

MDSF Assessment

Flooding damages All epochs PVd Epoch 1 (year 0 to year 20) Epoch 2 (year 21 to year 50) Epoch 3 (year 50 to year 100) MDSF (£k) AAD (£k) PVd for epoch PVd for epoch AAD (£k) AAD (£k) PVd for epoch 1,822.0 35.98 450.5 56.81 517.3 216.10 854.2

Erosion damages

Epoch 1 (year 0 to year 20) Epoch 2 (year 21 to year 50) Epoch 3 (year 50 to year 100) All epochs PVd PV for epoch (£k) Total Valuation (£k) MDSF (£k) No. of properties Total Valuation (£k) PV for epoch (£k) No. of properties Total Valuation (£k) No. of properties PV for epoch (£k) 0.0 0.00 0.00 0.0 0.0 0.00

Other damages PV Value (£k)

There is incaresed flood risk to Aberdyfi Golf course and to agricultural land within the Penllyn Marhs and Dysynni areas.

Notes: As determined by MDSF Total preferred plan damages 1,822.0

Costs

Present Management Assessment

Source:

PV Value (£k)

works include for improvement to defnces at Aberdofi, continued defnce at Tywyn and to the railway line. Defences in the Pnllyn marhs area include fro a cross wall embankment to the southa nd set back defence to the road and railway.

Notes:

Notes:

9,039

Preferred Pan Description:

works include for improvement to defince at Aberdofi, continued defince at Tywyn and to the railway line. Defences in the Pnllyn marhs area include fro a cross wall

embankment to the southand set back defence to the road and railway.

9,039

Reconciliation

damages do not include for signficant disruption to the transport network or the loss of important socio-economic factors at Tywyn and Aberdyfi. Whiel shown to be marginal these additional impacts on the area justiy continued management.

Location: Southern Cliffs

Policy Development Zone (PDZ):11

Management Area (MA): 21 Policy Units (PU):11.1, 11.2, 11.3 Page 1 of 2

Damages

Scenario:	No Active interven	ition								
MDSF Assessn	nent									
Flooding damage	es		Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year :	21 to year 50)	Epoch 3 (year	50 to year 100)	All epochs PVd	
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			0.00	0.0	0.00	0.0	0.00	0.0		0.0
Erosion damages	i									
E	poch 1 (year 0 to year	20)	Ерс	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd	
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
0	0.00	0.0	0	0.00	0.0	4	764.00	43.0		43
Other informati	on								PV Value (£k)	
Source:										
damages do not inclu	de for disruption to transp	ort net work								
Notes:	As determined by MDS	SF				ſ	To	otal NAI damages		43.0

Notes:	As determined by MDSF	Total NAI damagi
cenario:	With Present Management	
MDSF Assessi	ment	

Flooding damages	Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year 2	21 to year 50)	Epoch 3 (year 5	60 to year 100)	All epochs PVd
	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
	0.00	0.0	0.00	0.0	0.00	0.0	0.0
Erosion damages							

E	poch 1 (year 0 to year	20)	Epoch 2 (year 21 to year 50)			Epoch 3 (year 50 to year 100)			All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0.0

Other information PV Value (£k)

Source:

damages do not include for disruption to transport net work

Notes: As determined by MDSF Total WPM damages 0.0

Appendix H 41 MA21

Policy Development Zone (PDZ):11 Management Area (MA): 21 Location: Southern Cliffs

Policy Units (PU):11.1, 11.2, 11.3

Page 2 of 2

_										
Damages	(continued)									
Scenario:	Preferred Plan									
MDSF Assessn	nent									
Flooding damag	es		Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year s	50 to year 100)	All epochs PVd	ĺ
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			0.00	0.0	0.00	0.0	0.00	0.0		0.0
Erosion damages	3									
	poch 1 (year 0 to year	,		och 2 (year 21 to year	,		och 3 (year 50 to year		All epochs PVd	Į.
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
0	0.00	0.0	0	0.00	0.0	0	0.00	0.0		0.0
Other damages damages do not incli	ude for disruption to transp	ort net work							PV Value (£k)	
Notes:	As determined by MDS	SF					Total preferr	ed plan damages		0.0
Costs										
Present Manag	ement Assessment									
Source:								F	PV Value (£k)	
cost do not include fo	or local mangement of defe	nces to rialway line								
Notes:										0
Preferred Pan								F	PV Value (£k)	
Description:	cost do not include for	local mangement of	defences to rialway lir	ne						
										ļ
Notes:										0

Reconciliation

The principal aim of the plan would be for continued defence of the railway. This has not been assessed in the above tables.

Appendix H 42 MA21

Policy Development Zone (PDZ):11

Location: Mawddach Entrance - South

Management Area (MA): 22

Policy Units (PU):11.4, 11.5, 11.6, 11.7, 11.8, 11.9

Page 1 of 2

Damages

Scenario:	No Active interven	ition							
MDSF Assessi	nent								
Flooding damag	F Assessment ing damages on damages Epoch 1 (year 0 to year 20) of properties Total Valuation (£k) PV for epoch 0 0.00 r information ce:		Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year	Epoch 2 (year 21 to year 50)		50 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			2296.01	28746.0	2454.00	26481.3	23606.34	81568.9	136,796.2
Erosion damage	S								
			Epoch 2 (year 21 to year 50)			Epo	och 3 (year 50 to year	All epochs PVd	
No. of properties			No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
(0.00	0.0	0	0.00	0.0	22	3,596.00	276.0	276
Other informat	ion								PV Value (£k)
Source:									
Notes:	As determined by MDS	SF					To	otal NAI damages	137,072.2

With Present Management Scenario:

MDSF Assessment

Flooding damages	Epoch 1 (year 0 to year 20)		Epoch 2 (year 21 to year 50)		Epoch 3 (year 50 to year 100)		All epochs PVd
	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
	224.55	2811.4	492.91	3999.8	2774.34	10226.5	17,037.7
Fracion damages	•	•	*	*	•	*	

Erosion damages

E	poch 1 (year 0 to year	20)	Epoch 2 (year 21 to year 50)			Epo	och 3 (year 50 to year	All epochs PVd	
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0.0

Other information PV Value (£k)

Source:

incased defences.

Total WPM damages 17,037.7 Notes: As determined by MDSF

Appendix H MA22 43

Policy Development Zone (PDZ):11

Management Area (MA): 22

Page 2 of 2

PV Value (£k)

Location: Mawddach Entrance - South

Policy Units (PU):11.4, 11.5, 11.6, 11.7, 11.8, 11.9

Damages	(continued)								
Scenario:	Preferred Plan								
MDSF Assessn	nent								
Flooding damag	es		Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year 2	21 to year 50)	Epoch 3 (year 5	60 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			224.55	2811.4	1502.00	9625.5	23520.34	78319.9	90,756.8
Erosion damages	3								
E	poch 1 (year 0 to year	20)	Epo	ch 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	22	3,596.00	276.0	276.0

Other damages

relocation of community at Fairbourne, damages taken as for NAI in epoch 3.

Notes: As determined by MDSF 91,032.8

Costs

Present Management Assessment

Source:

continued defence of fronatges

Notes: 6,693
Preferred Pan
PV Value (£k)

Preferred Pan Description:

Costs associated with mangement during epoch 1 and 2.

Notes: 4,429

Reconciliation

Despite signficant potential benefits, long term defence is not considered to be sustainable.

Appendix H 44 MA22

Policy Development Zone (PDZ):11

Location: Mawddach Estuary

Management Area (MA): 23 Policy Units (PU):11.10, 11.11, 11.12, 11.13 Page 1 of 2

Damages

Scenario:	No Active interven	tion							
MDSF Assessm	ent								
Flooding damage	s		Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year :	21 to year 50)	Epoch 3 (year 5	0 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			0.44	5.5	0.62	5.9	8.88	29.7	41.
Erosion damages									
Ej	och 1 (year 0 to year	20)	Еро	ch 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	

Other information PV Value (£k)

Source:

Damages do not include fro disruption to the transport network, maintaining the road through to Barmouth.

Notes: As determined by MDSF Total NAI damages 41.2

Scenario: With Present Management

MDSF Assessment

Flooding damages	Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVd
	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
	0.22	2.8	0.30	2.9	4.48	15.0	20.6

Erosion damages

E	poch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0.0

Other information PV Value (£k)

Source:

Damages do not include fro disruption to the transport network, maintaining the road through to Barmouth.

Notes: As determined by MDSF Total WPM damages 20.6

Appendix H 45 MA23

Policy Development Zone (PDZ):11

Management Area (MA): 23

Page 2 of 2

Location: Mawddach Estuary

Policy Units (PU):11.10, 11.11, 11.12, 11.13

	,				, (,	, , , , , , , , , , , , , , , , , , , ,	,			
Damages	(continued)									
Scenario:	Preferred Plan									
MDSF Assessr	nent									
Flooding damag	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year		Epoch 3 (year		All epochs PV	d
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			0.22	2.8	0.30	2.9	4.48	15.0		20.6
Erosion damages	S									
	poch 1 (year 0 to year		•	och 2 (year 21 to year	,		och 3 (year 50 to year		All epochs PV	d
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
C	0.00	0.0	0	0.00	0.0	0	0.00	0.0		0.0
Other damages Damages do not incl	lude fro disruption to the tra	ansport network, mainta	ining the road through to	Barmouth.					PV Value (£k)	
Notes:	As determined by MDS	SF					Total preferr	ed plan damages		20.6
Costs										
Present Manag	ement Assessment									
Source:								F	PV Value (£k)	
Local mangement of	defences including Penma	aenpool								
Notes:										980
Preferred Pan								F	PV Value (£k)	
Description:	Local mangement of d	lefences including Pe	enmaenpool						(4.7)	
2000ption.	· ·	· ·								
Notes:										980

Reconciliation

The plan aims to allow adaption but still maintain the important transport network to Barmouth and critical defence at Penmaenpool.

Appendix H 46 MA23

Location: Barmouth

Policy Development Zone (PDZ):11

Management Area (MA): 24 Policy Units (PU):11.14, 11.15, 11.16 Page 1 of 2

Damages

Scenario:	No Active interven	ntion		-					,
MDSF Assessm	nent								
Flooding damage	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year 2	21 to year 50)	Epoch 3 (year 5	60 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
1			18.81	235.5	114.76	744.7	1878.82	6239.9	7,220.1
Erosion damages									
E,	poch 1 (year 0 to year	. 20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	40	4,735.00	290.0	290
Other information	on								PV Value (£k)
Source:									
Damges do not includ	de loss of harbour and sea	a front.							
Notes:	As determined by MDS	SF					To	tal NAI damages	7,510.1

Scenario: With Present Mar	nagement						
MDSF Assessment							
Flooding damages	Epoch 1	(year 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVd
	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
	18	.81 235.5	55.00	411.5	127.70	571.9	1,218.8
Erosion damages							

E	poch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Epo	ch 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0.0

Other information PV Value (£k)

Source:

As determined by MDSF Total WPM damages 1,218.8 Notes:

MA24

Policy Development Zone (PDZ):11 Management Area (MA): 24

Location: Barmouth Policy Units (PU):11.14, 11.15, 11.16

Damages (continued)

Scenario: Preferred Plan

MDSF Assessment

Flooding damages Epoch 1 (year 0 to year 20) Epoch 2 (year 21 to year 50) Epoch 3 (year 50 to year 100) All epochs PVd AAD (£k) PVd for epoch AAD (£k) PVd for epoch AAD (£k) PVd for epoch MDSF (£k) 235.5 350.2 450.7 1,036.4 18.81 44.00 100.00

Page 2 of 2

Erosion damages

Epoch 1 (year 0 to year 20) Epoch 2 (year 21 to year 50) Epoch 3 (year 50 to year 100) All epochs PVd MDSF (£k) Total Valuation (£k) PV for epoch (£k) Total Valuation (£k) PV for epoch (£k) Total Valuation (£k) PV for epoch (£k) No. of properties No. of properties No. of properties 364.0 0.00 0.0 10 1,180.00 364.0 0.00 0.0

Other damages

Realignment mya require relocation of properties to provide wdith for management. This relocation would reduce flood risk in the future.

Notes: As determined by MDSF Total preferred plan damages 1,400.4

Costs

Present Management Assessment

Source: PV Value (£k)

Costs are based on estimated cost of incraesing defnce on existing line.

Notes: 4,686

Preferred Pan
PV Value (£k)

Description: Estimated costs derived for realignment of defences over the northern frontage at Barmouth.

Notes: 1,852

Reconciliation

There is a strong economic benefit indicated for this area.

Economic Assessment Policy Development Zone (PDZ):11 Location: Dyffryn Ardudwy

Management Area (MA): 25 Policy Units (PU):11.17, 11.18, 11.19, 11.20 Page 1 of 2

PV Value (£k)

205.6

Total WPM damages

Other information

Potential flooding to railway not included.

As determined by MDSF

Source:

Notes:

Damages									
Scenario:	No Active interver	tion							
MDSF Assessn	nent								
Flooding damage	es		Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year 2	21 to year 50)	Epoch 3 (year 5	0 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			8.00	100.2	19.04	150.7	29.00	150.4	401.3
Erosion damages	3								
E	poch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year !	50)	Epo	ch 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	2	229.00	17.0	17
Potential flooding to	railway not included.					F			
Notes:	As determined by MD	SF					То	tal NAI damages	110 2
Scenario:	With Present Mana	agement							410.3
									410.3
MDSF Assessn	nent								410.3
			Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year 2	21 to year 50)	Epoch 3 (year 5	0 to year 100)	All epochs PVd
			Epoch 1 (yea	PVd for epoch	Epoch 2 (year 2	21 to year 50) PVd for epoch	AAD (£k)	0 to year 100) PVd for epoch	MDSF (£k)
Flooding damag	es		. ,		,	• •			All epochs PVd
	es		AAD (£k) 3.00	PVd for epoch 37.6	AAD (£k) 5.00	PVd for epoch 44.6	AAD (£k) 29.00	PVd for epoch 106.4	All epochs PVd MDSF (£k) 188.6
E	es Spoch 1 (year 0 to year	20)	AAD (£k) 3.00	PVd for epoch 37.6 Och 2 (year 21 to year 3	AAD (£k) 5.00	PVd for epoch 44.6 Epo	AAD (£k) 29.00 cch 3 (year 50 to year	PVd for epoch 106.4	All epochs PVd MDSF (£k) 188.6
Flooding damage	es		AAD (£k) 3.00	PVd for epoch 37.6	AAD (£k) 5.00	PVd for epoch 44.6	AAD (£k) 29.00	PVd for epoch 106.4	All epochs PVd MDSF (£k) 188.6

Policy Development Zone (PDZ):11

Policy Units (PU):11.17, 11.18, 11.19, 11.20 Location: Dyffryn Ardudwy

Page 2 of 2

PV Value (£k)

Damages	(continued)									
Scenario:	Preferred Plan									
MDSF Assessn	nent									
Flooding damage	es		Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVo	d
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			3.00	37.6	19.04	122.9	29.00	150.4		310.8
Erosion damages	i									
E	poch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Ep	och 3 (year 50 to year	100)	All epochs PVo	d
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
0	0.00	0.0	0	0.00	0.0	2	229.00	17.0		17.0
Other damages									PV Value (£k)	

Management Area (MA): 25

Potential flooding to railway not included.

Total preferred plan damages Notes: As determined by MDSF 327.8

Costs

Present Management Assessment

PV Value (£k) Source:

manage naturql flood defence and improve during epoch 2. Private defences not included

275 Notes:

Preferred Pan manage nautrual bank for epoch 1. Private defences not included.

Description:

Reconciliation

Notes:

Managed by private investment. Mainatin flood defence only over epoch 1.

Appendix H MA25 50

Policy Development Zone (PDZ):12

Location: Artro Estuary Policy Units (PU):12.1, 12.2, 12.3, 12.4, 12.5, 12.6

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Damages

Scenario:	No Active interven	tion							
MDSF Assessm	nent								
Flooding damage	es		Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year 2	21 to year 50)	Epoch 3 (year 5	0 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			10.44	130.7	37.03	264.6	110.95	463.2	858.5
Erosion damages									
	poch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd
		20) PV for epoch (£k)	No. of properties	och 2 (year 21 to year Total Valuation (£k)	50) PV for epoch (£k)	Epo No. of properties	och 3 (year 50 to year Total Valuation (£k)	100) PV for epoch (£k)	All epochs PVd MDSF (£k)
E	poch 1 (year 0 to year	•	No. of properties	,,				PV for epoch (£k)	•

Management Area (MA): 26

Source:

Damages do not include potential loss and distruption to transport.

Notes: As determined by MDSF Total NAI damages 993.5

Scenario: With Present Management

MDSF Assessment

Flooding damages	Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year :	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVd
	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
	10.44	130.7	37.03	264.6	45.68	258.9	654.2

Erosion damages

E	poch 1 (year 0 to year	20)	Ep	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0.0

Other information PV Value (£k)

Source:

Damages do not include potential loss and distruption to transport.

Notes: As determined by MDSF Total WPM damages 654.2

Appendix H 51 MA26

Policy Development Zone (PDZ):12

Location: Artro Estuary

Page 2 of 2

	ment		Enach 1 (voc	or 0 to 1/20 20)	Enach 2 /voor	01 to voor 50\	Enach 3 (year F	(0 to year 100)	All epochs P	N/4
Flooding damag	es	-	AAD (£k)	ar 0 to year 20) PVd for epoch	Epoch 2 (year :	PVd for epoch	Epoch 3 (year 5 AAD (£k)	PVd for epoch	MDSF (£k)	vu
		-	10.44	· ·	37.03	264.6	` '		WDOT (ER)	654
Erosion damage:	S	•						•		
ı	Epoch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	,	Epo	och 3 (year 50 to year	100)	All epochs P	٧d
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
(0.00	0.0	0	0.00	0.0	0	0.00	0.0		0
management w	ould be subject to dev		ry mangement plar	n. Damags taken as	for WPM	,	Total profess	od plan damagas	PV Value (£i	
management w			ry mangement plar	n. Damags taken as	for WPM		Total preferre	ed plan damages	PV Value (£i	
management wo	ould be subject to dev		ry mangement plar	n. Damags taken as	for WPM		Total preferre	ed plan damages	PV Value (£l	
Notes: Costs	ould be subject to dev	SF	ry mangement plar	n. Damags taken as	for WPM		Total preferre	ed plan damages	PV Value (£i	
Notes:	ould be subject to dev	SF	ry mangement plar	n. Damags taken as	for WPM		Total preferre			
Notes: Costs Present Manag Source:	ould be subject to dev	SF.		n. Damags taken as	for WPM		Total preferre		PV Value (£i	k) 654
Notes: Costs Present Manag Source:	As determined by MDS	SF.		n. Damags taken as	for WPM		Total preferre			654
Notes: Costs Present Manag Source: Improvement to emb	As determined by MDS	SF.		n. Damags taken as	for WPM		Total preferre	P		

Management Area (MA): 26

Policy Units (PU):12.1, 12.2, 12.3, 12.4, 12.5, 12.6

Reconciliation

defence along the rialway line and road would maintain the transport network. Defences would be realigneed within the estuary subject to a detailed plan.

Notes:

As determined by MDSF

Policy Development Zone (PDZ):12

Location: Harlech and Dwyryd Estuary

Management Area (MA): 27

Page 1 of 2

Total WPM damages

1,725.9

Policy Units (PU):12.7, 12.8, 12.9, 12.10, 12.11, 12.12

Damages									
Scenario:	No Active interven	ition							
MDSF Assessm	nent								
Flooding damage	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	60 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			201.63	2524.4	311.54	2860.9	3363.27	11502.2	16,88
Erosion damages	5								
E	poch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	1	212.00	78.0	1	108.00	13.0	
Votes:	As determined by MDS	SF					То	tal NAI damages	16,97
Scenario:	With Present Mana						То	otal NAI damages	16,97
Scenario: MDSF Assessm	With Present Mana		,	ar 0 to year 20)	Epoch 2 (year		Epoch 3 (year 5	<u> </u>	All epochs PVd
Scenario: MDSF Assessm	With Present Mana		AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	Epoch 3 (year 5 AAD (£k)	50 to year 100) PVd for epoch	All epochs PVd MDSF (£k)
Scenario: MDSF Assessn Flooding damage	With Present Mana nent es		,	PVd for epoch	. ,		Epoch 3 (year 5	50 to year 100) PVd for epoch	All epochs PVd MDSF (£k)
Scenario: MDSF Assessn Flooding damage Erosion damages	With Present Mana nent es	agement	AAD (£k) 31.84	PVd for epoch 398.6	AAD (£k) 64.40	PVd for epoch 536.5	Epoch 3 (year 5 AAD (£k) 159.14	50 to year 100) PVd for epoch 699.7	All epochs PVd MDSF (£k) 1,63
Scenario: MDSF Assessn Flooding damage Erosion damages	With Present Mana nent es s poch 1 (year 0 to year	agement	AAD (£k) 31.84	PVd for epoch 398.6 och 2 (year 21 to year	AAD (£k) 64.40	PVd for epoch 536.5	Epoch 3 (year 5 AAD (£k) 159.14 och 3 (year 50 to year	50 to year 100) PVd for epoch 699.7	All epochs PVd MDSF (£k) 1,63 All epochs PVd
Notes: Scenario: MDSF Assessn Flooding damage Erosion damages No. of properties	With Present Mana nent es	agement	AAD (£k) 31.84	PVd for epoch 398.6	AAD (£k) 64.40	PVd for epoch 536.5	Epoch 3 (year 5 AAD (£k) 159.14	50 to year 100) PVd for epoch 699.7 100) PV for epoch (£k)	MDSF (£k) 1,634

Appendix H 53 MA27

Policy Development Zone (PDZ):12

Location: Harlech and Dwyryd Estuary

Page 2 of 2 Management Area (MA): 27 Policy Units (PU):12.7, 12.8, 12.9, 12.10, 12.11, 12.12

Damages (continued) Scenario: **Preferred Plan** MDSF Assessment Flooding damages Epoch 1 (year 0 to year 20) Epoch 2 (year 21 to year 50) Epoch 3 (year 50 to year 100) All epochs PVd AAD (£k) PVd for epoch AAD (£k) PVd for epoch AAD (£k) PVd for epoch MDSF (£k) 398.6 536.5 699.7 1,634.9 31.84 64.40 159.14 Erosion damages Epoch 1 (year 0 to year 20) Epoch 2 (year 21 to year 50) Epoch 3 (year 50 to year 100) All epochs PVd MDSF (£k) Total Valuation (£k) PV for epoch (£k) Total Valuation (£k) PV for epoch (£k) Total Valuation (£k) PV for epoch (£k) No. of properties No. of properties No. of properties 212.00 91.0 0.00 0.0 78.0 108.00 13.0 Other damages PV Value (£k) proposed realignment at Talsarnau may incraese damages in this area. This would need to be examined in more detail. Notes: As determined by MDSF Total preferred plan damages 1,725.9 Costs Present Management Assessment PV Value (£k) Source: maintains all defences Notes: 3,701 Preferred Pan PV Value (£k) potential for realigenment at Talsarnau would need to be considered in detail. Description: 1,135

Reconciliation

Notes:

strong economic justification for continued defence. Potentila for realigenment could reduce costs but needs to be examined in more detail.

Appendix H MA27 54

Policy Development Zone (PDZ):12

Location: Porthmadog

Management Area (MA): 28 Policy Units (PU):12.13, 12.14, 12.15, 12.16 Page 1 of 2

Damages

Scenario:	No Active interven	tion							
MDSF Assessn	nent								
Flooding damage	es		Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year 2	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			7210.23	90272.1	8002.29	84809.8	75068.40	260011.3	435,093.1
Erosion damages	3								
E	poch 1 (year 0 to year	20)	Epoch 2 (year 21 to year 50)			Epo	All epochs PVd		
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
2	216.00	213.0	14	1,565.00	546.0	92	10,311.00	928.0	1686
Other informati	on								PV Value (£k)
Source:									
Natas:	A - data main a diba MDA) F				Ī	Т-	tal NAL damagas	420 770 /
Notes:	As determined by MDS	oF.					IC	otal NAI damages	436,779.1

101007	7 to dotoffillifod by MDOI	Total III aamagoo
enario:	Marie D. C. B. C. B. C.	
	With Present Management	
SF Assess	ment	

Flooding damages	Epoch 1 (year 0 to year 20)		Epoch 2 (year 21 to year 50)		Epoch 3 (year 50 to year 100)		All epochs PVd
	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
	345.70	4328.2	503.67	4735.2	1129.35	5111.4	14,174.8
Erosion damages							

Eį	och 1 (year 0 to year	. 20)	Epoch 2 (year 21 to year 50)			Epoch 3 (year 50 to year 100)			All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
2	216.00	206.0	0	0.00	0.0	2	321.00	32.0	238.0

Other information PV Value (£k)

Source:

signficant residual risk of flooding

Notes: As determined by MDSF Total WPM damages 14,412.8

Appendix H 55 MA28

Location: Porthmadog

Policy Development Zone (PDZ):12

Management Area (MA): 28

Policy Units (PU):12.13, 12.14, 12.15, 12.16

Page 2 of 2

PV Value (£k)

PV Value (£k)

1,991

1,991

Damages (continued) Scenario: **Preferred Plan** MDSF Assessment Flooding damages Epoch 1 (year 0 to year 20) Epoch 2 (year 21 to year 50) Epoch 3 (year 50 to year 100) All epochs PVd PVd for epoch MDSF (£k) AAD (£k) PVd for epoch AAD (£k) AAD (£k) PVd for epoch 345.70 4328.2 503.67 4735.2 5111.4 14,174.8 1129.35 Erosion damages Epoch 1 (year 0 to year 20) Epoch 2 (year 21 to year 50) Epoch 3 (year 50 to year 100) All epochs PVd MDSF (£k) No. of properties Total Valuation (£k) PV for epoch (£k) Total Valuation (£k) PV for epoch (£k) No. of properties Total Valuation (£k) PV for epoch (£k) No. of properties 0.00 238.0 216.00 206.0 0.0 321.00 32.0 Other damages PV Value (£k) as WPM Notes: As determined by MDSF Total preferred plan damages 14,412.8 Costs Present Management Assessment

Present Management Assessme Source:

Maintenance and improvement

namenance and improvement

Preferred Pan

Description: As WPM

Notes:

Notes:

Reconciliation

Strong economic justification fro continued management. High residual risk needs to be examined in detail.

Appendix H 56 MA28

Policy Development Zone (PDZ):12

Location: Criccieth East and Eastern Shingle Banks

As determined by MDSF

Management Area (MA): 29 Policy Units (PU):12.17, 12.18, 12.19 Page 1 of 2

Total WPM damages

0.0

Damages

Notes:

Scenario:	No Active interver	ntion							
MDSF Assessm	nent								
Flooding damage	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year :	21 to year 50)	Epoch 3 (year 5	0 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			0.00	0.0	0.00	0.0	0.00	0.0	0.
Erosion damages	3								
Ej	boch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	6	577.00	173.0	35	3,599.00	454.0	62
Other informati	on								PV Value (£k)
Source: distruption to transpo	rt network					_			
Notes:	As determined by MD	SF					То	tal NAI damages	627.
Scenario:	With Present Man	agement							
MDSF Assessm									
Flooding damage	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year :	21 to year 50)	Epoch 3 (year 5	60 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
									IVIDSF (£K)
			0.00	0.0	0.00	0.0	0.00	0.0	0.
Erosion damages									0.
Eį	poch 1 (year 0 to year	,	Ерс	och 2 (year 21 to year	50)	Ерс	och 3 (year 50 to year	100)	O. All epochs PVd
_	Total Valuation (£k)	PV for epoch (£k)	Epo No. of properties	och 2 (year 21 to year Total Valuation (£k)	50) PV for epoch (£k)	Epc No. of properties	och 3 (year 50 to year Total Valuation (£k)	100) PV for epoch (£k)	All epochs PVd MDSF (£k)
Eį	poch 1 (year 0 to year	,	Ерс	och 2 (year 21 to year	50)	Ерс	och 3 (year 50 to year	100)	O. All epochs PVd
Eį	Total Valuation (£k) 0.00	PV for epoch (£k)	Epo No. of properties	och 2 (year 21 to year Total Valuation (£k)	50) PV for epoch (£k)	Epc No. of properties	och 3 (year 50 to year Total Valuation (£k)	100) PV for epoch (£k)	All epochs PVd MDSF (£k)
No. of properties	Total Valuation (£k) 0.00	PV for epoch (£k)	Epo No. of properties	och 2 (year 21 to year Total Valuation (£k)	50) PV for epoch (£k)	Epc No. of properties	och 3 (year 50 to year Total Valuation (£k)	100) PV for epoch (£k)	All epochs PVd MDSF (£k)

Appendix H 57 MA29

Policy Development Zone (PDZ):12

Location: Criccieth East and Eastern Shingle Banks

Management Area (MA): 29

Policy Units (PU):12.17, 12.18, 12.19

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Damages	(continued)									
	Preferred Plan									
MDSF Assessm	ent									
Flooding damage	es		Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year :	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PV	d
I			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			0.00	0.0	0.00	0.0	0.00	0.0		0.0
Erosion damages					-					
	och 1 (year 0 to year 2	,	•	och 2 (year 21 to year	,		och 3 (year 50 to year		All epochs PV	d
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
0	0.00	0.0	0	0.00	0.0	0	0.00	0.0		0.0
	nages not included. Pill as the need arises.			way not included. D	amages may occu	r associated with	MR in eoch 3. This	would be	PV Value (£k))
	As determined by MDS	•	IVI				Total preferre	ed plan damages		0.0
Costs										
Present Manage	ement Assessment									
Source:								F	PV Value (£k)	
Maintain and raise de	fences.									
Notes:										1,580
Preferred Pan								ı	PV Value (£k)	
Description:	Potential for realignment	nt in enach 3 to prov	ride a more sustainat	ole aprooach to defend	ce. This would not ne	cessarily incurr los	s of properties.			
	_	iii iii opooii o to piov								
·	•	nt in opodir a to prov								

Reconciliation

Damages recorded by MDSF do not fully recognise the value of the Criccieth sea front. There is likely to be a need for collaborative funding in developing management approach in the future.

Policy Development Zone (PDZ):12

Location: Criccieth West Policy Units (PU):12.20, 12.21, 12.22, 12.23, 12.24, 12.25

Page 1 of 2

Damages

Scenario:	No Active interver	ntion							
MDSF Assessm	nent								
Flooding damage	es		Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year :	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			0.02	0.3	0.50	2.9	13.66	44.3	47.5
Erosion damages	1								
E	poch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	25	1,987.00	634.0	40	4,411.00	657.0	1291
Other informati	on								PV Value (£k)
Source:									
Damages do not inclu	ude for disruption to transp	port route.							
Notes:	As determined by MD	SF					To	otal NAI damages	1,338.5

Management Area (MA): 30

I	Scenario:	With Present Management
	ocenano.	With Fresent Management

MDSF Assessment

Flooding damages	Epoch 1 (year 0 to year 20)		Epoch 2 (year 21 to year 50)		Epoch 3 (year 50 to year 100)		All epochs PVd
	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
	0.02	0.3	0.50	2.9	8.26	27.4	30.6
Erosian damages							

Erosion damages

	Epoch 1 (year 0 to year 20)			Epoch 2 (year 21 to year 50)			Epoch 3 (year 50 to year 100)			All epochs PVd
No. of	f properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
	0	0.00	0.0	0	0.00	0.0	2	161.00	25.0	25.0

Other information PV Value (£k)

Source:

Damages do not reflect fully risk to transport route.

Notes: As determined by MDSF Total WPM damages 55.6

Appendix H 59 MA30

Policy Development Zone (PDZ):12

Management Area (MA): 30

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PV Value (£k)

4,157

Location: Criccieth West

Policy Units (PU):12.20, 12.21, 12.22, 12.23, 12.24, 12.25

								_		
Damages	(continued)									
Scenario:	Preferred Plan									
MDSF Assessr	nent									
Flooding damag	looding damages		Epoch 1 (year 0 to year 20)		Epoch 2 (year 2	21 to year 50)	Epoch 3 (year 5	All epochs PVd		
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			0.02	0.3	0.50	2.9	8.26	27.4		30.6
Erosion damage:	3									
E	poch 1 (year 0 to year	20)	Epo	ch 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd	
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
C	0.00	0.0	0	0.00	0.0	2	161.00	25.0		25.0
Other damages	;								PV Value (£k)	
_	ect fully risk to transport ro	ute.							, ,	
Notes:	As determined by MDS	SF				ſ	Total preferre	ed plan damages		55.6
Costs										
	ement Assessment									

Source:

These cost include for signficant strengthening and raising of railway defence at Afon Wen in epoch 3 (estimated cost £12M)

Notes:

Preferred Pan
PV Value (£k)

Description: costs include for realignemnet of revtment at Afon Wen in epoch 3, but do not include coasta associated with potential realignment of the railway.

Notes: 3,012

Reconciliation

The priicipl costs asre associated with defince of Criccieth where there is strong justification due to erosion damages. Realignement of defences at Afon Wen and Afon Dywfor, together with realignment of the railway would need to be considered in detail at a regional or national scale.

Policy Development Zone (PDZ):13

Management Area (MA): 31

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Location: Pwllheli Area

Policy Units (PU):13.1, 13.2, 13.3, 13.4, 13.5, 13.6, 13.7, 13.8, 13.9

Damages

0	No. Anthon Intomon	4!							
Scenario:	No Active interven	ition							
MDSF Assessm	nent								
Flooding damages		Epoch 1 (year 0 to year 20)		Epoch 2 (year:	21 to year 50)	Epoch 3 (year 50 to year 100)		All epochs PVd	
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			3005.67	37631.0	21157.51	134709.7	34197.14	173260.1	345,600.8
Erosion damages									
E	poch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	3	822.00	46.0	46
Other informati	on								PV Value (£k)

Source:

Damages do not include for disruption to rod and arilway not to the broader economic damage to the harbor and to the cente of Pwllheli

345,646.8 Total NAI damages Notes: As determined by MDSF

Scenario: With Present Management

MDSF Assessment

Flooding damages	Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year 21 to year 50)		Epoch 3 (year 50 to year 100)		All epochs PVd	
	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
	174.24	2181.5	405.63	3232.8	583.79	3096.9	8,511.1	

Erosion damages

	Ej	Epoch 1 (year 0 to year 20)		Epoch 2 (year 21 to year 50)			Epo	och 3 (year 50 to year	All epochs PVd	
	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
ſ	0	0.00	0.0	0	0.00	0.0	3	822.00	42.0	42.0

Other information PV Value (£k)

Source:

Damages do not include for disruption to rod and arilway not to the broader economic damage to the harbor and to the cente of Pwllheli

Total WPM damages 8,553.1 Notes: As determined by MDSF

Appendix H MA31 61

Policy Development Zone (PDZ):13

Management Area (MA): 31

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Location: Pwllheli Area

Policy Units (PU):13.1, 13.2, 13.3, 13.4, 13.5, 13.6, 13.7, 13.8, 13.9

Location. 1 will	ion Arou				Tolloy Office (FO)	10.1, 10.2, 10.0,	13.4, 13.3, 13.0, 13		
Damages	(continued)								
Scenario:	Preferred Plan								
MDSF Assessi	nent								
Flooding damag	es			ar 0 to year 20)	Epoch 2 (year		Epoch 3 (year !		All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			180.84	2264.1	405.63	3269.6	735.80	3572.7	9,106
Erosion damage	rosion damages Epoch 1 (year 0 to year 20)								
	. ,	,		och 2 (year 21 to year			och 3 (year 50 to year		All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
(0.00	0.0	0	0.00	0.0	3	822.00	42.0	42
3	ude for disruption to rod ar	,	ado: 000			i			2.112
Notes:	As determined by MDS	SF					Total preferr	ed plan damages	9,148
Costs									
Present Manag	ement Assessment								
Source:								F	PV Value (£k)
based on startegy									
Notes:									4,37
Preferred Pan								ı	PV Value (£k)
Description:	determined based on	realignment at Traeth	Crugan and Aberero	h.					
•									
Notes:									2,36
110103.									2,50

Reconciliation

Strong economic justification for conmtinued defence but high residual damages due to possible exceedance of standard of defence..

Appendix H 62 MA31

Policy Development Zone (PDZ):13

Location: Abersoch Area

Management Area (MA): 32 Policy Units (PU):13.10, 13.11, 13.12, 13.13, 13.14, 13.15 Page 1 of 2

Total WPM damages

1,162.1

Damages

Notes:

As determined by MDSF

Scenario:	No Active interver	tion							
		illon							
MDSF Assessm Flooding damage			Enoch 1 (vea	ar 0 to year 20)	Epoch 2 (year :	21 to year 50\	Epoch 3 (year 5	50 to year 100\	All epochs PVd
Flooding damage	:5	ŀ			. ,,				•
		ļ	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			37.48	469.2	109.06	817.0	1132.53	3886.2	5,172.4
Erosion damages									
E	poch 1 (year 0 to year	20)	Ерс	och 2 (year 21 to year	,	Ep	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
1	212.00	212.0	2	425.00	135.0	6	852.00	53.0	401
Other informati	on								PV Value (£k)
Source:	···								i i valuo (Elty
Source.									
						-			
Notes:	As determined by MD	SF					To	tal NAI damages	5,573.4
	·								
Scenario:	With Present Mana	agement							
MDSF Assessm	ent								
Flooding damage	es		Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year:	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			14.01	175.4	57.34	397.8	99.51	490.9	1,064.1
Erosion damages					-				
	poch 1 (year 0 to year			och 2 (year 21 to year			och 3 (year 50 to year		All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	1	212.00	72.0	2	425.00	27.0	98.0
Other informati	on								PV Value (£k)
Source:									` '
000.00.									

Appendix H 63 MA32

Policy Development Zone (PDZ):13

Location: Abersoch Area

Management Area (MA): 32

Policy Units (PU):13.10, 13.11, 13.12, 13.13, 13.14, 13.15

Page 2 of 2

PV Value (£k)

Damages	(aantinuad)								
Damages Scenario:	(continued) Preferred Plan								
MDSF Assessn									
Flooding damag			Epoch 1 (year 0 to year 20)		Epoch 2 (year 21 to year 50)		Epoch 3 (year 50 to year 100)		All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
•			14.01	175.4	57.34	397.8	99.51	490.9	1,064
Erosion damages	3			•					
E	poch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year !	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
C	0.00	0.0	1	212.00	72.0	2	425.00	27.0	99.
Other damages									PV Value (£k)
damages similar									i v valao (zit)
damagoo omma						-			
Notes:	As determined by MDS	SF					Total preferr	ed plan damages	1,163.
	,						•	· ·	,
Costs									
	amont Assessment								
_	ement Assessment								
Source:								P	V Value (£k)
coninued defence to	the soch valley								

Notes:

Preferred Pan

Description: manged realignment to the Soch valley with mangement of flood defences.priavte defence included at the Warren

Notes:

485

1,133

Reconciliation

Continued flood defence at Abersoch provides strong benefits in addition to erosion protection

Appendix H 64 MA32

Policy Development Zone (PDZ):13

Location: Porth Ceriad Headland and St Tudwals Island

Management Area (MA): 33

Policy Units (PU):13.16, 13.17, 13.18, 13.19

Page 1 of 2

Damages

Scenario:	No Active interven	ntion							
MDSF Assessi	ment								
Flooding damag	es		Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year :	21 to year 50)	Epoch 3 (year 5	0 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			0.00	0.0	0.00	0.0	0.00	0.0	0
Erosion damage	s								
I	Epoch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
(0.00	0.0	0	0.00	0.0	0	0.00	0.0	
Other informat	ion								PV Value (£k)
Source:									
		-				Ī			
Notes:	As determined by MD	SF					10	tal NAI damages	0
Scenario:	With Present Mana	agement							
MDSF Assessi		agomont							
Flooding damag									
	es		Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year)	21 to year 50)	Epoch 3 (year 5	60 to year 100)	All epochs PVd
	es		Epoch 1 (yea	r 0 to year 20) PVd for epoch	Epoch 2 (year :	21 to year 50) PVd for epoch	Epoch 3 (year 5	0 to year 100) PVd for epoch	All epochs PVd MDSF (£k)
			,	, ,	AAD (£k)	•	AAD (£k)	PVd for epoch	
Erosion damage	s		AAD (£k) 0.00	PVd for epoch 0.0	AAD (£k) 0.00	PVd for epoch 0.0	AAD (£k) 0.00	PVd for epoch 0.0	MDSF (£k)
L	s Epoch 1 (year 0 to year		AAD (£k) 0.00	PVd for epoch 0.0 Och 2 (year 21 to year	AAD (£k) 0.00	PVd for epoch 0.0 Epo	AAD (£k) 0.00 och 3 (year 50 to year	PVd for epoch 0.0 100)	MDSF (£k) O All epochs PVd
No. of properties	S Epoch 1 (year 0 to year Total Valuation (£k)	PV for epoch (£k)	AAD (£k) 0.00 Epc No. of properties	PVd for epoch 0.0 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 0.00 50) PV for epoch (£k)	PVd for epoch 0.0	AAD (£k) 0.00 och 3 (year 50 to year Total Valuation (£k)	PVd for epoch 0.0 100) PV for epoch (£k)	MDSF (£k) All epochs PVd MDSF (£k)
L	s Epoch 1 (year 0 to year Total Valuation (£k)		AAD (£k) 0.00 Epc No. of properties	PVd for epoch 0.0 Och 2 (year 21 to year	AAD (£k) 0.00	PVd for epoch 0.0 Epo	AAD (£k) 0.00 och 3 (year 50 to year	PVd for epoch 0.0 100) PV for epoch (£k)	MDSF (£k) O All epochs PVd
No. of properties	Epoch 1 (year 0 to year Total Valuation (£k) 0.00	PV for epoch (£k)	AAD (£k) 0.00 Epc No. of properties	PVd for epoch 0.0 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 0.00 50) PV for epoch (£k)	PVd for epoch 0.0 Epo	AAD (£k) 0.00 och 3 (year 50 to year Total Valuation (£k)	PVd for epoch 0.0 100) PV for epoch (£k)	MDSF (£k) All epochs PVd MDSF (£k)
No. of properties	Epoch 1 (year 0 to year Total Valuation (£k) 0.00	PV for epoch (£k)	AAD (£k) 0.00 Epc No. of properties	PVd for epoch 0.0 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 0.00 50) PV for epoch (£k)	PVd for epoch 0.0 Epo	AAD (£k) 0.00 och 3 (year 50 to year Total Valuation (£k)	PVd for epoch 0.0 100) PV for epoch (£k)	MDSF (£k) All epochs PVd MDSF (£k) 0
No. of properties Other informat	Epoch 1 (year 0 to year Total Valuation (£k) 0.00	PV for epoch (£k)	AAD (£k) 0.00 Epc No. of properties	PVd for epoch 0.0 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 0.00 50) PV for epoch (£k)	PVd for epoch 0.0 Epo	AAD (£k) 0.00 och 3 (year 50 to year Total Valuation (£k)	PVd for epoch 0.0 100) PV for epoch (£k)	MDSF (£k) All epochs PVd MDSF (£k) 0
No. of properties Other informat	Epoch 1 (year 0 to year Total Valuation (£k) 0.00	PV for epoch (£k) 0.0	AAD (£k) 0.00 Epc No. of properties	PVd for epoch 0.0 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 0.00 50) PV for epoch (£k)	PVd for epoch 0.0 Epo	AAD (£k) 0.00 och 3 (year 50 to year Total Valuation (£k) 0.00	PVd for epoch 0.0 100) PV for epoch (£k)	MDSF (£k) All epochs PVd MDSF (£k) 0

Appendix H **MA33** 65

Policy Development Zone (PDZ):13

Location: Porth Ceriad Headland and St Tudwals Island

Management Area (MA): 33

Policy Units (PU):13.16, 13.17, 13.18, 13.19

Page 2 of 2

Damages	(continued)									
Scenario:	Preferred Plan									
MDSF Assessm	ent									
Flooding damage	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year:	21 to year 50)	Epoch 3 (year 5		All epochs PVd	I
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	0.0
			0.00	0.0	0.00	0.0	0.00	0.0		0.0
Erosion damages		20)	F				l- 0 / 50 /	100)	All and all a DV/	
No. of properties	poch 1 (year 0 to year 2 Total Valuation (£k)	20) PV for epoch (£k)	No. of properties	och 2 (year 21 to year Total Valuation (£k)	PV for epoch (£k)	No. of properties	och 3 (year 50 to year Total Valuation (£k)	PV for epoch (£k)	All epochs PVd MDSF (£k)	1
0	` '	0.0		` '	. , ,		` '	I	WDSI (EK)	0.0
Other damages									PV Value (£k)	-
Notes:	As determined by MDS	F					Total preferr	ed plan damages		0.0
Costs										
Present Manage	ement Assessment									
Source:									PV Value (£k)	
Notes:										0
Preferred Pan									PV Value (£k)	
Description:	No costs associted with	nnthis area								
Notes:										0

Reconciliation

No planned works

Policy Development Zone (PDZ):14

Management Area (MA): 34 Policy Units (PU):14.1, 14.2, 14.3, 14.4, 14.5 Location: Hells Mouth

Page 1 of 2

Damages

Scenario: N	lo Active interven	tion								
MDSF Assessme	nt									
Flooding damages			Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	0 to year 100)	All epochs PVd	
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			0.00	0.0	0.00	0.0	0.00	0.0		0.0
Erosion damages										
Еро	och 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Ep	och 3 (year 50 to year	100)	All epochs PVd	
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
0	0.00	0.0	0	0.00	0.0	2	340.00	49.0		49
Other information	n								PV Value (£k)	
Source:										
						Í				
Notes:	e determined by MDS	20					I то	agnemen IAM let		40 N
Notes: As	s determined by MDS	SF					То	tal NAI damages		49.0
	s determined by MDS Vith Present Mana						То	tal NAI damages		49.0
	Vith Present Mana						То	tal NAI damages		49.0
Scenario: W	Vith Present Mana		Epoch 1 (yea	ır 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	- 1	All epochs PVd	49.0
Scenario: W MDSF Assessmen	Vith Present Mana		AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	Epoch 3 (year 5	i0 to year 100) PVd for epoch	All epochs PVd MDSF (£k)	
Scenario: W MDSF Assessment Flooding damages	Vith Present Mana		,	• •		PVd for epoch	Epoch 3 (year 5	i0 to year 100)	•	
Scenario: W MDSF Assessment Flooding damages Erosion damages	Vith Present Mana	agement	AAD (£k) 0.00	PVd for epoch 0.0	AAD (£k) 0.00	PVd for epoch 0.0	Epoch 3 (year 5 AAD (£k) 0.00	0 to year 100) PVd for epoch 0.0	MDSF (£k)	0.0
Scenario: W MDSF Assessment Flooding damages Erosion damages Epo	Vith Present Mana nt och 1 (year 0 to year	agement 20)	AAD (£k) 0.00	PVd for epoch 0.0 Och 2 (year 21 to year	AAD (£k) 0.00	PVd for epoch 0.0	Epoch 3 (year 5 AAD (£k) 0.00 och 3 (year 50 to year	0 to year 100) PVd for epoch 0.0	MDSF (£k) All epochs PVd	0.0
Scenario: W MDSF Assessment Flooding damages Erosion damages Epo No. of properties	Vith Present Mana nt och 1 (year 0 to year Total Valuation (£k)	20) PV for epoch (£k)	AAD (£k) 0.00	PVd for epoch 0.0 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 0.00 50) PV for epoch (£k)	PVd for epoch 0.0 Ep No. of properties	Epoch 3 (year 5 AAD (£k) 0.00 och 3 (year 50 to year Total Valuation (£k)	00 to year 100) PVd for epoch 0.0 PV for epoch (£k)	MDSF (£k)	0.0
Scenario: W MDSF Assessmel Flooding damages Erosion damages Epo No. of properties 0	Vith Present Mana nt och 1 (year 0 to year Total Valuation (£k) 0.00	agement 20)	AAD (£k) 0.00 Epc No. of properties	PVd for epoch 0.0 Och 2 (year 21 to year	AAD (£k) 0.00	PVd for epoch 0.0 Ep No. of properties	Epoch 3 (year 5 AAD (£k) 0.00 och 3 (year 50 to year	0 to year 100) PVd for epoch 0.0	MDSF (£k) All epochs PVd MDSF (£k)	0.0
Scenario: W MDSF Assessment Flooding damages Erosion damages Epo No. of properties 0 Other information	Vith Present Mana nt och 1 (year 0 to year Total Valuation (£k) 0.00	20) PV for epoch (£k)	AAD (£k) 0.00 Epc No. of properties	PVd for epoch 0.0 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 0.00 50) PV for epoch (£k)	PVd for epoch 0.0 Ep No. of properties	Epoch 3 (year 5 AAD (£k) 0.00 och 3 (year 50 to year Total Valuation (£k)	00 to year 100) PVd for epoch 0.0 PV for epoch (£k)	MDSF (£k) All epochs PVd	0.0
Scenario: W MDSF Assessmel Flooding damages Erosion damages Epo No. of properties 0	Vith Present Mana Int Dech 1 (year 0 to year Total Valuation (£k) 0.00	20) PV for epoch (£k)	AAD (£k) 0.00 Epc No. of properties	PVd for epoch 0.0 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 0.00 50) PV for epoch (£k)	PVd for epoch 0.0 Ep No. of properties	Epoch 3 (year 5 AAD (£k) 0.00 och 3 (year 50 to year Total Valuation (£k)	00 to year 100) PVd for epoch 0.0 PV for epoch (£k)	MDSF (£k) All epochs PVd MDSF (£k)	0.0
Scenario: W MDSF Assessment Flooding damages Erosion damages Epo No. of properties 0 Other information	Vith Present Mana Int Dech 1 (year 0 to year Total Valuation (£k) 0.00	20) PV for epoch (£k)	AAD (£k) 0.00 Epc No. of properties	PVd for epoch 0.0 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 0.00 50) PV for epoch (£k)	PVd for epoch 0.0 Ep No. of properties	Epoch 3 (year 5 AAD (£k) 0.00 och 3 (year 50 to year Total Valuation (£k)	00 to year 100) PVd for epoch 0.0 PV for epoch (£k)	MDSF (£k) All epochs PVd MDSF (£k)	0.0

Appendix H 67 MA34

Damages (continued)

Policy Development Zone (PDZ):14

Preferred Plan

Management Area (MA): 34 Policy Units (PU):14.1, 14.2, 14.3, 14.4, 14.5 Location: Hells Mouth

AAD (£k)

Epoch 1 (year 0 to year 20)

0.00

PVd for epoch

Epoch 3 (year 50 to year 100) All epochs PVd MDSF (£k) PVd for epoch 0.0

Erosion damages

MDSF Assessment Flooding damages

Scenario:

Epoch 1 (year 0 to year 20)		20)	Ep	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	All epochs PVd	
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	2	340.00	49.0	49.0

AAD (£k)

Epoch 2 (year 21 to year 50)

0.00

PVd for epoch

0.0

AAD (£k)

0.00

Other damages PV Value (£k)

0.0

Total preferred plan damages Notes: As determined by MDSF 49.0

Costs

Present Management Assessment

Source:

PV Value (£k)

PV Value (£k)

Notes:

Preferred Pan

No works to this area Description:

Notes:

Reconciliation

No planned management intervention

Appendix H MA34 68

Page 2 of 2

Policy Development Zone (PDZ):14

Management Area (MA): 35 Policy Units (PU):14.6 Location: Porth Ysgo

Page 1 of 2

Total WPM damages

0.0

Damages

Notes:

As determined by MDSF

Scenario:	No Active interven	ntion								
MDSF Assessn	nent									
Flooding damage	es		Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVd	
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			0.00	0.0	0.00	0.0	0.00	0.0		0.0
Erosion damages	3									
E	poch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd	
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
0	0.00	0.0	0	0.00	0.0	0	0.00	0.0		0
Other informati	ion								PV Value (£k)	
Source:									,	
						li di				
Notes:	As determined by MDS	SF					Тс	otal NAI damages		0.0
	1400 B 14	,								
Scenario:	With Present Mana	agement								
MDSF Assessn	nent									
Flooding damage	es		1 (7	r 0 to year 20)	Epoch 2 (year	, ,	Epoch 3 (year 5		All epochs PVd	
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			0.00	0.0	0.00	0.0	0.00	0.0		0.0
Erosion damages										
_	poch 1 (year 0 to year	20)	End	och 2 (year 21 to year	,		och 3 (year 50 to year		All epochs PVd	
	, ,	,								
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
	, ,	PV for epoch (£k)	No. of properties	Total Valuation (£k) 0.00	PV for epoch (£k) 0.0		0.00	. , ,	MDSF (£k)	0.0
	Total Valuation (£k) 0.00	PV for epoch (£k)	No. of properties	, ,	. , ,		, ,	. , ,	PV Value (£k)	0.0

Appendix H 69 MA35

Page 2 of 2 Policy Development Zone (PDZ):14 Management Area (MA): 35 Location: Porth Ysgo Policy Units (PU):14.6 **Damages** (continued) Scenario: **Preferred Plan** MDSF Assessment Flooding damages Epoch 1 (year 0 to year 20) Epoch 2 (year 21 to year 50) Epoch 3 (year 50 to year 100) All epochs PVd MDSF (£k) AAD (£k) PVd for epoch AAD (£k) PVd for epoch AAD (£k) PVd for epoch 0.00 0.0 0.00 0.0 0.00 0.0 0.0 Erosion damages Epoch 1 (year 0 to year 20) Epoch 2 (year 21 to year 50) Epoch 3 (year 50 to year 100) All epochs PVd MDSF (£k) No. of properties Total Valuation (£k) PV for epoch (£k) No. of properties Total Valuation (£k) PV for epoch (£k) No. of properties Total Valuation (£k) PV for epoch (£k) 0.00 0.00 0.0 0.00 0.0 0.0 0.0 Other damages PV Value (£k) Total preferred plan damages Notes: As determined by MDSF 0.0 Costs Present Management Assessment Source: PV Value (£k) Notes: Preferred Pan PV Value (£k) Description:

Reconciliation

Notes:

No planned intervention

Economic Assessment

Appendix H 70 MA35

Policy Development Zone (PDZ):14

Management Area (MA): 36 Location: Aberdaron Policy Units (PU):14.7, 14.8, 14.9 Page 1 of 2

Damages

Scenario:	No Active interven	ntion							
MDSF Assessm	nent								
Flooding damage	looding damages			Epoch 1 (year 0 to year 20)		Epoch 2 (year 21 to year 50)		50 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
				0.6	0.66	4.0	21.57	69.6	74.2
Erosion damages									
E	poch 1 (year 0 to year	· 20)	Epoch 2 (year 21 to year 50)			Epoch 3 (year 50 to year 100)			All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	7	459.00	148.0	21	2,258.00	192.0	340
Other informati	on								PV Value (£k)
Source:									
Damages do not inclu	ude diruption to raod netw	ork or signficant imapet	on the community and re	egional amenity value.					
Notes:	As determined by MD	SF					To	otal NAI damages	414.2

	· ·
Scenario:	With Present Management
ocenano.	With the sent Management
MDSF Assessi	ment

Flooding damages	Epoch 1 (year 0 to year 20)		Epoch 2 (year 21 to year 50)		Epoch 3 (year 50 to year 100)		All epochs PVd
	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
	0.05	0.6	0.26	1.7	0.94	3.8	6.1
Erosion damages							

E	Epoch 1 (year 0 to year 20)			Epoch 2 (year 21 to year 50)			och 3 (year 50 to year	All epochs PVd	
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	5	851.00	45.0	45.0

Other information PV Value (£k)

Source:

Total WPM damages 51.1 Notes: As determined by MDSF

Policy Development Zone (PDZ):14 Management Area (MA): 36 Page 2 of 2

Location: Aberdaron Policy Units (PU):14.7, 14.8, 14.9

Damages	(continued)									
Scenario:	Preferred Plan									
MDSF Assessi	ment									
Flooding damag	ges		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year	50 to year 100)	All epochs PVo	t
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			0.05	0.6	0.26	1.7	0.94	3.8		6.1
Erosion damage			1			1				
Epoch 1 (year 0 to year 20)			•	och 2 (year 21 to year	,		och 3 (year 50 to year		All epochs PVo	i
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
(0.00	0.0	0	0.00	0.0	5	851.00	45.0		45.0
Other damage	S								PV Value (£k)	
									, ,	
							ir-			
Notes:	As determined by MDS	SF					Total preferr	ed plan damages		51.1
Costs										
	gement Assessment									
Source:									PV Value (£k)	
004.00.									i valuo (zit)	
Notes:										867
Preferred Pan				·	·	<u>'</u>	<u> </u>	<u> </u>	PV Value (£k)	
Description:	Reduction in cost to re	evetment to west of the	ne village						, ,	
2000 ipaon.			•							
Notes:										683

Reconciliation

Damges do not include for the losst of community and significant regional amneity value. Mangement likely to be justified with potential for alternative funding.

Appendix H 72 MA36

Policy Development Zone (PDZ):14

Management Area (MA): 37 Policy Units (PU):14.10 Location: Ynys Enlli

Page 1 of 2

Total WPM damages

0.0

Damages

Notes:

As determined by MDSF

No Active interven	ition							
nent								
es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year 21 to year 50)		Epoch 3 (year 50 to year 100)		All epochs PVd
		AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
		0.00	0.0	0.00	0.0	0.00	0.0	(
poch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd
Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0.00	0.0	0	0.00	0.0	0	0.00	0.0	
on								PV Value (£k)
A a plata masima all but NADO	0 E					То	tal NAI damagaa	
As determined by MDS	SF					То	tal NAI damages	
As determined by MDS With Present Mana						То	otal NAI damages	(
•						То	otal NAI damages	(
With Present Mana		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year :	21 to year 50)	Epoch 3 (year 5	3 1	All epochs PVd
With Present Mana		AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	Epoch 3 (year 5	50 to year 100) PVd for epoch	All epochs PVd MDSF (£k)
With Present Mana nent			PVd for epoch	AAD (£k)	•	Epoch 3 (year 5	50 to year 100) PVd for epoch	All epochs PVd
With Present Mana		AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	Epoch 3 (year 5	50 to year 100) PVd for epoch	All epochs PVd MDSF (£k)
With Present Mana nent es poch 1 (year 0 to year	agement	AAD (£k) 0.00	PVd for epoch 0.0 Och 2 (year 21 to year	AAD (£k) 0.00	PVd for epoch 0.0 Epo	Epoch 3 (year 5 AAD (£k) 0.00 och 3 (year 50 to year	50 to year 100) PVd for epoch 0.0	All epochs PVd MDSF (£k)
With Present Mana nent es poch 1 (year 0 to year Total Valuation (£k)	agement .	AAD (£k) 0.00	PVd for epoch 0.0 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 0.00 50) PV for epoch (£k)	PVd for epoch 0.0	Epoch 3 (year 5 AAD (£k) 0.00 och 3 (year 50 to year Total Valuation (£k)	50 to year 100) PVd for epoch 0.0 100) PV for epoch (£k)	All epochs PVd MDSF (£k) All epochs PVd MDSF (£k)
With Present Mana nent es poch 1 (year 0 to year	agement	AAD (£k) 0.00	PVd for epoch 0.0 Och 2 (year 21 to year	AAD (£k) 0.00	PVd for epoch 0.0 Epo	Epoch 3 (year 5 AAD (£k) 0.00 och 3 (year 50 to year	50 to year 100) PVd for epoch 0.0 100) PV for epoch (£k)	All epochs PVd MDSF (£k)
With Present Mana nent es poch 1 (year 0 to year Total Valuation (£k)	20) PV for epoch (£k)	AAD (£k) 0.00 Epc No. of properties	PVd for epoch 0.0 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 0.00 50) PV for epoch (£k)	PVd for epoch 0.0 Epo	Epoch 3 (year 5 AAD (£k) 0.00 och 3 (year 50 to year Total Valuation (£k)	50 to year 100) PVd for epoch 0.0 100) PV for epoch (£k)	All epochs PVd MDSF (£k) All epochs PVd MDSF (£k)
5	nent es Fpoch 1 (year 0 to year Total Valuation (£k)	### Epoch 1 (year 0 to year 20) Total Valuation (£k)	Epoch 1 (year	Epoch 1 (year 0 to year 20)	Epoch 1 (year 0 to year 20) Epoch 2 (year 2)	Epoch 1 (year 0 to year 20) Epoch 2 (year 21 to year 50)	Epoch 1 (year 0 to year 20) Epoch 2 (year 21 to year 50) Epoch 3 (year 50)	Epoch 1 (year 0 to year 20) Epoch 2 (year 21 to year 50) Epoch 3 (year 50 to year 100)

Page 2 of 2 Policy Development Zone (PDZ):14 Management Area (MA): 37 Location: Ynys Enlli Policy Units (PU):14.10 (continued) **Damages** Scenario: **Preferred Plan** MDSF Assessment Flooding damages Epoch 1 (year 0 to year 20) Epoch 2 (year 21 to year 50) Epoch 3 (year 50 to year 100) All epochs PVd MDSF (£k) AAD (£k) PVd for epoch AAD (£k) PVd for epoch AAD (£k) PVd for epoch 0.00 0.0 0.00 0.0 0.00 0.0 0.0 Erosion damages Epoch 1 (year 0 to year 20) Epoch 2 (year 21 to year 50) Epoch 3 (year 50 to year 100) All epochs PVd MDSF (£k) No. of properties Total Valuation (£k) PV for epoch (£k) No. of properties Total Valuation (£k) PV for epoch (£k) No. of properties Total Valuation (£k) PV for epoch (£k) 0.00 0.00 0.0 0.00 0.0 0.0 0.0 Other damages PV Value (£k) Total preferred plan damages Notes: As determined by MDSF 0.0 Costs Present Management Assessment Source: PV Value (£k) Notes: Preferred Pan PV Value (£k) Description:

Reconciliation

Economic Assessment

No intervtion

Notes:

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Policy Development Zone (PDZ):14

Management Area (MA): 38 Policy Units (PU):14.11 Location: South West Ileyn

Page 1 of 2

Damages

Scenario:	No Active interver	ntion								
MDSF Assessr	nent									
Flooding damag	es		Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year s	50 to year 100)	All epochs PVd	
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			0.00	0.0	0.00	0.0	0.00	0.0		0.0
Erosion damages	3									
E	poch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Ep	och 3 (year 50 to year	100)	All epochs PVd	
No. of properties	. ,		No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
C	0.00	0.0	0	0.00	0.0	0	0.00	0.0		0
Other informat	ion								PV Value (£k)	
Source:										
Notes:	As determined by MD	SF					To	otal NAI damages		0.0
Scenario:	With Present Mana	agement								
MDSF Assessr	nent									
Flooding damag	es		Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year 21 to year 50)		Epoch 3 (year s		All epochs PVd	
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			0.00	0.0	0.00	0.0	0.00	0.0		0.0
Erosion damages								T		
	poch 1 (year 0 to year	20) PV for epoch (£k)		och 2 (year 21 to year	50) PV for epoch (£k)		och 3 (year 50 to year	100) PV for epoch (£k)	All epochs PVd	
No. of properties	Total Valuation (£k) 0.00	' '	No. of properties	Total Valuation (£k) 0.00	PV for epoch (£κ)	No. of properties	Total Valuation (£k) 0.00	` ` '	MDSF (£k)	0.0
C		0.0	U	0.00	0.0	0	0.00	0.0		0.0
Other informat	ion								PV Value (£k)	
Source:										
Matas		05						-1 14/DM -1		
Notes:	As determined by MD	SF.					ı lota	al WPM damages		0.0

Page 2 of 2 Policy Development Zone (PDZ):14 Management Area (MA): 38 Location: South West Ileyn Policy Units (PU):14.11 Damages (continued) Scenario: **Preferred Plan** MDSF Assessment Flooding damages Epoch 1 (year 0 to year 20) Epoch 2 (year 21 to year 50) Epoch 3 (year 50 to year 100) All epochs PVd MDSF (£k) AAD (£k) PVd for epoch AAD (£k) PVd for epoch AAD (£k) PVd for epoch 0.00 0.0 0.00 0.0 0.00 0.0 0.0 Erosion damages Epoch 1 (year 0 to year 20) Epoch 2 (year 21 to year 50) Epoch 3 (year 50 to year 100) All epochs PVd MDSF (£k) No. of properties Total Valuation (£k) PV for epoch (£k) No. of properties Total Valuation (£k) PV for epoch (£k) No. of properties Total Valuation (£k) PV for epoch (£k) 0.00 0.00 0.0 0.00 0.0 0.0 0.0 Other damages PV Value (£k) Total preferred plan damages Notes: As determined by MDSF 0.0 Costs Present Management Assessment Source: PV Value (£k) Notes: Preferred Pan PV Value (£k) Description:

Reconciliation

Economic Assessment

No intervention

Notes:

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Policy Development Zone (PDZ):15

Management Area (MA): 39 Location: North Llyn Bays Policy Units (PU):15.1, 15.2, 15.3 Page 1 of 2

Total WPM damages

632.8

Damages

Notes:

As determined by MDSF

Damages									
Scenario:	No Active interver	ition							
MDSF Assessm	nent								
Flooding damage	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year 2	21 to year 50)	Epoch 3 (year 5	0 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			3.85	48.2	8.29	67.7	44.52	165.3	281
Erosion damages	3								
E	poch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
2	260.00	218.0	6	1,787.00	696.0	16	4,205.00	496.0	141
Other information	ion.								PV Value (£k)
Ouror minoriman	OII								r v value (£k)
	011								r v value (£k)
	011								r v value (EK)
Source:	on.					6			
Source:	As determined by MD	SF					То	tal NAI damages	1,691.
Source: Notes:	As determined by MD					[То	tal NAI damages	
Source: Notes: Scenario:	As determined by MD With Present Mana					[То	tal NAI damages	
Source: Notes: Scenario: MDSF Assessm	As determined by MD With Present Mana							 	1,691.
Source: Notes:	As determined by MD With Present Mana			ar 0 to year 20)	Epoch 2 (year		Epoch 3 (year 5	i0 to year 100)	1,691. All epochs PVd
Source: Notes: Scenario: MDSF Assessm	As determined by MD With Present Mana		Epoch 1 (yea AAD (£k) 1.73	PVd for epoch	Epoch 2 (year :	21 to year 50) PVd for epoch 19.5	Epoch 3 (year 5	 	1,691. All epochs PVd MDSF (£k)
Source: Notes: Scenario: MDSF Assessm	As determined by MD With Present Managent es		AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	Epoch 3 (year 5	i0 to year 100) PVd for epoch	1,691. All epochs PVd
Source: Notes: Scenario: MDSF Assessm Flooding damage Erosion damages	As determined by MD With Present Managent es	agement	AAD (£k) 1.73	PVd for epoch	AAD (£k) 1.77	PVd for epoch 19.5	Epoch 3 (year 5	50 to year 100) PVd for epoch 32.6	1,691. All epochs PVd MDSF (£k)
Source: Notes: Scenario: MDSF Assessm Flooding damage Erosion damages	As determined by MD With Present Managent es	agement	AAD (£k) 1.73	PVd for epoch 21.7	AAD (£k) 1.77	PVd for epoch 19.5	Epoch 3 (year 5 AAD (£k) 8.65	50 to year 100) PVd for epoch 32.6	All epochs PVd MDSF (£k) 73.
Source: Notes: Scenario: MDSF Assessm Flooding damage Erosion damages	As determined by MD With Present Manager nent es Spoch 1 (year 0 to year	20) PV for epoch (£k)	AAD (£k) 1.73 Ept No. of properties	PVd for epoch 21.7 och 2 (year 21 to year	AAD (£k) 1.77	PVd for epoch 19.5	Epoch 3 (year 5	50 to year 100) PVd for epoch 32.6	All epochs PVd MDSF (£k) 73.
Source: Notes: Scenario: MDSF Assessm Flooding damage Erosion damages E/No. of properties	As determined by MD With Present Management es (poch 1 (year 0 to year Total Valuation (£k) 216.00	20) PV for epoch (£k)	AAD (£k) 1.73 Ept No. of properties	PVd for epoch 21.7 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 1.77 50) PV for epoch (£k)	PVd for epoch 19.5	Epoch 3 (year 5 AAD (£k) 8.65 och 3 (year 50 to year Total Valuation (£k)	50 to year 100) PVd for epoch 32.6 100) PV for epoch (£k)	All epochs PVd MDSF (£k) 73. All epochs PVd MDSF (£k) 559.
Source: Notes: Scenario: MDSF Assessm Flooding damage Erosion damages No. of properties 1 Other information	As determined by MD With Present Management es (poch 1 (year 0 to year Total Valuation (£k) 216.00	20) PV for epoch (£k)	AAD (£k) 1.73 Ept No. of properties	PVd for epoch 21.7 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 1.77 50) PV for epoch (£k)	PVd for epoch 19.5	Epoch 3 (year 5 AAD (£k) 8.65 och 3 (year 50 to year Total Valuation (£k)	50 to year 100) PVd for epoch 32.6 100) PV for epoch (£k)	All epochs PVd MDSF (£k) 73. All epochs PVd MDSF (£k)
Source: Notes: Scenario: MDSF Assessm Flooding damage Erosion damages E/ No. of properties	As determined by MD With Present Management es (poch 1 (year 0 to year Total Valuation (£k) 216.00	20) PV for epoch (£k)	AAD (£k) 1.73 Ept No. of properties	PVd for epoch 21.7 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 1.77 50) PV for epoch (£k)	PVd for epoch 19.5	Epoch 3 (year 5 AAD (£k) 8.65 och 3 (year 50 to year Total Valuation (£k)	50 to year 100) PVd for epoch 32.6 100) PV for epoch (£k)	All epochs PVd MDSF (£k) 73. All epochs PVd MDSF (£k) 559.

Policy Development Zone (PDZ):15

Location: North Llyn Bays

Management Area (MA): 39 Policy Units (PU):15.1, 15.2, 15.3 Page 2 of 2

Location. Norti	Liyii Bays				i olicy offics (i o)	. 10.1, 10.2, 10.0				
Damages	(continued)									
Scenario:	Preferred Plan									
MDSF Assessn	nent									
Flooding damage	es		. ,			21 to year 50)	Epoch 3 (year		All epochs P	Vd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			1.73	21.7	8.29	55.9	8.65	53.0		130.5
Erosion damages								Ţ		
	poch 1 (year 0 to year 2			och 2 (year 21 to year		•	och 3 (year 50 to year		All epochs P	Vd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
1	216.00	216.0	2	641.00	308.0	10	1,476.00	310.0		834.0
Notes:	As determined by MDS	F					Total preferr	red plan damages		964.5
Costs										
	ement Assessment									
Source:	cinem Assessment								PV Value (£k)	
	nforcing and raising all defe	ences.							r v value (£k)	
	3									
Notes:										436
Preferred Pan									PV Value (£k)	
Description:	Costs include fro future	improvement to def	nces at Porth Nefyn a	and at the access point	t at Nefyn.					
Matan.										160
Notes:										162

Reconciliation

Despite significant economic loss identified at Porth Dinllaen, rasiing defences to the village is not conisdered sustainable in the long term with sea level rise.

Economic Assessment

Source:

Notes:

Other information

As determined by MDSF

0.00

0.0

Policy Development Zone (PDZ):15

Location: North Llyn Shoreline

Management Area (MA): 40 Policy Units (PU):15.4, 15.5, 15.6 Page 1 of 2

58.0

58.1

PV Value (£k)

Damages									
Scenario:	No Active interver	ntion							
MDSF Assessm	ent								
Flooding damage	es		Epoch 1 (year 0 to year 20)		Epoch 2 (year 21 to year 50)		Epoch 3 (year 50 to year 100)		All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			0.00	0.0	0.00	0.0	0.02	0.1	0.1
Erosion damages									
E	poch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	2	340.00	58.0	17	3,609.00	230.0	288
Source:									
Notes:	As determined by MD	SF					То	tal NAI damages	288.1
Scenario: MDSF Assessm	With Present Man	agement							
Flooding damage	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			0.00	0.0	0.00	0.0	0.02	0.1	0.1
Erosion damages					>				
No. of properties	poch 1 (year 0 to year Total Valuation (£k)	20) PV for epoch (£k)	No. of properties	och 2 (year 21 to year Total Valuation (£k)	50) PV for epoch (£k)	No. of properties	och 3 (year 50 to year Total Valuation (£k)	100) PV for epoch (£k)	All epochs PVd MDSF (£k)
ino, or properties	TOTAL VALUATION (EK)	F V IOI EPOCII (£K)	ino, oi properties	TOTAL VALUATION (EK)	r v ioi epočii (£k)	ino. or properties	i otai vaidalion (£K)	F V IOI EPOCII (£K)	IVIDOF (EK)

340.00

58.0

0.00

Total WPM damages

0.0

Policy Development Zone (PDZ):15

Location: North Llyn Shoreline

Management Area (MA): 40 Policy Units (PU):15.4, 15.5, 15.6 Page 2 of 2

Damages	(continued)									
Scenario:	Preferred Plan									
MDSF Assessn	ment									
Flooding damage	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year 2	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PV	d
İ			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			0.00	0.0	0.00	0.0	0.02	0.1		0.
Erosion damages	S							-		
	poch 1 (year 0 to year	,		och 2 (year 21 to year			och 3 (year 50 to year		All epochs PV	d
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
0	0.00	0.0	2	340.00	58.0	17	3,609.00	230.0		288.0
Notes:	As determined by MDS	SF					Total preferre	ed plan damages		288.1
Costs										
Present Manag	ement Assessment									
Source:								F	V Value (£k)	
Includes costs of ma	intaining private works alon	ng the frontage								
Notes:										
										332
Preferred Pan								F	V Value (£k)	332
	Management of the Pie	er at Trefor						F	PV Value (£k)	332
Preferred Pan Description:	Management of the Pie	er at Trefor						F	PV Value (£k)	332

Reconciliation

Policy for this area is for Managed Realignment, cots are associated with management at Trefor, managing the peir.

Policy Development Zone (PDZ):16

Location: Outer Estuary West

Management Area (MA): 41

Page 1 of 2

Policy Units (PU):16.1, 16.2, 16.3, 16.4, 16.5, 16.6, 16.7

Damages

Scenario:	No Active interver	ntion								
MDSF Assessm	ent									
Flooding damages			Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year :	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PV	d
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			9.23	115.6	18.11	152.4	171.16		860.4	
Erosion damages										
E	boch 1 (year 0 to year	· 20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PV	d
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
0	0.00	0.0	2	234.00	56.0	8	1,430.00	139.0		195
Other information	on								PV Value (£k)	

Source:

damages do not consider loss of amenity nor loss of the airfield

Total NAI damages Notes: As determined by MDSF 1,055.4

Scenario: With Present Management

MDSF Assessment

Flooding damages	Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year 21 to year 50)		Epoch 3 (year 50 to year 100)		All epochs PVd
	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
	7.34	91.9	12.42	110.2	49.44	193.6	395.7

Erosion damages

	Ej	poch 1 (year 0 to year	r 20)	Epoch 2 (year 21 to year 50)			Epoch 3 (year 50 to year 100)			All epochs PVd
ĺ	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
	0	0.00	0.0	1	212.00	50.0	2	425.00	54.0	104.0

Other information PV Value (£k)

Source:

damages do not consider impact on amenity on the airfield

Total WPM damages 499.7 Notes: As determined by MDSF

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Policy Development Zone (PDZ):16

Location: Outer Estuary West

Management Area (MA): 41

Policy Units (PU):16.1, 16.2, 16.3, 16.4, 16.5, 16.6, 16.7

Page 2 of 2

PV Value (£k)

Damages (continued)

Scenario: Preferred Plan

MDSF Assessment

Flooding damages	Epoch 1 (yea	r 0 to year 20) Epoch 2 (year 2		21 to year 50) Epoch 3 (year		50 to year 100)	All epochs PVd	
	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
	7.34	91.9	12.42	110.2	91.41	325.0	527.0	

Erosion damages

Epoch 1 (year 0 to year 20)			Epoch 2 (year 21 to year 50)			Epoch 3 (year 50 to year 100)			All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	1	212.00	50.0	2	425.00	54.0	104.0

Other damages

Incraesed risk of flooding over epoch 3. Contiued protection to properteis from erosion at Dinas Dinlle.

Notes: As determined by MDSF Total preferred plan damages 631.0

Costs

Present Management Assessment

Source:

Incaresed defence at Dinas Dinlle and within Foryd Bay

Notes: 2,423

Preferred Pan
PV Value (£k)

Description: management of defences over epoch 1 and through epoch 2 with a reduced level of protection.

Notes: 867

Reconciliation

Policy for HTL within epoch 1 but costs associated with managed realignment over epochs 2 and 3.

Policy Development Zone (PDZ):16

Location: Malltraeth and Cefni

Management Area (MA): 42 Policy Units (PU):16.8, 16.9, 16.10 Page 1 of 2

Damages

Scenario:	No Active interven	ntion							
MDSF Assessm	nent								
Flooding damage	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year 2	Epoch 2 (year 21 to year 50)		60 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			30.64	383.6	172.18	1130.7	271.07	1387.4	2,901
Erosion damages	3								
E	poch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	4	440.00	60.0	6
Other informati Source:	on.					_			PV Value (£k)
Notes:	As determined by MDS	SF					To	tal NAI damages	2,961
Scenario: MDSF Assessm	With Present Mana	agement							
Flooding damage	es		Epoch 1 (year	ar 0 to year 20)	Epoch 2 (year 2	21 to year 50)	Epoch 3 (year 5	60 to year 100)	All epochs PVd
		•	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
Erosion damages			15.90	199.1	20.35	202.1	60.33	252.5	653

Epoch 1 (year 0 to year 20) Epoch 2 (year 21 to year 50) Epoch 3 (year 50 to year 100) All epochs PVd Total Valuation (£k) Total Valuation (£k) Total Valuation (£k) MDSF (£k) No. of properties PV for epoch (£k) No. of properties PV for epoch (£k) No. of properties PV for epoch (£k) 0.0 0.00 0.0 440.00 60.0 0.00 60.0

Other information

PV Value (£k)

Source:

Potential long term loss of properties to village

Notes: As determined by MDSF Total WPM damages 713.7

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Policy Development Zone (PDZ):16

Location: Malltraeth and Cefni

Management Area (MA): 42 Policy Units (PU):16.8, 16.9, 16.10 Page 2 of 2

					, ,					
Damages	(continued)									
Scenario:	Preferred Plan									
MDSF Assessn	nent									
Flooding damag	es			r 0 to year 20)	Epoch 2 (year		Epoch 3 (year 5		All epochs PVd	ı
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			15.90	199.1	20.35	202.1	60.33	252.5		653.
Erosion damages										
	poch 1 (year 0 to year			och 2 (year 21 to year	,		och 3 (year 50 to year		All epochs PVd	I
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
0	0.00	0.0	0	0.00	0.0	4	440.00	60.0		60.
Notes:	As determined by MDS	SF					Total preferre	ed plan damages		713.
Costs										
	ement Assessment									
Source:								Р	V Value (£k)	
Maintain embankmer	nt								,	
Notes:										45
Preferred Pan								Р	V Value (£k)	
Description:	Maintain embankment									
Notes:										452

Reconciliation

Strong economic case for maintaining defence

Policy Development Zone (PDZ):16

Management Area (MA): 43

Page 1 of 2

Location: Inner Western Section of the Menai Strait

Policy Units (PU):16.11, 16.12, 16.13, 16.14, 16.15, 16.16, 16.17

Damage	es
--------	----

Scenario:	No Active interven	ntion							
MDSF Assessr	nent								
Flooding damag	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	60 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			15.16	189.8	43.31	326.0	82.78	394.7	910.4
Erosion damage:	S								
i i	poch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
C	0.00	0.0	32	2,853.00	952.0	68	6,388.00	725.0	1677
Other informat	ion								PV Value (£k)
Source:									
						ľ	_		
							_		
Notes:	As determined by MD	SF					То	tal NAI damages	2,587.4
	· · · · · · · · · · · · · · · · · · ·						То	tal NAI damages	2,587.4
Scenario:	With Present Mana						Тс	tal NAI damages	2,587.4
Scenario: MDSF Assessr	With Present Mana		Epoch 1 (vea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)		3 11	
Scenario:	With Present Mana		Epoch 1 (yea	ar 0 to year 20) PVd for epoch	Epoch 2 (year	21 to year 50) PVd for epoch	Epoch 3 (year 5	3 11	2,587.4 All epochs PVd MDSF (£k)
Scenario: MDSF Assessr Flooding damag	With Present Mana nent es				,	•	Epoch 3 (year 5	50 to year 100)	All epochs PVd
Scenario: MDSF Assessr	With Present Mana nent es		AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	Epoch 3 (year 5	50 to year 100) PVd for epoch	All epochs PVd MDSF (£k) 341.3
Scenario: MDSF Assessr Flooding damag Erosion damages	With Present Manament es s Epoch 1 (year 0 to year	agement	AAD (£k) 7.51	PVd for epoch 94.0 och 2 (year 21 to year	AAD (£k) 10.55	PVd for epoch 100.7	Epoch 3 (year 5 AAD (£k) 36.28 och 3 (year 50 to year	50 to year 100) PVd for epoch 146.6	All epochs PVd MDSF (£k) 341.3 All epochs PVd
Scenario: MDSF Assessr Flooding damage Erosion damages No. of properties	With Present Manament es Epoch 1 (year 0 to year Total Valuation (£k)	20) PV for epoch (£k)	AAD (£k) 7.51 Epc No. of properties	PVd for epoch 94.0 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 10.55 50) PV for epoch (£k)	PVd for epoch 100.7	Epoch 3 (year 5 AAD (£k) 36.28 och 3 (year 50 to year Total Valuation (£k)	50 to year 100) PVd for epoch 146.6 100) PV for epoch (£k)	All epochs PVd MDSF (£k) 341.3 All epochs PVd MDSF (£k)
Scenario: MDSF Assessr Flooding damag Erosion damages	With Present Manament es Fpoch 1 (year 0 to year Total Valuation (£k)	agement	AAD (£k) 7.51	PVd for epoch 94.0 och 2 (year 21 to year	AAD (£k) 10.55	PVd for epoch 100.7	Epoch 3 (year 5 AAD (£k) 36.28 och 3 (year 50 to year	50 to year 100) PVd for epoch 146.6	All epochs PVd MDSF (£k) 341.3 All epochs PVd
Scenario: MDSF Assessr Flooding damage Erosion damages No. of properties	With Present Manament es Epoch 1 (year 0 to year Total Valuation (£k) 0.00	20) PV for epoch (£k)	AAD (£k) 7.51 Epc No. of properties	PVd for epoch 94.0 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 10.55 50) PV for epoch (£k)	PVd for epoch 100.7	Epoch 3 (year 5 AAD (£k) 36.28 och 3 (year 50 to year Total Valuation (£k)	50 to year 100) PVd for epoch 146.6 100) PV for epoch (£k)	All epochs PVd MDSF (£k) 341.3 All epochs PVd MDSF (£k)
Scenario: MDSF Assessr Flooding damag Erosion damages No. of properties	With Present Manament es Epoch 1 (year 0 to year Total Valuation (£k) 0.00	20) PV for epoch (£k)	AAD (£k) 7.51 Epc No. of properties	PVd for epoch 94.0 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 10.55 50) PV for epoch (£k)	PVd for epoch 100.7	Epoch 3 (year 5 AAD (£k) 36.28 och 3 (year 50 to year Total Valuation (£k)	50 to year 100) PVd for epoch 146.6 100) PV for epoch (£k)	All epochs PVd MDSF (£k) 341.3 All epochs PVd MDSF (£k) 18.0
Scenario: MDSF Assessr Flooding damage Erosion damages No. of properties Other informat	With Present Manament es Epoch 1 (year 0 to year Total Valuation (£k) 0.00	20) PV for epoch (£k)	AAD (£k) 7.51 Epc No. of properties	PVd for epoch 94.0 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 10.55 50) PV for epoch (£k)	PVd for epoch 100.7	Epoch 3 (year 5 AAD (£k) 36.28 och 3 (year 50 to year Total Valuation (£k)	50 to year 100) PVd for epoch 146.6 100) PV for epoch (£k)	All epochs PVd MDSF (£k) 341.3 All epochs PVd MDSF (£k) 18.0
Scenario: MDSF Assessr Flooding damage Erosion damages No. of properties	With Present Manament es Epoch 1 (year 0 to year Total Valuation (£k) 0.00	agement 20) PV for epoch (£k) 0.0	AAD (£k) 7.51 Epc No. of properties	PVd for epoch 94.0 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 10.55 50) PV for epoch (£k)	PVd for epoch 100.7	Epoch 3 (year 5 AAD (£k) 36.28 och 3 (year 50 to year Total Valuation (£k) 740.00	50 to year 100) PVd for epoch 146.6 100) PV for epoch (£k)	All epochs PVd MDSF (£k) 341.3 All epochs PVd MDSF (£k) 18.0

Appendix H 85 MA43

Policy Development Zone (PDZ):16

Location: Inner Western Section of the Menai Strait

Management Area (MA): 43

Policy Units (PU):16.11, 16.12, 16.13, 16.14, 16.15, 16.16, 16.17

Page 2 of 2

Damages	(continued)									
Scenario:	Preferred Plan									
MDSF Assessr	nent									
Flooding damag	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	60 to year 100)	All epochs PV	/d
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			10.32	129.2	20.93	174.2	62.58	261.4		564.8
Erosion damages	S									
	poch 1 (year 0 to year	,		och 2 (year 21 to year	,	•	och 3 (year 50 to year		All epochs PV	/d
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
C	0.00	0.0	0	0.00	0.0	4	740.00	18.0		18.0
Other damages	5								PV Value (£k	3
									•	•
						ī		-11-		
Notes:	As determined by MDS	SF					Total preferre	ed plan damages		582.8
Costs										
	ement Assessment									
Source:								P	V Value (£k)	
Genarl maintence ar	nd raising defences							•	V Value (ER)	
	J									
Notes:										1,895
Preferred Pan								Р	V Value (£k)	
	Maintain defence gen	erally with futre impor	rvements to main sett	tlements in epoch 3				•	V Value (ER)	
Description:	aaoioiloo goil	io.a, idilo impoi		ороон о.						
Notes:										604

Reconciliation

Significant economic value in HTL to main settlements.

Appendix H 86 MA43

Policy Development Zone (PDZ):16

Management Area (MA): 44

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Location: South Eastern Shore to Ynys Mon

Policy Units (PU):16.18, 16.19, 16.20, 16.21, 16.22, 16.23, 16.24, 16.25

Damages

Flooding damage	es		Epoch 1 (year 0 to year 20)		Epoch 2 (year 21 to year 50)		Epoch 3 (year 50 to year 100)		All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			139.29	1743.9	186.92	1818.6	2015.73	6894.3	10,456.
Erosion damages									
Epoch 1 (year 0 to year 20)		20)	Epoch 2 (year 21 to year 50)			Epoch 3 (year 50 to year 100)			All epochs PVd
E	poch i (year o to year	==)							
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
	,,	·	No. of properties 4	Total Valuation (£k) 817.00	PV for epoch (£k) 198.0	No. of properties 51	Total Valuation (£k) 5,150.00	1	MDSF (£k)

Notes: As determined by MDSF Total NAI damages 11,370.8

Scenario: With Present Management

MDSF Assessment

Flooding damages	Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year 21 to year 50)		Epoch 3 (year 50 to year 100)		All epochs PVd	
	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
	20.15	252.3	28.50	271.2	109.41	431.7	955.2	

Erosion damages

E	Epoch 1 (year 0 to year 20) Epoch 2 (year 21 to year 50)			Epoch 3 (year 50 to year 100)			All epochs PVd		
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
1	149.00	145.0	4	817.00	333.0	17	2,405.00	200.0	678.0

Other information PV Value (£k)

Source:

Notes: As determined by MDSF Total WPM damages 1,633.2

Appendix H 87 MA44

Policy Development Zone (PDZ):16

Location: South Eastern Shore to Ynys Mon

Management Area (MA): 44

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PV Value (£k)

Policy Units (PU):16.18, 16.19, 16.20, 16.21, 16.22, 16.23, 16.24, 16.25

Damages (continued)

Scenario: Preferred Plan

MDSF Assessment

Flooding damages	Epoch 1 (year 0 to year 20)		Epoch 2 (year 21 to year 50)		Epoch 3 (year 50 to year 100)		All epochs PVd	
	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
	23.22	290.7	39.59	350.2	201.70	755.2	1,396.1	

Erosion damages

Epoch 1 (year 0 to year 20)			Epoch 2 (year 21 to year 50)			Epoch 3 (year 50 to year 100)			All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
1	149.00	145.0	2	409.00	161.0	17	2,405.00	200.0	506.0

Other damages
PV Value (£k)

Potential damages due to loss of highway and regular flooding of the road to Beaumaris.

Notes: As determined by MDSF Total preferred plan damages 1,902.1

Costs

Preferred Pan

Present Management Assessment

Source:

Includes fro defence of private frontages and increased defence to existing line at Beaumaris

Notes: 1,941

Description: costs do not include private defence. Costs take fro potential realignment of flood defence to Beaumaris.

Notes: 1,641

Reconciliation

Strong economic case for continued defence to main settlements.

Appendix H 88 MA44

Policy Development Zone (PDZ):16

Management Area (MA): 45
Policy Units (PU):16.26, 16.27, 16.28, 16.29, 16.30

Page 1 of 2

Location: Bangor

Damages

Scenario:	No Active interven	ntion							
MDSF Assessn	nent								
Flooding damage	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year 21 to year 50)		Epoch 3 (year 50 to year 100)		All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			76.11	952.9	170.42	1374.4	1011.13	3698.3	6,025.6
Erosion damages	3								
E	poch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	15	1,337.00	414.0	13	1,189.00	128.0	543
Other informati	ion								PV Value (£k)
Source:									,
						li			
Notes:	As determined by MD	SF					То	tal NAI damages	6,568.6
	1400 B (14								
Scenario:	With Present Mana	agement							
MDSF Assessn	nent								
Flooding damage									
	es			ar 0 to year 20)	Epoch 2 (year 2		Epoch 3 (year 5		All epochs PVd
,g	es		AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
								PVd for epoch	
Erosion damages	i	20)	AAD (£k) 35.31	PVd for epoch 442.1	AAD (£k) 39.50	PVd for epoch 417.1	AAD (£k) 106.88	PVd for epoch 458.2	MDSF (£k) 1,317.3
Erosion damages		r 20) PV for epoch (£k)	AAD (£k) 35.31	PVd for epoch	AAD (£k) 39.50	PVd for epoch 417.1	AAD (£k)	PVd for epoch 458.2	MDSF (£k)
Erosion damages	s Spoch 1 (year 0 to year	PV for epoch (£k)	AAD (£k) 35.31 Epc	PVd for epoch 442.1 och 2 (year 21 to year	AAD (£k) 39.50	PVd for epoch 417.1 Epo	AAD (£k) 106.88 och 3 (year 50 to year	PVd for epoch 458.2 100)	MDSF (£k) 1,317.3 All epochs PVd MDSF (£k)
Erosion damages	poch 1 (year 0 to year Total Valuation (£k) 0.00	PV for epoch (£k)	AAD (£k) 35.31 Epc	PVd for epoch 442.1 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 39.50 50) PV for epoch (£k)	PVd for epoch 417.1 Epo	AAD (£k) 106.88 cch 3 (year 50 to year Total Valuation (£k)	PVd for epoch 458.2 100) PV for epoch (£k)	MDSF (£k) 1,317.3 All epochs PVd
Erosion damages No. of properties Other informati	poch 1 (year 0 to year Total Valuation (£k) 0.00	PV for epoch (£k)	AAD (£k) 35.31 Epc	PVd for epoch 442.1 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 39.50 50) PV for epoch (£k)	PVd for epoch 417.1 Epo	AAD (£k) 106.88 cch 3 (year 50 to year Total Valuation (£k)	PVd for epoch 458.2 100) PV for epoch (£k)	MDSF (£k) 1,317.5 All epochs PVd MDSF (£k) 84.0
Erosion damages No. of properties Other informati	poch 1 (year 0 to year Total Valuation (£k) 0.00	PV for epoch (£k)	AAD (£k) 35.31 Epc	PVd for epoch 442.1 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 39.50 50) PV for epoch (£k)	PVd for epoch 417.1 Epo	AAD (£k) 106.88 cch 3 (year 50 to year Total Valuation (£k)	PVd for epoch 458.2 100) PV for epoch (£k)	MDSF (£k) 1,317.5 All epochs PVd MDSF (£k) 84.0
Erosion damages E No. of properties 0	poch 1 (year 0 to year Total Valuation (£k) 0.00	PV for epoch (£k)	AAD (£k) 35.31 Epc	PVd for epoch 442.1 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 39.50 50) PV for epoch (£k)	PVd for epoch 417.1 Epo	AAD (£k) 106.88 cch 3 (year 50 to year Total Valuation (£k)	PVd for epoch 458.2 100) PV for epoch (£k)	MDSF (£k) 1,317.3 All epochs PVd MDSF (£k) 84.0

Appendix H 89 MA45

Policy Development Zone (PDZ): 1 Management Area (MA): 45 Page 2 of 2

Location: Bangor Policy Units (PU):16.26, 16.27, 16.28, 16.29, 16.30

Damages	(continued)								
Scenario:	Preferred Plan								
MDSF Assessi	ment								
Flooding damag	ges		Epoch 1 (year	ar 0 to year 20)	Epoch 2 (year 2	21 to year 50)	Epoch 3 (year 5	60 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			35.31	442.1	39.50	417.1	1005.86	3272.0	4,131.1
Erosion damage									
	Epoch 1 (year 0 to year 2	,	•	och 2 (year 21 to year	,		och 3 (year 50 to year		All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
(0.00	0.0	1	212.00	84.0	0	0.00	0.0	84.0
Other damages Damages include	de increased flood risk	at Hirael as a pro	xi value for potentia	al relocation.					PV Value (£k)
Notes:	As determined by MDS	F					Total preferre	ed plan damages	4,215.1
Costs									
Present Manag	gement Assessment								
Source:								F	PV Value (£k)
Notes									436
Notes:									
								F	
Notes: Preferred Pan Description:	Costs take as WPM but	t with the intent of M	R at Hirael.					F	V Value (£k)
Preferred Pan	Costs take as WPM but	with the intent of M	R at Hirael.					F	

Reconciliation

Despite high economic values for defence at Hirael the policy would be for MR in epoch 3 due to the highrisk as refected by the high residual damages.

Policy Development Zone (PDZ):16

Location: Traeth Lafan and Llanfarifechan

Management Area (MA): 46 Policy Units (PU):16.231, 16.32, 16.33 Page 1 of 2

Damages

Scenario:	No Active interven	tion							
MDSF Assessm	ent								
Flooding damages		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year :	21 to year 50)	Epoch 3 (year 5	0 to year 100)	All epochs PVd	
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			6.23	78.0	31.80	212.0	37.14	215.8	505
Erosion damages									
E	poch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	1	12.00	3.0	3	639.00	39.0	4
Other information	on								PV Value (£k)

Notes: As determined by MDSF Total NAI damages 548.8

Scenario: With Present Management

MDSF Assessment

Flooding damages	Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVd
	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
	3.08	38.6	6.67	54.4	37.14	137.1	230.0

Erosion damages

E	poch 1 (year 0 to year	20)	Epoch 2 (year 21 to year 50)			Epoch 3 (year 50 to year 100)			All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0.0

Other information PV Value (£k)

Source:

Notes: As determined by MDSF Total WPM damages 230.0

Policy Development Zone (PDZ):16

Location: Traeth Lafan and Llanfarifechan

Management Area (MA): 46

Policy Units (PU):16.231, 16.32, 16.33

Page 2 of 2

MA46

Damages	(continued)									
Scenario:	Preferred Plan									
MDSF Assessn	nent									
Flooding damag	es			ar 0 to year 20)	Epoch 2 (year		Epoch 3 (year	•	All epochs PV	/d
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			3.08	38.6	6.67	54.4	24.00	96.0		188.9
Erosion damages										
	poch 1 (year 0 to year 2	,		och 2 (year 21 to year	,	•	och 3 (year 50 to year	,	All epochs PV	′d
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
0	0.00	0.0	1	12.00	3.0	3	639.00	39.0		42.0
Other damages	3								PV Value (£k)
•	overtopping damges n	ot included								,
otential wave c	overtopping damges in	ot included								
Notes:	As determined by MDS	F					Total preferr	ed plan damages		230.9
	,							,		
Costs										
	ement Assessment									
Source:									PV Value (£k)	
	h raising existing defences								rv value (£k)	
occio accociatos witi	Training existing defendes									
Notes:										1,965
Preferred Pan									PV Value (£k)	
Description:	Mainatin defence at Lla	nfairfechan and real	igenmnt of embankm	ent to the west.						
•										
Notes:										1,846
Notes:										1,040

Reconciliation

Continued management at Llanfairfechan partly as a result of potential damaes to transport net wrok bur also in support of amenity values of the frontage. There is likely to be a need for collbaorative funding.

Economic Assessment Policy Development Zone (PDZ):17

Location: Aberffraw and Coast

Management Area (MA): 47 Policy Units (PU):17.1, 17.2, 17.3, 17.4 Page 1 of 2

Damages

Scenario:	No Active interver	ntion							
MDSF Assessn	nent								
Flooding damage	es		Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	60 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			3.76	47.1	22.38	145.7	51.89	232.5	425.3
Erosion damages	1								
E	poch 1 (year 0 to year	20)	Epoch 2 (year 21 to year 50) Epoch 3 (year 50 to year 100)				100)	All epochs PVd	
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	1	186.00	13.0	13
Other informati	on								PV Value (£k)
Source:									
A4						ı			400.0
Notes:	As determined by MD	SF					10	tal NAI damages	438.3
Scenario:	With Present Mana	agement							
MDSF Assessn		agement							
Flooding damage			Enoch 1 (yea	r 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVd
i looding damag	50		AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			1.14	14.3	3.44	25.5	11.33	·	86.0
Erosion damages	•								
	poch 1 (year 0 to year		Epo	och 2 (year 21 to year		Epoch 3 (year 50 to y			All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0.0
Other informati	on								PV Value (£k)
Source:									
						ļ			
Notes:	As determined by MD	SF					∥ Tota	al WPM damages	86.0

Policy Development Zone (PDZ):17

Location: Aberffraw and Coast

Management Area (MA): 47
Policy Units (PU):17.1, 17.2, 17.3, 17.4

Page 2 of 2

Damages	(continued)								
Scenario:	Preferred Plan								
MDSF Assessn									
Flooding damage			Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	60 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			1.14	14.3	3.44	25.5	51.89	173.2	213.0
Erosion damages									
	poch 1 (year 0 to year		•	och 2 (year 21 to year	,		och 3 (year 50 to year		All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0.0
Other damages	;								PV Value (£k)
Notes:	As determined by MDS	SF					Total preferre	ed plan damages	213.0
Costs									
	ement Assessment								
_	ement Assessment							Pi	V Value (£k)
Source:	ement Assessment							Pı	V Value (£k)
Source:	ement Assessment							P	
Source:	ement Assessment							Ρ۱	V Value (£k) 50
Source: Notes:	ement Assessment								
_	Costs associated with		ge and road						50
Source: Notes: Preferred Pan			ge and road						50
Source: Notes: Preferred Pan			ge and road						50

Reconciliation

Good justification for local defence measures

Policy Development Zone (PDZ):17

Location: Rhosneigr Policy Units (PU):17.5, 17.6, 17.7, 17.8

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Damages

Scenario:	No Active interver	ntion							
MDSF Assessm	nent								
Flooding damage	es		Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year s	50 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			2.63	32.9	28.58	174.0	138.13	521.8	728.7
Erosion damages	1								
E	poch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Ep	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	9	218.00	90.0	11	1,529.00	143.0	230
Other informati	on								PV Value (£k)
Source:									
Potential risk of flood	ing to the road and acecs	s to the town.							
Notes:	As determined by MD	SF					To	otal NAI damages	958.7

Management Area (MA): 48

Scenario:	With Present Management
-----------	-------------------------

MDSF Assessment

Flooding damages	Epoch 1 (year 0 to year 20)		Epoch 2 (year 21 to year 50)		Epoch 3 (year 50 to year 100)		All epochs PVd
	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
	1.89	23.7	7.78	53.9	19.67	85.9	163.5
Erosion damages							

Erosion damages

Epoch 1 (year 0 to year 20)		Epoch 2 (year 21 to year 50)			Epoch 3 (year 50 to year 100)			All epochs PVd	
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	7	763.00	55.0	54.0

Other information PV Value (£k)

Source:

Notes: As determined by MDSF Total WPM damages 217.5

Policy Development Zone (PDZ):17 Management Area (MA): 48

Location: Rhosneigr Policy Units (PU):17.5, 17.6, 17.7, 17.8

Damages	(continued)									
Scenario:	Preferred Plan									
MDSF Assessn	nent									
Flooding damage	es		Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	Epoch 3 (year 50 to year 100)		d
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			1.89	23.7	7.78	53.9	19.67	85.9		163.5
Erosion damages										
E	poch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVo	d
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
0	0.00	0.0	0	0.00	0.0	7	763.00	55.0		55.0
Other damages									PV Value (£k)	

Costs

Notes:

Present Management Assessment

As determined by MDSF

Source:
PV Value (£k)

Present management is with a policy for selctively holding the line. Costs are taken fro protection of all properties along the frontage.

Notes:

Preferred Pan
PV Value (£k)

Description: The focus for mangement would be at Roshniegr. Cost are allowed for this and for maintaining access to the town. In other areas private defence might be acceptable,

subject to norml approvals. Cost for private works are not included.

Notes: 864

Reconciliation

Local defence to small groups of properties to the south of Rhosniegr are not considered to be economically justified. Sustaining the sea front to Rhosniegr is imporatnt, together with maintaining the access to the town. There would be additional damages associated with loss of access that are not taken in to account in the above assessment. The plan is considered to be viable in terms of potential damages and with respect the the broader social amenity benefits. There may be the need to look towards collaborative funding.

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218.5

1,144

Total preferred plan damages

Policy Development Zone (PDZ):17

Location: West Holy Island

Management Area (MA): 49

Policy Units (PU):17.9, 17.10, 17.11, 17.12, 17.13, 17.14

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Damages

Scenario:	No Active interven	ition							
MDSF Assessm	ent								
Flooding damage	es		Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year :	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			49.53	620.1	245.13	1642.7	812.57	3310.6	5,573.4
Erosion damages									
E	poch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Ep	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
1	408.00	252.0	1	204.00	103.0	6	1,658.00	105.0	460

Other information PV Value (£k)

Source: Trearddur Bay Coastal study PAR

damages assessed at Treaddur Bay amount to £4.4M. This included amenity damages that were addressed through the recent scheme. Other damages generally assessed by SMP include damages to other areas

potentially impacted along the southwest shorleine of Holy Island.

Notes: As determined by MDSF Total NAI damages 6,033.4

Scenario: With Present Management

MDSF Assessment

Flooding damages	Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year 21 to year 50)		Epoch 3 (year 50 to year 100)		All epochs PVd	
	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
	25.89	324.1	50.71	427.0	100.29	472.6	1,223.8	

Erosion damages

Epoch 1 (year 0 to year 20)			Epo	och 2 (year 21 to year	50) Epoch 3 (year 50 to year 100)			All epochs PVd	
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	Total Valuation (£k) PV for epoch (£k) No. of properties Total Valuation (£k) PV for epoch (£k)				MDSF (£k)
0	0.00	0.0	0	0.00	0.0	1	204.00	13.0	13.0

Other information PV Value (£k)

Source:

Reduction in damages take account of recent scheme at Treaddur Bay.

Notes: As determined by MDSF Total WPM damages 1,236.8

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Policy Development Zone (PDZ):17

Management Area (MA): 49

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Location: West Holy Island

Policy Units (PU):17.9, 17.10, 17.11, 17.12, 17.13, 17.14

					. , ,				
Damages	(continued)								
Scenario:	Preferred Plan								
MDSF Assessi									
Flooding damag			Enach 1 (yea	r 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVd
l looding damag	jes		AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			25.89	324.1	50.71		` '		1,22
Erosion damage	s						•		
ı	Epoch 1 (year 0 to year	r 20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
C	0	0	0	0	0	1	204	13	
Other damages residual damage	s es due to flooding. N	lo account is taken	for potentila disrup	tion to road.					PV Value (£k)
Notes:	As determined by MD	SF					Total preferr	ed plan damages	1,23
Costs									
Present Manag	gement Assessmen	1							
Source:								P\	/ Value (£k)
Costs associate with	n general mangement of wa	alls along the fronatge.							
Notes:									:
Preferred Pan								P\	/ Value (£k)
Description:	Costs taken fro holdin	g existing defences b	ut with the intent fo so	ome realigenment in ep	ooch 3				
Notes:									1

Reconciliation

The area contains important small communities. Access is via the coastal road, which is at risk in specific areas. The inetnt is to sustain the communities and associated with this the need to maintain the road.

Policy Development Zone (PDZ):17

Location: Holyhead and Penrhos

Management Area (MA): 50 Policy Units (PU):17.15, 17.16, 17.17, 17.18 Page 1 of 2

Damages

Scenario:	No Active interven	ition							
MDSF Assessm	nent								
Flooding damage	ooding damages		Epoch 1 (year 0 to year 20)		Epoch 2 (year:	21 to year 50)	Epoch 3 (year 50 to year 100)		All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			94.63	1184.8	500.76	3319.3	580.98	3385.8	7,889.9
Erosion damages	;								
E	poch 1 (year 0 to year	20)	Epoch 2 (year 21 to year 50)			Epoch 3 (year 50 to year 100)			All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	1	3.00	0.0	C
Other informati	on								PV Value (£k)
Source:									
Long term risk fo eros	sion to property								
Notes:	As determined by MDS	SF				ſ	To	otal NAI damages	7,889.9

<u> </u>			
Scenario:	With Present Management		

MDSF Assessment

Flooding damages	Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year 21 to year 50)		Epoch 3 (year 50 to year 100)		All epochs PVd
	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
	46.32	579.9	49.81	535.9	118.37	526.4	1,642.3
Fracion damages							

Erosion damages

Epoch 1 (year 0 to year 20)			Epo	Epoch 2 (year 21 to year 50)			och 3 (year 50 to year	All epochs PVd	
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	MDSF (£k)	
0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0.0

Other information PV Value (£k)

Source:

Notes: As determined by MDSF Total WPM damages 1,642.3

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Policy Development Zone (PDZ):17

Location: Holyhead and Penrhos

Management Area (MA): 50
Policy Units (PU):17.15, 17.16, 17.17, 17.18

Page 2 of 2

Damages	(continued)								
Scenario:	Preferred Plan								
MDSF Assessn	nent								
Flooding damage	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year 21 to year 50)		Epoch 3 (year 50 to year 100)		All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
L			46.32	579.9	49.81	535.9	118.37	526.4	1,642.3
Erosion damages	1								
	poch 1 (year 0 to year			och 2 (year 21 to year		•	och 3 (year 50 to year		All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0.0
Notes:	As determined by MDS	SF					Total preferr	ed plan damages	1,642.3
	,							·	
Costs									
Present Manag	ement Assessment								
Source:								P۱	/ Value (£k)
Maintain general defe	ence to Holyhead and pote	ential retired flood defend	ce at Penrhos						
									777
Notes:									777
Preferred Pan								P\	/ Value (£k)
Description:	Maintain general defer	nce to Holyhead and p	ootential retired flood	defence at Penrhos					
Notes:									777

Reconciliation

Avoids signifcant damage to Holyhead area, supporting important regional town.

Location: Inland Sea

Policy Development Zone (PDZ):17

Management Area (MA): 51 Policy Units (PU):17.19, 17.20 Page 1 of 2

Damages

Scenario:	No Active interven	tion							
MDSF Assessm	ent								
Flooding damage	es		Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year 2	21 to year 50)	Epoch 3 (year 50 to year 100)		All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			111.82	1400.0	618.52	4071.6	848.85	4592.9	10,064.5
Erosion damages									
E	poch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	1	204.00	32.0	32
Other informati	on	_	_		_	_		_	PV Value (£k)

Source:

signficant flood risk to the village of Valley.

Total NAI damages 10,096.5 Notes: As determined by MDSF

Scenario: With Present Management

MDSF Assessment

Flooding damages	Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year 21 to year 50)		Epoch 3 (year 50 to year 100)		All epochs PVd
	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
	56.90	712.4	66.70	689.1	178.66	768.0	2,169.4
Facelon demonstra							

Erosion damages

	Ej	poch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Epoch 3 (year 50 to year 100)			
ĺ	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
ĺ	0	0.00	0.0	0	0.00	0.0	1	204.00	32.0	32.0

Other information PV Value (£k)

Source:

Total WPM damages 2,201.4 Notes: As determined by MDSF

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Page 2 of 2 Policy Development Zone (PDZ):17 Management Area (MA): 51

Policy Units (PU):17.19, 17.20 Location: Inland Sea

Damages	(continued)								
Scenario:	Preferred Plan								
MDSF Assess	ment								
Flooding dama	ges		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			56.90	712.4	66.70	689.1	178.66	768.0	2,169.4
Erosion damage	es								
	Epoch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Ep	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0.0
Notes:	As determined by MDS	05					Total profess	ed plan damages	2,169.4
Notes.	As determined by MDs	31					Total prefer	eu pian uamages	2,109.4
0									
Costs									
	gement Assessment								
Source:								l	PV Value (£k)
SMP 1 did not inclu	de for defence to Valley as	this flood risk was not as	ssesed. This assessmer	nt allows for this defence.					
Notes:									137
Preferred Pan			·	<u> </u>	<u> </u>	·	<u> </u>	·	PV Value (£k)
Description:	local defence within In	Land Sea and to the	village of Valley.						

Reconciliation

Notes:

strong economic justification for maintaing defence to Valley. Local defence included to maintain flood defence to the rear of Treaddur and to maintain access.

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Policy Development Zone (PDZ):17

Location: Newlands and Afon Alaw

Management Area (MA): 52 Policy Units (PU):17.21, 17.22, 17.23 Page 1 of 2

Damages

Scenario:	No Active interver	ntion							
MDSF Assessn	nent								
Flooding damage	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			0.26	3.3	1.95	12.3	23.59	79.9	95.5
Erosion damages	3								
E	poch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	1	204.00	67.0	5	572.00	74.0	140
Other informati	ion								PV Value (£k)
Source:									
Notes:	As determined by MD	SF				ĺ	To	otal NAI damages	235.5
						<u> </u>		3-1	
Scenario:	With Present Mana	agement							
MDSF Assessn	nent								
Flooding damage	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year:	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			0.22	2.8	1.11	7.4	7.60	27.3	37.4

Erosion damages	osion damages											
E	poch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd			
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)			
0	0.00	0.0	0	0.00	0.0	0	0.00	0.0		0.0		

Other information PV Value (£k)

Source:

SMP 1 policy is for selectively holding the line. Under this scenario this assumed defence to new property

Total WPM damages 37.4 Notes: As determined by MDSF

Policy Development Zone (PDZ):17

Location: Newlands and Afon Alaw

Management Area (MA): 52 Policy Units (PU):17.21, 17.22, 17.23 Page 2 of 2

			, (,					
Damages (continued)								
Scenario: Preferred Plan								
MDSF Assessment								
Flooding damages		ar 0 to year 20)	Epoch 2 (year		Epoch 3 (year		All epochs PV	d
	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
	0.22	2.8	1.11	7.4	7.60	27.3		37
Erosion damages						-		
Epoch 1 (year 0 to year 20)		och 2 (year 21 to year		•	och 3 (year 50 to year	,	All epochs PV	d
No. of properties Total Valuation (£k) PV for epoch	` '	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
0.00	0.0	0.00	0.0	5	572.00	72.0		72.
Notes: As determined by MDSF						ed plan damages		109
Costs Present Management Assessment								
Source:							PV Value (£k)	
Signficant cosst associted with full defence at newlands							PV Value (£k)	
Notes:								1,10
Preferred Pan							PV Value (£k)	
Description: The plan is fro managed realignemer	nt.							
Notes:								39

Reconciliation

Longer term adjustment and adaption in defence approach.

Other information

As determined by MDSF

Source:

Notes:

Policy Development Zone (PDZ):18

Location: Northwest Ynys Mon

Management Area (MA): 53

Page 1 of 2

PV Value (£k)

355.9

Total WPM damages

Policy Units (PU):18.1, 18.2, 18.3, 18.4, 18.5, 18.6, 18.7

Scenario:	No Active interven	tion							
MDSF Assessn	nent								
Flooding damage	es		Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year 2	21 to year 50)	Epoch 3 (year 5	0 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			7.90	98.9	12.93	116.1	111.83	390.5	605.5
Erosion damages	3								
E	poch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	3	741.00	129.0	129
Other informati	OII								PV Value (£k)
Source:	on.								PV Value (£k)
	As determined by MDS	SF.				[То	tal NAI damages	. ,
Source:							То	tal NAI damages	
Source: Notes:	As determined by MDS With Present Mana						То	tal NAI damages	
Source: Notes: Scenario:	As determined by MDS With Present Mana		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year 2	21 to year 50)	To Epoch 3 (year 5		
Source: Notes: Scenario: MDSF Assessn	As determined by MDS With Present Mana		AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	Epoch 3 (year 5	i0 to year 100) PVd for epoch	All epochs PVd MDSF (£k)
Source: Notes: Scenario: MDSF Assessn Flooding damage	As determined by MDS With Present Mana nent es		1 17	PVd for epoch		•	Epoch 3 (year 5	60 to year 100)	All epochs PVd MDSF (£k)
Source: Notes: Scenario: MDSF Assessn Flooding damage Erosion damages	As determined by MDS With Present Manament es	agement .	AAD (£k) 2.99	PVd for epoch 37.4	AAD (£k) 12.93	PVd for epoch 88.8	Epoch 3 (year 5 AAD (£k) 19.25	0 to year 100) PVd for epoch 100.7	734.5 All epochs PVd MDSF (£k) 226.9
Source: Notes: Scenario: MDSF Assessn Flooding damage Erosion damages	As determined by MDS With Present Mana nent es	agement .	AAD (£k) 2.99	PVd for epoch	AAD (£k) 12.93	PVd for epoch 88.8	Epoch 3 (year 5	0 to year 100) PVd for epoch 100.7	All epochs PVd MDSF (£k)

Policy Development Zone (PDZ):18

Location: Northwest Ynvs Mon

Management Area (MA): 53

Policy Units (PU):18.1, 18.2, 18.3, 18.4, 18.5, 18.6, 18.7

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235

ilwest fllys Moli				Policy Utilis (PU).	10.1, 10.2, 10.3,	10.4, 10.3, 10.0, 10.			
(continued)									
Preferred Plan									
nent									
es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year:	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVo	t
		AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
		2.99	37.4	12.93	88.8	50.25	197.8		323.9
S									
Epoch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVo	t
Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
0.00	0.0	0	0.00	0.0	3	741.00	129.0		129.0
<u> </u>								PV Value (£k)	
	tern bays. Manage	ement of flood risk a	at Cemlyn Bay					, ,	
•					•				
As determined by MD	SF					Total preferre	ed plan damages		452.9
ement Assessment									
							Р	V Value (£k)	
with Cemlyn Bay								(4.7)	
									55
	Preferred Plan ment es Epoch 1 (year 0 to year Total Valuation (£k) 0.00 Seed damages to west As determined by MD: Itement Assessment	(continued) Preferred Plan ment es Epoch 1 (year 0 to year 20) Total Valuation (£k) 0.00 PV for epoch (£k) 0.00 Seed damages to western bays. Manage As determined by MDSF	(continued) Preferred Plan ment es Epoch 1 (year AAD (£k) 2.99 SEPOCH 1 (year 0 to year 20) Total Valuation (£k) 0.00 PV for epoch (£k) No. of properties 0.00 Sepoch 2 (xear 0 to year 20) AND FOR Epoch 1 (year 0 to year 20) Sepoch 3 (xear 0 to year 20) AND FOR Epoch 1 (year 0 to year 20) AND FOR Epoch 1 (year 0 to year 20) Sepoch 4 (year 0 to year 20) AND FOR Epoch 1 (year 0 to year 20) Sepoch 3 (xear 0 to year 20) AND FOR Epoch 1 (year 0 to year 20) Sepoch 4 (year 0 to year 20) AND FOR Epoch 1 (year 0 to year 20) Sepoch 4 (year 0 to year 20) AND FOR Epoch 1 (year 0 to year 20) Sepoch 5 (xear 0 to year 20) AND FOR Epoch 1 (year 0 to year 20) AND FOR Epoch 1 (year 0 to year 20) Sepoch 6 (xear 0 to year 20) AND FOR Epoch 1 (year	(continued) Preferred Plan ment es Epoch 1 (year 0 to year 20) AAD (£k) PVd for epoch 2.99 37.4 S Epoch 1 (year 0 to year 20) Epoch 2 (year 21 to year Total Valuation (£k) 0.00 No. of properties Total Valuation (£k) 0.00 S sed damages to western bays. Management of flood risk at Cemlyn Bay As determined by MDSF	(continued) Preferred Plan ment es Epoch 1 (year 0 to year 20) AAD (£k) PVd for epoch AAD (£k) 2.99 37.4 12.93 SEPOCH 1 (year 0 to year 20) Foch 2 (year 21 to year 50) Total Valuation (£k) 0.00 PV for epoch (£k) No. of properties Total Valuation (£k) PV for epoch (£k) 0.00 Sepoch 2 (year 21 to year 50) Total Valuation (£k) PV for epoch (£k) 0.00 0.00 0.00 Rement Assessment	(continued) Preferred Plan ment es Epoch 1 (year 0 to year 20) AAD (£k) PVd for epoch 2.99 37.4 12.93 88.8 Epoch 1 (year 0 to year 20) Epoch 2 (year 21 to year 50) Epoch 1 (year 0 to year 20) Footh 1 (year 0 to year 20) Total Valuation (£k) O.00 0.00 0.00 PV for epoch (£k) No. of properties Total Valuation (£k) O.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	(continued) Preferred Plan ment es Epoch 1 (year 0 to year 20) Epoch 2 (year 21 to year 50) Epoch 3 (year 50) AAD (£k) PVd for epoch AAD (£k) 2.99 37.4 12.93 88.8 50.25 Epoch 1 (year 0 to year 20) Epoch 2 (year 21 to year 50) Epoch 3 (year 50 to year 50) Total Valuation (£k) PV for epoch (£k) No. of properties Total Valuation (£k) PV for epoch (£k) No. of properties Total Valuation (£k) No. of properties Seed damages to western bays. Management of flood risk at Cemlyn Bay As determined by MDSF Total preferred	Continued Preferred Plan Preferred	(continued) Preferred Plan ment es Epoch 1 (year 0 to year 20) AAD (Ek) PVd for epoch MDSF (Ek) SEPOCH 1 (year 0 to year 20) Epoch 2 (year 21 to year 50) Epoch 3 (year 50 to year 100) All epochs PVd MDSF (Ek) MDSF (Ek) MDSF (Ek) FV for epoch (Ek) O .00 O .00 O .00 Total Valuation (Ek) O .00 O .00 Total Valuation (Ek) PV for epoch (Ek) MDSF (Ek) MDSF (Ek) PV Value (Ek) PV Value (Ek) PV Value (Ek)

Preferred Pan

Need for management at Cemlyn Bay to allow adaption. Description:

Notes:

Reconciliation

Managing the increasing flood rsik at Cemlyn Bya while allowing natural development of the coast. Cost allowed for continued defence at Wylfa Power Station.

Policy Development Zone (PDZ):18

As determined by MDSF

Management Area (MA): 54

Policy Units (PU):18.8, 18.9, 18.10, 18.11, 18.12

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Total WPM damages

44.5

Damages

Notes:

Location: Cemaes Bay

Scenario:	No Active interven	ition							
MDSF Assessn	nent								
Flooding damage	es		Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year 2	21 to year 50)	Epoch 3 (year 5	0 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			1.23	15.4	3.43	26.0	23.31	83.7	125.1
Erosion damages	3								
E	poch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	5	320.00	137.0	6	884.00	107.0	254
Other informati	ion								PV Value (£k)
									. T Talas (Ell)
Source:									
Damages do not take	e account of disruption to r	oad and access to the to	own, nor with respect to I	oss associated with harbo	our				
Notes:	As determined by MDS	SF				Ī	To	tal NAI damages	379.1
Notes:	As determined by MDS	SF				[То	tal NAI damages	379.1
Notes: Scenario:	As determined by MDS With Present Mana						То	tal NAI damages	379.1
	With Present Mana						То	tal NAI damages	379.1
Scenario:	With Present Mana		Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year :	21 to year 50)	Epoch 3 (year 5		379.1
Scenario: MDSF Assessn	With Present Mana		AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	Epoch 3 (year 5	i0 to year 100) PVd for epoch	All epochs PVd MDSF (£k)
Scenario: MDSF Assessn Flooding damage	With Present Mana nent					PVd for epoch	Epoch 3 (year 5	i0 to year 100)	All epochs PVd
Scenario: MDSF Assessn	With Present Mana nent		AAD (£k) 0.69	PVd for epoch 8.6	AAD (£k) 1.95	PVd for epoch	Epoch 3 (year 5	i0 to year 100) PVd for epoch	All epochs PVd MDSF (£k)
Scenario: MDSF Assessn Flooding damage Erosion damages	With Present Mana nent es spoch 1 (year 0 to year	agement	AAD (£k) 0.69	PVd for epoch 8.6 Och 2 (year 21 to year	AAD (£k) 1.95	PVd for epoch 14.7 Epo	Epoch 3 (year 5 AAD (£k) 4.79 och 3 (year 50 to year	50 to year 100) PVd for epoch 21.1	All epochs PVd MDSF (£k) 44.5 All epochs PVd
Scenario: MDSF Assessn Flooding damage	With Present Mana nent es poch 1 (year 0 to year Total Valuation (£k)	20) PV for epoch (£k)	AAD (£k) 0.69 Epc No. of properties	PVd for epoch 8.6 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 1.95 50) PV for epoch (£k)	PVd for epoch 14.7 Epo No. of properties	Epoch 3 (year 5 AAD (£k) 4.79 och 3 (year 50 to year Total Valuation (£k)	50 to year 100) PVd for epoch 21.1 100) PV for epoch (£k)	All epochs PVd MDSF (£k) 44.5 All epochs PVd MDSF (£k)
Scenario: MDSF Assessn Flooding damage Erosion damages	With Present Mana nent es spoch 1 (year 0 to year	20) PV for epoch (£k)	AAD (£k) 0.69 Epc No. of properties	PVd for epoch 8.6 Och 2 (year 21 to year	AAD (£k) 1.95	PVd for epoch 14.7 Epo No. of properties	Epoch 3 (year 5 AAD (£k) 4.79 och 3 (year 50 to year	50 to year 100) PVd for epoch 21.1	All epochs PVd MDSF (£k) 44.5 All epochs PVd MDSF (£k)
Scenario: MDSF Assessn Flooding damage Erosion damages	With Present Mana nent es Spoch 1 (year 0 to year Total Valuation (£k) 0.00	20) PV for epoch (£k)	AAD (£k) 0.69 Epc No. of properties	PVd for epoch 8.6 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 1.95 50) PV for epoch (£k)	PVd for epoch 14.7 Epo No. of properties	Epoch 3 (year 5 AAD (£k) 4.79 och 3 (year 50 to year Total Valuation (£k)	50 to year 100) PVd for epoch 21.1 100) PV for epoch (£k)	All epochs PVd MDSF (£k) 44.5 All epochs PVd MDSF (£k) 0.0
Scenario: MDSF Assessn Flooding damage Erosion damages E No. of properties	With Present Mana nent es Spoch 1 (year 0 to year Total Valuation (£k) 0.00	20) PV for epoch (£k)	AAD (£k) 0.69 Epc No. of properties	PVd for epoch 8.6 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 1.95 50) PV for epoch (£k)	PVd for epoch 14.7 Epo No. of properties	Epoch 3 (year 5 AAD (£k) 4.79 och 3 (year 50 to year Total Valuation (£k)	50 to year 100) PVd for epoch 21.1 100) PV for epoch (£k)	All epochs PVd MDSF (£k) 44.5 All epochs PVd MDSF (£k)

Policy Development Zone (PDZ):18

Management Area (MA): 54 Location: Cemaes Bay Policy Units (PU):18.8, 18.9, 18.10, 18.11, 18.12 Page 2 of 2

	· · · · · · · · · · · · · · · · · · ·									
Scenario:	Preferred Plan									
MDSF Assessm	ent									
Flooding damage	es		Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year 2	21 to year 50)	Epoch 3 (year 5	0 to year 100)	All epochs PVo	I
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			0.69	8.6	1.95	14.7	4.79	21.1		44.
Erosion damages										
	poch 1 (year 0 to year			och 2 (year 21 to year			och 3 (year 50 to year 1		All epochs PVo	I
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
0	0.00	0.0	0	0.00	0.0	1	128.00	10.0		10.0
Other damages									PV Value (£k)	
Notes:	As determined by MDS	SF					Total preferre	ed plan damages		54.
Costs										
Present Manage	ement Assessment									
Source:								Р	V Value (£k)	
	efence rasiing and reinfor	cing existing defence line	Э.					-	(4.7)	
	· ·									
Notes:										515
								P	V Value (£k)	
Preferred Pan										
	Adpat defence approa	ch particulalrly during	epoch 3 to realign de	efence.					, ,	
	Adpat defence approa	ch particulalrly during	epoch 3 to realign de	efence.					, ,	
	Adpat defence approa	ch particulalrly during	epoch 3 to realign de	efence.					, ,	

Reconciliation

Relatively good economic justification based solely on direct loss of property and flood risk. Damages do not take account of additional benefits in sustaining important access and operation of the harbour.

Policy Development Zone (PDZ):18

Location: Northeast Ynys Mon

Management Area (MA): 55

Policy Units (PU):18.13, 18.14, 18.15, 18.16, 18.17, 18.18

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Damages

Scenario:	No Active interven	tion								
MDSF Assessm	ent									
Flooding damage	s		Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 50 to year 100)		All epochs PVd	
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			1.44	18.0	3.17	25.7	19.31	70.4		114.1
Erosion damages										
E	boch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd	
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
0	0.00	0.0	9	762.00	239.0	8	1,633.00	149.0		387
Other information	on								PV Value (£k)	
Source:										

Source:

Dmages do not fully refelct the potential damage resulting from loss of access and harbour opertaion at Amlwch

Notes: As determined by MDSF Total NAI damages 501.1

Scenario: With Present Management

MDSF Assessment

Flooding damages	Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year 2	Epoch 2 (year 21 to year 50)		60 to year 100)	All epochs PVd	
	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
	0.65	8.1	1.56	12.3	4.32	18.4	38.9	

Erosion damages

E	poch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0.0

Other information PV Value (£k)

Source:

Notes: As determined by MDSF Total WPM damages 38.9

Policy Development Zone (PDZ):18

Management Area (MA): 55

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Location: Northeast Ynys Mon

Policy Units (PU):18.13, 18.14, 18.15, 18.16, 18.17, 18.18

		_	_							
Damages	(continued)									
Scenario:	Preferred Plan									
MDSF Assessi	nent									
Flooding damag	es		Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year	50 to year 100)	All epochs PV	/d
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			0.65	8.1	1.56	12.3	4.32	18.4		38.9
Erosion damage	S									
	poch 1 (year 0 to year	,		och 2 (year 21 to year	,	•	och 3 (year 50 to year	,	All epochs PV	/d
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
(0.00	0.0	0	0.00	0.0	3	612.00	48.0		48.0
-	oss of property at Por		11 5.			į				
Notes:	As determined by MDS	SF					Total preferr	ed plan damages		86.9
Costs										
Present Manag	ement Assessment									
Source:									PV Value (£k)	
Costs include for co	ntinuing management of ex	isting defence at Porth I	lechog and Porth Elian							
Notes:										407
										407
Preferred Pan									PV Value (£k)	
Description:	Costs are based on re	alignement at Porth L	lechog and Porth Elia	an.						
Notes:										380

Reconciliation

The plan would continue to maintain defence at Amlech, moving towards realignement in other areas. There is a reasonable economic justification for the approach, with costs associated with adaption of defences.

Policy Development Zone (PDZ):19

Management Area (MA): 56 Policy Units (PU):19.1, 19.2, 19.3 Location: Dulas Bay

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Damages

Scenario:	No Active interver	ntion							
MDSF Assessn	nent								
Flooding damag	es		Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year 2	21 to year 50)	Epoch 3 (year 5	60 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			11.66	146.0	59.42	396.3	67.27	396.5	938.8
Erosion damages	1								
E	poch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Ep	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	2	408.00	106.0	4	817.00	110.0	216
Other informati	ion								PV Value (£k)
Source:									. ,
						ı			
Notes:	As determined by MDSF Total NAI damages						tal NAI damages	1,154.8	
	March D. C. A.								
Scenario:	With Present Mana	agement							
MDSF Assessn				1			•	•	
Flooding damag	es			r 0 to year 20)	Epoch 2 (year 2		Epoch 3 (year 5		All epochs PVd
		ŀ	AAD (£k) 5.63	PVd for epoch 70.5	AAD (£k) 5.87	PVd for epoch 64.1	AAD (£k) 13.92	PVd for epoch 61.9	MDSF (£k) 196.5
Erosion damages	1		0.00	70.5	5.07	04.1	13.92	01.9	100.0
	poch 1 (year 0 to year	20)	Fnc	och 2 (year 21 to year	50)	Fn	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	2	408.00	106.0	4	817.00	110.0	216.0
Other informat	ion								PV Value (£k)
Source:									
Gource.									
						,			
Notes:	As determined by MD	SF					Tota	al WPM damages	412.5

Appendix H 111 MA56

Policy Development Zone (PDZ):19

Location: Dulas Bay

Management Area (MA): 56
Policy Units (PU):19.1, 19.2, 19.3

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Damages	(continued)								
	Preferred Plan								
MDSF Assessm	ent								
Flooding damage	s		Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year :	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			5.63	70.5	5.87	64.1	63.70	217.8	35
Erosion damages								T	
	ooch 1 (year 0 to year			och 2 (year 21 to year	,		och 3 (year 50 to year		All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	2	408.00	106.0	4	817.00	110.0	21
Other damages									PV Value (£k)
Notes:	As determined by MDS	SF					Total preferr	ed plan damages	56
Costs									
	ement Assessment								
Source:								P	V Value (£k)
Notes:									
Preferred Pan								P	V Value (£k)
Description:	scope for local manage	ement of erosion and	flood risk through priv	vate funding					
Notes:									

Reconciliation

No strong justoifcation for defence. The plan allows for local private defence.

Policy Development Zone (PDZ):19

Location: Moelfre Policy Units (PU):19.4, 19.5, 19.6, 19.7, 19.8

0.0

0.00

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170.0

Damages

Scenario:	No Active interver	ntion							
MDSF Assess	ment								
Flooding damag	jes		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			0.95	11.9	2.20	17.6	17.26	60.9	90.4
Erosion damage	s								
	Epoch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	All epochs PVd	
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
	0.00	0.0	2	184.00	60.0	9	976.00	119.0	179
Other information	tion								PV Value (£k)
Source:									
Damages do not inc	clude for disruption to road	and community at Porth	Moelfre and potential ar	nenity loss at Treath Bych	nna				
Notes:	As determined by MD	SF					To	otal NAI damages	269.4

Management Area (MA): 57

cenario:	With Present Management						
DSF Assess	sment						
looding dama	ges	Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year s	50 to year 100)
		AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch

			0.43	5.4	0.59	5.7	2.60	10.0	21.1
Erosion damages									
Ej	poch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)

60.0

976.00

109.0

Other information PV Value (£k)

184.00

Source:

Notes: As determined by MDSF Total WPM damages 191.1

Location: Moelfre

Policy Development Zone (PDZ):19

Management Area (MA): 57
Policy Units (PU):19.4, 19.5, 19.6, 19.7, 19.8

Page 2 of 2

					, (,	,,,	1011, 1010		
Damages	(continued)								
Scenario:	Preferred Plan								
MDSF Assessr	nent								
Flooding damag	es		Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year		Epoch 3 (year 5		All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			0.43	5.4	0.59	5.7	2.60	10.0	21.
Erosion damages		T							
No. of properties	Epoch 1 (year 0 to year Total Valuation (£k)	PV for epoch (£k)	No. of properties	och 2 (year 21 to year Total Valuation (£k)	50) PV for epoch (£k)	No. of properties	och 3 (year 50 to year Total Valuation (£k)	100) PV for epoch (£k)	All epochs PVd MDSF (£k)
No. or properties	0.00	0.0		0.00	. , ,		` '	. , ,	MDSF (£k)
	0.00	0.0	U	0.00	0.0	3	370.00	113.0	119.
Notes:	As determined by MDS	SF					Total preferre	ed plan damages	140.
Costs									
Present Manag	ement Assessment								
Source:								P	/ Value (£k)
no management.									
Notes:									
Preferred Pan								P	/ Value (£k)
Description:	allow adaption to Prth	Molefre and Treath B	ychan						

Reconciliation

Potential significant loss to communities. The plan allows time for adaptation.

Policy Development Zone (PDZ):19

Management Area (MA): 58

Page 1 of 2

Location: Traeth Coch

Policy Units (PU):19.9, 19.10, 19.11, 19.12, 19.13, 19.14, 19.15, 19.16, 19.17

Damages

Scenario:	No Active interven	ntion							
MDSF Assessr	nent								
Flooding damag	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVd
1			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			14.49	181.4	77.60	513.4	112.27	594.3	1,289.1
Erosion damages	3								
Epoch 1 (year 0 to year 20)		20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	All epochs PVd	
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
(0.00	0.0	4	551.00	214.0	12	1,601.00	148.0	362
Other informat	ion								PV Value (£k)
Source:									
Damages do not tak	e account of disruption to r	road and access at Benl	lech and at Red Wharf E	Зуа					
Notes:	As determined by MD	SF					To	otal NAI damages	1,651.1

Scenario: With Present Management							
MDSF Assessment							
Flooding damages	Epoch 1 (year 0 to year 20) Epoch 2 (year 21 to year 50) Epo		Epoch 3 (year 5	year 50 to year 100) All epochs PVd			
	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
	7.69	96.3	9.16	93.9	24.65	105.8	296.0
Erosion damages							

E	Epoch 1 (year 0 to year 20)			Epoch 2 (year 21 to year 50)			och 3 (year 50 to year	All epochs PVd	
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	2	332.00	129.0	7	1,165.00	202.0	331.0

Other information PV Value (£k)

Source:

Notes: As determined by MDSF Total WPM damages 627.0

Policy Development Zone (PDZ): 1

Management Area (MA): 58

Page 2 of 2

Location: South West Peninsula and Islands

Policy Units (PU):19.9, 19.10, 19.11, 19.12, 19.13, 19.14, 19.15, 19.16, 19.17

Damages	(continued)							
Scenario:	Preferred Plan							
MDSF Assessn	nent							
Flooding damages		Epoch 1 (yea	1 (year 0 to year 20) Epoch 2 (year 21 to year 50) Epoch 3 (year 50 to year		60 to year 100)	All epochs PVd		
		AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
		7.69	96.3	30.00	210.1	50.00	250.4	556.8
Erosion damages	3							
E	poch 1 (year 0 to year 20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd
No of properties	Total Valuation (£k) PV for epoch (£k)	No of properties	Total Valuation (£k)	PV for epoch (£k)	No of properties	Total Valuation (fk)	PV for epoch (£k)	MDSF (£k)

0 0.00 0.0 2 332.00 129.0 7 1,165.00 202.0 331.0 Other damages

incarsed flood risk at Afon Nodwydd

Notes: As determined by MDSF Total preferred plan damages 887.8

Costs

Present Management Assessment

Source:

Costs take account of continued incarese and strengthening flood defences

Notes:

703

PV Value (£k)

PV Value (£k)

Preferred Pan
Description:

Costs allow for continued defence during epochs 1 and 2 but with costs associated with adaptation in epoch 3.

Notes:

463

Reconciliation

General justification fro continued management trhoughout the area but with the inetnt to adapt defences with incaresed flood risk during epoch 3.

Appendix H 116 MA58

Policy Development Zone (PDZ):20

Location: Southern Shoreline

Management Area (MA): 59 Policy Units (PU):20.1, 20.2 Page 1 of 2

Damages

Scenario:	No Active interver	tion							
MDSF Assessm	ent								
Flooding damage	es		Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year:	21 to year 50)	Epoch 3 (year 5	0 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			16.88	211.3	88.52	587.6	140.72	717.5	1,516.5
Erosion damages									
E	poch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	1	6.00	3.0	0	0.00	0.0	3
Other informati	on								PV Value (£k)

Source:

daamges do not include for loss of A55 and railway line

Notes: As determined by MDSF Total NAI damages 1,519.5

Scenario: With Present Management

MDSF Assessment

Flooding damages	Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year 21 to year 50)		Epoch 3 (year 50 to year 100)		All epochs PVd	
	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
	8.85	110.8	20.57	164.0	117.69	432.8	707.6	

Erosion damages

Epoch 1 (year 0 to year 20)			Epoch 2 (year 21 to year 50)			Epo	och 3 (year 50 to year	All epochs PVd	
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0.0

Other information PV Value (£k)

Source:

Notes: As determined by MDSF Total WPM damages 707.6

Location: Southern Shoreline

Policy Development Zone (PDZ):20

Management Area (MA): 59 Policy Units (PU):20.1, 20.2

Page 2 of 2

Damages	(continued)									
Scenario:	Preferred Plan									
MDSF Assessi	nent									
Flooding damag	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year		Epoch 3 (year 5	50 to year 100)	All epochs PVd	
1			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			8.85	110.8	20.57	164.0	117.69	432.8		707.0
Erosion damage	S									
	poch 1 (year 0 to year	,		och 2 (year 21 to year			och 3 (year 50 to year		All epochs PVd	l
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
(0.00	0.0	0	0.00	0.0	0	0.00	0.0		0.0
l								1		
Notes:	As determined by MDS	SF					Total preferr	ed plan damages		707.
Costs										
Present Manag	ement Assessment									
Source:								P	V Value (£k)	
continued defence to	frontage									
Notes:										3,364
										0,00
Preferred Pan								P.	V Value (£k)	
Description:	continued defence to f	rontage								
Notes:									5	3,364
NOIGS.										5,504

Reconciliation

Policy justified by need to maintain the A55 and railway line

Policy Development Zone (PDZ):20

Management Area (MA): 60
Policy Units (PU):20.4, 20.5, 20.6, 20.7, 20.8, 20.9, 20.10

Location: Inner Estuary and Associated shoreline

Page 1 of 2

Damages

Scenario: No Active intervention							
MDSF Assessment							
Flooding damages	Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	0 to year 100)	All epochs PVd
	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
	391.94	4907.1	1432.63	10172.0	4377.80	18186.6	33,265.
Erosion damages							
Epoch 1 (year 0 to year 20)	Epoch 2 (year 21 to year 5		50)	Epo	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0 0.00	16	2,349.00	682.0	61	7,642.00	1003.0	168
Other information							PV Value (£k)
Source:							
				Ī		T	
Notes: As determined by MDSF					То	tal NAI damages	34,949.7
							- 1,0 101
Connection With Descent Management						3.5	- 1,0 101
MDSF Assessment	Frank 4 (va		Facel O (cons	24 (1	Frank O (vans	<u> </u>	
9		or 0 to year 20)	Epoch 2 (year		Epoch 3 (year 5	i0 to year 100)	All epochs PVd
MDSF Assessment	Epoch 1 (yea AAD (£k) 136.25	or 0 to year 20) PVd for epoch 1705.9	Epoch 2 (year AAD (£k) 243.68	PVd for epoch	AAD (£k)	<u> </u>	All epochs PVd MDSF (£k)
MDSF Assessment Flooding damages	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	,	i0 to year 100) PVd for epoch	All epochs PVd MDSF (£k)
MDSF Assessment Flooding damages	AAD (£k) 136.25	PVd for epoch	AAD (£k) 243.68	PVd for epoch 2118.1	AAD (£k)	50 to year 100) PVd for epoch 2889.8	All epochs PVd
MDSF Assessment Flooding damages Erosion damages	AAD (£k) 136.25	PVd for epoch 1705.9	AAD (£k) 243.68	PVd for epoch 2118.1	AAD (£k) 679.59	50 to year 100) PVd for epoch 2889.8	All epochs PVd MDSF (£k) 6,713.
MDSF Assessment Flooding damages Erosion damages Epoch 1 (year 0 to year 20)	AAD (£k) 136.25 Epc No. of properties	PVd for epoch 1705.9 och 2 (year 21 to year	AAD (£k) 243.68	PVd for epoch 2118.1 Epc No. of properties	AAD (£k) 679.59 och 3 (year 50 to year	50 to year 100) PVd for epoch 2889.8	All epochs PVd MDSF (£k) 6,713. All epochs PVd MDSF (£k)
MDSF Assessment Flooding damages Erosion damages Epoch 1 (year 0 to year 20) No. of properties Total Valuation (£k) PV for epoch (£k) 0 0.00 0.00	AAD (£k) 136.25 Epc No. of properties	PVd for epoch 1705.9 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 243.68 50) PV for epoch (£k)	PVd for epoch 2118.1 Epc No. of properties	AAD (£k) 679.59 och 3 (year 50 to year Total Valuation (£k)	50 to year 100) PVd for epoch 2889.8 100) PV for epoch (£k)	All epochs PVd MDSF (£k) 6,713. All epochs PVd MDSF (£k)
MDSF Assessment Flooding damages Erosion damages Epoch 1 (year 0 to year 20) No. of properties Total Valuation (£k) PV for epoch (£k) 0 0.00 0.00 Other information	AAD (£k) 136.25 Epc No. of properties	PVd for epoch 1705.9 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 243.68 50) PV for epoch (£k)	PVd for epoch 2118.1 Epc No. of properties	AAD (£k) 679.59 och 3 (year 50 to year Total Valuation (£k)	50 to year 100) PVd for epoch 2889.8 100) PV for epoch (£k)	All epochs PVd MDSF (£k) 6,713. All epochs PVd MDSF (£k) 0.
### MDSF Assessment Flooding damages Erosion damages Epoch 1 (year 0 to year 20) No. of properties Total Valuation (£k) PV for epoch (£k) 0 0.00 0.00	AAD (£k) 136.25 Epc No. of properties	PVd for epoch 1705.9 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 243.68 50) PV for epoch (£k)	PVd for epoch 2118.1 Epc No. of properties	AAD (£k) 679.59 och 3 (year 50 to year Total Valuation (£k)	50 to year 100) PVd for epoch 2889.8 100) PV for epoch (£k)	All epochs PVd MDSF (£k) 6,713. All epochs PVd MDSF (£k) 0.
MDSF Assessment Flooding damages Erosion damages Epoch 1 (year 0 to year 20) No. of properties Total Valuation (£k) PV for epoch (£k) 0 0.00 0.00 Other information	AAD (£k) 136.25 Epc No. of properties	PVd for epoch 1705.9 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 243.68 50) PV for epoch (£k)	PVd for epoch 2118.1 Epc No. of properties	AAD (£k) 679.59 och 3 (year 50 to year Total Valuation (£k) 0.00	50 to year 100) PVd for epoch 2889.8 100) PV for epoch (£k)	All epochs PVd MDSF (£k) 6,713. All epochs PVd MDSF (£k) 0.

Appendix H 119 MA60

Policy Development Zone (PDZ):20

Management Area (MA): 60

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PV Value (£k)

PV Value (£k)

Location: Inner Estuary and Associated shoreline

Policy Units (PU):20.4, 20.5, 20.6, 20.7, 20.8, 20.9, 20.10

Damages (continued) Scenario: **Preferred Plan** MDSF Assessment Flooding damages Epoch 1 (year 0 to year 20) Epoch 2 (year 21 to year 50) Epoch 3 (year 50 to year 100) All epochs PVd MDSF (£k) AAD (£k) PVd for epoch AAD (£k) PVd for epoch AAD (£k) PVd for epoch 1705.9 2118.1 2996.60 10142.1 13,966.0 136.25 243.68 Erosion damages Epoch 1 (year 0 to year 20) Epoch 2 (year 21 to year 50) Epoch 3 (year 50 to year 100) All epochs PVd MDSF (£k) Total Valuation (£k) PV for epoch (£k) Total Valuation (£k) PV for epoch (£k) Total Valuation (£k) PV for epoch (£k) No. of properties No. of properties No. of properties 0.0 0.00 0.0 0.00 0.0 0.00 0.0

Other damages PV Value (£k)

Damages include increased flood damage at Deganwy as proxi for potential adaption of defences

Notes: Total preferred plan damages 13,966.0 As determined by MDSF

Costs

Description:

Present Management Assessment

Source:

Maintaing and raising defences .

Notes: 4,487

Preferred Pan mainatin and raise defences but with intent to adapt mangement at Morfa Conwy.

3,108 Notes:

Reconciliation

Strong economic and social argument for continued mangement of the area.

Policy Development Zone (PDZ):20

Location: Outer Estuary East

PV for epoch (£k)

0.0

No. of properties

Page 1 of 2

Damages

Damages									
Scenario:	No Active interven	ition							
MDSF Assessi	nent								
Flooding damag	es		Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year 2	Epoch 2 (year 21 to year 50)		0 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			2253.08 28208.6 2542.95 26737.9				29940.99	101674.7	156,621.
Erosion damage	3								
ı	poch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
(0.00	0.0	0	0.00	0.0	19	3,466.00	289.0	289
Other informat	ion								PV Value (£k)
Source:									
						F			
Notes:	As determined by MD	SF					То	tal NAI damages	156,910.
Scenario:	With Present Mana	agement							
MDSF Assessi		agomoni							
Flooding damag	es		Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year 2	21 to year 50)	Epoch 3 (year 50 to year 100)		All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			1053.91	13195.0	1179.33	12450.3	3033.84	13187.2	38,832.5
Erosion damage:	3								

Management Area (MA): 61

Policy Units (PU): 20.11, 20.12, 20.13

Other information

No. of properties

PV Value (£k)

289.0

MDSF (£k)

Source:

potential long term loss of property at Gogarth in epoch 3

Total Valuation (£k)

0.00

Notes: As determined by MDSF Total WPM damages 39,121.5

PV for epoch (£k)

0.0

No. of properties

Total Valuation (£k)

3,466.00

PV for epoch (£k)

289.0

Total Valuation (£k)

0.00

Appendix H 121 MA61

Policy Development Zone (PDZ): 1 Management Area (MA): 61 Page 2 of 2

Location: South West Peninsula and Islands Policy Units (PU): 20.11, 20.12, 20.13

Damages (continued) Scenario: **Preferred Plan** MDSF Assessment Flooding damages Epoch 1 (year 0 to year 20) Epoch 2 (year 21 to year 50) Epoch 3 (year 50 to year 100) All epochs PVd MDSF (£k) AAD (£k) PVd for epoch AAD (£k) PVd for epoch AAD (£k) PVd for epoch 1053.91 13195.0 12450.3 3033.84 13187.2 38,832.5 1179.33 Erosion damages Epoch 1 (year 0 to year 20) Epoch 2 (year 21 to year 50) Epoch 3 (year 50 to year 100) All epochs PVd MDSF (£k) Total Valuation (£k) PV for epoch (£k) Total Valuation (£k) PV for epoch (£k) No. of properties Total Valuation (£k) PV for epoch (£k) No. of properties No. of properties 0.00 289.0 289.0 0.00 0.0 0.0 3,466.00 Other damages PV Value (£k) potential long term loss of property at Gogarth in epoch 3 Notes: As determined by MDSF Total preferred plan damages 39,121.5 Costs Present Management Assessment PV Value (£k) Source: maintain defences Notes: 2,782 Preferred Pan PV Value (£k) Potential realigenment to more sustainable position Description: 2,841 Notes:

Reconciliation

Strong economic and scoial argument for continued mangement.

Policy Development Zone (PDZ):20

Location: Upper Estuary

Management Area (MA): 62 Policy Units (PU):20.14, 20.15, 20.16, 20.17, 20.18, 20.19 Page 1 of 2

Damages

Scenario:	No Active interven	ntion							
MDSF Assessn	nent								
Flooding damage	es		Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year 2	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			164.32	2057.3	235.26	2227.7	2717.28	9241.5	13,526.4
Erosion damages	1								
E	poch 1 (year 0 to year	20)	Epoch 2 (year 21 to year 50)			Epoch 3 (year 50 to year 100)			All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	7	772.00	62.0	62
Other information									
Source:	lisruption to road. Potentil	a extensive flooding are	und I landudno Junction						
2000 oa.iway and o		a change industry are	and Elandadilo duriotion			-			
Notes:	As determined by MDS	SF					To	otal NAI damages	13,588.4

Scenario:	With Present Management
MDSF Assessr	ment

Flooding damages	Epoch 1 (year	r 0 to year 20)	Epoch 2 (year 21 to year 50)		Epoch 3 (year 8	50 to year 100)	All epochs PVd
	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
	80.28	1005.1	107.78	1048.4	428.49	1678.5	3,732.1
Erosion damages							
Epoch 1 (year 0 to year 20)	Epo	ch 2 (year 21 to year	50)	Ep	Epoch 3 (year 50 to year 100)		All epochs PVd

Epoch 1 (year 0 to year 20)			Epoch 2 (year 21 to year 50)			Epo	och 3 (year 50 to year	All epochs PVd	
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0.0

Other information PV Value (£k)

Source:

Total WPM damages 3,732.1 Notes: As determined by MDSF

Policy Development Zone (PDZ):20

Management Area (MA): 62

Page 2 of 2

7,866

Location: Upper Estuary

Policy Units (PU):20.14, 20.15, 20.16, 20.17, 20.18, 20.19

					· • · · · · · · · · · · · · · · · · · ·		. 0, _0, _00, _0		
Damages	(continued)								
Scenario:	Preferred Plan								
MDSF Assessi	nent								
Flooding damag	es		Epoch 1 (year 0 to year 20)		Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			80.28	1005.1	107.78	1048.4	428.49	1678.5	3,732
Erosion damage	s								
	poch 1 (year 0 to year	•		och 2 (year 21 to year	•		och 3 (year 50 to year		All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
(0.00	0.0	0	0.00	0.0	0	0.00	0.0	0.
Other damages Potential costs f	for relocation of the ra	ailway line not inclu	ded.						PV Value (£k)
Notes:	As determined by MD	SF					Total preferre	ed plan damages	3,732
Costs	jement Assessment								
Source:	ed with raising defence to l		in defence of railway line	e from GlanConwy				P	PV Value (£k)
Notes:									11,6
Preferred Pan								P	V Value (£k)
Description:	Reduced costs associ	ted with llandudno jud	ction and for only med	dium term invetment in	railway.				

Reconciliation

Notes:

Imporatnt economic and scoial costs associated with Ilandudno Junction and Glan conwy. Costs associated with realignement within estuary.

Appendix H 124 MA62

Policy Development Zone (PDZ): 1

Location: South West Peninsula and Islands

Management Area (MA): 1 Policy Units (PU): 1.1, 1.2, 1.3 Page 1 of 2

Scenario: No Active intervention								
MDSF Assessment								
Flooding damages	Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVo	d
	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
	0.00	0.0	0.00	0.0	0.04	0.1		0.1
Erosion damages								

E	poch 1 (year 0 to year	r 20)	Epo	och 2 (year 21 to year	50)	Epo	100)	All epochs PVd	
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	

Other information PV Value (£k)

Source:

Total NAI damages As determined by MDSF 0.1 Notes:

With Present Management Scenario:

MDSF Assessment

in 201 / 100000 in one							
Flooding damages	Epoch 1 (year	ar 0 to year 20)	Epoch 2 (year:	21 to year 50)	Epoch 3 (year 5	0 to year 100)	All epochs PVd
	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
	0.00	0.0	0.00	0.0	0.04	0.1	0.1

Erosion damages

E	Epoch 1 (year 0 to year 20)			Epoch 2 (year 21 to year 50)			och 3 (year 50 to year	All epochs PVd	
No. of properties Total Valuation (£k) PV for epoch (£k)		PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0.0

Other information PV Value (£k)

Source:

Total WPM damages Notes: As determined by MDSF 0.1

Appendix F MA1

Policy Development Zone (PDZ): 1

Location: South West Peninsula and Islands

Management Area (MA): 1
Policy Units (PU): 1.1, 1.2, 1.3

Page 2 of 2

					. , ,					
Damages	(continued)									
Scenario:	Preferred Plan									
MDSF Assessi	ment									
Flooding damag	jes		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVd	i
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			0.00	0.0	0.00	0.0	0.04	0.1		0.
Erosion damage		-								
	poch 1 (year 0 to yea			och 2 (year 21 to year			och 3 (year 50 to year		All epochs PVd	I
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
(0.00	0.0	0	0.00	0.0	0	0.00	0.0		0.0
Other damage	s								PV Value (£k)	
J									(4.3)	
Notes:	As determined by MD	SF					Total preferre	ed plan damages		0.1
Costs										$\overline{}$
	gement Assessmen	nt								
Source:	,	-						D	V Value (£k)	
NAI								•	v value (LK)	
Notes:										(
Preferred Pan								P	V Value (£k)	
									· · · · · · · · · · · · · · · · · · ·	
Description:										
	No Active Interevntion. N	linor private works at St	Martins Haven not inclu	ded						
Notes:										(

Reconciliation

Maintain natural behaviour of the coast.

Economic Assessment Page 1 of 2

Policy Development Zone (PDZ): 2

Location: Little Haven and Broad Haven

Management Area (MA): 2

Policy Units (PU): 2.1, 2.2, 2.3, 2.4, 2.5, 2.6

Damages

Scenario:	No Active interven	ition								
MDSF Assessn	nent									
Flooding damage	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	0 to year 100)	All epochs PVd	
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			0.30	3.8	1.02	7.4	107.87	340.8	3	351.9
Erosion damages	3									
E	poch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd	
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
0	0.00	0.0	2	132.00	62.0	47	4,886.00	319.0		381
Other informati	ion								PV Value (£k)	
Source:	Little Haven Prefeasib	ility study. May 2002								
outline damages dete	ermined over 50 years (6%	discount rate). Only con	nsidered flood risk. No fo	urther information with res	spect to Broad Haven					
Notes:	As determined by MDS	SE Additonal damage	es woulld occur due to	n wave overtopping an	d tidal locking		To	tal NAI damages	7	732.9

Flooding damages	Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVd
	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
	0.18	2.3	0.67	4.7	4.35	15.7	22.7

Erosion damages

	Εμ	och 1 (year 0 to year	20)	Ep	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	All epochs PVd	
No. of	properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
	0	0.00	0.0	0	0.00	0.0	1	134.00	7.0	7.0

Other information PV Value (£k)

Source: Little Haven Prefeasibility study. May 2002 no residual damges assessed.

Notes: As determined by MDSF, does not include increased risk to roads or loss of amenity beaches

Total WPM damages 29.7

Policy Development Zone (PDZ): 2

Location: Little Haven and Broad Haven

Management Area (MA): 2

Policy Units (PU): 2.1, 2.2, 2.3, 2.4, 2.5, 2.6

Page 2 of 2

Damages	(continued)									
Scenario:	Preferred Plan									
MDSF Assessr	nent									
Flooding damag	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PV	'd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			0.18	2.3	0.67	4.7	4.35	15.7		22.7
Erosion damages										
	poch 1 (year 0 to year 2	,		och 2 (year 21 to year	,		och 3 (year 50 to year		All epochs PV	'd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	40.0
(0.00	0.0	0	0.00	0.0	5	610.00	40.0		40.0
Other damages	5								PV Value (£k))
Loss of road at	Liitle Haven and Broa	ad Haven. Proertie	s lost due to erosio	n as defences are s	et back at Little Ha	ven and Braod H	aven.			
								- Ir		
Notes:	As determined by MDS	SF, additional loss of	property due to realig	nment.			Total preferre	ed plan damages		62.7
Costs										
Present Manag	ement Assessment									
Source:	Little Haven Prefeasibil							1	PV Value (£k)	
	efence at Little Haven. Mai		nce at Broad Haven					•		
Notes:										1,081
Preferred Pan									PV Value (£k)	
Description:	Maintain defence at Liitle I	Haven and Broad Have	en with managed realigne	ement during epoch 2 and	d 3. Mainatin flood defen	ce at Nolton Haven.				
N-4										70.4
Notes:										784

Reconciliation

Additional cost associated with reailgnement to allow adaptation during epoch 2 and 3. Damages do not include wave overtopping and tidal locking or potential loss of amenity beaches at Lttle Havn and Broad Haven. Damages do not include disruption to road due to future flooding, with potential loss of access to property.

Policy Development Zone (PDZ): 2 Location: Nolton Haven and Newgale

As determined by MDSF

Management Area (MA): 3
Policy Units (PU): 2.7, 2.8, 2.9, 2.10, 2.11, 2.12, 2.13

Page 1 of 2

Total WPM damages

627.8

Damages

Notes:

Scenario:	No Active interven	ntion							
MDSF Assessm	ent								
Flooding damage	s		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	0 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			33.80	423.2	38.13	401.0	390.40	1341.3	2,165.
Erosion damages									
E	ooch 1 (year 0 to year	20)	Ep	och 2 (year 21 to year	50)	Ep	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	4	449.00	23.0	2
Other informati	on								PV Value (£k)
Source:									
Gourge.									
						ſ	<u></u>	1	
Notes:	As determined by MD	SF.					То	tal NAI damages	2,188.
Scenario:	With Dropont Mone	agamant.							
	With Present Mana	agement							
MDSF Assessm			F	0. (00)	F b. 0 /	04 (F b . 0 /	20 (All and all a DV-I
Flooding damage	es .	-	AAD (£k)	ar 0 to year 20) PVd for epoch	Epoch 2 (year: AAD (£k)	PVd for epoch	Epoch 3 (year 5 AAD (£k)	PVd for epoch	All epochs PVd MDSF (£k)
		-	6.97		, ,	251.4	, ,		604.
Erosion damages									
E	ooch 1 (year 0 to year		Ep	och 2 (year 21 to year	50)	Ер	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	4	449.00	23.0	23.
Other informati	on								PV Value (£k)
Source:	No detailed study								
	and reinforce in epoch 2								
go ormigor nage	22 .30100 III 0p0011 Z								

Appendix F 5 MA3

Policy Development Zone (PDZ): 2

Location: Nolton Haven and Newgale

Management Area (MA): 3

Policy Units (PU): 2.7, 2.8, 2.9, 2.10, 2.11, 2.12, 2.13

Page 2 of 2

Damages	(continued)								
Scenario:	Preferred Plan								
MDSF Assessi	ment								
Flooding damages			Epoch 1 (year 0 to year 20) Epoch 2 (year 21 to year 50)			Epoch 3 (year 50 to year 100)		All epochs PVd	
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			0.00	0.0	0.00	0.0	390.40	1341.3	1,3
Erosion damage			1					•	
	Epoch 1 (year 0 to year			och 2 (year 21 to year	,		och 3 (year 50 to year		All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
(0.00	0.0	0	0.00	0.0	4	449.00	23.0	
Other damage.	s								PV Value (£k)
_	tentially in epoch 2.	Manange shingle ri	idae until closure o	f the road, epoch 2					` ,
	, , , , , , , , , , , , , , , , , , , ,	3	. 9				Transition of the state of the		
Notes:	As determined by MD	SF					Total preferr	ed plan damages	1,3
Costs									
	gement Assessment	1							
Source:	No detailed study								PV Value (£k)
	e and reinforce in epoch 2								T Talab (Lity
0 0	•								
Notes:									1
Preferred Pan									PV Value (£k)
Description:	Loss of road potentially in	n epoch 2. Manange sh	ingle ridge until closure	of the road, epoch 2. Mai	ntain defence to road to	south.			Tural (arry
Description.	. ,		- •	•					
Notes:									

Reconciliation

Allow roll back and overtopping shingle bank. Support adaptation of use during epochs 1 and 2. Maintain raod to southern valley to support adaptive use of area.

Policy Development Zone (PDZ): 3

Management Area (MA): 4

Page 1 of 2

Location: St David's Peninsula to Strumble Head

Policy Units (PU): 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8, 3.9, 3.10, 3.11, 3.12

Damages

Scenario:	No Active interven	ntion							
MDSF Assessn	nent								
Flooding damages			Epoch 1 (year 0 to year 20)		Epoch 2 (year 21 to year 50)		Epoch 3 (year 50 to year 100)		All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			3.75	47.0	9.09	71.6	169.91	560.3	678.8
Erosion damages	3								
Epoch 1 (year 0 to year 20)			Epoch 2 (year 21 to year 50)			Epoch 3 (year 50 to year 100)			All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	3	178.00	36.0	36
Other informat	ion								PV Value (£k)
Source:	No detailed study								
Damages do not take	e account of amenity dama	ages or disruption to high	nway through Solva. Dar	mages do not include loss	of hertitage at Porth Ga	iin			
1						<u>_</u>			

Notes: As determined by MDSF Total NAI damages 714.8

Scenario: With Present Management

MDSF Assessment

Flooding damages	Epoch 1 (year 0 to year 20)		Epoch 2 (year 21 to year 50)		Epoch 3 (year 50 to year 100)		All epochs PVd
	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
	3.75	47.0	2.93	37.2	32.90	112.1	196.3

Erosion damages

Epoch 1 (year 0 to year 20)		Epoch 2 (year 21 to year 50)			Epoch 3 (year 50 to year 100)			All epochs PVd	
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	2	172.00	35.0	35.0

Other information PV Value (£k)

Source:

Notes: As determined by MDSF Total WPM damages 231.3

Appendix F 7 MA4

Policy Development Zone (PDZ): 3

Management Area (MA): 4

Page 2 of 2

Location: St David's Peninsula to Strumble Head

Policy Units (PU): 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8, 3.9, 3.10, 3.11, 3.12

Damages (continued)

Scenario: Preferred Plan

MDSF Assessment

Flooding damages	Epoch 1 (year	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVd
	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
	3.75	47.0	2.93	37.2	100.00	322.2	406.4

Erosion damages

Ej	poch 1 (year 0 to year	r 20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	2	172.00	35.0	35.0

Other damages PV Value (£k)

Managed realignment at Solva would look to sustain community through adaptation, while mainating road.

Notes: As determined by MDSF Total preferred plan damages 441.4

Costs

Present Management Assessment

Source:
PV Value (£k)

Costs include for works to sustain harbour at Solva and raising defences to village, works to sustain defence at Whitesands, Abereiddi, Porth Gain, Abercastle and Porth Claise.

Notes: 2,311

Preferred Pan PV Value (£k)

Description: Intial raising of defence at Solva, followed by adaptation of community. Defences at Port Claise would require collaborative funding as would works at Porth Gain. Realignment at Whitsands, at A

Notes: 1,076

Reconciliation

Damages determined by MDSF do not take account of disruption to road and community at Solva. The preferred plan would require collaborative funding particularly at Solva, Porth Claise and Porth Gain to support community adaptation and to sustain amenity and hertitage values.

Policy Development Zone (PDZ): 4

Location: Fishguard and Goodwick

Management Area (MA): 5

Policy Units (PU): 4.1, 4.2, 4.3, 4.4, 4.5, 4.6, 4.7, 4.8

Page 1 of 2

Damages

Scenario: No Active intervention MDSF Assessment Flooding damages Epoch 1 (year 0 to year 20) Epoch 2 (year 21 to year 50) Epoch 3 (year 50 to year 100) All epochs PVd AAD (£k) PVd for epoch AAD (£k) PVd for epoch AAD (£k) PVd for epoch MDSF (£k) 230.9 757.0 4,945.5 18.44 117.35 1147.06 3957.6 Erosion damages Epoch 1 (year 0 to year 20) Epoch 2 (year 21 to year 50) **Epoch 3** (year 50 to year 100) All epochs PVd MDSF (£k) Total Valuation (£k) Total Valuation (£k) PV for epoch (£k) Total Valuation (£k) No. of properties PV for epoch (£k) No. of properties No. of properties PV for epoch (£k) 0.0 64 0.00 8.00 2.0 330.00 62.0

Other information PV Value (£k)

Source: No detailed study

Damages do not take account of harbour operations nor loss of opportunity for sustaining economic hub. Losses do not take account of disruption of transport at Fisguard or Lower Town.

Notes: As determined by MDSF 5,009.5

Scenario: With Present Management

MDSF Assessment

Flooding damages	Epoch 1 (year	r 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVd
	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
	9.67	121.1	16.29	144.7	50.48	209.0	474.8

Erosion damages

E	poch 1 (year 0 to yea	r 20)	Ep	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0.0

Other information PV Value (£k)

Source: No detailed study

Notes: As determined by MDSF Total WPM damages 474.8

Policy Development Zone (PDZ): 4

Location: Fishguard and Goodwick

Management Area (MA): 5

Policy Units (PU): 4.1, 4.2, 4.3, 4.4, 4.5, 4.6, 4.7, 4.8

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PV Value (£k)

2,218

1,459

	gaara arra eecamien	•				,,,	,,,,			
Damages	(continued)									
Scenario:	Preferred Plan									
MDSF Assess	ment									
Flooding damag	ges		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year:	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVd	
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			9.67	121.1	16.29	144.7	211.80	713.9	9	79.7
Erosion damage	es .									
	Epoch 1 (year 0 to year 2	20)	Epc	och 2 (year 21 to year	50)	Ep/	och 3 (year 50 to year	100)	All epochs PVd	
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
	0.00	0.0	0	0.00	0.0	0	0.00	0.0		0.0
Other damage Potential damg	s es increase due realig	nment at Lower To	own during epoch (3. This would need f	to be addressed the	rough adaptive de	evelopment of the are	ea.	PV Value (£k)	
Notes:	As determined by MDS	F					Total preferre	ed plan damages	9	79.7
Costs										

Present Management Assessment

C-----

No detailed study, costs estimated based on holding the existing defences.

Notes:

Notes:

Preferred Pan PV Value (£k)

Description:

Maintain defence to main harbour area. allow flooding to Goodwick moor by change in defence at the Parrog and taking road across by bridge (no allowed fro in the cost).

Cost is allowed for a retired defence to Goodwick Realignment at Lower Town but holding the quay.

Reconciliation

Strong economic case for maintaining Fishguard Harbour and associated Development Hub around Goodwick. Signifcant additional cost associated with realignement not included in assessment to allow adaptation to a more sustainable defence system in epochs 2 and 3.

Policy Development Zone (PDZ): 4

Location: Dinas Head and Adjacent Cliffs

Management Area (MA): 6 Policy Units (PU): 4.9, 4.10, 4.11, 4.12, 4.13 Page 1 of 2

Total WPM damages

10.0

Damages

Source: no detaile studies

Notes:

As determined by MDSF

Scenario:	No Active interven	ition								
MDSF Assessn	nent									
Flooding damage	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVd	
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			0.00	0.0	0.00	0.0	0.00	0.0		0.0
Erosion damages	3									
E	poch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd	i
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
0	0.00	0.0	1	197.00	48.0	5	858.00	122.0		170
Other informati	ion								PV Value (£k)	
Source:										
Source:										
Source:										
Source: Notes:	As determined by MD:	SF					То	otal NAI damages		170.0
Notes:	<i></i>						То	otal NAI damages		170.0
Notes:	With Present Mana						То	ital NAI damages		170.0
Notes: Scenario: MDSF Assessn	With Present Mana							= -,-		
Notes: Scenario: MDSF Assessn	With Present Mana		. ,	ar 0 to year 20)	Epoch 2 (year	• .	Epoch 3 (year 5	50 to year 100)	All epochs PVd	
Notes: Scenario: MDSF Assessn	With Present Mana		AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	Epoch 3 (year 5	50 to year 100) PVd for epoch	All epochs PV d MDSF (£k)	ı
Notes: Scenario: MDSF Assessn Flooding damage	With Present Mana nent es		. ,	, ,		• .	Epoch 3 (year 5	50 to year 100) PVd for epoch	•	ı
Notes: Scenario: MDSF Assessn	With Present Mana nent es		AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	Epoch 3 (year 5	50 to year 100) PVd for epoch	•	170.0 1
Notes: Scenario: MDSF Assessn Flooding damage Erosion damages	With Present Mana nent es s Epoch 1 (year 0 to year	agement .	AAD (£k) 0.00	PVd for epoch 0.0 och 2 (year 21 to year	AAD (£k) 0.00	PVd for epoch 0.0 Epo	Epoch 3 (year 5 AAD (£k) 0.00 och 3 (year 50 to year	50 to year 100) PVd for epoch 0.0	MDSF (£k) All epochs PVd	0.0
Notes: Scenario: MDSF Assessn Flooding damage	With Present Manament es Epoch 1 (year 0 to year Total Valuation (£k)	agement	AAD (£k) 0.00	PVd for epoch 0.0 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 0.00	PVd for epoch 0.0	Epoch 3 (year 5 AAD (£k) 0.00 och 3 (year 50 to year Total Valuation (£k)	50 to year 100) PVd for epoch 0.0 100) PV for epoch (£k)	MDSF (£k)	0.0
Notes: Scenario: MDSF Assessn Flooding damage Erosion damages	With Present Mana nent es s Epoch 1 (year 0 to year	agement .	AAD (£k) 0.00	PVd for epoch 0.0 och 2 (year 21 to year	AAD (£k) 0.00	PVd for epoch 0.0 Epoch No. of properties	Epoch 3 (year 5 AAD (£k) 0.00 och 3 (year 50 to year	50 to year 100) PVd for epoch 0.0 100) PV for epoch (£k)	MDSF (£k) All epochs PVd	0.0

Economic Assessment

Policy Development Zone (PDZ): 4 Management Area (MA): 6

Location: Dinas Head and Adjacent Cliffs Policy Units (PU): 4.9, 4.10, 4.11, 4.12, 4.13

Damages (continued) Scenario: Preferred Plan MDSF Assessment Flooding damages All epochs PVd Epoch 1 (year 0 to year 20) Epoch 2 (year 21 to year 50) Epoch 3 (year 50 to year 100) AAD (£k) PVd for epoch AAD (£k) PVd for epoch AAD (£k) PVd for epoch MDSF (£k) 0.0 0.00 0.0 0.00 0.0 0.00 0.0 Erosion damages Epoch 1 (year 0 to year 20) Epoch 2 (year 21 to year 50) **Epoch 3** (year 50 to year 100) All epochs PVd MDSF (£k) Total Valuation (£k) PV for epoch (£k) Total Valuation (£k) PV for epoch (£k) Total Valuation (£k) No. of properties No. of properties No. of properties PV for epoch (£k) 10.0 0.00 0.00 0.0 197.00 10.0 0.0 Other damages PV Value (£k) Total preferred plan damages 10.0 Notes: As determined by MDSF Costs Present Management Assessment Source: PV Value (£k) no detailed studies, continue to maintain existing defences Notes: 321 Preferred Pan PV Value (£k) discontinue defence Pwllgwaelog in epoch 2 and adapt approach to defence at Cwm yr Eglwys Description: 117 Notes:

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Reconciliation

Damages do not include loss of road and potential loss of important heritatge value at Cwm Yr Eglys. The plan approach recognises the importance of the Cwm Yr Eglys community.

Appendix F 12 MA6

Policy Development Zone (PDZ): 4

Location: Nyfer Estuary and Newport Sands

Management Area (MA): 7 Policy Units (PU): 4.14, 4.15, 4.16, 4.17, 4.18, 4.19 Page 1 of 2

Damages

Scenario:	No Active interven	ition							
MDSF Assessm	nent								
Flooding damage	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			85.26	1067.5	801.10	4941.5	1092.14	5925.8	11,934.8
Erosion damages	i								
E	poch 1 (year 0 to year	20)	Ep	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	9	1.301.00	154.0	154

Other information PV Value (£k)

Source: Newport Parrog Flood allieveation scheme PAR 2006

estimated damages due to flooding capped at £13M

Total NAI damages 12,088.8 Notes: As determined by MDSF

Scenario: With Present Management

MDSF Assessment

Flooding damages	Epoch 1 (year 0 to year 20)		Epoch 2 (year	Epoch 2 (year 21 to year 50)		0 to year 100)	All epochs PVd
	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
	85.26	1067.5	104.53	1058.1	133.63	745.4	2,871.0
Erosion damages	-						

E	poch 1 (year 0 to year	20)	Epoch 2 (year 21 to year 50) No. of properties			Epo	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0.0

Other information PV Value (£k)

Source: Newport Parrog Flood allieveation scheme PAR 2006

estimated damages based on 0.5m sea level rise. £300k

As determined by MDSF Total WPM damages 2,871.0 Notes:

Policy Development Zone (PDZ): 4

Location: Nyfer Estuary and Newport Sands

Management Area (MA): 7

Policy Units (PU): 4.14, 4.15, 4.16, 4.17, 4.18, 4.19

Page 2 of 2

Damages	(continued)								
Scenario:	Preferred Plan								
MDSF Assessi	nent								
Flooding damag	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			85.26	1067.5	300.00	2147.8	500.01	2504.0	5,719.3
Erosion damage	S								
	poch 1 (year 0 to year	,	•	och 2 (year 21 to year			och 3 (year 50 to year		All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
(0.00	0.0	0	0.00	0.0	0	0.00	0.0	0.0
Other damages	3								PV Value (£k)
						ı		-11-	
Notes:	As determined by MD	SF					Total preferre	ed plan damages	5,719.3
Costs									
	ement Assessment	1							
Source:	Newport Parrog Flood		PAR 2006					ı	PV Value (£k)
incraese defence lev		ameveation scheme	1 Alt 2000					•	v value (LK)
Notes:									509
Preferred Pan									PV Value (£k)
	sustain existing defen	ce over enoch 1 and 1	2 hut with the intent to	accept higher levels	of flooding in enach m	nitigated by reduction	n in wave height	•	v value (LK)
Description:	odotain oxiding delen	oo ovor opoorr r and r	L Dat with the intent to	s accept higher levels t	or needing in openin	inigatou by roudollo	wave neight.		
Notes:									509

Reconciliation

Despite the high economic benefit, there would be difficulty in maintaining an approach of raising walls in the future, without leading to damage to the community. The plan aims to provide a more adaptive approach while maintaining the general character of the area.

Appendix F 14 MA7

Policy Development Zone (PDZ):5

Location: Cardigan Cliffs West

Management Area (MA): 8
Policy Units (PU): 5.1

Page 1 of 2

Damages

Scenario: No Active intervention							
MDSF Assessment							
Flooding damages	Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	0 to year 100)	All epochs PVd
	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
	0.00	0.0	0.00	0.0	0.00	0.0	0.0
Erosion damages							
Epoch 1 (year 0 to year 20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd
No. of properties Total Valuation (£k) PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0.00	0	0.00	0.0	0	0.00	0.0	(
Other information							PV Value (£k)
Source:							
				ſ			
Notes: As determined by MDSF					10	tal NAI damages	0.0
Scenario: With Present Management							
MDSF Assessment							
Flooding damages	Epoch 1 (yea	or 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVd
	Epoch 1 (yea	r 0 to year 20) PVd for epoch	Epoch 2 (year	21 to year 50) PVd for epoch	Epoch 3 (year 5	50 to year 100) PVd for epoch	MDSF (£k)
Flooding damages					AAD (£k)	PVd for epoch	
Flooding damages Erosion damages	AAD (£k) 0.00	PVd for epoch 0.0	AAD (£k) 0.00	PVd for epoch 0.0	AAD (£k) 0.00	PVd for epoch 0.0	MDSF (£k) 0.0
Flooding damages Erosion damages Epoch 1 (year 0 to year 20)	AAD (£k) 0.00	PVd for epoch 0.0 Och 2 (year 21 to year	AAD (£k) 0.00	PVd for epoch 0.0	AAD (£k) 0.00 och 3 (year 50 to year	PVd for epoch 0.0	MDSF (£k) 0.0
Flooding damages Erosion damages Epoch 1 (year 0 to year 20) No. of properties Total Valuation (£k) PV for epoch (£k)	AAD (£k) 0.00 Epc No. of properties	PVd for epoch 0.0 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 0.00 50) PV for epoch (£k)	PVd for epoch 0.0	AAD (£k) 0.00 och 3 (year 50 to year Total Valuation (£k)	PVd for epoch 0.0 100) PV for epoch (£k)	MDSF (£k) O.C All epochs PVd MDSF (£k)
Flooding damages Erosion damages Epoch 1 (year 0 to year 20)	AAD (£k) 0.00 Epc No. of properties	PVd for epoch 0.0 Och 2 (year 21 to year	AAD (£k) 0.00	PVd for epoch 0.0	AAD (£k) 0.00 och 3 (year 50 to year	PVd for epoch 0.0	MDSF (£k) 0.0
Flooding damages Erosion damages Epoch 1 (year 0 to year 20) No. of properties Total Valuation (£k) PV for epoch (£k)	AAD (£k) 0.00 Epc No. of properties	PVd for epoch 0.0 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 0.00 50) PV for epoch (£k)	PVd for epoch 0.0	AAD (£k) 0.00 och 3 (year 50 to year Total Valuation (£k)	PVd for epoch 0.0 100) PV for epoch (£k)	MDSF (£k) O.C All epochs PVd MDSF (£k)
Flooding damages Erosion damages Epoch 1 (year 0 to year 20) No. of properties Total Valuation (£k) PV for epoch (£k) 0 0.00 0.00	AAD (£k) 0.00 Epc No. of properties	PVd for epoch 0.0 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 0.00 50) PV for epoch (£k)	PVd for epoch 0.0	AAD (£k) 0.00 och 3 (year 50 to year Total Valuation (£k)	PVd for epoch 0.0 100) PV for epoch (£k)	MDSF (£k) 0.0 All epochs PVd MDSF (£k) 0.0
Flooding damages Erosion damages Epoch 1 (year 0 to year 20) No. of properties Total Valuation (£k) PV for epoch (£k) 0 0.00 0.00 Other information	AAD (£k) 0.00 Epc No. of properties	PVd for epoch 0.0 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 0.00 50) PV for epoch (£k)	PVd for epoch 0.0	AAD (£k) 0.00 och 3 (year 50 to year Total Valuation (£k)	PVd for epoch 0.0 100) PV for epoch (£k)	MDSF (£k) 0.0 All epochs PVd MDSF (£k) 0.0

Appendix F 15 MA8

Economic Assessment
Policy Development Zone (PDZ):5

Management Area (MA): 8
Policy Units (PU): 5.1

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one) 201010pmom 2010 (1 22)10					• •			
Location: Cardigan Cliffs West				Policy Units (PU)	: 5.1			
Damages (continued)								
Scenario: Preferred Plan								
MDSF Assessment								
Flooding damages		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year	50 to year 100)	All epochs PVd
		AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
		0.00	0.0	0.00	0.0	0.00	0.0	
Frosion damages								
Epoch 1 (year 0 to year 20)	(a)		och 2 (year 21 to year	,		och 3 (year 50 to year	,	All epochs PVd
, ,	for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0.00	0.0	0	0.00	0.0	0	0.00	0.0	
Notes: As determined by MDSF						Total preferr	ed plan damages	
Notes: As determined by MDSF						l otal preferr	ed plan damages	
Costs								
Present Management Assessment								
Source: no works								PV Value (£k)
IO WOLKS								
Notes:								
Preferred Pan								PV Value (£k)
Description: No signifcant works planned	d. This would not	t preclude minor loca	al works to support acc	ess.				(4.7)
Notes:								
VUICS.								

Reconciliation

Policy Development Zone (PDZ):5

Location: Teifi Estuary

Management Area (MA): 9

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Policy Units (PU): 5.2, 5.3, 5.4, 5.5, 5.6, 5.7, 5.8, 5.9

Da	am	a	ge	es

Damages									
Scenario:	No Active interven	ition							
MDSF Assessm	nent								
Flooding damage	es		Epoch 1 (year	r 0 to year 20)	Epoch 2 (year :	21 to year 50)	Epoch 3 (year 5	0 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			8.67	108.5	90.76	554.3	119.61	658.5	1,321.3
Erosion damages									
E	ooch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Epo	100)	All epochs PVd	
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	1	197.00	37.0	37
Other informati	on								PV Value (£k)
Source:									
Notes:	As determined by MDS	SF				ĺ	То	tal NAI damages	1,358.3
	·								· · · · · · · · · · · · · · · · · · ·
Scenario:	With Present Mana	agement							
MDSF Assessm	ent								

_									
Scenario:	With Present Mana	agement							
MDSF Assessn	nent								
Flooding damage	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			8.67	108.5	90.76	554.3	90.14	566.2	1,229.1
Erosion damages	i								
E	poch 1 (year 0 to year	r 20)	Ep	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	1	197.00	37.0	37.0
		<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>		<u> </u>	_

Other information

PV Value (£k)

Notes:

Source:

As determined by MDSF

Total WPM damages 1,266.1

Appendix F 17 MA9

Policy Development Zone (PDZ):5

Management Area (MA): 9

Page 2 of 2

Location: Teifi Estuary

Policy Units (PU): 5.2, 5.3, 5.4, 5.5, 5.6, 5.7, 5.8, 5.9

Damages	(continued)									
Scenario:	Preferred Plan									
MDSF Assessi	ment									
Flooding damag	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	60 to year 100)	All epochs P\	/d
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			8.67	108.5	43.02	288.2	63.75	334.2		730.9
Erosion damage	s									
	poch 1 (year 0 to year	,	•	och 2 (year 21 to year	,		och 3 (year 50 to year		All epochs P\	/d
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
(0.00	0.0	0	0.00	0.0	1	197.00	37.0		37.0
Other damage:	s								PV Value (£k	3
o and a annuage	-									-,
						,				
Notes:	As determined by MDS	SF					Total preferre	ed plan damages		767.9
Costs										
	gement Assessment	•								
Source:	,							ı	PV Value (£k)	
	plan for mangement in this	area Costs have been	estimated agisnt maint	aining existing defences				•	v value (£k)	
There is no detailed	plantier mangement in time	arear educeriare see	. ooumatou agioni mami	ammig calculg deletions						
Notes:										1,429
Preferred Pan									PV Value (£k)	
	The core feature of the	Plan is to sustain a	vieting use use and c	ahracter of the area wh	uila minimisina raliana	e on the need for o	n-going increased provi		- v value (£k)	
Description:			•		•		ces have been made fo	•		
	entrance to the estuary		• • • • • • • • • • • • • • • • • • • •			go. to / mowan	220 2 23011 111440 10			
		,	,							

Reconciliation

The damages determined by the SMP do not fully reflect the important local and regional avalue of the estaury in terms of the fishing industry, tourism and recreation. The economic assessment can only provide indicative values that would need to be developed through a local management plan. There is however, identified significant flood and erosion risk which needs to be addressed in such a local management plan.

Appendix F 18 MA9

Policy Development Zone (PDZ):5

Location: Cardigan

Management Area (MA): 10

Policy Units (PU): 5.10, 5.11, 5.12, 5.13, 5.14

Page 1 of 2

Damages

No Active interven	tion							
ent								
s		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year 2	21 to year 50)	Epoch 3 (year 5	0 to year 100)	All epochs PVd
		AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
		70.42	881.7	506.14	3214.3	509.17	3177.9	7,273.9
och 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd
Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0.00	0.0	1	128.00	56.0	0	0.00	0.0	56
on								PV Value (£k)
As determined by MDS	20				ſ	То	tal NAI damages	7,329.9
	poch 1 (year 0 to year Total Valuation (£k) 0.00	Total Valuation (£k) 0.00 PV for epoch (£k) 0.00 0.00	Epoch 1 (year AAD (£k) 70.42	Epoch 1 (year 0 to year 20)	Epoch 1 (year 0 to year 20) Epoch 2 (year 2 to year 20) Epoch 2 (year 2 to year 3 to year	Epoch 1 (year 0 to year 20) Epoch 2 (year 21 to year 50)	Epoch 1 (year 0 to year 20) Epoch 2 (year 21 to year 50) Epoch 3 (year 50)	Epoch 1 (year 0 to year 20) Epoch 2 (year 21 to year 50) Epoch 3 (year 50 to year 100)

Scenario:	With Present Man	agement							
MDSF Assessn	nent								
Flooding damage	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	60 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			15.84	198.3	25.22	228.9	43.04	213.7	640.9
Erosion damages	1								
E	poch 1 (year 0 to year	· 20)	Ep/	och 2 (year 21 to year	50)	Ep	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0.0
Other informati	ion								PV Value (£k)

Source:

Total WPM damages 640.9 Notes: As determined by MDSF

Policy Development Zone (PDZ): 4

Location: Dinas Head and Adjacent Cliffs

Management Area (MA): 10

Policy Units (PU): 5.10, 5.11, 5.12, 5.13, 5.14

Page 2 of 2

MDSF Assessr			For all 4 (. 0 1 00)	F	04 (F	70 (All and all a DVI
Flooding damag	jes	-	AAD (£k)	r 0 to year 20) PVd for epoch	Epoch 2 (year AAD (£k)	21 to year 50) PVd for epoch	Epoch 3 (year 5 AAD (£k)	PVd for epoch	All epochs PVd MDSF (£k)
		-	15.84	· · · · · · · · · · · · · · · · · · ·	25.22	228.9	` '		MDSF (£K)
Erosion damage:	s							•	
E	Epoch 1 (year 0 to year	20)	Epc	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
C	0.00	0.0	0	0.00	0.0	0	0.00	0.0	
Otner damages	S								PV Value (£k)
Other damages		F				[Total preferre	ed plan damages	. ,
Notes:	As determined by MDS	F					Total preferre	ed plan damages	PV Value (£k)
Notes:		F					Total preferre	ed plan damages	. ,
Notes:							Total preferre	ed plan damages	. ,
Notes:	As determined by MDS						Total preferre		. ,
Notes: Costs Present Manag Source:	As determined by MDS						Total preferre		64
Notes: Costs Present Manag Source: Improvements to car	As determined by MDS						Total preferre		64
Notes: Costs Present Manag Source:	As determined by MDS						Total preferre	P	6/ V Value (£k)

Reconciliation

There is significant benefit in maintaining defences as set out in the plan. Even so consideration has to be given in reducing the long term flood risk by approapriate development control.

Policy Development Zone (PDZ):5

Location: Mwnt and Aberporth Cliffs

Management Area (MA): 11 Policy Units (PU):5.15

Page 1 of 2

Damages

Scenario:	No Active interven	ntion								
MDSF Assessm		1	Frank 4 (En esta O / essa	04 (2 2 2 50)	Frank 0 /	(0.15-5-5-100)	All 1 BV1	
Flooding damage	S		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	00 to year 100)	All epochs PVd	
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			0.00	0.0	0.00	0.0	0.00	0.0		0.0
Erosion damages										
Εį	och 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Epo	100)	All epochs PVd		
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
0	0.00	0.0	0	0.00	0.0	0	0.00	0.0		0
Other information	on								PV Value (£k)	
Source:										
Notes:	As determined by MDS	OF				ſ	То	tal NAI damages		0.0

						•				
Scenario:	With Present Man	agement								
MDSF Assessn	nent									
Flooding damage	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 50 to year 100)		All epochs PVd	
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			0.00	0.0	0.00	0.0	0.00	0.0		0.0
Erosion damages	i									
E	poch 1 (year 0 to year	r 20)	Ep	och 2 (year 21 to year	50)	Ep	och 3 (year 50 to year	100)	All epochs PVd	
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
0	0.00	0.0	0	0.00	0.0	0	0.00	0.0		0.0
Other informati	on								PV Value (£k)	

Source:

Total WPM damages 0.0 Notes: As determined by MDSF

Policy Development Zone (PDZ):5

Location: Mwnt and Aberporth Cliffs

Management Area (MA): 11 Policy Units (PU):5.15

Page 2 of 2

Damages	(continued)									
Scenario:	Preferred Plan									
MDSF Assessn	nent									
Flooding damage	es			ar 0 to year 20)	Epoch 2 (year		Epoch 3 (year 5	50 to year 100)	All epochs PVd	
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			0.00	0.0	0.00	0.0	0.00	0.0		0.0
Erosion damages										
	Ro. of properties Total Valuation (£k) PV for epoch (£k)			och 2 (year 21 to year	,		och 3 (year 50 to year		All epochs PVd	
No. of properties	, ,	. , ,	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
0	0.00	0.0	0	0.00	0.0	0	0.00	0.0		0.0
Other damages	:								PV Value (£k)	
									,	
						F				
Notes:	As determined by MDS	SF					Total preferre	ed plan damages		0.0
Costs										
Present Manag	ement Assessment	t								
Source:									PV Value (£k)	
Notes:										0
Preferred Pan									PV Value (£k)	
Description:	No works identified.								, ,	
2000 iption.										
										_
Notes:										0

Reconciliation

There are no signifcant assest at risk.

Policy Development Zone (PDZ):6

Location: Aberporth and Villages

0.00

0.0

Management Area (MA): 12

0.0

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289

Policy Units (PU):6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7, 6.8

20

2,758.86

Damages

No Active intervention Scenario: MDSF Assessment Flooding damages Epoch 1 (year 0 to year 20) Epoch 2 (year 21 to year 50) Epoch 3 (year 50 to year 100) All epochs PVd AAD (£k) PVd for epoch AAD (£k) PVd for epoch AAD (£k) PVd for epoch MDSF (£k) 0.00 0.0 0.00 0.0 0.00 0.0 0.0 Erosion damages Epoch 1 (year 0 to year 20) Epoch 2 (year 21 to year 50) Epoch 3 (year 50 to year 100) All epochs PVd Total Valuation (£k) PV for epoch (£k) Total Valuation (£k) PV for epoch (£k) Total Valuation (£k) MDSF (£k) No. of properties No. of properties No. of properties PV for epoch (£k)

Other information PV Value (£k)

0.00

Source:

Damages resulting from loss of road and services not evaluated for any of the communities. Potential incraesed cliff slippage at Aberporth and Tresaith would result in signifcantly greater loss.

0

Notes: As determined by MDSF Total NAI damages 289.0

Scenario: With Present Management							
MDSF Assessment							
Flooding damages	Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	60 to year 100)	All epochs PVd
	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
	0.00	0.0	0.00	0.0	0.00	0.0	0.0
Erosion damages							

Epoch 1 (year 0 to year 20)			Ep	och 2 (year 21 to year	50)	Ep	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	4	624.14	56.0	56.0

Other information PV Value (£k)

Source: no detailed study

Notes: As determined by MDSF

Total WPM damages 56.0

288.8

Appendix F 23 MA12

Policy Development Zone (PDZ):6

As determined by MDSF

Management Area (MA): 12 Location: Aberporth and Villages Policy Units (PU):6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7, 6.8 Page 2 of 2

56.0

403

Total preferred plan damages

Damages (continued) Scenario: **Preferred Plan** MDSF Assessment All epochs PVd Flooding damages Epoch 1 (year 0 to year 20) Epoch 2 (year 21 to year 50) Epoch 3 (year 50 to year 100) AAD (£k) PVd for epoch AAD (£k) PVd for epoch AAD (£k) PVd for epoch MDSF (£k) 0.00 0.0 0.00 0.0 0.00 0.0 0.0 **Erosion damages** Epoch 2 (year 21 to year 50) Epoch 3 (year 50 to year 100) All epochs PVd Epoch 1 (year 0 to year 20) MDSF (£k) No. of properties Total Valuation (£k) PV for epoch (£k) No. of properties Total Valuation (£k) PV for epoch (£k) No. of properties Total Valuation (£k) PV for epoch (£k) 56.0 0.00 0.00 0.0 0.0 624.14 56.0 Other damages PV Value (£k)

		_
Costs		
Present Management Assessment		
Source:	PV Value (£k)	
Notes:		52
Preferred Pan	PV Value (£k)	
Description: Mainatin defences at Aberporth. Realignme	ent at Tresaith and at Llangrannog	
-		

Reconciliation

Notes:

Notes:

Damages evaluated do not fully reflect loss to communities in terms of access and potential risk due to landslippage. Defence at Aberporth is essential to maintain the core opf the community. Realignement at Tresaith would safeguard the main access but allow adaption and sustain beach. Realignement at Llangrannog would aim to retain village and allow development of important amenity beach.

Location: New Quay Bay

Policy Development Zone (PDZ):7

Management Area (MA): 13 Policy Units (PU):7.1, 7.2, 7.3, 7.4 Page 1 of 2

Damages

No Active intervention Scenario: MDSF Assessment Flooding damages Epoch 1 (year 0 to year 20) Epoch 2 (year 21 to year 50) Epoch 3 (year 50 to year 100) All epochs PVd AAD (£k) AAD (£k) PVd for epoch PVd for epoch AAD (£k) PVd for epoch MDSF (£k) 0.00 0.0 0.00 0.0 0.00 0.0 0.0 Erosion damages Epoch 1 (year 0 to year 20) Epoch 2 (year 21 to year 50) Epoch 3 (year 50 to year 100) All epochs PVd Total Valuation (£k) PV for epoch (£k) Total Valuation (£k) PV for epoch (£k) Total Valuation (£k) MDSF (£k) No. of properties No. of properties No. of properties PV for epoch (£k) 766.3 0.00 0.0 1,080.00 332.0 47 5,074.62 434.3

Other information PV Value (£k)

Source:

No detailed study. Damages do not take account of loss of the harbour and central core of New Quay

Notes: As determined by MDSF Total NAI damages 766.3

Scenario:	With Present Mana	agement								
MDSF Assessm	ent									
Flooding damage	ımages		Epoch 1 (year 0 to year 20) Epoch 2 (year 21 to year 50) Epoch 3 (year 50 to year 100)		Epoch 1 (year 0 to year 20)		Epoch 3 (year 50 to year 100) All epoc		All epochs PVd	
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			0.00	0.0	0.00	0.0	0.00	0.0		0.0
Erosion damages										
E	poch 1 (year 0 to year	20)	Epoch 2 (year 21 to year !		50)	Epoch 3 (year 50 to year		100)	All epochs PVd	
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
0	0.00	0.0	7	1,080.00	332.0	21	2,796.99	232.0	5	564.0

Other information PV Value (£k)

Source:

Notes: As determined by MDSF Total WPM damages 564.0

Policy Development Zone (PDZ):7 Management Area (MA): 13 Location: New Quay Bay

Policy Units (PU):7.1, 7.2, 7.3, 7.4

Page 2 of 2

Damages	(continued)									
Scenario:	Preferred Plan									
MDSF Assessn	nent									
Flooding damage	es		Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year 2		Epoch 3 (year 5		All epochs P\	/d
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			0.00	0.0	0.00	0.0	0.00	0.0		0.0
Erosion damages										
	poch 1 (year 0 to year 2			och 2 (year 21 to year	,		och 3 (year 50 to year		All epochs P\	/d
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	000.4
0	0.00	0.0	7	1,080.00	332.0	27	3,518.71	307.4		639.4
Incraesed dama	ges with MR along Ro	ck Street				,			`	
Notes:	As determined by MDSF						Total preferre	ed plan damages		639.4
Costs										
Present Manage	ement Assessment									
Source:									PV Value (£k)	
Takes costs of protect	ting Rock Street									
Notes:										1,051
Preferred Pan									PV Value (£k)	
Description:	Minor works would be u works to reinforce Llanir		in Rock Street but not	to stop slow erosion o	f the frontage. Costs	include an estimate	d cost of maintaing the	stone pier and		
l										
Notes:										853

Reconciliation

Damages identified above do not take account of loss of harbour and consequential damge to the centre of New Quay. Costs associated with maintaining the Pier may require alternative fundong sources and pplans would need to be developed in conslutation with the community in terms of the long term development of the town.

Economic Assessment Policy Development Zone (PDZ):7

Location: Cei Bach

Management Area (MA): 14 Policy Units (PU):7.5, 7.6

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PV Value (£k)

Connection No Active intervention								
Scenario: No Active intervention								
MDSF Assessment								
Flooding damages	Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVd	All epochs PVd
	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
	0.00	0.0	0.00	0.0	0.00	0.0		0.
Erosion damages								
Epoch 1 (year 0 to year 20)	Epo	och 2 (year 21 to year 5	50)	Epo	ch 3 (year 50 to year	100)	All epochs PVd	
No of proportion Total Valuation (Ck) DV for enough (Ck)	No of proportion	Total Valuation (Ck)	DV for anoth (Cls)	No of proportion	Total Valuation (Clr)	DV for anoth (Cls)	MDCE (CIA)	

No. of properties Total Valuation (£k) PV for epoch (£k) No. of properties Total Valuation (£k) PV for epoch (£k) No. of properties Total Valuation (£k) PV for epoch (£k) MDSF (£k) 0.0 0.0 0.00 0.0 0.00 0.00

Other information

Source:

Damages

Damages may not fully reflect longer term risk to property on coastal slope above defences. This would require more detailed study.

Notes: As determined by MDSF Total NAI damages 0.0

Scenario: With Present Management MDSF Assessment Flooding damages Epoch 1 (year 0 to year 20) Epoch 2 (year 21 to year 50) Epoch 3 (year 50 to year 100) All epochs PVd MDSF (£k) AAD (£k) PVd for epoch AAD (£k) PVd for epoch AAD (£k) PVd for epoch 0.00 0.0 0.0 0.00 0.0 0.0 Erosion damages Epoch 1 (year 0 to year 20) Epoch 2 (year 21 to year 50) Epoch 3 (year 50 to year 100) All epochs PVd Total Valuation (£k) Total Valuation (£k) PV for epoch (£k) PV for epoch (£k) No. of properties Total Valuation (£k) PV for epoch (£k) MDSF (£k) No. of properties No. of properties 0.0 0.00 0.0 0.00 0.0 0.00 0.0

Other information PV Value (£k)

Source:

Notes: As determined by MDSF Total WPM damages 0.0

Policy Development Zone (PDZ):7

Location: Cei Bach

Management Area (MA): 14 Policy Units (PU):7.5, 7.6 Page 2 of 2

Damages	(continued)									
Scenario:	Preferred Plan									
MDSF Assessm	ent									
Flooding damage	s		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year	50 to year 100)	All epochs PVo	t
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			0.00	0.0	0.00	0.0	0.00	0.0		0.0
Erosion damages		,			1			•		
	ooch 1 (year 0 to year	,		och 2 (year 21 to year	,		och 3 (year 50 to year	,	All epochs PV	t
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
0	0.00	0.0	0	0.00	0.0	0	0.00	0.0		0.0
Other damages									PV Value (£k)	
		to property on coastal sl	ope above defences. Th	nis would require more de	tailed study.				` ,	
						F	F	15		
Notes:	As determined by MDS	SF					Total preferre	ed plan damages		0.0
Costs										
Present Manage	ement Assessment	t								
Source:									PV Value (£k)	
Presnt management	continues to mainatin the	existing defences.								
Notes:										1,163
Preferred Pan									PV Value (£k)	
Description:	The plan recognises the	hat potential risk to pr	operty on the coastal	slope. Some of the de	efence is privately ow	ned. The intent wou	uld be to assist in mana	agement of defences		
	subject to more detailed	ed assessment of risk	but in the long term	to withdraw from mang	ement of the fronatge	e. This would require	e agreed adaptation.			
Notes:										244
MULES.										244

Reconciliation

There is a potential risk to property. This would need to be examined further. The intent would be to move away from defence of the frontage but over epoch 1 and 2 to examine risk in more detail.

Policy Development Zone (PDZ):8

Location: Aberaeron and Aberarth

Management Area (MA): 15

Policy Units (PU):8.1, 8.2, 8.3, 8.4, 8.5, 8.6

Page 1 of 2

Damages

Scenario:	No Active interver	ntion							
MDSF Assessn	nent								
Flooding damages			Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year 2	21 to year 50)	Epoch 3 (year 5	0 to year 100)	All epochs PVd
	-		AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			105.88	1325.6	60.94	930.0	5428.75	17182.7	19,438.
Erosion damages	1								
E	poch 1 (year 0 to year	r 20)	Epoch 2 (year 21 to year 50)			Epoch 3 (year 50 to year 100)			All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	1	149.00	36.0	74	9,025.00	852.0	888
Other informati	on								PV Value (£k)
Source:									, ,
Notes:	As determined by MD	SF				ſ	То	tal NAI damages	20,326.4

						•			
Scenario:	With Present Man	agement							
MDSF Assessn	nent								
Flooding damage	ding damages			ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			55.72	697.6	69.37	697.4	124.25	606.0	2,001.0
Erosion damages	;								
E	poch 1 (year 0 to year	r 20)	Epoch 2 (year 21 to year		· 50) Ep		och 3 (year 50 to year	100)	All epochs PVd
No. of properties			No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	7	1,375.00	91.0	91.0
Other informati	on	_							PV Value (£k)

Source:

Notes: As determined by MDSF 2,092.0

Policy Development Zone (PDZ):8

Location: Aberaeron and Aberarth

Management Area (MA): 15
Policy Units (PU):8.1, 8.2, 8.3, 8.4, 8.5, 8.6

Page 2 of 2

Damages	(continued)								
	Preferred Plan								
MDSF Assessm	nent								
Flooding damage	es		Epoch 1 (yea		Epoch 2 (year		Epoch 3 (year s		All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			55.72	697.6	69.37	697.4	124.25	606.0	2,001.
Erosion damages		20)	F	-1.0/04/	50)	F		400)	All and all a DV I
Epoch 1 (year 0 to year 20) No. of properties Total Valuation (£k) PV for epoch (£l)			No. of properties	och 2 (year 21 to year Total Valuation (£k)	PV for epoch (£k)	No. of properties	och 3 (year 50 to year Total Valuation (£k)	PV for epoch (£k)	All epochs PVd MDSF (£k)
0		0.0	0	0.00	. , ,	7	1,375.00	· ` ` / F	91.
Other damages						,			PV Value (£k)
	As determined by MDS	F					Total preferre	ed plan damages	2,092
Costs									
Present Manage	ement Assessment								
Source:								l	PV Value (£k)
Notes:									1,52
Preferred Pan									PV Value (£k)
Description:									
Notes:									1,22

Reconciliation

Policy Development Zone (PDZ):8

Location: Llanrhystud bay

Management Area (MA): 16 Policy Units (PU):8.7, 8.8, 8.9, 8.10 Page 1 of 2

Scenario:	No Active interver	ntion								
MDSF Assessn	nent									
Flooding damage	es		Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	0 to year 100)	All epochs PVd	
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			0.00	0.0	0.00	0.0	0.00	0.0		0.0
Erosion damages	3									
	poch 1 (year 0 to year	,	•	och 2 (year 21 to year		-	och 3 (year 50 to year		All epochs PVd	
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
0	0.00	0.0	0	0.00	0.0	2	119.00	10.0		10
Other informati	ion								PV Value (£k)	
Notes:	As determined by MD	SF					То	tal NAI damages		10.0
	<u> </u>						То	tal NAI damages		10.0
Scenario:	With Present Mana						То	tal NAI damages		10.0
Scenario: MDSF Assessn	With Present Mana									
Scenario:	With Present Mana			ar 0 to year 20)	Epoch 2 (year		Epoch 3 (year 5	0 to year 100)	All epochs PVd	
Scenario: MDSF Assessn	With Present Mana		Epoch 1 (yea AAD (£k) 0.00	ur 0 to year 20) PVd for epoch 0.0	AAD (£k)	PVd for epoch	Epoch 3 (year 5		All epochs PVd MDSF (£k)	
Scenario: MDSF Assessn Flooding damage	With Present Mana nent es		AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	Epoch 3 (year 5	0 to year 100) PVd for epoch	•	
Scenario: MDSF Assessn Flooding damage	With Present Mana nent es s Epoch 1 (year 0 to year	agement	AAD (£k) 0.00	PVd for epoch	AAD (£k) 0.00	PVd for epoch 0.0	Epoch 3 (year 5	0 to year 100) PVd for epoch 0.0	•	
Scenario: MDSF Assessn Flooding damage	With Present Mana nent es	agement	AAD (£k) 0.00	PVd for epoch 0.0	AAD (£k) 0.00	PVd for epoch 0.0	Epoch 3 (year 5 AAD (£k) 0.00	0 to year 100) PVd for epoch 0.0	MDSF (£k)	0.
Scenario: MDSF Assessn Flooding damage Erosion damages	With Present Mana nent es s Epoch 1 (year 0 to year	r 20) PV for epoch (£k)	AAD (£k) 0.00 Epc No. of properties	PVd for epoch 0.0 Och 2 (year 21 to year	AAD (£k) 0.00	PVd for epoch 0.0 Epo No. of properties	Epoch 3 (year 5 AAD (£k) 0.00 och 3 (year 50 to year	0 to year 100) PVd for epoch 0.0	MDSF (£k) All epochs PVd	0.
Scenario: MDSF Assessn Flooding damage Erosion damages	With Present Manament es Epoch 1 (year 0 to year Total Valuation (£k) 0.00	r 20) PV for epoch (£k)	AAD (£k) 0.00 Epc No. of properties	PVd for epoch 0.0 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 0.00 50) PV for epoch (£k)	PVd for epoch 0.0 Epo No. of properties	Epoch 3 (year 5 AAD (£k) 0.00 och 3 (year 50 to year Total Valuation (£k)	0 to year 100) PVd for epoch 0.0 100) PV for epoch (£k)	MDSF (£k) All epochs PVd	
Scenario: MDSF Assessn Flooding damage Erosion damages E No. of properties	With Present Manament es Epoch 1 (year 0 to year Total Valuation (£k) 0.00	r 20) PV for epoch (£k)	AAD (£k) 0.00 Epc No. of properties	PVd for epoch 0.0 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 0.00 50) PV for epoch (£k)	PVd for epoch 0.0 Epo No. of properties	Epoch 3 (year 5 AAD (£k) 0.00 och 3 (year 50 to year Total Valuation (£k)	0 to year 100) PVd for epoch 0.0 100) PV for epoch (£k)	MDSF (£k) All epochs PVd MDSF (£k)	0.
Scenario: MDSF Assessn Flooding damage Frosion damages No. of properties Other information	With Present Manament es Epoch 1 (year 0 to year Total Valuation (£k) 0.00	r 20) PV for epoch (£k)	AAD (£k) 0.00 Epc No. of properties	PVd for epoch 0.0 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 0.00 50) PV for epoch (£k)	PVd for epoch 0.0 Epo No. of properties	Epoch 3 (year 5 AAD (£k) 0.00 och 3 (year 50 to year Total Valuation (£k)	0 to year 100) PVd for epoch 0.0 100) PV for epoch (£k)	MDSF (£k) All epochs PVd MDSF (£k)	0.
Scenario: MDSF Assessn Flooding damage Erosion damages No. of properties Other information	With Present Manament es Epoch 1 (year 0 to year Total Valuation (£k) 0.00	r 20) PV for epoch (£k) 0.0	AAD (£k) 0.00 Epc No. of properties	PVd for epoch 0.0 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 0.00 50) PV for epoch (£k)	PVd for epoch 0.0 Epo No. of properties	Epoch 3 (year 5 AAD (£k) 0.00 och 3 (year 50 to year Total Valuation (£k) 119.00	0 to year 100) PVd for epoch 0.0 100) PV for epoch (£k)	MDSF (£k) All epochs PVd MDSF (£k)	0.

Appendix F 31 MA16

Location: Llanrhystud bay

Policy Development Zone (PDZ):8

Management Area (MA): 16 Policy Units (PU):8.7, 8.8, 8.9, 8.10 Page 2 of 2

Domogos	(acontinuo d)								
Damages	(continued) Preferred Plan								
Scenario:									
MDSF Assess		1							
Flooding damag	ges		ar 0 to year 20)	Epoch 2 (year		Epoch 3 (year 5		All epochs PVo	t
		AAD (£k) 0.00	PVd for epoch 0.0	AAD (£k) 0.00	PVd for epoch 0.0	AAD (£k) 0.00	PVd for epoch 0.0	MDSF (£k)	0.0
Erosion damage	es .	0.00	0.0	0.00	0.0	0.00	0.0		0.0
	Epoch 1 (year 0 to year 20)	Epo	och 2 (year 21 to year	50)	Ep	och 3 (year 50 to year	100)	All epochs PVo	
No. of properties			Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
	0.00	0.0	0.00	0.0	2	119.00	10.0		10.0
Other damage								PV Value (£k)	
M-4						T-1-1			40.6
Notes:	As determined by MDSF					l otal preferre	ed plan damages		10.0
Casta									
Costs									
	gement Assessment								
Source:								PV Value (£k)	
Notes:									C
Preferred Pan								PV Value (£k)	
Description:									
Notes:									C
									$\ddot{-}$

Reconciliation

Policy Development Zone (PDZ):9

Management Area (MA): 17

Page 1 of 2

Location: Aberystwyth

Policy Units (PU):9.1, 9.2, 9.3, 9.4, 9.5, 9.6, 9.7, 9.8, 9.9, 9.10

Damages

Scenario:	No Active interver	ntion							
MDSF Assessm	ent								
Flooding damages			Epoch 1 (year 0 to year 20)		Epoch 2 (year	Epoch 2 (year 21 to year 50)		0 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			401.96	5032.5	552.11	5318.9	4245.08	15015.2	25,366.7
Erosion damages									
E	Epoch 1 (year 0 to year 20)		Epoch 2 (year 21 to year 50		50) Ep o		Epoch 3 (year 50 to year 100)		All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	182	19,929.00	2476.0	2476

Other information PV Value (£k)

Source: Aberystwyth Coastal Defence Strategy 2006

damages assesed by strategy: Tan y Bwlch - £76k, Harbour - £6936k, South Marine Terrace - £3211, Victoria and Marine Terrace - £7629. Total damges estimates (excluding properteis withinthe rhiedol valley =

£17, 852. damages assessed only with 0.5m sea level rise.

Notes: As determined by MDSF taking account of rheildol valley and additional sea level rise.

Total NAI damages 2

27,842.7

Scenario: With Present Management

MDSF Assessment

Flooding damages			Epoch 1 (year 0 to year 20)		Epoch 2 (year 21 to year 50)		Epoch 3 (year 5	50 to year 100)	All epochs PVd			
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)			
			213.05	2667.4	292.78	2820.0	499.18	2478.8	7,966.2			
Erosion damages	rosion damages											
Eį	Epoch 1 (year 0 to year 20)			och 2 (year 21 to year	50)	Ep	och 3 (year 50 to year	100)	All epochs PVd			
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)			
0	0.00	0.0	0	0.00	0.0	2	263.00	24.0	24.0			

Other information PV Value (£k)

Source: Aberystwyth Coastal Defence Strategy 2006

damages assesed by strategy: Tan y Bwlch - £31k, Harbour - £843k, South Marine Terrace - £1057, Victoria and Marine Terrace - £1297. Total damges estimates (excluding properteis withinthe rhiedol valley =

£3,228. damages assessed only with 0.5m sea level rise.

Notes: As determined by MDSF taking account of rheildol valley and additional sea level rise. Total WPM damages 7,990.2

Policy Development Zone (PDZ):9

Management Area (MA): 17

Page 2 of 2

PV Value (£k)

5,092

Location: Aberystwyth

Policy Units (PU):9.1, 9.2, 9.3, 9.4, 9.5, 9.6, 9.7, 9.8, 9.9, 9.10

	•						. , , , , ,	•	
Damages	(continued)								
Scenario:	Preferred Plan								
MDSF Assess	ment								
Flooding damag	Flooding damages		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	60 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			213.05	2667.4	292.78	2820.0	1104.67	4374.0	9,861.4
Erosion damage	es								
Epoch 1 (year 0 to year 20) Epoch 2 (year 21 to year 50) Epoch 3 (year 50 to year 100)									All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
	0.00	0.0	0	0.00	0.0	2	263.00	24.0	24.0
Other damage no allowance a Glanrafon Terra	hs been taken for loss	s of highways, sevri	ces along the sea	front and amenity us	se. No cost has be	een allowed for los	ss of railway. Incraes	ed flood risk at	PV Value (£k)
Notes:	As determined by MD	SF					Total preferre	ed plan damages	9,885.4
Source:	gement Assessment Aberystwyth Coastal [strategy: Tan y bwlch - £3,7	Defence Strategy 2006		977, Victoria and Marine ⅂	Ferrace - £698. Total co	ist estimates (excludinç	g Tan y bwlchand costs w		V Value (£k)

Reconciliation

Preferred Pan

Description:

Notes:

strong economic case for continued management even without taking account of amenity values and potential loss of services. Long term risks in terms of sustainble mangement, with potential loss of amenity and incraesed flood risk in the Rheidol Valley.

Maintain all defences except at Tan y Bwlch and potential for realignement at Glanrafon Terrace in epoch 3. Includes for future cost of defence within the Rhiedol Valley

Policy Development Zone (PDZ):9

Location: Clarach and Wallog

Management Area (MA): 18 Policy Units (PU):9.11, 9.12, 9.13 Page 1 of 2

Damages

MDSF Assessm	ent								
Flooding damage	s		Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year 2	21 to year 50)	Epoch 3 (year 5	0 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			40.87	511.7	49.03	501.2	491.72	1692.5	2,705.4
Erosion damages									
Epoch 1 (year 0 to year 20)		20)	Epoch 2 (year 21 to year 50)			Еро	100)	All epochs PVd	
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	1	198.00	48.0	3	163.00	19.0	67
Other information	on								PV Value (£k)
Source:									
Notes:	As determined by MDS	SF				Γ	To	tal NAI damages	2,772.4

Scenario:	With Present Management							
MDSF Assess	sment							
Flooding dama	Flooding damages		Epoch 1 (year 0 to year 20)		Epoch 2 (year 21 to year 50)		0 to year 100)	All epochs PVd
		AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
		40.87	511.7	5.76	260.0	491.72	1557.1	2,328.8
Erosion damage	es							
	Epoch 1 (year 0 to year 20)	Epoch 2 (year 21 to year 50)			Epoc	ch 3 (year 50 to year	100)	All epochs PVd

Eį	poch 1 (year 0 to year	r 20)	Ер	och 2 (year 21 to year	50)	Epoch 3 (year 50 to year 100)			All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	1	198.00	48.0	3	163.00	17.0	65.

Other information

PV Value (£k)

Source:

Notes: As determined by MDSF 2,393.8

Appendix F 35 MA18

Damages (continued)

Policy Development Zone (PDZ):9

Location: Clarach and Wallog

Management Area (MA): 18 Policy Units (PU):9.11, 9.12, 9.13 Page 2 of 2

Scenario: Preferred Plan							
MDSF Assessment							
Flooding damages	Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	0 to year 100)	All epochs PVd
	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
	40.87	511.7	5.76	260.0	491.72	1557.1	2,328.8
Erosion damages							
Epoch 1 (year 0 to year 20)	Epo	och 2 (year 21 to year	50)	Epo	ch 3 (year 50 to year	All epochs PVd	
No. of properties Total Valuation (£k) PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0 0.00	.0 1	198.00	48.0	3	163.00	17.0	65.0
Other damages							PV Value (£k)
Notes: As determined by MDSF					Total preferre	d plan damages	2,393.8
Costs							
Present Management Assessment							
Source:						ı	PV Value (£k)
Allowance made for costs associated with realignement during epo	ch 2						
Notes:							126
Preferred Pan						ı	PV Value (£k)
Description: Allowance made for costs associated with	h realignement during e	epoch 2					
Notes:							126

Reconciliation

Significant improvement fo flood defence would require works along the sea fronat and along the banks of the river. This would incur significant cost and set a precedent that would be unsustainable in the longer term.

Economic Assessment Policy Development Zone (PDZ):10

Location: Dyfi South

Management Area (MA): 19

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Policy Units (PU):10.1, 10.2, 10.1-3, 10.4, 10.5, 10.6, 10.7, 10.8, 10.9

Damages

Scenario: No Active intervention MDSF Assessment Flooding damages Epoch 1 (year 0 to year 20) Epoch 2 (year 21 to year 50) Epoch 3 (year 50 to year 100) All epochs PVd AAD (£k) PVd for epoch AAD (£k) PVd for epoch AAD (£k) PVd for epoch MDSF (£k) 362.92 4543.8 536.23 5012.8 17519.38 56514.1 66,070.6 Erosion damages Epoch 1 (year 0 to year 20) Epoch 2 (year 21 to year 50) Epoch 3 (year 50 to year 100) All epochs PVd No. of properties Total Valuation (£k) PV for epoch (£k) Total Valuation (£k) PV for epoch (£k) Total Valuation (£k) PV for epoch (£k) MDSF (£k) No. of properties No. of properties

0 0.00 0.00 74 8,274.00 2687.0 247 30,055.00 2982.0 5669

Other information PV Value (£k)

Source: Borth apprias of options 2006

Damges determined for both sea front and potential flood risk at Ynyslas = £51,000K.

Notes: As determined by MDSF Taking account of additional damages within the Dyfi Estuary.

Total NAI damages

71,739.6

Scenario: With Present Management

MDSF Assessment

Flooding damages	Epoch 1 (year 0 to year 20)		Epoch 2 (year 21 to year 50)		Epoch 3 (year 50 to year 100)		All epochs PVd
	AAD (£k) PVd for epoch		AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
	181.20	2268.6	210.80	2185.4	536.43	2338.8	6,792.9
Erosion damages							
Epoch 1 (year 0 to year 20)	Epo	och 2 (year 21 to year	50)	Ep	och 3 (year 50 to year	100)	All epochs PVd

E	poch 1 (year 0 to year	r 2 0)	Еp	Epoch 2 (year 21 to year 50)			och 3 (year 50 to year	All epochs PVd	
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0.0

Other information PV Value (£k)

Source: Borth apprias of options 2006

Damages assessed for bortyh frontage with proposed scheme = £2,000k.

Notes: As determined by MDSF Taking account of additional damages within the Dyfi Estuary. Total WPM damages 6,792.9

Economic Assessment Policy Development Zone (PDZ):10

Management Area (MA): 19

Page 2 of 2

19,076

Location: Dy	fi South			Policy Units (PU):10.1, 10.2, 10.1-3, 10.4, 10.5, 10.6, 10.7, 10.8, 10.9									
Damages	(continued)												
Scenario:	Preferred Plan												
MDSF Assessr	nent												
Flooding damag	es		Epoch 1 (year	ar 0 to year 20)	Epoch 2 (year:	21 to year 50)	Epoch 3 (year 5	All epochs PVd					
1			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)				
ĺ			181.20	2268.6	210.80	2185.4	536.43	2338.8	6,792.9				
Erosion damage:	S												
	poch 1 (year 0 to year			och 2 (year 21 to year	,	•	och 3 (year 50 to year		All epochs PVd				
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)				
(0.00	0.0	0	0.00	0.0	294	35,574.00	2644.0	2644.0				
Other damages no allowance fo	s r damges associated	with potential loss	or relocation of rail	way.					PV Value (£k)				
Notes:	As determined by MD	SF Taking account of	additional damages v	within the Dyfi Estuary.			Total preferr	ed plan damages	9,436.9				
Costs													
Present Manag	ement Assessment	1											
Source:	Borth appriasl of optio	ns 2006							PV Value (£k)				
costs for mangemen	t at Borth taken from appr	aisla, additionla cost add	ded for defence at Dyfi	Junction.									
Notes:									19,076				
Preferred Pan									PV Value (£k)				

Reconciliation

Description:

Notes:

The Borth Appraisal is approved with the intent of providing defence to the fronatge over the next 75 years taking account of sea level rise. Beyond 75 years the approach would be to allow a redcution on defnce standard. Defence furtehr within the estaury would depend critically on future mangement of teh railway line, although there would still be seen as being justification for defence at Dyfi junction.

costs for mangement at Borth taken from appraisla, additionla cost added for defence at Dyfi Junction.

Policy Development Zone (PDZ):10

Location: Dyfi North, Tywyn and the Dysynni

0.00

0.0

Management Area (MA): 20

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Policy Units (PU):10.10, 10.11, 10.12, 10.13, 10.14, 10.15, 10.16, 10.17, 10.18, 10.19

0.00

0.0

0.0

Damages

Scenario:	No Active interver	ntion							
MDSF Assessn	nent								
Flooding damage	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year 21 to year 50)		Epoch 3 (year 50 to year 100)		All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			198.13	2480.6	368.77	3160.5	899.89 3970.9		9,612.
Erosion damages	3				•				
E	poch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Epo	ch 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	10	1,085.00	319.0	84	9,952.00	1113.0	143
Other informati	ion								PV Value (£k)
Source:									,
Damages do not incl	ude fro loss of harbour, dis	sruption to transport rout	tes and loss of ammenity	along the sea front at Ty	wyn.				
Notes:	As determined by MD	SF					To	tal NAI damages	11,044.
	7.6 46.6	<u> </u>							,
Caamaria	With Present Mana	agement							
Scenario:		490o							
MDSF Assessn	nent								
			Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year 2	21 to year 50)	Epoch 3 (year 5	0 to year 100)	All epochs PVd
MDSF Assessn			Epoch 1 (yea	ar 0 to year 20) PVd for epoch	Epoch 2 (year 2 AAD (£k)	21 to year 50) PVd for epoch	Epoch 3 (year 5	0 to year 100) PVd for epoch	All epochs PVd MDSF (£k)

i loouling damage	nooung damages			ii o to year zoj	LPOCH 2 (year 21 to year 30)		Epoch 3 (year 50 to year 100)		All epochs i vu
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			35.98	450.5	56.81	517.3	216.10	854.2	1,822.0
Erosion damages									
Epoch 1 (year 0 to year 20)			Epoch 2 (year 21 to year 50)			Epoch 3 (year 50 to year 100)			All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)

0.0

Other information PV Value (£k)

0.00

0

Source:

Notes: As determined by MDSF Total WPM damages 1,822.0

Appendix F 39 MA20

Policy Development Zone (PDZ):10

Location: Dyfi North, Tywyn and the Dysynni

Management Area (MA): 20

56.81

517.3

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PV Value (£k)

1,822.0

854.2

Policy Units (PU):10.10, 10.11, 10.12, 10.13, 10.14, 10.15, 10.16, 10.17, 10.18, 10.19

216.10

Damages (conti	inued)							
Scenario: Prefe	erred Plan							
MDSF Assessment								
Flooding damages		Epoch 1 (year 0 to year 20)		Epoch 2 (year 21 to year 50)		Epoch 3 (year 5	All epochs PVd	
		AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)

Fresion damages

LIUS	ion damages									
	Epoch 1 (year 0 to year 20)			Epoch 2 (year 21 to year 50)			Epoch 3 (year 50 to year 100)			All epochs PVd
No.	of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
	0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0.0

Other damages PV Value (£k)

450.5

There is incaresed flood risk to Aberdyfi Golf course and to agricultural land within the Penllyn Marhs and Dysynni areas.

35.98

1,822.0 Notes: Total preferred plan damages As determined by MDSF

Costs

Present Management Assessment

Source: PV Value (£k)

works include for improvement to definces at Aberdofi, continued defince at Tywyn and to the railway line. Defences in the Pnllyn marhs area include fro a cross wall embankment to the southa nd set back defence to the road and railway.

Notes:

9,039

Preferred Pan Description:

works include for improvement to defince at Aberdofi, continued defince at Tywyn and to the railway line. Defences in the Pnllyn marhs area include fro a cross wall

embankment to the southand set back defence to the road and railway.

9,039 Notes:

Reconciliation

damages do not include for signficant disruption to the transport network or the loss of important socio-economic factors at Tywyn and Aberdyfi. Whiel shown to be marginal these additional impacts on the area justiy continued management.

Policy Development Zone (PDZ):11

Location: Southern Cliffs

Management Area (MA): 21 Policy Units (PU):11.1, 11.2, 11.3 Page 1 of 2

Damages

Scenario:	No Active interven	ntion								
MDSF Assessn	nent									
Flooding damage	es		Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVd	
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			0.00	0.0	0.00	0.0	0.00	0.0		0.0
Erosion damages	3									
E	poch 1 (year 0 to year	· 20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd	
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
0	0.00	0.0	0	0.00	0.0	4	764.00	43.0		43
Other informati	ion								PV Value (£k)	
Source:										
damages do not inclu	ude for disruption to transp	oort net work								
Notes:	As determined by MD	SF					To	otal NAI damages		43.0
						•			•	

Scenario:	With Present Management
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MDSF Assessment

Flooding damages	Epoch 1 (year	ar 0 to year 20)	Epoch 2 (year 21 to year 50)		Epoch 3 (year 50 to year 100)		All epochs PVd	
	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
	0.00	0.0	0.00	0.0	0.00	0.0	0.0	
Frosion damages						•	•	

Erosion damages

E	poch 1 (year 0 to year	· 20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0.0

Other information PV Value (£k)

Source:

damages do not include for disruption to transport net work

Notes: As determined by MDSF Total WPM damages 0.0

Location: Southern Cliffs

Policy Development Zone (PDZ):11

DZ):11 Management Area (MA): 21 Policy Units (PU):11.1, 11.2, 11.3

Page 2 of 2

Damages	(continued)									
Scenario:	Preferred Plan									
MDSF Assessm	nent									
Flooding damage	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year :	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVd	
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			0.00	0.0	0.00	0.0	0.00	0.0		0.0
Erosion damages	i									
	poch 1 (year 0 to year	,		och 2 (year 21 to year	,		och 3 (year 50 to year	,	All epochs PVd	
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
0	0.00	0.0	0	0.00	0.0	0	0.00	0.0		0.0
Other damages damages do not inclu	de for disruption to transp	port net work							PV Value (£k)	
Notes:	As determined by MD	SF					Total preferre	ed plan damages		0.0
Costs										
Present Manage	ement Assessment									
Source:									PV Value (£k)	
cost do not include fo	r local mangement of defe	ences to rialway line							` ,	
Notes:										0
Preferred Pan									PV Value (£k)	
Description:	cost do not include for	local mangement of	defences to rialway lii	ne						
Notes:										0

Reconciliation

The principal aim of the plan would be for continued defence of the railway. This has not been assessed in the above tables.

Appendix F 42 MA21

Policy Development Zone (PDZ):11

Management Area (MA): 22 Policy Units (PU):11.4, 11.5, 11.6, 11.7, 11.8, 11.9 Page 1 of 2

Location: Mawddach Entrance - South

Damages

Scenario:	No Active interven	ntion							
MDSF Assessn	nent								
Flooding damage	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	0 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			2296.01	28746.0	2454.00	26481.3	23606.34	81568.9	136,796.2
Erosion damages	S								
E	poch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	22	3,596.00	276.0	276
Other informati	ion								PV Value (£k)
Source:									, ,
						li i		1-	
Notes:	A 1 / 1 11 MD								
NOIES.	As determined by MD	SF					То	tal NAI damages	137,072.2
	<u> </u>						То	tal NAI damages	137,072.2
Scenario:	With Present Mana						То	etal NAI damages	137,072.2
Scenario: MDSF Assessn	With Present Mana							<u> </u>	
Scenario:	With Present Mana			ar 0 to year 20)	Epoch 2 (year		Epoch 3 (year 5	50 to year 100)	All epochs PVd
Scenario: MDSF Assessn	With Present Mana		AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	Epoch 3 (year 5	50 to year 100) PVd for epoch	All epochs PVd MDSF (£k)
Scenario: MDSF Assessn Flooding damage	With Present Mana nent es			PVd for epoch			Epoch 3 (year 5	50 to year 100) PVd for epoch	
Scenario: MDSF Assessn Flooding damage	With Present Mana ment es	agement	AAD (£k) 224.55	PVd for epoch 2811.4	AAD (£k) 492.91	PVd for epoch 3999.8	Epoch 3 (year 5 AAD (£k) 2774.34	50 to year 100) PVd for epoch 10226.5	All epochs PVd MDSF (£k) 17,037.7
Scenario: MDSF Assessn Flooding damage	With Present Mana nent es	agement	AAD (£k) 224.55	PVd for epoch	AAD (£k) 492.91	PVd for epoch 3999.8	Epoch 3 (year 5	50 to year 100) PVd for epoch 10226.5	All epochs PVd MDSF (£k)
Scenario: MDSF Assessn Flooding damage Erosion damages	With Present Manament es Fpoch 1 (year 0 to year Total Valuation (£k)	agement 20) PV for epoch (£k)	AAD (£k) 224.55 Epr No. of properties	PVd for epoch 2811.4 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 492.91 50) PV for epoch (£k)	PVd for epoch 3999.8 Epo No. of properties	Epoch 3 (year 5 AAD (£k) 2774.34 och 3 (year 50 to year	50 to year 100) PVd for epoch 10226.5 100) PV for epoch (£k)	All epochs PVd MDSF (£k) 17,037.7 All epochs PVd MDSF (£k)
Scenario: MDSF Assessn Flooding damage Erosion damages E No. of properties	With Present Manament es Epoch 1 (year 0 to year Total Valuation (£k) 0.00	agement 20) PV for epoch (£k)	AAD (£k) 224.55 Epr No. of properties	PVd for epoch 2811.4 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 492.91 50) PV for epoch (£k)	PVd for epoch 3999.8 Epo No. of properties	Epoch 3 (year 5 AAD (£k) 2774.34 och 3 (year 50 to year Total Valuation (£k)	50 to year 100) PVd for epoch 10226.5 100) PV for epoch (£k)	All epochs PVd MDSF (£k) 17,037.7 All epochs PVd MDSF (£k) 0.0
Scenario: MDSF Assessn Flooding damage Erosion damages No. of properties Other information	With Present Manament es Epoch 1 (year 0 to year Total Valuation (£k) 0.00	agement 20) PV for epoch (£k)	AAD (£k) 224.55 Epr No. of properties	PVd for epoch 2811.4 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 492.91 50) PV for epoch (£k)	PVd for epoch 3999.8 Epo No. of properties	Epoch 3 (year 5 AAD (£k) 2774.34 och 3 (year 50 to year Total Valuation (£k)	50 to year 100) PVd for epoch 10226.5 100) PV for epoch (£k)	All epochs PVd MDSF (£k) 17,037.7 All epochs PVd MDSF (£k)
Scenario: MDSF Assessn Flooding damage Erosion damages No. of properties Other informations	With Present Manament es Epoch 1 (year 0 to year Total Valuation (£k) 0.00	agement 20) PV for epoch (£k)	AAD (£k) 224.55 Epr No. of properties	PVd for epoch 2811.4 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 492.91 50) PV for epoch (£k)	PVd for epoch 3999.8 Epo No. of properties	Epoch 3 (year 5 AAD (£k) 2774.34 och 3 (year 50 to year Total Valuation (£k)	50 to year 100) PVd for epoch 10226.5 100) PV for epoch (£k)	All epochs PVd MDSF (£k) 17,037.7 All epochs PVd MDSF (£k) 0.0
Scenario: MDSF Assessn Flooding damage Erosion damages No. of properties Other information	With Present Manament es Epoch 1 (year 0 to year Total Valuation (£k) 0.00	agement 20) PV for epoch (£k)	AAD (£k) 224.55 Epr No. of properties	PVd for epoch 2811.4 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 492.91 50) PV for epoch (£k)	PVd for epoch 3999.8 Epo No. of properties	Epoch 3 (year 5 AAD (£k) 2774.34 och 3 (year 50 to year Total Valuation (£k)	50 to year 100) PVd for epoch 10226.5 100) PV for epoch (£k)	All epochs PVd MDSF (£k) 17,037.7 All epochs PVd MDSF (£k) 0.0

Appendix F 43 MA22

Policy Development Zone (PDZ):11

Location: Mawddach Entrance - South

Management Area (MA): 22

Policy Units (PU):11.4, 11.5, 11.6, 11.7, 11.8, 11.9

Page 2 of 2

	(continued)								
Scenario:	Preferred Plan								
MDSF Assessm	ent								
Flooding damage	s		,	ar 0 to year 20)	Epoch 2 (year:		Epoch 3 (year 5		All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			224.55	2811.4	1502.00	9625.5	23520.34	78319.9	90,756
Erosion damages									
	ooch 1 (year 0 to year			och 2 (year 21 to year	,		och 3 (year 50 to year		All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	22	3,596.00	276.0	276
Other damages	munity at Fairbourn	ie damages taken a	as for NAI in enoch	13					PV Value (£k)
	As determined by MDS		as for twittin opoor	10.		ĺ	Total profess	ed plan damages	91,032
Costs	-								
Present Manage	ement Assessment								
Source: continued defence of	fronatges							P	V Value (£k)
Notes:									6,69
Preferred Pan								P	V Value (£k)
Description:	Costs associated with	mangement during ep	boch 1 and 2.						
									4.45
Notes:									4,42

Reconciliation

Despite signficant potential benefits, long term defence is not considered to be sustainable.

Appendix F 44 MA22

Policy Development Zone (PDZ):11

Location: Mawddach Estuary

Management Area (MA): 23 Policy Units (PU):11.10, 11.11, 11.12, 11.13 Page 1 of 2

Damages

Scenario:	No Active interven	ition										
MDSF Assessm	MDSF Assessment											
Flooding damage	es		Epoch 1 (year	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVd			
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)			
			0.44	5.5	0.62	5.9	8.88	29.7		41.2		
Erosion damages	i											
E	poch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd			
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)			
0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	_	0		
Other informati	Other information PV Value (£k)											

Source:

Damages do not include fro disruption to the transport network, maintaining the road through to Barmouth.

Total NAI damages 41.2 Notes: As determined by MDSF

Scenario: With Present Management

MDSF Assessment

Flooding damages	Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	Epoch 2 (year 21 to year 50)		50 to year 100)	All epochs PVd
	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
	0.22	2.8	0.30	2.9	4.48	15.0	20.6
Erosion damagos							

Epoch 1 (year 0 to year 20)		Epoch 2 (year 21 to year 50)		Ep	och 3 (year 50 to year	All epochs PVd			
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0.0

Other information PV Value (£k)

Source:

Damages do not include fro disruption to the transport network, maintaining the road through to Barmouth.

20.6 As determined by MDSF **Total WPM damages** Notes:

Appendix F 45 MA23

Policy Development Zone (PDZ):11

Management Area (MA): 23

Page 2 of 2

Location: Mawddach Estuary

Policy Units (PU):11.10, 11.11, 11.12, 11.13

					· •, • (. •,	,	,			
Damages	(continued)									
Scenario:	Preferred Plan									
MDSF Assessr	nent									
Flooding damag	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year	50 to year 100)	All epochs PVo	Ī
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			0.22	2.8	0.30	2.9	4.48	15.0		20.6
Erosion damage:	S									
	poch 1 (year 0 to year			och 2 (year 21 to year			och 3 (year 50 to year		All epochs PVo	1
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
(0.00	0.0	0	0.00	0.0	0	0.00	0.0		0.0
Other damages Damages do not inc	lude fro disruption to the tra	ansport network, maintai	ining the road through to	Barmouth.		,			PV Value (£k)	
Notes:	As determined by MD	SF					Total preferr	ed plan damages		20.6
Costs										
Present Manag	ement Assessment									
Source: Local mangement of	defences including Penma	aenpool							PV Value (£k)	
Notes:										980
Preferred Pan									PV Value (£k)	
Description:	Local mangement of c	defences including Pe	nmaenpool							
Notes:										980

Reconciliation

The plan aims to allow adaption but still maintain the important transport network to Barmouth and critical defence at Penmaenpool.

Appendix F 46 MA23

Policy Development Zone (PDZ):11

Management Area (MA): 24 Location: Barmouth Policy Units (PU):11.14, 11.15, 11.16 Page 1 of 2

Damages

Scenario:	No Active interven	ition							
MDSF Assessm	ent								
Flooding damage	es .		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year :	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			18.81	235.5	114.76	744.7	1878.82	6239.9	7,220.1
Erosion damages									
E	poch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	All epochs PVd	
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	40	4,735.00	290.0	290
Other informati	on								PV Value (£k)
Source:									
Damges do not includ	le loss of harbour and sea	a front.							
Notes: As determined by MDSF Total NAI damages							7,510.1		
Scenario:	With Present Mana	agement							

Assessment	Scenario: With Present Management		
	•		

Flooding damages	Epocn 1 (yea	Epoch 1 (year 0 to year 20)		Epoch 2 (year 21 to year 50)		50 to year 100)	All epochs Pva
	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
	18.81	235.5	55.00	411.5	127.70	571.9	1,218.8
Erosion damages							
Fnoch 1 (year 0 to year 20)	En/	50)	Fne	och 3 (vear 50 to vear	100)	All enochs PVd	

Epoch 1 (year 0 to year 20)		Epoch 2 (year 21 to year 50)			Ep	och 3 (year 50 to year	100)	All epochs PVd	
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0.0

Other information PV Value (£k)

Source:

1,218.8 Total WPM damages Notes: As determined by MDSF

Appendix F MA24 47

Policy Development Zone (PDZ):11

Management Area (MA): 24

Page 2 of 2

Location: Barmouth

Policy Units (PU):11.14, 11.15, 11.16

					· • · · · · · · · · · · · · · · · · · ·	,,				
Damages	(continued)									
Scenario:	Preferred Plan									
MDSF Assessr	ment									
Flooding damag	es		Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year	50 to year 100)	All epochs	PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£	
			18.81	235.5	44.00	350.2	100.00	450.7		1,036.4
Erosion damage:	S									
	poch 1 (year 0 to year			och 2 (year 21 to year			och 3 (year 50 to year		All epochs	
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£	
(0.00	0.0	10	1,180.00	364.0	0	0.00	0.0		364.0
Other damages	2								PV Value	(EK)
	a require relocation o							1		4 400 4
Notes:	As determined by MDS	SF					l otal preferr	ed plan damages		1,400.4
Costs										
Present Manag	ement Assessment									
Source:									PV Value (£k)	
Costs are based on	estimated cost of incraesing	g defnce on existing line).							
A.L										4.000
Notes:										4,686
Preferred Pan									PV Value (£k)	
Description:	Estimated costs derive	ed for realignment of o	defences over the nor	thern frontage at Barm	outh.					
Notes:										1,852
										1,002

Reconciliation

There is a strong economic benefit indicated for this area.

Appendix F 48 MA24

Economic Assessment Policy Development Zone (PDZ):11

Location: Dyffryn Ardudwy Po

Management Area (MA): 25 Policy Units (PU):11.17, 11.18, 11.19, 11.20 Page 1 of 2

Da	m	ag	es
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Scenario:	No Active intervent	tion									
MDSF Assessm	ent										
Flooding damage	s		Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVd		
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)		
			8.00	100.2	19.04	150.7	29.00	150.4	401.3		
Erosion damages											
Eļ	ooch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	All epochs PVd			
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)		
0	0.00	0.0	0	0.00	0.0	2	229.00	17.0	17		
Other information	on								PV Value (£k)		
Source:	Source:										
Potential flooding to railway not included.											
Notes: As determined by MDSF Total NAI damages 418.3											

Scenario: With Preser	nt Management
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MDSF Assessment

Flooding damages	Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year:	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVd
	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
	3.00	37.6	5.00	44.6	29.00	106.4	188.6
Erosion damages							

	Epoch 1 (year 0 to year	ar 20)	Ep	och 2 (year 21 to year	50)	Ep	och 3 (year 50 to year	100)	All epochs PVd
No. of propertie	s Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
	0.0	0.0	0	0.00	0.0	2	229.00	17.0	17.0

Other information PV Value (£k)

Source:

Potential flooding to railway not included.

Notes: As determined by MDSF Total WPM damages 205.6

Appendix F 49 MA25

Policy Development Zone (PDZ):11

Management Area (MA): 25

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PV Value (£k)

PV Value (£k)

275

Location: Dyffryn Ardudwy

Policy Units (PU):11.17, 11.18, 11.19, 11.20

Damages	(continued)								
Scenario:	Preferred Plan								
MDSF Assessr	ment								
looding damag	es		Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year:	21 to year 50)	Epoch 3 (year 5	0 to year 100)	All epochs PVd
		•	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			3.00	37.6	19.04	122.9	29.00	150.4	310.8
rosion damage:	S								
E	Epoch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
(0.00	0.0	0	0.00	0.0	2	229.00	17.0	17.
Other damages Potential flooding to	S railway not included.								PV Value (£k)
Votes:	As determined by MDS	SF					Total preferre	ed plan damages	327.

Costs

Present Management Assessment

.

manage natural flood defence and improve during epoch 2. Private defences not included

Notes:

Description: manage nautrual bank for epoch 1. Private defences not included.

Notes:

Reconciliation

Preferred Pan

Managed by private investment. Mainatin flood defence only over epoch 1.

Location: Artro Estuary

Policy Development Zone (PDZ):12

Management Area (MA): 26

Policy Units (PU):12.1, 12.2, 12.3, 12.4, 12.5, 12.6

Page 1 of 2

Damages

Scenario:	No Active interven	ition							
MDSF Assessm	ent								
Flooding damage	es .		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year :	21 to year 50)	Epoch 3 (year 5	0 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			10.44	130.7	37.03	264.6	110.95	463.2	858
Erosion damages		•						•	
E	ooch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	1	212.00	50.0	6	1,090.00	84.0	1
Other information	on								PV Value (£k)
Source:									. ,
Damages do not inclu	de potential loss and dis	truption to transport.							
Notes:	As determined by MDS	QE				ſ	To	tal NAI damages	993
Hotes.	As determined by MDs	31					10	tai NAI dainages	330
Scenario:	With Present Mana	agement							
MDSF Assessm	ent								
Flooding damage	es .		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year :	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVd

Flooding damages	Epoch 1 (yea	Epoch 1 (year 0 to year 20)		Epoch 2 (year 21 to year 50)		50 to year 100)	All epochs PVd
	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
	10.44	130.7	37.03	264.6	45.68	258.9	654.2
Erosion damages							
Epoch 1 (year 0 to year 20)	En	och 2 (vear 21 to vear	50)	En	och 3 (vear 50 to vear	100)	All epochs PVd

E	poch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Ep	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0.0

Other information PV Value (£k)

Source:

Damages do not include potential loss and distruption to transport.

654.2 Total WPM damages Notes: As determined by MDSF

Appendix F MA26 51

Policy Development Zone (PDZ):12

Management Area (MA): 26

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Location: Artro Estuary

Policy Units (PU):12.1, 12.2, 12.3, 12.4, 12.5, 12.6

	-							_		
Damages	(continued)									
Scenario:	Preferred Plan									
MDSF Assessi	ment									
Flooding damag	es		Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year :		Epoch 3 (year 5	50 to year 100)	All epochs P\	∕d
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			10.44	130.7	37.03	264.6	45.68	258.9		654.2
Erosion damage	S									
	Epoch 1 (year 0 to year	,		och 2 (year 21 to year	,		och 3 (year 50 to year		All epochs P\	∕d
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
(0.00	0.0	0	0.00	0.0	0	0.00	0.0		0.0
Other damage:	•								PV Value (£k	4
	ould be subject to dev	velonment of estau	rv mangement nlar	Damans taken as	for WPM					,
management w	odia be subject to de	volopinoni oi colaa	ry mangement plai	i. Damago takon ao	101 111 111	-				
Notes:	As determined by MDS	SF					Total preferr	ed plan damages		654.2
								·		
Costs										
	ement Assessment									
Source:								P	V Value (£k)	
	pankments within estaury a	nd defence at shoreline.						•	v valuo (z.t.)	
	,									
Notes:										2,506
Preferred Pan								P	V Value (£k)	
Description:	The defence along the	railway would be ma	intianed but mangem	ent within the estuary	would be subject to a	mangements plan.			, , , , , , , , , , , , , , , , , , ,	
Description.	3 · ·	,	3 -	,	,	5 1				
I										
Notes:										1,574

Reconciliation

defence along the rialway line and road would maintain the transport network. Defences would be realigneed within the estuary subject to a detailed plan.

Policy Development Zone (PDZ):12

Location: Harlech and Dwyryd Estuary

Management Area (MA): 27

Page 1 of 2

Policy Units (PU):12.7, 12.8, 12.9, 12.10, 12.11, 12.12

Dama	ages
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Scenario:	No Active interver	ntion							
MDSF Assess	ment								
Flooding damag	ges		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			201.63	2524.4	311.54	2860.9	3363.27	11502.2	16,887.5
Erosion damage	es								
	Epoch 1 (year 0 to year	r 20)	Ep	och 2 (year 21 to year	50)	Ep	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
	0.00	0.0	1	212.00	78.0	1	108.00	13.0	91
Other information	tion								PV Value (£k)
Source:									. ,
						İ	_	ir ir	
Notes:	As determined by MD	SF					То	tal NAI damages	16,978.5
	•						То	tal NAI damages	16,978.5
Scenario:	With Present Mana						To	tal NAI damages	16,978.5
Scenario: MDSF Assess	With Present Mana		Epoch 1 (vea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)		<u> </u>	
Scenario:	With Present Mana		Epoch 1 (yea	ar 0 to year 20) PVd for epoch	Epoch 2 (year	21 to year 50) PVd for epoch	Epoch 3 (year 5	<u> </u>	All epochs PVd MDSF (£k)
Scenario: MDSF Assess	With Present Mana			PVd for epoch			Epoch 3 (year 5	50 to year 100) PVd for epoch	
Scenario: MDSF Assess	With Present Mana ement ges		AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	Epoch 3 (year 5	50 to year 100) PVd for epoch	All epochs PVd MDSF (£k)
Scenario: MDSF Assess Flooding damage	With Present Management ges es Epoch 1 (year 0 to year	agement	AAD (£k) 31.84	PVd for epoch 398.6 och 2 (year 21 to year	AAD (£k) 64.40 50)	PVd for epoch 536.5	Epoch 3 (year 5 AAD (£k) 159.14 och 3 (year 50 to year	50 to year 100) PVd for epoch 699.7	All epochs PVd MDSF (£k) 1,634.9 All epochs PVd
Scenario: MDSF Assess Flooding damage	With Present Manages ges Epoch 1 (year 0 to year Total Valuation (£k)	r 20) PV for epoch (£k)	AAD (£k) 31.84 Epi No. of properties	PVd for epoch 398.6 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 64.40 50) PV for epoch (£k)	PVd for epoch 536.5	Epoch 3 (year 5 AAD (£k) 159.14 och 3 (year 50 to year Total Valuation (£k)	50 to year 100) PVd for epoch 699.7 100) PV for epoch (£k)	All epochs PVd MDSF (£k) 1,634.9 All epochs PVd MDSF (£k)
Scenario: MDSF Assess Flooding damage	With Present Management ges es Epoch 1 (year 0 to year	r 20) PV for epoch (£k)	AAD (£k) 31.84 Epi No. of properties	PVd for epoch 398.6 och 2 (year 21 to year	AAD (£k) 64.40 50)	PVd for epoch 536.5	Epoch 3 (year 5 AAD (£k) 159.14 och 3 (year 50 to year	50 to year 100) PVd for epoch 699.7 100) PV for epoch (£k)	All epochs PVd MDSF (£k) 1,634.9 All epochs PVd MDSF (£k)
Scenario: MDSF Assess Flooding damage	With Present Management ges Epoch 1 (year 0 to year Total Valuation (£k) 0 0.00	r 20) PV for epoch (£k)	AAD (£k) 31.84 Epi No. of properties	PVd for epoch 398.6 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 64.40 50) PV for epoch (£k)	PVd for epoch 536.5	Epoch 3 (year 5 AAD (£k) 159.14 och 3 (year 50 to year Total Valuation (£k)	50 to year 100) PVd for epoch 699.7 100) PV for epoch (£k)	All epochs PVd MDSF (£k) 1,634.9 All epochs PVd MDSF (£k)
Scenario: MDSF Assess. Flooding damage Erosion damage No. of properties	With Present Management ges Epoch 1 (year 0 to year Total Valuation (£k) 0 0.00	r 20) PV for epoch (£k)	AAD (£k) 31.84 Epi No. of properties	PVd for epoch 398.6 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 64.40 50) PV for epoch (£k)	PVd for epoch 536.5	Epoch 3 (year 5 AAD (£k) 159.14 och 3 (year 50 to year Total Valuation (£k)	50 to year 100) PVd for epoch 699.7 100) PV for epoch (£k)	All epochs PVd MDSF (£k) 1,634.9 All epochs PVd MDSF (£k) 91.0
Scenario: MDSF Assess Flooding damage Erosion damage No. of properties Other information	With Present Management ges Epoch 1 (year 0 to year Total Valuation (£k) 0 0.00	r 20) PV for epoch (£k)	AAD (£k) 31.84 Epi No. of properties	PVd for epoch 398.6 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 64.40 50) PV for epoch (£k)	PVd for epoch 536.5	Epoch 3 (year 5 AAD (£k) 159.14 och 3 (year 50 to year Total Valuation (£k)	50 to year 100) PVd for epoch 699.7 100) PV for epoch (£k)	All epochs PVd MDSF (£k) 1,634.9 All epochs PVd MDSF (£k) 91.0
Scenario: MDSF Assess Flooding damage Erosion damage No. of properties Other information	With Present Management ges Epoch 1 (year 0 to year Total Valuation (£k) 0 0.00	r 20) PV for epoch (£k) 0.0	AAD (£k) 31.84 Epi No. of properties	PVd for epoch 398.6 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 64.40 50) PV for epoch (£k)	PVd for epoch 536.5	Epoch 3 (year 5 AAD (£k) 159.14 och 3 (year 50 to year Total Valuation (£k) 108.00	50 to year 100) PVd for epoch 699.7 100) PV for epoch (£k)	All epochs PVd MDSF (£k) 1,634.9 All epochs PVd MDSF (£k) 91.0

Appendix F 53 MA27

Policy Development Zone (PDZ):12

Location: Harlech and Dwyryd Estuary

Management Area (MA): 27

Policy Units (PU):12.7, 12.8, 12.9, 12.10, 12.11, 12.12

Page 2 of 2

					, ,		<u> </u>	_	
Damages	(continued)								
Scenario:	Preferred Plan								
MDSF Assessi	nent								
Flooding damag	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	60 to year 100)	All epochs PVd
•			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			31.84	398.6	64.40	536.5	159.14	699.7	1,6
Erosion damage	3								
	poch 1 (year 0 to year	,		och 2 (year 21 to year	,		och 3 (year 50 to year		All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
(0.00	0.0	1	212.00	78.0	1	108.00	13.0	
Other damage:	•								PV Value (£k)
	nment at Talsarnau r	may incraese dama	age in this area. Ti	his would need to be	avaminad in more	detail			
proposed realig	illient at Taisamau i	nay incraese dama	iges in this area. Th	niis would need to be	examined in more	uciali.			
Notes:	As determined by MD	SF					Total preferre	ed plan damages	1,7
	,							· • "	,
Costs									
	ement Assessment	1							
Source:								ь	V Value (£k)
maintains all defence	29							•	v value (LK)
mamamo an acrono									
Notes:									3
Preferred Pan								Р	V Value (£k)
Description:	potential for realigenm	nent at Talsarnau wou	uld need to be conside	ered in detail.					
2000p									
Notes:									1,

Reconciliation

strong economic justification for continued defence. Potentila for realigenmnet could reduce costs but needs to be examined in more detail.

Appendix F 54 MA27

Policy Development Zone (PDZ):12

Location: Porthmadog

Management Area (MA): 28 Policy Units (PU):12.13, 12.14, 12.15, 12.16

Page 1 of 2

Da	ma	g	es
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Scenario:	No Active interver	ition							
MDSF Assessn	nent								
Flooding damage	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	All epochs PVd	
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			7210.23	90272.1	8002.29	84809.8	75068.40	260011.3	435,093.
Erosion damages	3								
E	poch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	No. of properties		No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
2	216.00	213.0	14	1,565.00	546.0	92	10,311.00	928.0	168
Other informati	ion								PV Value (£k)
Source:									, ,
						ſ			
Notes:	As determined by MD	SF					То	tal NAI damages	436,779.
	,						То	tal NAI damages	436,779.
Scenario:	With Present Mana					[То	tal NAI damages	436,779.
Scenario: MDSF Assessn	With Present Mana							<u> </u>	
Scenario:	With Present Mana			ar 0 to year 20)	Epoch 2 (year	, ,	Epoch 3 (year 5	0 to year 100)	All epochs PVd
Scenario: MDSF Assessn	With Present Mana		AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	Epoch 3 (year 5	0 to year 100) PVd for epoch	All epochs PVd MDSF (£k)
Scenario: MDSF Assessn Flooding damage	With Present Mana nent es			PVd for epoch		PVd for epoch	Epoch 3 (year 5	0 to year 100)	•
Scenario: MDSF Assessn Flooding damage	With Present Mana ment es	agement	AAD (£k) 345.70	PVd for epoch 4328.2	AAD (£k) 503.67	PVd for epoch 4735.2	Epoch 3 (year 5 AAD (£k) 1129.35	0 to year 100) PVd for epoch 5111.4	All epochs PVd MDSF (£k) 14,174.
Scenario: MDSF Assessn Flooding damage	With Present Mana nent es	agement	AAD (£k) 345.70	PVd for epoch	AAD (£k) 503.67	PVd for epoch 4735.2	Epoch 3 (year 5	0 to year 100) PVd for epoch 5111.4	All epochs PVd MDSF (£k)
Scenario: MDSF Assessn Flooding damage Erosion damages	With Present Mana nent es s Epoch 1 (year 0 to year	agement 20)	AAD (£k) 345.70	PVd for epoch 4328.2 och 2 (year 21 to year	AAD (£k) 503.67	PVd for epoch 4735.2 Epo No. of properties	Epoch 3 (year 5 AAD (£k) 1129.35 och 3 (year 50 to year	0 to year 100) PVd for epoch 5111.4	All epochs PVd MDSF (£k) 14,174. All epochs PVd MDSF (£k)
Scenario: MDSF Assessn Flooding damage Erosion damages No. of properties	With Present Manament es Epoch 1 (year 0 to year Total Valuation (£k) 2 216.00	20) PV for epoch (£k)	AAD (£k) 345.70 Ept No. of properties	PVd for epoch 4328.2 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 503.67 50) PV for epoch (£k)	PVd for epoch 4735.2 Epo No. of properties	Epoch 3 (year 5 AAD (£k) 1129.35 och 3 (year 50 to year Total Valuation (£k)	0 to year 100) PVd for epoch 5111.4 100) PV for epoch (£k)	All epochs PVd MDSF (£k) 14,174. All epochs PVd MDSF (£k) 238.
Scenario: MDSF Assessn Flooding damage Erosion damages No. of properties 2 Other information	With Present Manament es Epoch 1 (year 0 to year Total Valuation (£k) 2 216.00	20) PV for epoch (£k)	AAD (£k) 345.70 Ept No. of properties	PVd for epoch 4328.2 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 503.67 50) PV for epoch (£k)	PVd for epoch 4735.2 Epo No. of properties	Epoch 3 (year 5 AAD (£k) 1129.35 och 3 (year 50 to year Total Valuation (£k)	0 to year 100) PVd for epoch 5111.4 100) PV for epoch (£k)	All epochs PVd MDSF (£k) 14,174. All epochs PVd MDSF (£k)
Scenario: MDSF Assessn Flooding damage Erosion damages No. of properties 2 Other informations	With Present Manament es Epoch 1 (year 0 to year Total Valuation (£k) 216.00	20) PV for epoch (£k)	AAD (£k) 345.70 Ept No. of properties	PVd for epoch 4328.2 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 503.67 50) PV for epoch (£k)	PVd for epoch 4735.2 Epo No. of properties	Epoch 3 (year 5 AAD (£k) 1129.35 och 3 (year 50 to year Total Valuation (£k)	0 to year 100) PVd for epoch 5111.4 100) PV for epoch (£k)	All epochs PVd MDSF (£k) 14,174 All epochs PVd MDSF (£k) 238
Scenario: MDSF Assessn Flooding damage Erosion damages No. of properties	With Present Manament es Epoch 1 (year 0 to year Total Valuation (£k) 216.00	20) PV for epoch (£k)	AAD (£k) 345.70 Ept No. of properties	PVd for epoch 4328.2 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 503.67 50) PV for epoch (£k)	PVd for epoch 4735.2 Epo No. of properties	Epoch 3 (year 5 AAD (£k) 1129.35 och 3 (year 50 to year Total Valuation (£k)	0 to year 100) PVd for epoch 5111.4 100) PV for epoch (£k)	All epochs PVd MDSF (£k) 14,174. All epochs PVd MDSF (£k) 238.

Appendix F 55 MA28

Policy Development Zone (PDZ):12

Management Area (MA): 28

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Location: Porthmadog

Policy Units (PU):12.13, 12.14, 12.15, 12.16

Location. Port	iiiiauog				Policy offics (PO)	.12.13, 12.14, 12.	13, 12.10			
Damages	(continued)									
Scenario:	Preferred Plan									
MDSF Assessi	ment									
Flooding damag	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year	50 to year 100)	All epochs P\	۷d
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			345.70	4328.2	503.67	4735.2	1129.35	5111.4	•	14,174.8
Erosion damage	S									
	poch 1 (year 0 to year	,	•	och 2 (year 21 to year			och 3 (year 50 to year		All epochs P\	√d
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
2	216.00	206.0	0	0.00	0.0	2	321.00	32.0		238.0
as WPM Notes:	As determined by MDS	SF					Total prefer	ed plan damages		14,412.8
Costs										
Present Manag	ement Assessment	!								
Source: Maintenance and im	provement								PV Value (£k)	
Notes:										1,991
Preferred Pan									PV Value (£k)	
Description:	As WPM									
Notes:										1,991

Reconciliation

Strong economic justification fro continued management. High residual risk needs to be examined in detail.

Appendix F 56 MA28

Policy Development Zone (PDZ):12

Location: Criccieth East and Eastern Shingle Banks

As determined by MDSF

Management Area (MA): 29 Policy Units (PU):12.17, 12.18, 12.19 Page 1 of 2

0.0

Total WPM damages

Damages

Notes:

Scenario:	No Active interver	ntion								
MDSF Assessn	nent									
Flooding damage	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	Epoch 2 (year 21 to year 50)		50 to year 100)	All epochs PVd	
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			0.00	0.0	0.00	0.0	0.00	0.0		0.0
Erosion damages	3									
E	poch 1 (year 0 to year	20)	Ep	och 2 (year 21 to year	50)	Ep	och 3 (year 50 to year	100)	All epochs PVd	
No. of properties			No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
0	0.00	0.0	6	577.00	173.0	35	3,599.00	454.0		627
Other informati	ion								PV Value (£k)	
Source:										
distruption to transpo	ort network									
						ı				
Notes:	As determined by MD	SF					То	tal NAI damages		627.0
0	Mith December									
Scenario:	With Present Mana	agement								
MDSF Assessn										
Flooding damage	es		Epoch 1 (yea AAD (£k)	ar 0 to year 20) PVd for epoch	Epoch 2 (year AAD (£k)	21 to year 50) PVd for epoch	Epoch 3 (year 5 AAD (£k)	60 to year 100) PVd for epoch	All epochs PVd MDSF (£k)	
		ŀ	0.00		, ,	0.0	` '	0.0	MDSF (£K)	0.0
Erosion damages	1		0.00	0.0	0.00	0.0	0.00	0.0		0.0
	poch 1 (year 0 to year	20)	Fn	och 2 (year 21 to year	50)	Fn	och 3 (year 50 to year	100)	All epochs PVd	
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
0	0.00	0.0	0	0.00	0.0	0	0.00	0.0		0.0
Other informati	ion							•	PV Value (£k)	
Source:	···								value (EK)	
oource.										
Incraesed risk of ove	rtopping not included in da	amages.								

Appendix F 57 MA29

Policy Development Zone (PDZ):12

Location: Criccieth East and Eastern Shingle Banks

Management Area (MA): 29
Policy Units (PU):12.17, 12.18, 12.19

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PV Value (£k)

913

Damages (continued)								
Scenario: Preferred Plan								
MDSF Assessment								
Flooding damages	Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	60 to year 100)	All epochs PVd	
	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
	0.00	0.0	0.00	0.0	0.00	0.0		0.0
Erosion damages								
Epoch 1 (year 0 to year 20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd	
No. of properties Total Valuation (£k) PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
0 0.00 0.00	0	0.00	0.0	0	0.00	0.0		0.0
Other damages Overtopping damages not included. Potential need to r in detail as the need arises. Damages as WPM	elocate or raise rail	way not included. Da	amages may occur	associated with N	MR in eoch 3. This w	ould be assessed	PV Value (£k)	
Notes: As determined by MDSF					Total preferre	ed plan damages		0.0
Costs Present Management Assessment Source: Maintain and raise defences.							PV Value (£k)	
Notes:								1,580

Reconciliation

Preferred Pan

Description:

Notes:

Damages recorded by MDSF do not fully recognise the value of the Criccieth sea front. There is likely to be a need for collaborative funding in developing management approach in the future.

Potential for realignment in epoch 3 to provide a more sustainable aprooach to defence. This would not necessarily incurr loss of properties.

Policy Development Zone (PDZ):12

Location: Criccieth West

Management Area (MA): 30

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Policy Units (PU):12.20, 12.21, 12.22, 12.23, 12.24, 12.25

Da	m	a	q	es

Scenario:	No Active interven	ntion								
MDSF Assessn	nent									
Flooding damage	es		Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	0 to year 100)	All epochs PVd	i
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			0.02	0.3	0.50	2.9	13.66	44.3		47.5
Erosion damages	3									
E	poch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd	ı
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
0	0.00	0.0	25	1,987.00	634.0	40	4,411.00	657.0		1291
Other informati	ion								PV Value (£k)	
Source:										
Damages do not incl	ude for disruption to transp	port route.								
Notes:	As determined by MDS	SF					То	tal NAI damages	1	,338.5
Scenario:	With Present Mana	agement	<u> </u>	<u> </u>	·	·				
ocenano.	WILLI I ICSCIIL MAIL	agement								ŀ

MDSF Assessment

Flooding damages	Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year 21 to year 50)		Epoch 3 (year 50 to year 100)		All epochs PVd
	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
	0.02	0.3	0.50	2.9	8.26	27.4	30.6
Erosion damages							

Ej	poch 1 (year 0 to year	20)	Epoch 2 (year 21 to year 50)			Ep	och 3 (year 50 to year	All epochs PVd	
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	2	161.00	25.0	25.0

Other information PV Value (£k)

Source:

Damages do not reflect fully risk to transport route.

Notes: As determined by MDSF Total WPM damages 55.6

Appendix F 59 MA30

Policy Development Zone (PDZ):12

Management Area (MA): 30

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Location: Criccieth West

Policy Units (PU):12.20, 12.21, 12.22, 12.23, 12.24, 12.25

Damages	(continued)									
Scenario:	Preferred Plan									
MDSF Assessn	nent									
Flooding damag	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs P\	/d
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			0.02	0.3	0.50	2.9	8.26	27.4		30.6
Erosion damages	3	-								
	poch 1 (year 0 to year		•	och 2 (year 21 to year	,		och 3 (year 50 to year		All epochs P\	/d
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
0	0.00	0.0	0	0.00	0.0	2	161.00	25.0		25.0
Other damages	;								PV Value (£k	3
	ect fully risk to transport roo	ute.								,
						ĺ		1		
Notes:	As determined by MDS	SF					Total preferre	ed plan damages		55.6
Costs										
	ement Assessment									
Source:								ı	PV Value (£k)	
	or signficant strengthening	and raising of railway de	efence at Afon Wen in er	poch 3 (estimated cost £1	2M)			•	v value (zit)	
				(**************************************	,					
Notes:										4,157
Preferred Pan									PV Value (£k)	
Description:	costs include for realig	nemnet of revtment a	at Afon Wen in epoch	3. but do not include c	oasta associated with	n potential realignme	ent of the railway.	•	T Talue (211)	
Description.	occio incidad for roding		at 7 ii oii 11 oii ii 1 op ooii	o, sat do not morado o	ouota aooootatoa iiit	. poterma roangimi	on or and rammay.			
Notes:										3,012

Reconciliation

The priicipl costs asre associated with defnce of Criccieth where there is strong justification due to erosion damages. Realignement of defences at Afon Wen and Afon Dywfor, together with realignment of the railway would need to be considered in detail at a regional or national scale.

Policy Development Zone (PDZ):13

Management Area (MA): 31

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Location: Pwllheli Area

Policy Units (PU):13.1, 13.2, 13.3, 13.4, 13.5, 13.6, 13.7, 13.8, 13.9

Damag	es
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Scenario:	No Active interver	ition							
MDSF Assessm	ent								
Flooding damage	es		Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVd
				PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			3005.67	37631.0	21157.51	134709.7	34197.14	173260.1	345,600.8
Erosion damages									
E	poch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	3	822.00	46.0	46
Other informati	on								PV Value (£k)
Source:									
Damages do not inclu	ude for disruption to rod a	nd arilway not to the broa	ader economic damage	to the harbor and to the co	ente of Pwllheli				
Notes:	As determined by MD	SF					То	tal NAI damages	345,646.8
	· · · · · · · · · · · · · · · · · · ·							900	

0	Mich December Management
Scenario:	With Present Management

MDSF Assessment

Flooding damages	Epoch 1 (yea	Epoch 1 (year 0 to year 20)		Epoch 2 (year 21 to year 50)		50 to year 100)	All epochs PVd
	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
	174.24	2181.5	405.63	3232.8	583.79	3096.9	8,511.1
Erosion damages							
Enach 1 (year 0 to year 20)	En/	ach 2 (year 21 to year	50)	En	och 3 (voor 50 to voor	100)	All anache BVd

Epoch 1 (year 0 to year 20)			Ep	och 2 (year 21 to year	50)	Ep	och 3 (year 50 to year	All epochs PVd	
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	3	822.00	42.0	42.0

Other information PV Value (£k)

Source:

Damages do not include for disruption to rod and arilway not to the broader economic damage to the harbor and to the cente of Pwllheli

Notes: As determined by MDSF Total WPM damages 8,553.1

Appendix F 61 MA31

Policy Development Zone (PDZ):13

Management Area (MA): 31

Page 2 of 2

Location: Pwllheli Area

Policy Units (PU):13.1, 13.2, 13.3, 13.4, 13.5, 13.6, 13.7, 13.8, 13.9

								_		
Damages	(continued)									
Scenario:	Preferred Plan									
MDSF Assessi	ment									
Flooding damag	jes		Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year	50 to year 100)	All epochs I	PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k))
			180.84	2264.1	405.63	3269.6	735.80	3572.7		9,106.4
Erosion damage	S									
	Epoch 1 (year 0 to year	,	•	och 2 (year 21 to year	,		och 3 (year 50 to year		All epochs I	
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
(0.00	0.0	0	0.00	0.0	3	822.00	42.0		42.0
Other damages Damages do not inc	lude for disruption to rod ar	nd arilway not to the broa	ader economic damage t	to the harbor and to the c	ente of Pwllheli				PV Value (£	
Notes:	As determined by MD	SF					Total preferr	ed plan damages		9,148.4
Costs										
Present Manag	gement Assessment									
Source: based on startegy								P	PV Value (£k)	
based on startegy										
Notes:										4,370
Preferred Pan								Р	V Value (£k)	
Description:	determined based on	realignment at Traeth	Crugan and Abererch	h.						
l										
1										
Notes:										2,362

Reconciliation

Strong economic justification for conmtinued defence but high residual damages due to possible exceedance of standard of defence..

Policy Development Zone (PDZ):13

Management Area (MA): 32

Page 1 of 2

Location: Abersoch Area

Policy Units (PU):13.10, 13.11, 13.12, 13.13, 13.14, 13.15

Damages

	No Active interver	ntion							
MDSF Assessr	ment								
Flooding damag	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	0 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			37.48	469.2	109.06	817.0	1132.53	3886.2	5,172.4
Erosion damages	s								
E	Epoch 1 (year 0 to year	· 20)	Epo	och 2 (year 21 to year	50)	Ep	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
1	212.00	212.0	2	425.00	135.0	6	852.00	53.0	401
Other informat	ion								PV Value (£k)
Source:									. ,
						İ	_		
Notes:	As determined by MD	SF					I To	tal NAI damages	5,573.4
								tai iti ii aamagoo	0,0.0
Scenario:	With Present Man	agement						tai iii aamagoo	3,0.0.1
Scenario:	With Present Mana	agement						ta i a a a a a a a a a a a a a a a a a a	0,010.1
MDSF Assessr	ment	agement	Epoch 1 (vea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)		<u> </u>	
	ment	agement	Epoch 1 (yea	ar 0 to year 20) PVd for epoch	Epoch 2 (year	21 to year 50) PVd for epoch	Epoch 3 (year 5	<u> </u>	All epochs PVd MDSF (£k)
MDSF Assessr	ment	agement			. ,		Epoch 3 (year 5	60 to year 100)	All epochs PVd
MDSF Assessr	ment es	agement	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	Epoch 3 (year 5	i0 to year 100) PVd for epoch	All epochs PVd MDSF (£k)
MDSF Assessn Flooding damag Erosion damages	ment les s Epoch 1 (year 0 to year	20)	AAD (£k) 14.01	PVd for epoch 175.4 och 2 (year 21 to year	AAD (£k) 57.34	PVd for epoch 397.8	Epoch 3 (year 5 AAD (£k) 99.51 och 3 (year 50 to year	50 to year 100) PVd for epoch 490.9	All epochs PVd MDSF (£k) 1,064.1 All epochs PVd
MDSF Assessn Flooding damag Erosion damages	nent les s Epoch 1 (year 0 to year Total Valuation (£k)	20) PV for epoch (£k)	AAD (£k) 14.01	PVd for epoch 175.4 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 57.34 50) PV for epoch (£k)	PVd for epoch 397.8	Epoch 3 (year 5 AAD (£k) 99.51 och 3 (year 50 to year Total Valuation (£k)	50 to year 100) PVd for epoch 490.9 100) PV for epoch (£k)	All epochs PVd MDSF (£k) 1,064.1 All epochs PVd MDSF (£k)
MDSF Assessn Flooding damag Erosion damages	ment les s Epoch 1 (year 0 to year	20)	AAD (£k) 14.01	PVd for epoch 175.4 och 2 (year 21 to year	AAD (£k) 57.34	PVd for epoch 397.8	Epoch 3 (year 5 AAD (£k) 99.51 och 3 (year 50 to year	50 to year 100) PVd for epoch 490.9 100) PV for epoch (£k)	All epochs PVd MDSF (£k) 1,064.1 All epochs PVd
MDSF Assessn Flooding damag Erosion damages	s Epoch 1 (year 0 to year Total Valuation (£k) 0.00	20) PV for epoch (£k)	AAD (£k) 14.01	PVd for epoch 175.4 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 57.34 50) PV for epoch (£k)	PVd for epoch 397.8	Epoch 3 (year 5 AAD (£k) 99.51 och 3 (year 50 to year Total Valuation (£k)	50 to year 100) PVd for epoch 490.9 100) PV for epoch (£k)	All epochs PVd MDSF (£k) 1,064.1 All epochs PVd MDSF (£k)
MDSF Assessr Flooding damage Erosion damages No. of properties	s Epoch 1 (year 0 to year Total Valuation (£k) 0.00	20) PV for epoch (£k)	AAD (£k) 14.01	PVd for epoch 175.4 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 57.34 50) PV for epoch (£k)	PVd for epoch 397.8	Epoch 3 (year 5 AAD (£k) 99.51 och 3 (year 50 to year Total Valuation (£k)	50 to year 100) PVd for epoch 490.9 100) PV for epoch (£k)	All epochs PVd MDSF (£k) 1,064.1 All epochs PVd MDSF (£k) 98.0
MDSF Assessing Flooding damage Erosion damages No. of properties	s Epoch 1 (year 0 to year Total Valuation (£k) 0.00	20) PV for epoch (£k)	AAD (£k) 14.01	PVd for epoch 175.4 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 57.34 50) PV for epoch (£k)	PVd for epoch 397.8	Epoch 3 (year 5 AAD (£k) 99.51 och 3 (year 50 to year Total Valuation (£k)	50 to year 100) PVd for epoch 490.9 100) PV for epoch (£k)	All epochs PVd MDSF (£k) 1,064.1 All epochs PVd MDSF (£k) 98.0
MDSF Assessmann Flooding damage Erosion damages No. of properties Other informat	s Epoch 1 (year 0 to year Total Valuation (£k) 0.00	20) PV for epoch (£k) 0.0	AAD (£k) 14.01	PVd for epoch 175.4 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 57.34 50) PV for epoch (£k)	PVd for epoch 397.8	Epoch 3 (year 5 AAD (£k) 99.51 och 3 (year 50 to year Total Valuation (£k) 425.00	50 to year 100) PVd for epoch 490.9 100) PV for epoch (£k)	All epochs PVd MDSF (£k) 1,064.1 All epochs PVd MDSF (£k) 98.0

Appendix F 63 MA32

Policy Development Zone (PDZ):13

Management Area (MA): 32

Page 2 of 2

Location: Abersoch Area

Policy Units (PU):13.10, 13.11, 13.12, 13.13, 13.14, 13.15

Damages	(continued)									
Scenario:	Preferred Plan									
MDSF Assessn	nent									
Flooding damag	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year		Epoch 3 (year 5	50 to year 100)	All epochs PVd	
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			14.01	175.4	57.34	397.8	99.51	490.9	1,	,064.1
Erosion damages		Ī						•		
	poch 1 (year 0 to year			och 2 (year 21 to year	,		och 3 (year 50 to year		All epochs PVd	
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
C	0.00	0.0	1	212.00	72.0	2	425.00	27.0		99.0
Other damages damages similar									PV Value (£k)	
Notes:	As determined by MDS	SF					Total preferre	ed plan damages	1,	,163.1
Costs										
Present Manag	ement Assessment									
Source:								Р	V Value (£k)	
coninued defence to	the soch valley									
Notes:										1,133
Preferred Pan									V Value (£k)	,
	manged realignment to	o the Soch valley with	mangement of flood	defences prievte defer	nce included at the M	arron			v value (£K)	
Description:	manged realignifient to	o the Socii valley With	mangement of 11000	deletices.priavie delet	ice included at the W	anen				
Notes:										485

Reconciliation

Continued flood defence at Abersoch provides strong benefits in addition to erosion protection

Appendix F 64 MA32

Policy Development Zone (PDZ):13

Location: Porth Ceriad Headland and St Tudwals Island

Management Area (MA): 33 Policy Units (PU):13.16, 13.17, 13.18, 13.19 Page 1 of 2

Damag	ges
-------	-----

Scenario:	No Active interven	ntion								
MDSF Assessn	nent									
looding damag	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year 21 to year 50)		Epoch 3 (year 5	All epochs PVd		
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			0.00	0.0	0.00	0.0	0.00	0.0		0.
rosion damages	S									
E	Epoch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Ep	och 3 (year 50 to year	100)	All epochs PVd	
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
0	0.00	0.0	0	0.00	0.0	0	0.00	0.0		
Other informati	ion								PV Value (£k)	
Source:										
								1-		
lotes:	As determined by MD	SF					To	otal NAI damages		0.
								·		
Scenario:	With Present Mana	agement								
MDSF Assessn	nent									
looding damag	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVd	
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			0.00	0.0	0.00	0.0	0.00	0.0		0.0
rosion damages	S					_				
	Epoch 1 (year 0 to year			och 2 (year 21 to year		•	och 3 (year 50 to year	,	All epochs PVd	
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
0	0.00	0.0	0	0.00	0.0	0	0.00	0.0		0.0
Other informati	ion								PV Value (£k)	
Source:									, ,	

Appendix F 65 MA33

Policy Development Zone (PDZ):13

Management Area (MA): 33

Page 2 of 2

Location: Porth Ceriad Headland and St Tudwals Island

Policy Units (PU):13.16, 13.17, 13.18, 13.19

Damages	(continued)									
Scenario:	Preferred Plan									
MDSF Assessr	nent									
Flooding damag	es		,	ar 0 to year 20)	Epoch 2 (year :		Epoch 3 (year 5		All epochs PVd	
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
<u> </u>			0.00	0.0	0.00	0.0	0.00	0.0		0.0
Erosion damages										
	poch 1 (year 0 to year			och 2 (year 21 to year			och 3 (year 50 to year		All epochs PVd	
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
C	0.00	0.0	0	0.00	0.0	0	0.00	0.0		0.0
Other damages	;								PV Value (£k)	
						ı	<u> </u>			
Notes:	As determined by MDS	SF					Total preferre	ed plan damages		0.0
Costs										
Present Manag	ement Assessment									
Source:								Р	V Value (£k)	
									,	
Notes:										0
Preferred Pan								P	V Value (£k)	
Description:	No costs associted wit	hnthis area								
A4										
Notes:										0

Reconciliation

No planned works

Policy Development Zone (PDZ):14

Management Area (MA): 34 Policy Units (PU):14.1, 14.2, 14.3, 14.4, 14.5

Location: Hells Mouth

Damages

Scenario:	No Active interven	ntion								
MDSF Assessr	ment									
Flooding damag	jes		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year 21 to year 50)		Epoch 3 (year 50 to year 100)		All epochs PVd	
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			0.00	0.0	0.00	0.0	0.00	0.0		0.0
Erosion damages	s									
E	Epoch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Ep	och 3 (year 50 to year	100)	All epochs PVd	
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
C	0.00	0.0	0	0.00	0.0	2	340.00	49.0		49
Other informat	tion								PV Value (£k)	
Source:										
l		-								
Notes:	As determined by MDS	SF					10	otal NAI damages		49.0
Scenario:	With Present Mana	agement								
Scenario: MDSF Assessr	With Present Mana	agement								
	ment	agement	Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year s	50 to year 100)	All epochs PVd	
MDSF Assessr	ment	agement	Epoch 1 (yea	ar 0 to year 20) PVd for epoch	Epoch 2 (year	21 to year 50) PVd for epoch	Epoch 3 (year s	50 to year 100) PVd for epoch	All epochs PVd MDSF (£k)	
MDSF Assessr Flooding damag	ment Jes	agement	. ,	PVd for epoch		PVd for epoch	AAD (£k)	PVd for epoch	•	0.0
MDSF Assessm Flooding damag Erosion damages	ment Jes s		AAD (£k) 0.00	PVd for epoch 0.0	AAD (£k) 0.00	PVd for epoch 0.0	AAD (£k) 0.00	PVd for epoch 0.0	MDSF (£k)	
MDSF Assessn Flooding damag Erosion damages	ment jes s Epoch 1 (year 0 to year	20)	AAD (£k) 0.00	PVd for epoch 0.0 och 2 (year 21 to year	AAD (£k) 0.00	PVd for epoch 0.0	AAD (£k) 0.00 och 3 (year 50 to year	PVd for epoch 0.0	MDSF (£k) All epochs PVd	
MDSF Assessm Flooding damag Erosion damages	s Epoch 1 (year 0 to year Total Valuation (£k)	20) PV for epoch (£k)	AAD (£k) 0.00 Epo	PVd for epoch 0.0 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 0.00 50) PV for epoch (£k)	PVd for epoch 0.0 Ep No. of properties	AAD (£k) 0.00 och 3 (year 50 to year Total Valuation (£k)	PVd for epoch 0.0 100) PV for epoch (£k)	MDSF (£k)	0.0
MDSF Assessr Flooding damage Erosion damages No. of properties	s Epoch 1 (year 0 to year Total Valuation (£k) 0 0.00	20)	AAD (£k) 0.00 Epo	PVd for epoch 0.0 och 2 (year 21 to year	AAD (£k) 0.00	PVd for epoch 0.0 Ep No. of properties	AAD (£k) 0.00 och 3 (year 50 to year	PVd for epoch 0.0 100) PV for epoch (£k)	MDSF (£k) All epochs PVd MDSF (£k)	
MDSF Assessn Flooding damag Erosion damages	s Epoch 1 (year 0 to year Total Valuation (£k) 0 0.00	20) PV for epoch (£k)	AAD (£k) 0.00 Epo	PVd for epoch 0.0 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 0.00 50) PV for epoch (£k)	PVd for epoch 0.0 Ep No. of properties	AAD (£k) 0.00 och 3 (year 50 to year Total Valuation (£k)	PVd for epoch 0.0 100) PV for epoch (£k)	MDSF (£k) All epochs PVd	0.0
MDSF Assessr Flooding damage Erosion damages No. of properties	s Epoch 1 (year 0 to year Total Valuation (£k) 0 0.00	20) PV for epoch (£k)	AAD (£k) 0.00 Epo	PVd for epoch 0.0 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 0.00 50) PV for epoch (£k)	PVd for epoch 0.0 Ep No. of properties	AAD (£k) 0.00 och 3 (year 50 to year Total Valuation (£k)	PVd for epoch 0.0 100) PV for epoch (£k)	MDSF (£k) All epochs PVd MDSF (£k)	0.0
MDSF Assessman Flooding damage Erosion damages No. of properties Other informat	s Epoch 1 (year 0 to year Total Valuation (£k) 0 0.00	20) PV for epoch (£k)	AAD (£k) 0.00 Epo	PVd for epoch 0.0 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 0.00 50) PV for epoch (£k)	PVd for epoch 0.0 Ep No. of properties	AAD (£k) 0.00 och 3 (year 50 to year Total Valuation (£k)	PVd for epoch 0.0 100) PV for epoch (£k)	MDSF (£k) All epochs PVd MDSF (£k)	0.0
MDSF Assessing Flooding damage Erosion damages No. of properties	s Epoch 1 (year 0 to year Total Valuation (£k) 0 0.00	20) PV for epoch (£k) 0.0	AAD (£k) 0.00 Epo	PVd for epoch 0.0 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 0.00 50) PV for epoch (£k)	PVd for epoch 0.0 Ep No. of properties	AAD (£k) 0.00 och 3 (year 50 to year Total Valuation (£k) 340.00	PVd for epoch 0.0 100) PV for epoch (£k)	All epochs PVd MDSF (£k) PV Value (£k)	0.0

Page 1 of 2

Economic Assessment

Location: Hells Mouth

Policy Development Zone (PDZ):14

Management Area (MA): 34
Policy Units (PU):14.1, 14.2, 14.3, 14.4, 14.5

Page 2 of 2

Damages (continued) Scenario: Preferred Plan MDSF Assessment Flooding damages Epoch 1 (year 0 to year 20) Epoch 2 (year 21 to year 50) Epoch 3 (year 50 to year 100) All epochs PVd AAD (£k) PVd for epoch AAD (£k) PVd for epoch AAD (£k) PVd for epoch MDSF (£k) 0.0 0.00 0.0 0.00 0.0 0.00 0.0 Erosion damages Epoch 1 (year 0 to year 20) Epoch 2 (year 21 to year 50) Epoch 3 (year 50 to year 100) All epochs PVd Total Valuation (£k) Total Valuation (£k) Total Valuation (£k) MDSF (£k) PV for epoch (£k) PV for epoch (£k) PV for epoch (£k) No. of properties No. of properties No. of properties 49.0 0.00 0.0 0.00 0.0 340.00 49.0 Other damages PV Value (£k) Total preferred plan damages Notes: 49.0 As determined by MDSF Costs Present Management Assessment Source: PV Value (£k) Notes: Preferred Pan PV Value (£k) Description: No works to this area

Reconciliation

Notes:

No planned management intervention

Appendix F 68 MA34

Policy Development Zone (PDZ):14

Epoch 1 (year 0 to year 20)

0.00

PV for epoch (£k)

0.0

No. of properties

Total Valuation (£k)

No. of properties

Other information

Location: Porth Ysgo

Management Area (MA): 35 Policy Units (PU):14.6 Page 1 of 2

All epochs PVd

MDSF (£k)

PV Value (£k)

0.0

Damages									
Scenario:	No Active interver	ntion							
MDSF Assessm	nent								
Flooding damage	es		Epoch 1 (year 0 to year 20)		Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	60 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			0.00	0.0	0.00	0.0	0.00	0.0	
Erosion damages	3					•			
E	poch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Еро	ch 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	
Other informati	ion								PV Value (£k)
Source:									
Notes:	As determined by MD	SF					То	tal NAI damages	
Scenario:	With Present Mana	agement							
MDSF Assessm	nent								
Flooding damage	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year:	21 to year 50)	Epoch 3 (year 5	60 to year 100)	All epochs PVd
Flooding damage									
rioduling dailiage			AAD (£k) 0.00	PVd for epoch 0.0	AAD (£k) 0.00	PVd for epoch 0.0	AAD (£k) 0.00	PVd for epoch 0.0	MDSF (£k)

Source:

0.00

Epoch 2 (year 21 to year 50)

Total Valuation (£k)

Notes: As determined by MDSF Total WPM damages 0.0

PV for epoch (£k)

0.0

Epoch 3 (year 50 to year 100)

Total Valuation (£k)

0.00

PV for epoch (£k)

0.0

No. of properties

Page 2 of 2 Policy Development Zone (PDZ):14 Management Area (MA): 35 Location: Porth Ysgo Policy Units (PU):14.6 **Damages** (continued) Scenario: Preferred Plan MDSF Assessment Flooding damages Epoch 1 (year 0 to year 20) Epoch 2 (year 21 to year 50) Epoch 3 (year 50 to year 100) All epochs PVd AAD (£k) PVd for epoch AAD (£k) PVd for epoch AAD (£k) PVd for epoch MDSF (£k) 0.0 0.00 0.0 0.00 0.0 0.00 0.0 Erosion damages Epoch 1 (year 0 to year 20) Epoch 2 (year 21 to year 50) Epoch 3 (year 50 to year 100) All epochs PVd Total Valuation (£k) Total Valuation (£k) Total Valuation (£k) MDSF (£k) PV for epoch (£k) PV for epoch (£k) PV for epoch (£k) No. of properties No. of properties No. of properties 0.0 0.00 0.0 0.00 0.0 0.00 0.0 Other damages PV Value (£k) Total preferred plan damages Notes: As determined by MDSF 0.0 Costs Present Management Assessment Source: PV Value (£k)

Reconciliation

Notes:

Notes:

Preferred Pan

Description:

No planned intervention

Economic Assessment

PV Value (£k)

Appendix F 70 MA35

Policy Development Zone (PDZ):14

Location: Aberdaron

Management Area (MA): 36 Policy Units (PU):14.7, 14.8, 14.9 Page 1 of 2

Damages

Scenario:	No Active interver	ntion								
MDSF Assess	ment									
Flooding damag	jes		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	0 to year 100)	All epochs PVd	l
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			0.05	0.6	0.66	4.0	21.57	69.6		74.2
Erosion damage	s									
	Epoch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd	l
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
	0.00	0.0	7	459.00	148.0	21	2,258.00	192.0		340
Other information	tion								PV Value (£k)	
Source: Damages do not inc	clude diruption to raod netw	ork or signficant imapct	on the community and re	egional amenity value.						
Notes:	As determined by MD	SF					То	tal NAI damages		414.2
Scenario:	With Present Mana	agement								
MDSF Assess	ment									

Flooding damages	Epoch 1 (year 0 to year 20)		Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVd
	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
	0.05	0.6	0.26	1.7	0.94	3.8	6.1
Erosion damages							

E	Epoch 1 (year 0 to year 20)			Epoch 2 (year 21 to year 50)			och 3 (year 50 to year	All epochs PVd	
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	5	851.00	45.0	45.0

Other information

PV Value (£k)

Source:

Total WPM damages 51.1 Notes: As determined by MDSF

Policy Development Zone (PDZ):14 Management Area (MA): 36 Page 2 of 2

Location: Aberdaron Policy Units (PU):14.7, 14.8, 14.9

_										
Damages	(continued)									
Scenario:	Preferred Plan									
MDSF Assessn	nent									
Flooding damage	es		Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year	50 to year 100)	All epochs PV	d
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			0.05	0.6	0.26	1.7	0.94	3.8		6.1
Erosion damages										
	poch 1 (year 0 to year 2			och 2 (year 21 to year			och 3 (year 50 to year		All epochs PV	d
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	45.0
0	0.00	0.0	0	0.00	0.0	5	851.00	45.0		45.0
Other damages	;								PV Value (£k))
Notes:	As determined by MDS	F					Total preferr	ed plan damages		51.1
Costs										
Present Manag	ement Assessment									
Source:									PV Value (£k)	
									, ,	
Notes:										867
Preferred Pan									PV Value (£k)	
Description:	Reduction in cost to rev	etment to west of the	e village							
										602
Notes:										683

Reconciliation

Damges do not include for the losst of community and significant regional amneity value. Mangement likely to be justified with potential for alternative funding.

Policy Development Zone (PDZ):14

Location: Ynys Enlli

Management Area (MA): 37 Policy Units (PU):14.10

Page 1 of 2

ges

Scenario:	No Active interven	ntion								
MDSF Assessn	nent									
looding damag	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVd	
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			0.00	0.0	0.00	0.0	0.00	0.0		0.
rosion damages	S									
E	Epoch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Ep	och 3 (year 50 to year	100)	All epochs PVd	
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
0	0.00	0.0	0	0.00	0.0	0	0.00	0.0		
Other informati	ion								PV Value (£k)	
Source:										
								1-		
lotes:	As determined by MD	SF					To	otal NAI damages		0.
								·		
Scenario:	With Present Mana	agement								
MDSF Assessn	nent									
looding damag	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVd	
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			0.00	0.0	0.00	0.0	0.00	0.0		0.0
rosion damages	S					_				
	Epoch 1 (year 0 to year			och 2 (year 21 to year		•	och 3 (year 50 to year	,	All epochs PVd	
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
0	0.00	0.0	0	0.00	0.0	0	0.00	0.0		0.0
Other informati	ion								PV Value (£k)	
Source:									, ,	

Appendix F 73 MA37

Economic Assessment
Policy Development Zone (PDZ):14

Location: Ynys Enlli

Policy Units (PU):14.10

Page 2 of 2

Damages	(continued)									
Scenario:	Preferred Plan									
MDSF Assessn	nent									
Flooding damage	es es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVd	
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			0.00	0.0	0.00	0.0	0.00	0.0		0.0
Erosion damages										
	poch 1 (year 0 to year			och 2 (year 21 to year	,		och 3 (year 50 to year		All epochs PVd	
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
0	0.00	0.0	0	0.00	0.0	0	0.00	0.0		0.0
Other damages	;								PV Value (£k)	
						•				
Notes:	As determined by MDS	SF					Total preferre	ed plan damages		0.0
Costs										
Present Manag	ement Assessment									
Source:									PV Value (£k)	
									, , , , , , , , , , , , , , , , , , ,	
Notes:										0
Preferred Pan									PV Value (£k)	
Description:									` ,	
= - 3 -										
l										
 .										ام
Notes:										0

Reconciliation

No intervtion

Policy Development Zone (PDZ):14

Location: South West Ileyn

Management Area (MA): 38 Policy Units (PU):14.11

Page 1 of 2

Damages	;
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Scenario:	No Active interven	tion								
MDSF Assessn	nent									
Flooding damag	es		Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year:	21 to year 50)	Epoch 3 (year 5	0 to year 100)	All epochs PVd	
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			0.00	0.0	0.00	0.0	0.00	0.0		0.0
Erosion damages	s	•								
E	poch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year 1	100)	All epochs PVd	
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
C	0.00	0.0	0	0.00	0.0	0	0.00	0.0		(
Other informat	ion								PV Value (£k)	
Source:										
Notes:	As determined by MDS	SF					To	tal NAI damages		0.0
	7 10 GO1011111110G D) 111D C									
							10	tai NAI damages		0.0
Scenario:	With Present Mana	gement					10	tai NAi dailiages		0.0
		gement						tai NAI dainages		0.0
MDSF Assessn	ment	gement	Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	<u> </u>	All epochs PVd	0.0
Scenario: MDSF Assessn Flooding damag	ment	gement	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	Epoch 3 (year 5 AAD (£k)	0 to year 100) PVd for epoch	All epochs PVd MDSF (£k)	
MDSF Assessm Flooding damag	ment es	ngement			AAD (£k)		Epoch 3 (year 5 AAD (£k)	0 to year 100)	•	0.0
MDSF Assessn Flooding damag Erosion damages	ment es s		AAD (£k) 0.00	PVd for epoch 0.0	AAD (£k) 0.00	PVd for epoch 0.0	Epoch 3 (year 5 AAD (£k) 0.00	0 to year 100) PVd for epoch 0.0	MDSF (£k)	
MDSF Assessn Flooding damag Erosion damages	nent es s Epoch 1 (year 0 to year	20)	AAD (£k) 0.00 Ep o	PVd for epoch 0.0 Och 2 (year 21 to year	AAD (£k) 0.00	PVd for epoch 0.0	Epoch 3 (year 5 AAD (£k) 0.00 och 3 (year 50 to year 1	0 to year 100) PVd for epoch 0.0	MDSF (£k)	
MDSF Assessn Flooding damag Erosion damages	nent es Epoch 1 (year 0 to year Total Valuation (£k)	20) PV for epoch (£k)	AAD (£k) 0.00 Epo No. of properties	PVd for epoch 0.0 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 0.00 50) PV for epoch (£k)	PVd for epoch 0.0 Epoch No. of properties	Epoch 3 (year 5 AAD (£k) 0.00 och 3 (year 50 to year 7 Total Valuation (£k)	0 to year 100) PVd for epoch 0.0 100) PV for epoch (£k)	MDSF (£k)	0.0
MDSF Assessm Flooding damag Erosion damages No. of properties	s Epoch 1 (year 0 to year Total Valuation (£k) 0.00	20)	AAD (£k) 0.00 Ep o	PVd for epoch 0.0 Och 2 (year 21 to year	AAD (£k) 0.00	PVd for epoch 0.0 Epoch No. of properties	Epoch 3 (year 5 AAD (£k) 0.00 och 3 (year 50 to year 1	0 to year 100) PVd for epoch 0.0	All epochs PVd MDSF (£k)	0.0
MDSF Assessn Flooding damag Erosion damages	s Epoch 1 (year 0 to year Total Valuation (£k) 0.00	20) PV for epoch (£k)	AAD (£k) 0.00 Epo No. of properties	PVd for epoch 0.0 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 0.00 50) PV for epoch (£k)	PVd for epoch 0.0 Epoch No. of properties	Epoch 3 (year 5 AAD (£k) 0.00 och 3 (year 50 to year 7 Total Valuation (£k)	0 to year 100) PVd for epoch 0.0 100) PV for epoch (£k)	MDSF (£k)	0.0
MDSF Assessm Flooding damage Erosion damages No. of properties	s Epoch 1 (year 0 to year Total Valuation (£k) 0.00	20) PV for epoch (£k)	AAD (£k) 0.00 Epo No. of properties	PVd for epoch 0.0 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 0.00 50) PV for epoch (£k)	PVd for epoch 0.0 Epoch No. of properties	Epoch 3 (year 5 AAD (£k) 0.00 och 3 (year 50 to year 7 Total Valuation (£k)	0 to year 100) PVd for epoch 0.0 100) PV for epoch (£k)	All epochs PVd MDSF (£k)	
MDSF Assessment Assess	s Epoch 1 (year 0 to year Total Valuation (£k) 0.00	20) PV for epoch (£k)	AAD (£k) 0.00 Epo No. of properties	PVd for epoch 0.0 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 0.00 50) PV for epoch (£k)	PVd for epoch 0.0 Epoch No. of properties	Epoch 3 (year 5 AAD (£k) 0.00 och 3 (year 50 to year 7 Total Valuation (£k)	0 to year 100) PVd for epoch 0.0 100) PV for epoch (£k)	All epochs PVd MDSF (£k)	0.0

Appendix F 75 MA38

Policy Develo	pment Zone (PDZ):14 Ith West lleyn	4			Management Area Policy Units (PU)				Page 2 of 2	
Damages	(continued)									
Scenario:	Preferred Plan									
MDSF Assess	sment									
Flooding dama	ges		Epoch 1 (year	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVd	
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			0.00	0.0	0.00	0.0	0.00	0.0		0.0
Erosion damage	es									
	Epoch 1 (year 0 to year			och 2 (year 21 to year			och 3 (year 50 to year		All epochs PVd	
No. of properties		PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
	0.00	0.0	0	0.00	0.0	0	0.00	0.0		0.0
Other damage	es								PV Value (£k)	
Notes:	As determined by MDS	SF					Total preferre	ed plan damages		0.0
Costs										
Present Mana	gement Assessment									
Source:								I	PV Value (£k)	
Notes:										0
Preferred Pan	_	_		·	·		·		PV Value (£k)	

Reconciliation

Economic Assessment

No intervention

Description:

Notes:

Appendix F 76 MA38

Policy Development Zone (PDZ):15

Location: North Llyn Bays

Management Area (MA): 39 Policy Units (PU):15.1, 15.2, 15.3 Page 1 of 2

Damages	•
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Scenario:	No Active interver	ntion							
MDSF Assessr	ment								
Flooding damag	jes		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			3.85	48.2	8.29	67.7	44.52	165.3	281.2
Erosion damages	s								
E	E poch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
2	260.00	218.0	6	1,787.00	696.0	16	4,205.00	496.0	1410
Other informat	tion								PV Value (£k)
Source:									, ,
							_		
Notes:	As determined by MD	SF					То	tal NAI damages	1,691.2
	•						То	tal NAI damages	1,691.2
Scenario:	With Present Mana						То	tal NAI damages	1,691.2
Scenario: MDSF Assessr	With Present Mana		Enoch 1 (vea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)			
Scenario:	With Present Mana		Epoch 1 (yea	ar 0 to year 20) PVd for epoch	Epoch 2 (year	21 to year 50) PVd for epoch	Epoch 3 (year 5		All epochs PVd MDSF (£k)
Scenario: MDSF Assessr	With Present Mana			PVd for epoch	,	PVd for epoch	Epoch 3 (year 5	50 to year 100) PVd for epoch	All epochs PVd
Scenario: MDSF Assessr	With Present Mana ment les		AAD (£k) 1.73	PVd for epoch 21.7	AAD (£k) 1.77	PVd for epoch 19.5	Epoch 3 (year 5 AAD (£k) 8.65	50 to year 100) PVd for epoch 32.6	All epochs PVd MDSF (£k) 73.8
Scenario: MDSF Assessr Flooding damag Erosion damages	With Present Manament les s Epoch 1 (year 0 to year	agement	AAD (£k) 1.73	PVd for epoch 21.7 och 2 (year 21 to year	AAD (£k) 1.77	PVd for epoch 19.5	Epoch 3 (year 5 AAD (£k) 8.65 och 3 (year 50 to year	50 to year 100) PVd for epoch 32.6	All epochs PVd MDSF (£k) 73.8 All epochs PVd
Scenario: MDSF Assessr Flooding damage	With Present Manament les s Epoch 1 (year 0 to year Total Valuation (£k)	20) PV for epoch (£k)	AAD (£k) 1.73 Epo No. of properties	PVd for epoch 21.7 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 1.77 50) PV for epoch (£k)	PVd for epoch 19.5 Epoch No. of properties	Epoch 3 (year 5 AAD (£k) 8.65 och 3 (year 50 to year Total Valuation (£k)	50 to year 100) PVd for epoch 32.6 100) PV for epoch (£k)	All epochs PVd MDSF (£k) 73.8 All epochs PVd MDSF (£k)
Scenario: MDSF Assessr Flooding damag Erosion damages	With Present Manament les s Epoch 1 (year 0 to year	agement	AAD (£k) 1.73	PVd for epoch 21.7 och 2 (year 21 to year	AAD (£k) 1.77	PVd for epoch 19.5 Epoch No. of properties	Epoch 3 (year 5 AAD (£k) 8.65 och 3 (year 50 to year	50 to year 100) PVd for epoch 32.6 100) PV for epoch (£k)	All epochs PVd MDSF (£k) 73.8 All epochs PVd
Scenario: MDSF Assessr Flooding damag Erosion damages	With Present Manament jes s Epoch 1 (year 0 to year Total Valuation (£k) 1 216.00	20) PV for epoch (£k)	AAD (£k) 1.73 Epo No. of properties	PVd for epoch 21.7 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 1.77 50) PV for epoch (£k)	PVd for epoch 19.5 Epoch No. of properties	Epoch 3 (year 5 AAD (£k) 8.65 och 3 (year 50 to year Total Valuation (£k)	50 to year 100) PVd for epoch 32.6 100) PV for epoch (£k)	All epochs PVd MDSF (£k) 73.8 All epochs PVd MDSF (£k)
Scenario: MDSF Assessr Flooding damag Erosion damages No. of properties	With Present Manament jes s Epoch 1 (year 0 to year Total Valuation (£k) 1 216.00	20) PV for epoch (£k)	AAD (£k) 1.73 Epo No. of properties	PVd for epoch 21.7 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 1.77 50) PV for epoch (£k)	PVd for epoch 19.5 Epoch No. of properties	Epoch 3 (year 5 AAD (£k) 8.65 och 3 (year 50 to year Total Valuation (£k)	50 to year 100) PVd for epoch 32.6 100) PV for epoch (£k)	All epochs PVd MDSF (£k) 73.8 All epochs PVd MDSF (£k) 559.0
Scenario: MDSF Assessr Flooding damage Erosion damage: No. of properties Other informate	With Present Manament jes s Epoch 1 (year 0 to year Total Valuation (£k) 1 216.00	20) PV for epoch (£k)	AAD (£k) 1.73 Epo No. of properties	PVd for epoch 21.7 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 1.77 50) PV for epoch (£k)	PVd for epoch 19.5 Epoch No. of properties	Epoch 3 (year 5 AAD (£k) 8.65 och 3 (year 50 to year Total Valuation (£k)	50 to year 100) PVd for epoch 32.6 100) PV for epoch (£k)	All epochs PVd MDSF (£k) 73.8 All epochs PVd MDSF (£k) 559.0
Scenario: MDSF Assessr Flooding damage Erosion damage: No. of properties Other informate	With Present Manament jes s Epoch 1 (year 0 to year Total Valuation (£k) 1 216.00	20) PV for epoch (£k) 216.0	AAD (£k) 1.73 Epo No. of properties	PVd for epoch 21.7 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 1.77 50) PV for epoch (£k)	PVd for epoch 19.5 Epoch No. of properties	Epoch 3 (year 5 AAD (£k) 8.65 och 3 (year 50 to year Total Valuation (£k) 641.00	50 to year 100) PVd for epoch 32.6 100) PV for epoch (£k)	All epochs PVd MDSF (£k) 73.8 All epochs PVd MDSF (£k) 559.0

Policy Development Zone (PDZ):15

Location: North Llyn Bays

Management Area (MA): 39 Policy Units (PU):15.1, 15.2, 15.3 Page 2 of 2

Damages	(continued)									
Scenario:	Preferred Plan									
MDSF Assessm	ent									
Flooding damage	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs F	Vd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			1.73	21.7	8.29	55.9	8.65	53.0		130.
Erosion damages										
	poch 1 (year 0 to year			och 2 (year 21 to year	,		och 3 (year 50 to year	,	All epochs F	
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
1	216.00	216.0	2	641.00	308.0	10	1,476.00	310.0		834.0
Notes:	As determined by MDS	SF					Total preferre	ed plan damages		964.
Costs										
Present Manage	ement Assessment									
Source:									PV Value (£k)	
estiamted cost for rein	nforcing and raising all def	fences.								
Notes:										43
Preferred Pan									PV Value (£k)	
Description:	Costs include fro future	e improvement to def	nces at Porth Nefyn a	and at the access point	t at Nefyn.					
										404
Notes:										162

Reconciliation

Despite significant economic loss identified at Porth Dinllaen, rasiing defences to the village is not conisdered sustainable in the long term with sea level rise.

Damages

Notes:

Policy Development Zone (PDZ):15

As determined by MDSF

Location: North Llyn Shoreline

Management Area (MA): 40 Policy Units (PU):15.4, 15.5, 15.6 Page 1 of 2

58.1

Total WPM damages

Scenario:	No Active interver	ntion								
MDSF Assessm		111011								
Flooding damages		Epoch 1 (year 0 to year 20)		Epoch 2 (year 21 to year 50)		Epoch 3 (year 50 to year 100)		All epochs PV	d	
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			0.00	0.0	0.00	0.0	0.02	0.1		0
Erosion damages	i									
Epoch 1 (year 0 to year 20)			Epoch 2 (year 21 to year 50)		50)	Epo	och 3 (year 50 to year 100)		All epochs PV	d
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
0	0.00	0.0	2	340.00	58.0	17	3,609.00	230.0		28
									PV Value (£k)	
	on									
	on								(4.7)	
Other information Source:	on								()	
Source:	As determined by MD	SF					То	tal NAI damages	()	
Source: Notes:	As determined by MD					[То	tal NAI damages		
Source: Notes: Scenario:	As determined by MD					[То	tal NAI damages		
Source: Notes: Scenario: MDSF Assessm	As determined by MD With Present Managent							3 11	. ,	288
Source: Notes: Scenario: MDSF Assessm	As determined by MD With Present Managent			ar 0 to year 20)	Epoch 2 (year	, ,	Epoch 3 (year 5	0 to year 100)	All epochs PV	288
Source: Notes: Scenario: MDSF Assessm	As determined by MD With Present Managent		AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	Epoch 3 (year 5	0 to year 100) PVd for epoch	. ,	288 .
Source: Notes: Scenario: MDSF Assessm Flooding damage	As determined by MD With Present Managent es			PVd for epoch	1 (7	, ,	Epoch 3 (year 5	0 to year 100)	All epochs PV	288 .
Source: Notes: Scenario: MDSF Assessm Flooding damage	As determined by MD With Present Managent es	agement .	AAD (£k) 0.00	PVd for epoch 0.0	AAD (£k) 0.00	PVd for epoch 0.0	Epoch 3 (year 5 AAD (£k) 0.02	0 to year 100) PVd for epoch 0.1	All epochs PV MDSF (£k)	288 .
Source: Notes: Scenario: MDSF Assessm Flooding damage	As determined by MD With Present Managent es	agement .	AAD (£k) 0.00	PVd for epoch	AAD (£k) 0.00	PVd for epoch 0.0	Epoch 3 (year 5	0 to year 100) PVd for epoch 0.1	All epochs PV	288.
Source: Notes: Scenario: MDSF Assessm Flooding damage Erosion damages	As determined by MD With Present Managent es poch 1 (year 0 to year	agement	AAD (£k) 0.00	PVd for epoch 0.0 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 0.00	PVd for epoch 0.0	Epoch 3 (year 5 AAD (£k) 0.02 och 3 (year 50 to year	0 to year 100) PVd for epoch 0.1	All epochs PV MDSF (£k) All epochs PV	288 d 0
Source: Notes: Scenario: MDSF Assessm Flooding damage Erosion damages E, No. of properties	As determined by MD With Present Managent es poch 1 (year 0 to year Total Valuation (£k) 0.00	20) PV for epoch (£k)	AAD (£k) 0.00 Epr No. of properties	PVd for epoch 0.0 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 0.00 50) PV for epoch (£k)	PVd for epoch 0.0 Epo No. of properties	Epoch 3 (year 5 AAD (£k) 0.02 och 3 (year 50 to year Total Valuation (£k)	0 to year 100) PVd for epoch 0.1 100) PV for epoch (£k)	All epochs PV MDSF (£k) All epochs PV	288. d

Policy Development Zone (PDZ):15

Location: North Llyn Shoreline

Management Area (MA): 40 Policy Units (PU):15.4, 15.5, 15.6 Page 2 of 2

Damages	(aantinuad)									
Damages Scenario:	(continued) Preferred Plan									
MDSF Assessn										
Flooding damag			Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PV	/d
		ŀ	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			0.00	0.0	0.00	0.0	0.02	0.1		0.
Erosion damages	3									
	poch 1 (year 0 to year	,		och 2 (year 21 to year			och 3 (year 50 to year		All epochs PV	d
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
0	0.00	0.0	2	340.00	58.0	17	3,609.00	230.0		288.0
Other damages	1								PV Value (£k))
										'
								1		
Notes:	As determined by MDS	SF					Total preferre	ed plan damages		288.
Costs										
	ement Assessment									
Source:								P	V Value (£k)	
	intaining private works alor	ng the frontage						•	T Talao (211)	
	•									
Notes:										332
Preferred Pan								P	V Value (£k)	
Description:	Management of the Pi	er at Trefor							(4)	
Description.	•									
										_
Notes:										95

Reconciliation

Policy for this area is for Managed Realignment, cots are associated with management at Trefor, managing the peir.

Policy Development Zone (PDZ):16

Management Area (MA): 41

Page 1 of 2

Location: Outer Estuary West

Policy Units (PU):16.1, 16.2, 16.3, 16.4, 16.5, 16.6, 16.7

Damages

looding domage	nent	1	Enoch 1 (yea	r 0 to year 20)	Epoch 2 (year 2	21 to year 50)	Epoch 3 (year 5	0 to year 100)	All epochs PVd
looding damage	:5	<u>_</u>	LPOCII I (yea	ii 0 to year 20)	Lpocii z (year z	zi io year 50)	Lpocii 3 (year 3	o to year 100)	All epochs PVa
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			9.23	115.6	18.11	152.4	171.16	592.4	860
rosion damages									
E	poch 1 (year 0 to year	20)	Epc	och 2 (year 21 to year	50)	Epo	ch 3 (year 50 to year	100)	All epochs PVd
	T + 11/1 + 1/ (01)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
No. of properties	Total Valuation (£k)	1 1 101 opoon (211)							
No. of properties	O.00	0.0	2	234.00	56.0	8	1,430.00	139.0	1

Total NAI damages 1,055.4 Notes: As determined by MDSF

Scenario: With Present Management

MDSF Assessment

Flooding damages	Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	0 to year 100)	All epochs PVd
	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
	7.34	91.9	12.42	110.2	49.44	193.6	395.7
Erosion damages							

Eį	poch 1 (year 0 to year	20)	Ep	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	1	212.00	50.0	2	425.00	54.0	104.0

Other information PV Value (£k)

Source:

damages do not consider impact on amenity on the airfield

499.7 As determined by MDSF **Total WPM damages** Notes:

Appendix F 81 MA41

Policy Development Zone (PDZ):16

Location: Outer Estuary West

Management Area (MA): 41

Policy Units (PU):16.1, 16.2, 16.3, 16.4, 16.5, 16.6, 16.7

Page 2 of 2

						,,	,,,,			
Damages	(continued)									
Scenario:	Preferred Plan									
MDSF Assessi	ment									
Flooding damag	jes		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year	50 to year 100)	All epochs P	۷d
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			7.34	91.9	12.42	110.2	91.41	325.0		527.0
Erosion damage	s									
	Epoch 1 (year 0 to year	20)	Ep	och 2 (year 21 to year	50)	Ер	och 3 (year 50 to year		All epochs P	۷d
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
(0.00	0.0	1	212.00	50.0	2	425.00	54.0		104.0
Other damages Incraesed risk of	s of flooding over epoch	3. Contiued protect	ction to properteis f	from erosion at Dina	s Dinlle.				PV Value (£k	
Notes:	As determined by MD	SF					Total preferr	ed plan damages		631.0
Costs										
Present Manag	gement Assessment	1								
Source:								Р	V Value (£k)	
Incaresed defence a	at Dinas Dinlle and within F	oryd Bay							,	
										ļ
Notes:										2,423
Preferred Pan								Р	V Value (£k)	
Description:	mangement of defend	es over epoch 1 and	through epoch 2 with	a reduced level of prot	ection.					
Notes:										867
110103.										301

Reconciliation

Policy for HTL within epoch 1 but costs associated with managed realignment over epochs 2 and 3.

Policy Development Zone (PDZ):16

Location: Malltraeth and Cefni

Management Area (MA): 42 Policy Units (PU):16.8, 16.9, 16.10 Page 1 of 2

Damages

Notes:	As determined by MDS	SF					To	tal NAI damages	2,961.7
Other informat Source:	ion								PV Value (£k)
(0.00	0.0	0	0.00	0.0	4	440.00	60.0	60
No. of properties	Epoch 1 (year 0 to year Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	All epochs PVd MDSF (£k)	
Erosion damage:		20)	F		50)	Fina	a h 2 (50 ta	400)	AU 1 51/1
			30.64	383.6	172.18	1130.7	271.07	1387.4	2,901.7
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
Flooding damag	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVd
MDSF Assessr	nent								
Scenario:	No Active interven	ition							

Scenario:	With Present Management
MDSF Assess	ment

Flooding damages	Epoch 1 (year	ar 0 to year 20)	Epoch 2 (year :	21 to year 50)	Epoch 3 (year 5	0 to year 100)	All epochs PVd
	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
	15.90	199.1	20.35	202.1	60.33	252.5	653.7
Erosion damages							

Li osion damages	2								
E	poch 1 (year 0 to year	r 0 to year 20)	Epoch 2 (year 21 to year 50)			Epo	och 3 (year 50 to year	All epochs PVd	
No. of properties	Total Valuation (£k)	tion (£k) PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.00	0	0.00	0.0	4	440.00	60.0	60.0

Other information PV Value (£k)

Source:

Potential long term loss of properties to village

Notes: As determined by MDSF Total WPM damages 713.7

Policy Development Zone (PDZ):16

Location: Malltraeth and Cefni

Management Area (MA): 42 Policy Units (PU):16.8, 16.9, 16.10 Page 2 of 2

Damages Scenario:	(continued) Preferred Plan									
MDSF Assessn	nent									
Flooding damage	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	60 to year 100)	All epochs PVo	t
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			15.90	199.1	20.35	202.1	60.33	252.5		653.
Erosion damages	1				-					
	poch 1 (year 0 to year 2	,		och 2 (year 21 to year			och 3 (year 50 to year		All epochs PV	t
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
0	0.00	0.0	0	0.00	0.0	4	440.00	60.0		60.
Potential long term lo	ss of properties to village							1-		
Notes:	As determined by MDSI	F					Total preferre	ed plan damages		713.
Costs										
Present Manag	ement Assessment									
Source:								P	V Value (£k)	
Maintain embankmer	nt									
Notes:										452
Preferred Pan								P	V Value (£k)	
Description:	Maintain embankment									
Notes:										452

Reconciliation

Strong economic case for maintaining defence

Appendix F 84 MA42

Policy Development Zone (PDZ):16

Management Area (MA): 43

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Location: Inner Western Section of the Menai Strait

Policy Units (PU):16.11, 16.12, 16.13, 16.14, 16.15, 16.16, 16.17

Damages

Scenario:	No Active interven	ntion							
MDSF Assessn	nent								
Flooding damage	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			15.16	189.8	43.31	326.0	82.78	394.7	910.4
rosion damages	3								
E	poch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Ep	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	32	2,853.00	952.0	68	6,388.00	725.0	1677
Other informati	ion								PV Value (£k)
Source:									` '
						ı	1		
Notes:	As determined by MD	SF					To	otal NAI damages	2,587.
Scenario:	With Present Mana	agement							
MDSF Assessn	nent								
Flooding damage	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year		Epoch 3 (year 5		All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			7.51	94.0	10.55	100.7	36.28	146.6	341.3
Erosion damages	3								
	poch 1 (year 0 to year			och 2 (year 21 to year	,		och 3 (year 50 to year	,	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	4	740.00	18.0	18.0
Other informati	ion								PV Value (£k)
Source:									
						1	<u> </u>	1	
Notes:	As determined by MD3	SF					Tota	al WPM damages	359.3

Appendix F 85 MA43

Policy Development Zone (PDZ):16

Management Area (MA): 43

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604

Location: Inner Western Section of the Menai Strait

Policy Units (PU):16.11, 16.12, 16.13, 16.14, 16.15, 16.16, 16.17

Damages	(continued)									
Scenario:	Preferred Plan									
MDSF Assessr	nent									
Flooding damag	es		Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year		Epoch 3 (year 8	50 to year 100)	All epochs PVd	
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			10.32	129.2	20.93	174.2	62.58	261.4	5	64.8
Erosion damages	3									
E	poch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd	
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
C	0.00	0.0	0	0.00	0.0	4	740.00	18.0		18.0
						r				
Notes:	As determined by MDS	SF					Total preferr	ed plan damages	5	82.8
Costs										
Present Manag	ement Assessment									
Source:									PV Value (£k)	
Genarl maintence ar	nd raising defences									
Notes:									1	,895
Preferred Pan									PV Value (£k)	
Description:	Maintain defence gen	erally with futre impor	vements to main settl	lements in epoch 3.						

Reconciliation

Notes:

Signifcant economic value in HTL to main settlements.

Policy Development Zone (PDZ):16

Management Area (MA): 44

Page 1 of 2

Location: South Eastern Shore to Ynys Mon

Policy Units (PU):16.18, 16.19, 16.20, 16.21, 16.22, 16.23, 16.24, 16.25

Damages

Scenario:	No Active interver	ntion							
MDSF Assessr	nent								
Flooding damag	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			139.29	1743.9	186.92	1818.6	2015.73	6894.3	10,456.8
Erosion damage:	S								
	poch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
2	296.00	290.0	4	817.00	198.0	51	5,150.00	426.0	914
Other informat	ion								PV Value (£k)
Source:									
damages do not incl	ude disruption due to loss	of highway.							
Notes:	As determined by MD	SF					To	otal NAI damages	11,370.8

|--|

MDSF Assessment

Flooding damages	Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year:	Epoch 2 (year 21 to year 50)		50 to year 100)	All epochs PVd
	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
	20.15	252.3	28.50	271.2	109.41	431.7	955.2
Erosion damages							

E	Epoch 1 (year 0 to year 20)		Epoch 2 (year 21 to year 50)			Epoch 3 (year 50 to year 100)			All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
1	149.00	145.0	4	817.00	333.0	17	2,405.00	200.0	678.0

Other information PV Value (£k)

Source:

Notes: As determined by MDSF Total WPM damages 1,633.2

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Policy Development Zone (PDZ):16

Management Area (MA): 44

Page 2 of 2

Location: South Eastern Shore to Ynys Mon

Policy Units (PU):16.18, 16.19, 16.20, 16.21, 16.22, 16.23, 16.24, 16.25

					, ,				
Damages	(continued)								
Scenario:	Preferred Plan								
MDSF Assessr	nent								
Flooding damag	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			23.22	290.7	39.59	350.2	201.70	755.2	1,396.
Erosion damage:									
	poch 1 (year 0 to year			och 2 (year 21 to year			och 3 (year 50 to year		All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
1	149.00	145.0	2	409.00	161.0	17	2,405.00	200.0	506.0
Notes:	As determined by MD	SF					Total preferr	ed plan damages	1,902.
Costs Present Manag	rement Assessmen	1							
Source: Includes fro defence	of private frontages and ir	ncreased defence to exis	ating line at Beaumaris					F	PV Value (£k)
Notes:									1,94
Preferred Pan								F	PV Value (£k)
Description:	costs do not include p	rivate defence. Costs	s take fro potential rea	alignment of flood defer	nce to Beaumaris.				
1									

Reconciliation

Notes:

Strong economic case for continued defence to main settlements.

Appendix F 88 MA44

Policy Development Zone (PDZ):16

Management Area (MA): 45
Policy Units (PU):16.26, 16.27, 16.28, 16.29, 16.30

Page 1 of 2

Location: Bangor

Damages

Damagoo									
Scenario:	No Active interver	ntion							
MDSF Assessn	nent								
Flooding damage	es		Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	0 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			76.11	952.9	170.42	1374.4	1011.13	3698.3	6,025.6
Erosion damages	3								
E	poch 1 (year 0 to year	r 20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	15	1,337.00	414.0	13	1,189.00	128.0	543
Other informati	ion								PV Value (£k)
Source:									
Notes:	As determined by MD	.CE					To	tal NAI damages	6,568.6
Notes.	As determined by MD	<u> </u>					10	tai NAI dailiages	0,300.0
Scenario:	With Present Mana	agement							
MDSF Assessn	nent	-							
Flooding damage	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	0 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			35.31	442.1	39.50	417.1	106.88	458.2	1,317.3
Erosion damages	3								
	poch 1 (year 0 to year			och 2 (year 21 to year			och 3 (year 50 to year		All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	1	212.00	84.0	0	0.00	0.0	84.0
Other informati	ion								PV Value (£k)
Source:									
1									
Notes:	As determined by MD	SF				Ī	Tota	II WPM damages	1,401.3
,10.03.	7.6 determined by MD	<u> </u>					1018	in damages	1,401.3

Policy Development Zone (PDZ): 1 Management Area (MA): 45 Page 2 of 2

Location: Bangor Policy Units (PU):16.26, 16.27, 16.28, 16.29, 16.30

	(continued)								
	D (151								
	Preferred Plan								
MDSF Assessm	ent								
Flooding damage	s			r 0 to year 20)	Epoch 2 (year 2		Epoch 3 (year 5		All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			35.31	442.1	39.50	417.1	1005.86	3272.0	4,131.1
Erosion damages					1				
	ooch 1 (year 0 to year 2	•		och 2 (year 21 to year 5	,		och 3 (year 50 to year 1		All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	1	212.00	84.0	0	0.00	0.0	84.0
Other damages Damages include	e increased flood risk	at Hirael as a pro	xi value for potentia	al relocation.					PV Value (£k)
Notes:	As determined by MDS	F					Total preferre	ed plan damages	4,215.1
Costs									
Present Manage	ement Assessment								
Source:								PV	Value (£k)
Notes:									436
Preferred Pan								PV	Value (£k)
Description:	Costs take as WPM but	t with the intent of M	R at Hirael.						

Reconciliation

Despite high economic values for defence at Hirael the policy would be for MR in epoch 3 due to the highrisk as refected by the high residual damages.

Economic Assessment

Policy Development Zone (PDZ):16

Location: Traeth Lafan and Llanfarifechan

Management Area (MA): 46 Policy Units (PU):16.231, 16.32, 16.33 Page 1 of 2

Damages

Scenario:	No Active interver	ntion								
MDSF Assessm	ent									
Flooding damage	s		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year 2	21 to year 50)	Epoch 3 (year 5	0 to year 100)	All epochs PVd	ł
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			6.23	78.0	31.80	212.0	37.14	215.8		505.8
Erosion damages										
Eį	boch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd	ł
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
0	0.00	0.0	1	12.00	3.0	3	639.00	39.0		43
Other information	on								PV Value (£k)	
Source:										
loss of sea front not in	ncluded in damages. No	values have been taken	for damage and disrupti	on as a result of the loss of	of A55and main railway l	ine.				
Notes:	As determined by MD	SF					То	tal NAI damages		548.8
Scenario:	With Present Mana	agement								

Scenario:	With Present Management

MDSF Assessment

Flooding damages	Epoch 1 (year 0 to year 20) AAD (£k) PVd for epoch		Epoch 2 (year 21 to year 50)		Epoch 3 (year 50 to year 100)		All epochs PVd
	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
	3.08	38.6	6.67	54.4	37.14	137.1	230.0
Erosion damages							

	Epoch 1 (year 0 to year 20)			Epoch 2 (year 21 to year 50)			och 3 (year 50 to year	All epochs PVd	
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0.0

Other information PV Value (£k)

Source:

Total WPM damages 230.0 Notes: As determined by MDSF

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Policy Development Zone (PDZ):16

Location: Traeth Lafan and Llanfarifechan

Management Area (MA): 46

Policy Units (PU):16.231, 16.32, 16.33

Page 2 of 2

Scenario:	Preferred Plan									
MDSF Assessn	nent									
Flooding damag	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year :	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PV	'd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			3.08	38.6	6.67	54.4	24.00	96.0		188.
Erosion damages	3									
	poch 1 (year 0 to year			och 2 (year 21 to year	,		och 3 (year 50 to year		All epochs PV	'd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
C	0.00	0.0	1	12.00	3.0	3	639.00	39.0		42.0
Other damages	:								PV Value (£k)	`
Potential wave of	vertopping damges i	not included								
Notes:	As determined by MDS	SF					Total preferre	ed plan damages		230.
Costs										
	ement Assessment									
Source:								P	V Value (£k)	
	raising existing defences							•	Tuluo (Lity	
	0 0									
Notes:										1,965
Preferred Pan								F	V Value (£k)	
Description:	Mainatin defence at Lla	anfairfechan and real	igenmnt of embankm	ent to the west.						
Notes:										1,846

Reconciliation

Continued management at Llanfairfechan partly as a result of potential damaes to transport net wrok bur also in support of amenity values of the frontage. There is likely to be a need for collbaorative funding.

Policy Development Zone (PDZ):17

Location: Aberffraw and Coast

Management Area (MA): 47 Policy Units (PU):17.1, 17.2, 17.3, 17.4 Page 1 of 2

Damages	,
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Scenario:	No Active interven									
MDSF Assessi	ment									
Flooding damag	ges		Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year 2	21 to year 50)	Epoch 3 (year 5	0 to year 100)	All epochs PVd	
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			3.76	47.1	22.38	145.7	51.89	232.5	42	25.3
Erosion damage	s									
I	Epoch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year 1	100)	All epochs PVd	
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
(0.00	0.0	0	0.00	0.0	1	186.00	13.0		13
Other informati	tion								PV Value (£k)	
Source:										
						Ī		71		
Notes:	As determined by MDS	SF					To	tal NAI damages	43	38.3
	·						To	tal NAI damages	43	38.3
Scenario:	With Present Mana						То	tal NAI damages	43	38.3
Scenario: MDSF Assessi	With Present Mana		Encel 4 (vo	vr 0 to 100 vr 20)	Enoch 2 (voca)	24 to year 50)		-		38.3
Scenario:	With Present Mana			ur 0 to year 20)	Epoch 2 (year 2		Epoch 3 (year 5	0 to year 100)	All epochs PVd	38.3
Scenario: MDSF Assessi	With Present Mana		Epoch 1 (yea AAD (£k) 1.14	or 0 to year 20) PVd for epoch 14.3	Epoch 2 (year 2 AAD (£k) 3.44	21 to year 50) PVd for epoch 25.5		-	All epochs PVd MDSF (£k)	38.3
Scenario: MDSF Assessi	With Present Mana ment ges		AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	Epoch 3 (year 5 AAD (£k)	0 to year 100) PVd for epoch	All epochs PVd MDSF (£k)	
Scenario: MDSF Assessa Flooding damage	With Present Mana ment ges	agement	AAD (£k) 1.14	PVd for epoch	AAD (£k) 3.44	PVd for epoch 25.5	Epoch 3 (year 5 AAD (£k)	0 to year 100) PVd for epoch 46.2	All epochs PVd MDSF (£k)	
Scenario: MDSF Assessa Flooding damage	With Present Mana ment ges	agement	AAD (£k) 1.14	PVd for epoch 14.3	AAD (£k) 3.44	PVd for epoch 25.5	Epoch 3 (year 5 AAD (£k) 11.33	0 to year 100) PVd for epoch 46.2	All epochs PVd MDSF (£k)	
Scenario: MDSF Assessi Flooding damage	With Present Manament ges s Epoch 1 (year 0 to year	agement 20)	AAD (£k) 1.14	PVd for epoch 14.3 och 2 (year 21 to year	AAD (£k) 3.44 50)	PVd for epoch 25.5	Epoch 3 (year 5 AAD (£k) 11.33 och 3 (year 50 to year 1	0 to year 100) PVd for epoch 46.2	All epochs PVd MDSF (£k) All epochs PVd MDSF (£k)	
Scenario: MDSF Assessi Flooding damage	With Present Manament ges SEPOCH 1 (year 0 to year Total Valuation (£k) 0 0.00	20) PV for epoch (£k)	AAD (£k) 1.14	PVd for epoch 14.3 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 3.44 50) PV for epoch (£k)	PVd for epoch 25.5	Epoch 3 (year 5 AAD (£k) 11.33 och 3 (year 50 to year 7 Total Valuation (£k)	0 to year 100) PVd for epoch 46.2 100) PV for epoch (£k)	All epochs PVd MDSF (£k) All epochs PVd MDSF (£k)	86.0
Scenario: MDSF Assessi Flooding damage Erosion damage No. of properties	With Present Manament ges SEPOCH 1 (year 0 to year Total Valuation (£k) 0 0.00	20) PV for epoch (£k)	AAD (£k) 1.14	PVd for epoch 14.3 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 3.44 50) PV for epoch (£k)	PVd for epoch 25.5	Epoch 3 (year 5 AAD (£k) 11.33 och 3 (year 50 to year 7 Total Valuation (£k)	0 to year 100) PVd for epoch 46.2 100) PV for epoch (£k)	All epochs PVd MDSF (£k) All epochs PVd MDSF (£k)	86.0
Scenario: MDSF Assessi Flooding damage Erosion damage No. of properties	With Present Manament ges SEPOCH 1 (year 0 to year Total Valuation (£k) 0 0.00	20) PV for epoch (£k)	AAD (£k) 1.14	PVd for epoch 14.3 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 3.44 50) PV for epoch (£k)	PVd for epoch 25.5	Epoch 3 (year 5 AAD (£k) 11.33 och 3 (year 50 to year 7 Total Valuation (£k)	0 to year 100) PVd for epoch 46.2 100) PV for epoch (£k)	All epochs PVd MDSF (£k) All epochs PVd MDSF (£k)	86.0
Scenario: MDSF Assessi Flooding damage Erosion damage No. of properties Other informati	With Present Manament ges SEPOCH 1 (year 0 to year Total Valuation (£k) 0 0.00	20) PV for epoch (£k) 0.0	AAD (£k) 1.14	PVd for epoch 14.3 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 3.44 50) PV for epoch (£k)	PVd for epoch 25.5	Epoch 3 (year 5 AAD (£k) 11.33 Och 3 (year 50 to year 1 Total Valuation (£k) 0.00	0 to year 100) PVd for epoch 46.2 100) PV for epoch (£k)	All epochs PVd MDSF (£k) All epochs PVd MDSF (£k) PV Value (£k)	86.0

Appendix F 93 MA47

Policy Development Zone (PDZ):17

Location: Aberffraw and Coast

Management Area (MA): 47 Policy Units (PU):17.1, 17.2, 17.3, 17.4 Page 2 of 2

Damages	(continued)									
Scenario:	Preferred Plan									
MDSF Assessn										
Flooding damag			Epoch 1 (year	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PV	d
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			1.14	14.3	3.44	25.5	51.89	173.2		213.0
Erosion damages										
	Epoch 1 (year 0 to year 2			och 2 (year 21 to year			och 3 (year 50 to year		All epochs PV	d
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
0	0.00	0.0	0	0.00	0.0	0	0.00	0.0		0.0
Other damages	s								PV Value (£k)	
l		_								242.2
Notes:	As determined by MDS	5F					l otal preferr	ed plan damages		213.0
Costs										
Present Manag	ement Assessment									
Source:									PV Value (£k)	
1										
										50
Notes:										50
Preferred Pan									PV Value (£k)	
1			1 1							
Description:	Costs associated with I	ocal defence to villag	ge and road							
Description:	Costs associated with I	ocal defence to villaç	ge and road							
Description:	Costs associated with I	ocal defence to villaç	ge and road							

Reconciliation

Good justification for local defence measures

Policy Development Zone (PDZ):17

Management Area (MA): 48
Policy Units (PU):17.5, 17.6, 17.7, 17.8

Page 1 of 2

Location: Rhosneigr

Damages

Scenario:	No Active interven	ntion							
MDSF Assessr	nent								
Flooding damag	es		Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year:	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			2.63	32.9	28.58	174.0	138.13	521.8	728.7
Erosion damages	5								
E	poch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
C	0.00	0.0	9	218.00	90.0	11	1,529.00	143.0	230
Other informat	ion								PV Value (£k)
Source:									
Potential risk of flood	ding to the road and acecs	s to the town.							
						Ī	Г	1	
Notes:	As determined by MD	SF					Тс	otal NAI damages	958.7
Scenario:	With Dropont Mont	a a a m a m t							
	With Present Mana	agement							
MDSF Assessr				0.1 00)	- 10/	24.4 50)	- 10/	-0.1 (00)	AU 1 51/1
Flooding damag	es	-	AAD (£k)	er 0 to year 20) PVd for epoch	Epoch 2 (year: AAD (£k)	21 to year 50) PVd for epoch	Epoch 3 (year 5 AAD (£k)	PVd for epoch	All epochs PVd MDSF (£k)
		-	1.89	23.7	7.78	53.9	19.67	85.9	163.5
Erosion damages	<u> </u>							1 2000	
E	poch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
C	0.00	0.0	0	0.00	0.0	7	763.00	55.0	54.0
Other informat	ion								PV Value (£k)
Source:									, ,
						F			
Notes:	As determined by MD							al WPM damages	217.5

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Location: Rhosneigr

Policy Development Zone (PDZ):17

Management Area (MA): 48
Policy Units (PU):17.5, 17.6, 17.7, 17.8

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PV Value (£k)

1,144

864

Damages	(continued)								
Scenario:	Preferred Plan								
MDSF Assessm	ent								
Flooding damage	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year:	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			1.89	23.7	7.78	53.9	19.67	85.9	16
Erosion damages	•	•			•	•			
E	poch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	7	763.00	55.0	5
Other damages									PV Value (£k)
Notes:	As determined by MD	SF					Total preferr	ed plan damages	21
Costs									
Present Manage	ement Assessment								
Source:	is with a policy for salctiv	aly holding the line. Cos	te are taken fre protecti	on of all properties along	the frontage			Pi	/ Value (£k)

Preferred Pan Description:

Notes:

Notes:

The focus for mangement would be at Roshniegr. Cost are allowed for this and for maintaining access to the town. In other areas private defence might be acceptable, subject to norml approvals. Cost for private works are not included.

subject to normi approvals. Cost for private works are not included.

Reconciliation

Local defence to small groups of properties to the south of Rhosniegr are not considered to be economically justified. Sustaining the sea front to Rhosniegr is imporatnt, together with maintaining the access to the town. There would be additional damges associated with loss of access that are not taken in to account in the above assessment. The plan is considered to be viable in terms of potential damages and with respect the the broader social amenity benefits. There may be the need to look towards collaborative funding.

Policy Development Zone (PDZ):17

Location: West Holy Island

Management Area (MA): 49

Policy Units (PU):17.9, 17.10, 17.11, 17.12, 17.13, 17.14

Page 1 of 2

Damages

Scenario:	No Active interven	tion							
MDSF Assessm	ent								
Flooding damage	ooding damages		Epoch 1 (year 0 to year 20)		Epoch 2 (year :	21 to year 50)	Epoch 3 (year 5	0 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			49.53	620.1	245.13	1642.7	812.57	3310.6	5,573.
Erosion damages									
Εļ	och 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
1	408.00	252.0	1	204.00	103.0	6	1,658.00	105.0	46

Other information PV Value (£k)

Source: Trearddur Bay Coastal study PAR

damages assessed at Treaddur Bay amount to £4.4M. This included amenity damages that were addressed through the recent scheme. Other damges generally assessed by SMP include damages to other areas

potentially impacted along the southwest shorleine of Holy Island.

Notes: As determined by MDSF 6,033.4

Scenario: With Present Management

MDSF Assessment

Flooding damages	Epoch 1 (year 0 to year 20)		Epoch 2 (year 21 to year 50)		Epoch 3 (year 50 to year 100)		All epochs PVd
	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
	25.89	324.1	50.71	427.0	100.29	472.6	1,223.8
Erosion damages							

Erosion damages

E	Epoch 1 (year 0 to year 20)		Epoch 2 (year 21 to year 50)			Epoch 3 (year 50 to year 100)			All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	1	204.00	13.0	13.0

Other information PV Value (£k)

Source:

Reduction in damages take account of recent scheme at Treaddur Bay.

Notes: As determined by MDSF 1,236.8

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Policy Development Zone (PDZ):17

Management Area (MA): 49

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Location: West Holy Island

Policy Units (PU):17.9, 17.10, 17.11, 17.12, 17.13, 17.14

	,				· ••, •• (. •,	,,	.,,,			
Damages	(continued)									
Scenario:	Preferred Plan									
MDSF Assessi	ment									
Flooding damag	es		Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year s	50 to year 100)	All epochs PV	/d
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			25.89	324.1	50.71	427.0	100.29	472.6		1,223.8
Erosion damage	S									
	Epoch 1 (year 0 to year 20			och 2 (year 21 to year			och 3 (year 50 to year		All epochs PV	/d
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
C	0	0	0	0	0	1	204	13		13
J	es due to flooding. No		for potentila disrup	tion to road.		ſ	Total profess	ad plan damagaa		1 226 9
Notes:	As determined by MDSF						Total preferr	ed plan damages		1,236.8
Costs										
Present Manag	ement Assessment									
Source: Costs associate with	general mangement of walls	along the fronatge.						F	PV Value (£k)	
Notes:										202
Preferred Pan				·				F	PV Value (£k)	
Description:	Costs taken fro holding e	existing defences but	ut with the intent fo so	me realigenment in ep	ooch 3					
Notes:										149

Reconciliation

The area contains important small communities. Access is via the coastal road, which is at risk in specific areas. The inetnt is to sustain the communities and associated with this the need to maintain the road.

Policy Development Zone (PDZ):17

Location: Holyhead and Penrhos

Management Area (MA): 50 Policy Units (PU):17.15, 17.16, 17.17, 17.18 Page 1 of 2

Damages

Scenario:	No Active interver	ntion							
MDSF Assessn	nent								
Flooding damage	es		Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	0 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			94.63	1184.8	500.76	3319.3	580.98	3385.8	7,889.9
Erosion damages	3								
E	poch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Ep	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	1	3.00	0.0	0
Other informati	ion								PV Value (£k)
Source:									
Long term risk fo ero	sion to property								
Notes:	As determined by MD	SF					То	tal NAI damages	7,889.9
Scenario:	With Present Mana	agement							
MDSF Assessn	nent								
Flooding damage	es		Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	60 to year 100)	All epochs PVd

i iooaiiig aaiiiag	•		_pcc . (ycc	ii o to your zo,	_poo _ (you	2 1 to your oo,	-pcon o (your o	/ iii opoono i va	
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	MDSF (£k)	
			46.32	579.9	49.81	535.9	118.37	526.4	1,642.3
Erosion damages									
_		20)		1.0/	E0)	Epoch 3 (year 50 to year 100)			
E,	boch 1 (year 0 to year 2	20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year 1	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	100) PV for epoch (£k)	All epochs PVd MDSF (£k)

Other information PV Value (£k)

Source:

Notes: As determined by MDSF Total WPM damages 1,642.3

Policy Development Zone (PDZ):17

Location: Holyhead and Penrhos

Management Area (MA): 50

Policy Units (PU):17.15, 17.16, 17.17, 17.18

Page 2 of 2

Damages	(continued)									
Scenario:	Preferred Plan									
MDSF Assessi	ment									
Flooding damag	jes		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year s	50 to year 100)	All epochs PVd	
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			46.32	579.9	49.81	535.9	118.37	526.4	1	,642
Erosion damage	S									
	Epoch 1 (year 0 to year	,		och 2 (year 21 to year	,		och 3 (year 50 to year		All epochs PVd	
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
(0.00	0.0	0	0.00	0.0	0	0.00	0.0		0.
Natas:	A - data made a dibus NAD	05					Total profess	- d nlan damanad		C 4 5
Notes:	As determined by MD3	5F					Total preferr	ed plan damages	1	,642
Costs										
	gement Assessment	!								
Source:								F	PV Value (£k)	
	fence to Holyhead and pote	ential retired flood defend	ce at Penrhos						, ,	
Notes:										77
Preferred Pan								F	PV Value (£k)	
Description:	Maintain general defe	nce to Holyhead and բ	ootential retired flood	defence at Penrhos						
I										
Notes:										77

Reconciliation

Avoids signifcant damage to Holyhead area, supporting important regional town.

Policy Development Zone (PDZ):17

Location: Inland Sea

Management Area (MA): 51 Policy Units (PU):17.19, 17.20 Page 1 of 2

Damages

Scenario:	No Active interver	ntion							
MDSF Assessm	ent								
Flooding damage	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			111.82	1400.0	618.52	4071.6	848.85	4592.9	10,064.
Erosion damages									
E	poch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Ep	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	1	204.00	32.0	3:
Other informati	on								PV Value (£k)
Source:	o the village of Valley								

organisant need her to the things of talley.

Notes: As determined by MDSF Total NAI damages 10,096.5

Scenario:	With Present Management

MDSF Assessment

Flooding damages	Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVd
	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
	56.90	712.4	66.70	689.1	178.66	768.0	2,169.4
Erosion damages							
	_			_			

E	poch 1 (year 0 to year	· 20)	Ep	och 2 (year 21 to year	50)	Ep	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	1	204.00	32.0	32.0

Other information PV Value (£k)

Source:

Notes: As determined by MDSF 2,201.4

Appendix F 101 MA51

Policy Development Zone (PDZ):17 Management Area (MA): 51 Page 2 of 2

Location: Inland Sea Policy Units (PU):17.19, 17.20

					· • · · · · · · · · · · · · · · · · · ·	,				
Damages	(continued)									
Scenario:	Preferred Plan									
MDSF Assess	ment									
Flooding damag	jes		Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	0 to year 100)	All epochs PVd	
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			56.90	712.4	66.70	689.1	178.66	768.0	2,	169.4
Erosion damage										
	Epoch 1 (year 0 to year	,		och 2 (year 21 to year	,		och 3 (year 50 to year		All epochs PVd	
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
(0.00	0.0	0	0.00	0.0	0	0.00	0.0		0.0
Other damage	s								PV Value (£k)	
									` ,	
						ī		-11-		
Notes:	As determined by MDS	SF					Total preferre	ed plan damages	2,	169.4
Costs										
	gement Assessment									
Source:	,							DI	V Value (£k)	
	de for defence to Valley as	this flood risk was not as	ssesed. This assessme	nt allows for this defence.				• '	v value (ZK)	
	,									
Notes:										137
Preferred Pan								P\	V Value (£k)	
								•	· · · · · · · · · · · · · · · · · · ·	
	local defence within In	Land Sea and to the	village of Valley							
Description:	local defence within In	Land Sea and to the	village of Valley.							
	local defence within In	Land Sea and to the	village of Valley.							
	local defence within In	Land Sea and to the	village of Valley.							137

Reconciliation

strong economic justification for maintaing defence to Valley. Local defence included to maintain flood defence to the rear of Treaddur and to maintain access.

Policy Development Zone (PDZ):17

Location: Newlands and Afon Alaw

SMP 1 policy is for selectively holding the line. Under this scenario this assumed defence to new property

As determined by MDSF

Management Area (MA): 52 Policy Units (PU):17.21, 17.22, 17.23 Page 1 of 2

37.4

Total WPM damages

Damages

Notes:

MDSF Assess	ment								
Flooding damag	jes		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	0 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			0.26	3.3	1.95	12.3	23.59	79.9	95.
Erosion damage	s								
	Epoch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
1	0.00	0.0	1	204.00	67.0	5	572.00	74.0	14
Other information	tion								PV Value (£k)
Source:									` ,
						Ī		11	
Notes:	As determined by MD	SF							
		OI .					То	tal NAI damages	235.
Scenario:	With Present Mana						То	tal NAI damages	235.
	With Present Mana						То	tal NAI damages	235.
Scenario: MDSF Assess	ment		Epoch 1 (vea	ar 0 to vear 20)	Epoch 2 (vear	21 to year 50)		,	
	ment		Epoch 1 (yea	ar 0 to year 20) PVd for epoch	Epoch 2 (year	21 to year 50) PVd for epoch	Epoch 3 (year 5	,	All epochs PVd MDSF (£k)
MDSF Assess	ment		,	PVd for epoch	,	PVd for epoch	Epoch 3 (year 5	i0 to year 100) PVd for epoch	All epochs PVd
MDSF Assess	ment ges		AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	Epoch 3 (year 5	i0 to year 100) PVd for epoch	All epochs PVd MDSF (£k)
MDSF Assess	ment ges s Epoch 1 (year 0 to year	agement	AAD (£k) 0.22	PVd for epoch 2.8 och 2 (year 21 to year	AAD (£k) 1.11 50)	PVd for epoch 7.4 Epo	Epoch 3 (year 5 AAD (£k) 7.60 och 3 (year 50 to year	50 to year 100) PVd for epoch 27.3	All epochs PVd MDSF (£k) 37.
MDSF Assess Flooding damag Erosion damage	ment ges s Epoch 1 (year 0 to year Total Valuation (£k)	20) PV for epoch (£k)	AAD (£k) 0.22	PVd for epoch 2.8 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 1.11 50) PV for epoch (£k)	PVd for epoch 7.4 Epo No. of properties	Epoch 3 (year 5 AAD (£k) 7.60 och 3 (year 50 to year Total Valuation (£k)	50 to year 100) PVd for epoch 27.3 100) PV for epoch (£k)	All epochs PVd MDSF (£k) 37. All epochs PVd MDSF (£k)
MDSF Assessiflooding damage	ment ges s Epoch 1 (year 0 to year	agement	AAD (£k) 0.22	PVd for epoch 2.8 och 2 (year 21 to year	AAD (£k) 1.11 50)	PVd for epoch 7.4 Epo No. of properties	Epoch 3 (year 5 AAD (£k) 7.60 och 3 (year 50 to year	50 to year 100) PVd for epoch 27.3 100) PV for epoch (£k)	All epochs PVd MDSF (£k) 37.
MDSF Assessiflooding damage	s Epoch 1 (year 0 to year Total Valuation (£k) 0 0.00	20) PV for epoch (£k)	AAD (£k) 0.22	PVd for epoch 2.8 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 1.11 50) PV for epoch (£k)	PVd for epoch 7.4 Epo No. of properties	Epoch 3 (year 5 AAD (£k) 7.60 och 3 (year 50 to year Total Valuation (£k)	50 to year 100) PVd for epoch 27.3 100) PV for epoch (£k)	All epochs PVd MDSF (£k) 37. All epochs PVd MDSF (£k)

Policy Development Zone (PDZ):17

Location: Newlands and Afon Alaw

Management Area (MA): 52

Policy Units (PU):17.21, 17.22, 17.23

Page 2 of 2

Damages	(continued)									
Scenario:	Preferred Plan									
MDSF Assessi	nent									
Flooding damag	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year s	50 to year 100)	All epochs PVo	d
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			0.22	2.8	1.11	7.4	7.60	27.3		37.4
Erosion damage		-								
	poch 1 (year 0 to year			och 2 (year 21 to year	,	•	och 3 (year 50 to year	•	All epochs PV	d
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
(0.00	0.0	0	0.00	0.0	5	572.00	72.0		72.0
Other damage:	5								PV Value (£k)	,
_	nent indictes risk to p	roperty at Newland	s. The approach v	vould be to manage	potential loss over	time.			,	
					,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		Ī r.			
Notes:	As determined by MD	SF					Total preferr	ed plan damages		109.4
Costs										
	ement Assessment									
Source:									PV Value (£k)	
	ocited with full defence at r	newlands							i v valuo (Elty	
Ü										
Notes:										1,107
Preferred Pan									PV Value (£k)	
Description:	The plan is fro manag	ed realignement.							(,,	
Description.		· ·								
Notes:										391

Reconciliation

Longer term adjustment and adaption in defence approach.

Policy Development Zone (PDZ):18

Location: Northwest Ynys Mon

Management Area (MA): 53

Page 1 of 2

Policy Units (PU):18.1, 18.2, 18.3, 18.4, 18.5, 18.6, 18.7

Damages	,
---------	---

Scenario:	No Active interven	ition							
MDSF Assessn	nent								
Flooding damag	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year :	21 to year 50)	Epoch 3 (year 5	0 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			7.90	98.9	12.93	116.1	111.83	390.5	605.
Erosion damages	s								
E	Epoch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year 1	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
C	0.00	0.0	0	0.00	0.0	3	741.00	129.0	129
Other informat	ion								PV Value (£k)
Source:									` '
						F		1	
Notes:	As determined by MDS	SF					To	tal NAI damages	734.
	,						То	tal NAI damages	734.
Scenario:	With Present Mana						To	tal NAI damages	734.
Scenario: MDSF Assessn	With Present Mana					[<u> </u>	
Scenario:	With Present Mana			ır 0 to year 20)	Epoch 2 (year	• '	Epoch 3 (year 5	0 to year 100)	All epochs PVd
Scenario: MDSF Assessn	With Present Mana		AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	Epoch 3 (year 5 AAD (£k)	0 to year 100) PVd for epoch	All epochs PVd MDSF (£k)
Scenario: MDSF Assessn Flooding damag	With Present Mana ment les			PVd for epoch		PVd for epoch	Epoch 3 (year 5	0 to year 100)	All epochs PVd
Scenario: MDSF Assessn Flooding damag Erosion damages	With Present Mana ment les	agement	AAD (£k) 2.99	PVd for epoch 37.4	AAD (£k) 12.93	PVd for epoch 88.8	Epoch 3 (year 5 AAD (£k) 19.25	0 to year 100) PVd for epoch 100.7	All epochs PVd MDSF (£k) 226.9
Scenario: MDSF Assessn Flooding damag	With Present Mana ment les	agement	AAD (£k) 2.99	PVd for epoch	AAD (£k) 12.93	PVd for epoch 88.8	Epoch 3 (year 5 AAD (£k)	0 to year 100) PVd for epoch 100.7	All epochs PVd MDSF (£k)
Scenario: MDSF Assessn Flooding damag Erosion damages	With Present Manament les s Epoch 1 (year 0 to year	agement	AAD (£k) 2.99	PVd for epoch 37.4 och 2 (year 21 to year	AAD (£k) 12.93	PVd for epoch 88.8 Epc No. of properties	Epoch 3 (year 5 AAD (£k) 19.25 och 3 (year 50 to year 1	0 to year 100) PVd for epoch 100.7	All epochs PVd MDSF (£k) 226.9
Scenario: MDSF Assessn Flooding damag Erosion damages No. of properties	With Present Manament les SEpoch 1 (year 0 to year Total Valuation (£k) 0 0.00	20) PV for epoch (£k)	AAD (£k) 2.99 Epo No. of properties	PVd for epoch 37.4 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 12.93 50) PV for epoch (£k)	PVd for epoch 88.8 Epc No. of properties	Epoch 3 (year 5 AAD (£k) 19.25 och 3 (year 50 to year 1 Total Valuation (£k)	0 to year 100) PVd for epoch 100.7 PV for epoch (£k)	All epochs PVd MDSF (£k) 226.9 All epochs PVd MDSF (£k) 129.0
Scenario: MDSF Assessm Flooding damag Erosion damages No. of properties Other information	With Present Manament les SEpoch 1 (year 0 to year Total Valuation (£k) 0 0.00	20) PV for epoch (£k)	AAD (£k) 2.99 Epo No. of properties	PVd for epoch 37.4 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 12.93 50) PV for epoch (£k)	PVd for epoch 88.8 Epc No. of properties	Epoch 3 (year 5 AAD (£k) 19.25 och 3 (year 50 to year 1 Total Valuation (£k)	0 to year 100) PVd for epoch 100.7 PV for epoch (£k)	All epochs PVd MDSF (£k) 226.9 All epochs PVd MDSF (£k)
Scenario: MDSF Assessm Flooding damag Erosion damages No. of properties Other information	With Present Manament les SEpoch 1 (year 0 to year Total Valuation (£k) 0 0.00	20) PV for epoch (£k)	AAD (£k) 2.99 Epo No. of properties	PVd for epoch 37.4 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 12.93 50) PV for epoch (£k)	PVd for epoch 88.8 Epc No. of properties	Epoch 3 (year 5 AAD (£k) 19.25 och 3 (year 50 to year 1 Total Valuation (£k)	0 to year 100) PVd for epoch 100.7 PV for epoch (£k)	All epochs PVd MDSF (£k) 226.9 All epochs PVd MDSF (£k) 129.0
Scenario: MDSF Assessn Flooding damag Erosion damages	With Present Manament les SEpoch 1 (year 0 to year Total Valuation (£k) 0 0.00	20) PV for epoch (£k)	AAD (£k) 2.99 Epo No. of properties	PVd for epoch 37.4 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 12.93 50) PV for epoch (£k)	PVd for epoch 88.8 Epc No. of properties	Epoch 3 (year 5 AAD (£k) 19.25 och 3 (year 50 to year 1 Total Valuation (£k)	0 to year 100) PVd for epoch 100.7 PV for epoch (£k)	All epochs PVd MDSF (£k) 226.9 All epochs PVd MDSF (£k) 129.0

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Policy Development Zone (PDZ):18

Location: Northwest Ynys Mon

Management Area (MA): 53

Policy Units (PU):18.1, 18.2, 18.3, 18.4, 18.5, 18.6, 18.7

Page 2 of 2

					, ,					
Damages	(continued)									
Scenario:	Preferred Plan									
MDSF Assessi	ment									
Flooding damag	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	60 to year 100)	All epochs PV	/d
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			2.99	37.4	12.93	88.8	50.25	197.8		323.9
Erosion damage	S									
	poch 1 (year 0 to year			och 2 (year 21 to year	,		och 3 (year 50 to year		All epochs PV	/d
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
(0.00	0.0	0	0.00	0.0	3	741.00	129.0		129.0
Other damage:	2								PV Value (£k	۸ ا
	sed damages to west	tern havs Manage	ment of flood risk :	at Cemlyn Bay						'
r otoritiai iriorea	oca damages to west	terri bayo. Manage	mont of hood hor t	at Comiyii Day		-				
Notes:	As determined by MDS	SF					Total preferre	ed plan damages		452.9
						,				
Costs										
	ement Assessment									
Source:									PV Value (£k)	
No costs associated	with Cemlyn Bay							•	v varao (zit)	
	, ,									
Notes:										55
Preferred Pan								F	PV Value (£k)	
Description:	Need for managemen	t at Cemlyn Bay to all	ow adaption.							
Notes:										235

Reconciliation

Managing the increasing flood rsik at Cemlyn Bya while allowing natural development of the coast. Cost allowed for continued defence at Wylfa Power Station.

Policy Development Zone (PDZ):18

Management Area (MA): 54

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PV Value (£k)

Location: Cemaes Bay

Policy Units (PU):18.8, 18.9, 18.10, 18.11, 18.12

Damages

Scenario:	No Active interver	ntion							
MDSF Assessi	nent								
Flooding damag	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	All epochs PVd	
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			1.23	15.4	3.43	26.0	23.31	83.7	125.1
Erosion damage	s								
	Epoch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
(0.00	0.0	5	320.00	137.0	6	884.00	107.0	254
Other informati	ion								PV Value (£k)
Source:									
Damages do not tak	e account of disruption to i	road and access to the to	own, nor with respect to	loss associated with harb	our				
Notes:	As determined by MD	SF					To	otal NAI damages	379.1

MDSF Assessment

Flooding damages	Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year 21 to year 50)		Epoch 3 (year 50 to year 100)		All epochs PVd	
	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
	0.69	8.6	1.95	14.7	4.79	21.1	44.5	

Erosion damages

E	poch 1 (year 0 to year	20)	Epoch 2 (year 21 to year 50)			Epoch 3 (year 50 to year 100)			All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0.0

Other information

Source:

Notes: As determined by MDSF Total WPM damages 44.5

Policy Development Zone (PDZ):18

Location: Cemaes Bay

Management Area (MA): 54

Policy Units (PU):18.8, 18.9, 18.10, 18.11, 18.12

Page 2 of 2

Scenario:	Preferred Plan									
MDSF Assessr	nent									
Flooding damag	es		Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVo	į
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			0.69	8.6	1.95	14.7	4.79	21.1		44.
Erosion damage:		\	_		,					
No. of properties	poch 1 (year 0 to year Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	50) PV for epoch (£k)	No. of properties	och 3 (year 50 to year Total Valuation (£k)	100) PV for epoch (£k)	All epochs PVo MDSF (£k)	1
	` ′		, ,	` ,	. , ,		` '	· · · · · · · -	WIDSF (£K)	40.
(0.00	0.0	0	0.00	0.0	1	128.00	10.0		10.0
Other damages	}								PV Value (£k)	
Al. de										
Notes:	As determined by MDS	5F					l otal preferr	ed plan damages		54.5
Costs										
Present Manag	ement Assessment									
Source:								P	V Value (£k)	
Linear approach to o	efence rasiing and reinford	cing existing defence lin	e.							
Notes:										515
Preferred Pan								Р	V Value (£k)	
Description:	Adpat defence approach	ch particulalrly during	epoch 3 to realign de	efence.						
-										
Natas:										482
Notes:										402

Reconciliation

Relatively good economic justification based solely on direct loss of property and flood risk. Damages do not take account of additional benefits in sustaining important access and operation of the harbour.

Economic Assessment

Policy Development Zone (PDZ):18

Location: Northeast Ynys Mon

Management Area (MA): 55

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Policy Units (PU):18.13, 18.14, 18.15, 18.16, 18.17, 18.18

Damages

Scenario:	No Active interven	ntion							
MDSF Assessn	nent								
Flooding damag	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	All epochs PVd	
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			1.44	18.0	3.17	25.7	19.31	70.4	114.1
Erosion damages	3								
E	poch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
C	0.00	0.0	9	762.00	239.0	8	1,633.00	149.0	387
Other informat	on								PV Value (£k)
Source:									
Dmages do not fully	refelct the potential damag	ge resulting from loss of	access and harbour ope	rtaion at Amlwch					
1						Ī	_	1	

As determined by MDSF Total NAI damages 501.1 Notes:

Scenario: With Present Management

MDSF Assessment

Flooding damages	Epoch 1 (year 0 to year 20)		Epoch 2 (year 21 to year 50)		Epoch 3 (year 50 to year 100)		All epochs PVd	
	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
	0.65	8.1	1.56	12.3	4.32	18.4	38.9	
Frosion damages								

Epoch 1 (year 0 to year 20)			Epoch 2 (year 21 to year 50)			Epo	och 3 (year 50 to year	All epochs PVd	
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0.0

Other information PV Value (£k)

Source:

38.9 As determined by MDSF **Total WPM damages** Notes:

Policy Development Zone (PDZ):18

Location: Northeast Ynys Mon

Management Area (MA): 55

Policy Units (PU):18.13, 18.14, 18.15, 18.16, 18.17, 18.18

Page 2 of 2

Damages	(continued)									
Scenario:	Preferred Plan									
MDSF Assessr	ment									
Flooding damag	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PV	d
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			0.65	8.1	1.56	12.3	4.32	18.4		38.9
Erosion damage:	S									
	Epoch 1 (year 0 to year	,		och 2 (year 21 to year	,		och 3 (year 50 to year		All epochs PV	d
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
(0.00	0.0	0	0.00	0.0	3	612.00	48.0		48.0
Other damages	•								PV Value (£k)	
_	oss of property at Por	th Llechog in enac	h 3						i v value (zik)	
There may be re	oo or property at 1 or	an Electrog in opeo				·				
Notes:	As determined by MD	SF					Total preferre	ed plan damages		86.9
Costs										
	ement Assessment									
Source:								ı	PV Value (£k)	
	ntinuing management of ex	kisting defence at Porth I	llechog and Porth Elian					•	V Value (ZK)	
		3	3							
Notes:										407
Preferred Pan									PV Value (£k)	
Description:	Costs are based on re	alignement at Porth L	Llechog and Porth Elia	an.					(4)	
Description.		J		-						
Notes:										380

Reconciliation

The plan would continue to mainatin defence at Amlech, moving towards realignement in other areas. There is a reasonable economic justification for the approach, with costs associated with adaption of defences.

Policy Development Zone (PDZ):19

Location: Dulas Bay

Management Area (MA): 56 Policy Units (PU):19.1, 19.2, 19.3 Page 1 of 2

Damages

Scenario:	No Active interver	ntion							
MDSF Assessi	ment								
Flooding damag	jes		Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year:	21 to year 50)	Epoch 3 (year 5	0 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			11.66	146.0	59.42	396.3	67.27	396.5	938.8
Erosion damage	s							•	
I	E poch 1 (year 0 to year	r 20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	All epochs PVd	
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
(0.00	0.0	2	408.00	106.0	4	817.00	110.0	216
Other informat	tion								PV Value (£k)
Source:									, ,
						7			
							_		
Notes:	As determined by MD	SF					То	tal NAI damages	1,154.8
	•						То	tal NAI damages	1,154.8
Scenario:	With Present Mana						То	tal NAI damages	1,154.8
Scenario: MDSF Assess	With Present Mana		Fnoch 1 (vea	or 0 to year 20)	Fnoch 2 (year	21 to year 50)		3 11	
Scenario:	With Present Mana		Epoch 1 (yea	ar 0 to year 20) PVd for epoch	Epoch 2 (year	21 to year 50) PVd for epoch	Epoch 3 (year 5	3 11	All epochs PVd MDSF (£k)
Scenario: MDSF Assess	With Present Mana		. ,	PVd for epoch	,	, ,	Epoch 3 (year 5	0 to year 100)	All epochs PVd
Scenario: MDSF Assess	With Present Mana ment les		AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	Epoch 3 (year 5	0 to year 100) PVd for epoch	All epochs PVd MDSF (£k)
Scenario: MDSF Assessi Flooding damage Erosion damage	With Present Manament jes s Epoch 1 (year 0 to year	agement	AAD (£k) 5.63	PVd for epoch 70.5 och 2 (year 21 to year	5.87 50)	PVd for epoch 64.1	Epoch 3 (year 5 AAD (£k) 13.92 och 3 (year 50 to year	0 to year 100) PVd for epoch 61.9	All epochs PVd MDSF (£k) 196.5 All epochs PVd
Scenario: MDSF Assessi Flooding damage	With Present Manament les s Epoch 1 (year 0 to year Total Valuation (£k)	r 20) PV for epoch (£k)	AAD (£k) 5.63	PVd for epoch 70.5 och 2 (year 21 to year Total Valuation (£k)	5.87 5.87 PV for epoch (£k)	PVd for epoch 64.1	Epoch 3 (year 5 AAD (£k) 13.92 och 3 (year 50 to year Total Valuation (£k)	0 to year 100) PVd for epoch 61.9 100) PV for epoch (£k)	All epochs PVd MDSF (£k) 196.5 All epochs PVd MDSF (£k)
Scenario: MDSF Assessi Flooding damage Erosion damage	With Present Manament jes s Epoch 1 (year 0 to year	agement	AAD (£k) 5.63	PVd for epoch 70.5 och 2 (year 21 to year	5.87 5.87 PV for epoch (£k)	PVd for epoch 64.1	Epoch 3 (year 5 AAD (£k) 13.92 och 3 (year 50 to year	0 to year 100) PVd for epoch 61.9 100) PV for epoch (£k)	All epochs PVd MDSF (£k) 196.5 All epochs PVd
Scenario: MDSF Assessi Flooding damage Erosion damage	With Present Manament les SEpoch 1 (year 0 to year Total Valuation (£k) 0 0.00	r 20) PV for epoch (£k)	AAD (£k) 5.63	PVd for epoch 70.5 och 2 (year 21 to year Total Valuation (£k)	5.87 5.87 PV for epoch (£k)	PVd for epoch 64.1	Epoch 3 (year 5 AAD (£k) 13.92 och 3 (year 50 to year Total Valuation (£k)	0 to year 100) PVd for epoch 61.9 100) PV for epoch (£k)	All epochs PVd MDSF (£k) 196.5 All epochs PVd MDSF (£k)
Scenario: MDSF Assessi Flooding damage Erosion damage No. of properties	With Present Manament les SEpoch 1 (year 0 to year Total Valuation (£k) 0 0.00	r 20) PV for epoch (£k)	AAD (£k) 5.63	PVd for epoch 70.5 och 2 (year 21 to year Total Valuation (£k)	5.87 5.87 PV for epoch (£k)	PVd for epoch 64.1	Epoch 3 (year 5 AAD (£k) 13.92 och 3 (year 50 to year Total Valuation (£k)	0 to year 100) PVd for epoch 61.9 100) PV for epoch (£k)	All epochs PVd MDSF (£k) 196.5 All epochs PVd MDSF (£k) 216.0
Scenario: MDSF Assessi Flooding damage Erosion damage No. of properties Other informati	With Present Manament les SEpoch 1 (year 0 to year Total Valuation (£k) 0 0.00	r 20) PV for epoch (£k)	AAD (£k) 5.63	PVd for epoch 70.5 och 2 (year 21 to year Total Valuation (£k)	5.87 5.87 PV for epoch (£k)	PVd for epoch 64.1	Epoch 3 (year 5 AAD (£k) 13.92 och 3 (year 50 to year Total Valuation (£k)	0 to year 100) PVd for epoch 61.9 100) PV for epoch (£k)	All epochs PVd MDSF (£k) 196.5 All epochs PVd MDSF (£k) 216.0
Scenario: MDSF Assessi Flooding damage Erosion damage No. of properties Other informati	With Present Manament les SEpoch 1 (year 0 to year Total Valuation (£k) 0 0.00	r 20) PV for epoch (£k) 0.0	AAD (£k) 5.63	PVd for epoch 70.5 och 2 (year 21 to year Total Valuation (£k)	5.87 5.87 PV for epoch (£k)	PVd for epoch 64.1	Epoch 3 (year 5 AAD (£k) 13.92 och 3 (year 50 to year Total Valuation (£k) 817.00	0 to year 100) PVd for epoch 61.9 100) PV for epoch (£k)	All epochs PVd MDSF (£k) 196.5 All epochs PVd MDSF (£k) 216.0

Policy Development Zone (PDZ):19 Management Area (MA): 56 Page 2 of 2

Location: Dulas Bay Policy Units (PU):19.1, 19.2, 19.3

D	/ / / D								
Damages	(continued)								
Scenario:	Preferred Plan								
MDSF Assessr	nent								
Flooding damag	es		. ,	ar 0 to year 20)	Epoch 2 (year		Epoch 3 (year 5		All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			5.63	70.5	5.87	64.1	63.70	217.8	3
Erosion damages		ı				1			
	poch 1 (year 0 to year	,	•	och 2 (year 21 to year	,	•	och 3 (year 50 to year		All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
C	0.00	0.0	2	408.00	106.0	4	817.00	110.0	2
Other damages	S								PV Value (£k)
ū									, ,
							-		
Notes:	As determined by MDS	SF					Total preferr	ed plan damages	50
Costs									
	ement Assessment								
Source:								D	V Value (£k)
Cource.								•	v value (Lik)
Notes:									
Preferred Pan	_							D.	V Value (£k)
	scope for local manag	ement of erosion and	flood risk through pri	vate funding				•	v value (Lik)
Description:	ssepe for local manag	ss.n or orodori and		. a.c . an an ig					
Notes:									

Reconciliation

No strong justoifcation for defence. The plan allows for local private defence.

Policy Development Zone (PDZ):19

Location: Moelfre

Management Area (MA): 57 Policy Units (PU):19.4, 19.5, 19.6, 19.7, 19.8 Page 1 of 2

Damages

Scenario:	No Active interven	ntion							
MDSF Assessm	ent								
Flooding damage	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			0.95	11.9	2.20	17.6	17.26	60.9	90.4
Erosion damages	•						•	•	
E	poch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	2	184.00	60.0	9	976.00	119.0	179
Other informati	on								PV Value (£k)
Source: Damages do not inclu	ude for disruption to road a	and community at Porth	Moelfre and potential ar	nenity loss at Treath Bych	nna				
Notes:	As determined by MDS	SF					To	otal NAI damages	269.4

Scenario:	With Present Management							
MDSF Assessi	ment							
Flooding damag	Flooding damages		Epoch 1 (year 0 to year 20)		Epoch 2 (year 21 to year 50)		0 to year 100)	All epochs PVd
		AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
		0.43	5.4	0.59	5.7	2.60	10.0	21.1
Erosion damage	S							

E	Epoch 1 (year 0 to year 20)			och 2 (year 21 to year	50)	Ep	och 3 (year 50 to year	All epochs PVd	
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	2	184.00	60.0	9	976.00	109.0	170.0

Other information PV Value (£k)

Source:

Notes: As determined by MDSF Total WPM damages 191.1

Policy Development Zone (PDZ):19

Management Area (MA): 57

Page 2 of 2

Location: Moelfre

Policy Units (PU):19.4, 19.5, 19.6, 19.7, 19.8

					· • · · · · · · · · · · · · · · · · · ·	,,	,			
Damages	(continued)									
Scenario:	Preferred Plan									
MDSF Assessı	ment									
Flooding damag	es		Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year	50 to year 100)	All epochs PV	′d
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			0.43	5.4	0.59	5.7	2.60	10.0		21.1
Erosion damage	S									
	Epoch 1 (year 0 to year			och 2 (year 21 to year			och 3 (year 50 to year		All epochs PV	'd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
(0.00	0.0	0	0.00	0.0	9	976.00	119.0		119.0
Other damages	•								PV Value (£k)	١
		-				į				
Notes:	As determined by MD	SF					Total preferr	ed plan damages		140.1
Costs										
	ement Assessment	1								
_	Jennenii Assessinienii							_		
Source:								ŀ	PV Value (£k)	
no management.										
Notes:										0
Preferred Pan								F	PV Value (£k)	
Description:	allow adaption to Prth	Molefre and Treath B	ychan							
-										
Notes:										33

Reconciliation

Potential significant loss to communities. The plan allows time for adaptation.

Appendix F 114 MA57

Policy Development Zone (PDZ):19

Management Area (MA): 58

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PV Value (£k)

Location: Traeth Coch Policy Units (PU):19.9, 19.10, 19.11, 19.12, 19.13, 19.14, 19.15, 19.16, 19.17

Damages

Scenario:	No Active interver	ntion							
MDSF Assessn	nent								
Flooding damage	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			14.49	181.4	77.60	513.4	112.27	594.3	1,289.1
Erosion damages	3								
Epoch 1 (year 0 to year 20)			Epoch 2 (year 21 to year 50)			Epo	All epochs PVd		
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	4	551.00	214.0	12	1,601.00	148.0	362
Other informati	ion								PV Value (£k)
Source:									
Damages do not take	e account of disruption to i	road and access at Benl	lech and at Red Wharf E	Зуа					
Notes:	As determined by MD	SF					То	tal NAI damages	1,651.1

Scenario:	With Present Management	

MDSF Assessment

Flooding damages	Epocn 1 (yea	ir 0 to year 20)	Epoch 2 (year)	21 to year 50)	Epoch 3 (year 5	60 to year 100)	All epochs PVa
	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
	7.69	96.3	9.16	93.9	24.65	105.8	296.0
Erosion damages							
Epoch 1 (year 0 to year 20)	Epoch 2 (year 21 to year		50)	Epo	och 3 (year 50 to year	100)	All epochs PVd
No. of properties Total Valuation (£k) PV for epoch (£k)	No of properties	Total Valuation (£k)	PV for epoch (£k)	No of properties	Total Valuation (fk)	PV for epoch (fk)	MDSF (£k)

Epoch 1 (year 0 to year 20)			Epoch 2 (year 21 to year 50)			Epo	All epochs PVd		
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	2	332.00	129.0	7	1,165.00	202.0	331.0

Other information

Source:

Notes: As determined by MDSF Total WPM damages 627.0

Policy Development Zone (PDZ): 1

Management Area (MA): 58

Page 2 of 2

Location: South West Peninsula and Islands

Policy Units (PU):19.9, 19.10, 19.11, 19.12, 19.13, 19.14, 19.15, 19.16, 19.17

						,,	.,,,			
Damages	(continued)									
Scenario:	Preferred Plan									
MDSF Assessi	ment									
Flooding damag	jes		Epoch 1 (year	r 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year	50 to year 100)	All epochs P	Vd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			7.69	96.3	30.00	210.1	50.00	250.4		556.8
Erosion damage	S									
	Epoch 1 (year 0 to year	,	•	och 2 (year 21 to year	,		och 3 (year 50 to year	,	All epochs P	Vd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
(0.00	0.0	2	332.00	129.0	7	1,165.00	202.0		331.0
incarsed flood ri	isk at Afon Nodwydd					,				
Notes:	As determined by MDS	SF					Total preferr	ed plan damages		887.8
Costs										
Present Manag	gement Assessment									
Source:									PV Value (£k)	
Costs take account	of continued incarese and s	trengthening flood defe	nces							
Notes:										703
Preferred Pan									PV Value (£k)	
Description:	Costs allow for continu	ied defence during ep	oochs 1 and 2 but with	n costs associated with	adaptation in epoch	3.				
Notes:										463

Reconciliation

General justification fro continued management trhoughout the area but with the inetnt to adapt defences with incaresed flood risk during epoch 3.

Appendix F 116 MA58

Policy Development Zone (PDZ):20

Location: Southern Shoreline

Management Area (MA): 59 Policy Units (PU):20.1, 20.2

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Damages

Scenario:	No Active interven	tion							
MDSF Assessm	ent								
Flooding damage	es .		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	0 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			16.88	211.3	88.52	587.6	140.72	717.5	1,516.5
Erosion damages									
E	poch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Ep	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	1	6.00	3.0	0	0.00	0.0	3
04									

Other information PV Value (£k)

Source:

daamges do not include for loss of A55 and railway line

Notes: As determined by MDSF Total NAI damages 1,519.5

Scenario: With Present Management

MDSF Assessment

Flooding damages	Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year 21 to year 50)		Epoch 3 (year 50 to year 100)		All epochs PVd	
	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
	8.85	110.8	20.57	164.0	117.69	432.8	707.6	
Erosion damages								

Epoch 1 (year 0 to year 20)			Ер	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	All epochs PVd	
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0.0

Other information PV Value (£k)

Source:

Notes: As determined by MDSF Total WPM damages 707.6

Location: Southern Shoreline

Policy Development Zone (PDZ):20

Management Area (MA): 59 Policy Units (PU):20.1, 20.2 Page 2 of 2

Damages	(continued)									
Scenario:	Preferred Plan									
MDSF Assessn	nent									
Flooding damag	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year:	21 to year 50)	Epoch 3 (year s	50 to year 100)	All epochs P	Vd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			8.85	110.8	20.57	164.0	117.69	432.8		707.6
Erosion damages	3				-					
	poch 1 (year 0 to year	,		och 2 (year 21 to year	,		och 3 (year 50 to year		All epochs P	Vd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	
C	0.00	0.0	0	0.00	0.0	0	0.00	0.0		0.0
_						·				
Notes:	As determined by MDS	SF					Total preferr	ed plan damages		707.6
Costs										
Present Manag	ement Assessment									
Source:									PV Value (£k)	
continued defence to	frontage									
Notes:										3,364
Preferred Pan									PV Value (£k)	
Description:	continued defence to f	rontage								
,										
Notes:										3,364

Reconciliation

Policy justified by need to maintain the A55 and railway line

Policy Development Zone (PDZ):20

Location: Inner Estuary and Associated shoreline Policy Units (PU):20.4, 20.5, 20.6, 20.7, 20.8, 20.9, 20.10

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Damages

Scenario:	No Active interver	ntion							
MDSF Assessi	ment								
Flooding damag	ges		Epoch 1 (year 0 to year 20) Epoch 2 (year 2			21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			391.94	4907.1	1432.63	10172.0	4377.80	18186.6	33,265.7
Erosion damage	es								
ı	Epoch 1 (year 0 to year	r 20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
(0.00	0.0	16	2,349.00	682.0	61	7,642.00	1003.0	1684
Other informat	tion			_					PV Value (£k)
Source:									, ,
						Ī	_		
Notes:	As determined by MD	SF					То	otal NAI damages	34,949.7
	· · · · · · · · · · · · · · · · · · ·						То	otal NAI damages	34,949.7
Scenario:	With Present Man						То	otal NAI damages	34,949.7
Scenario: MDSF Assessi	With Present Mana		Enoch 1 (ves	or 0 to year 20)	Fnoch 2 (year	21 to year 50)		<u> </u>	
Scenario:	With Present Mana		Epoch 1 (yea	ar 0 to year 20) PVd for epoch	Epoch 2 (year	21 to year 50) PVd for epoch	Epoch 3 (year 5	<u> </u>	34,949.7 All epochs PVd MDSF (£k)
Scenario: MDSF Assessi	With Present Mana		. ,	PVd for epoch	,	PVd for epoch	Epoch 3 (year 5	50 to year 100) PVd for epoch	All epochs PVd
Scenario: MDSF Assessi	With Present Mana ment ges		AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	Epoch 3 (year 5	50 to year 100) PVd for epoch	All epochs PVd MDSF (£k)
Scenario: MDSF Assessi Flooding damag Erosion damage	With Present Manament ges es Epoch 1 (year 0 to year	agement	AAD (£k) 136.25	PVd for epoch 1705.9 och 2 (year 21 to year	AAD (£k) 243.68	PVd for epoch 2118.1 Epo	Epoch 3 (year 5 AAD (£k) 679.59 och 3 (year 50 to year	50 to year 100) PVd for epoch 2889.8	All epochs PVd MDSF (£k) 6,713.8 All epochs PVd
Scenario: MDSF Assessi Flooding damage	With Present Manament ges Epoch 1 (year 0 to year Total Valuation (£k)	r 20) PV for epoch (£k)	AAD (£k) 136.25	PVd for epoch 1705.9 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 243.68 50) PV for epoch (£k)	PVd for epoch 2118.1 Epo No. of properties	Epoch 3 (year 5 AAD (£k) 679.59 och 3 (year 50 to year Total Valuation (£k)	50 to year 100) PVd for epoch 2889.8 100) PV for epoch (£k)	All epochs PVd MDSF (£k) 6,713.8 All epochs PVd MDSF (£k)
Scenario: MDSF Assessi Flooding damag Erosion damage	With Present Manament ges es Epoch 1 (year 0 to year	agement	AAD (£k) 136.25	PVd for epoch 1705.9 och 2 (year 21 to year	AAD (£k) 243.68	PVd for epoch 2118.1 Epo No. of properties	Epoch 3 (year 5 AAD (£k) 679.59 och 3 (year 50 to year	50 to year 100) PVd for epoch 2889.8 100) PV for epoch (£k)	All epochs PVd MDSF (£k) 6,713.8 All epochs PVd
Scenario: MDSF Assessi Flooding damag Erosion damage	With Present Manament ges Epoch 1 (year 0 to year Total Valuation (£k) 0 0.00	r 20) PV for epoch (£k)	AAD (£k) 136.25 Epo No. of properties	PVd for epoch 1705.9 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 243.68 50) PV for epoch (£k)	PVd for epoch 2118.1 Epo No. of properties	Epoch 3 (year 5 AAD (£k) 679.59 och 3 (year 50 to year Total Valuation (£k)	50 to year 100) PVd for epoch 2889.8 100) PV for epoch (£k)	All epochs PVd MDSF (£k) 6,713.8 All epochs PVd MDSF (£k)
Scenario: MDSF Assessi Flooding damage Erosion damage No. of properties	With Present Manament ges Epoch 1 (year 0 to year Total Valuation (£k) 0 0.00	r 20) PV for epoch (£k)	AAD (£k) 136.25 Epo No. of properties	PVd for epoch 1705.9 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 243.68 50) PV for epoch (£k)	PVd for epoch 2118.1 Epo No. of properties	Epoch 3 (year 5 AAD (£k) 679.59 och 3 (year 50 to year Total Valuation (£k)	50 to year 100) PVd for epoch 2889.8 100) PV for epoch (£k)	All epochs PVd MDSF (£k) 6,713.8 All epochs PVd MDSF (£k) 0.0
Scenario: MDSF Assessi Flooding damage Erosion damage No. of properties Other informati	With Present Manament ges Epoch 1 (year 0 to year Total Valuation (£k) 0 0.00	r 20) PV for epoch (£k)	AAD (£k) 136.25 Epo No. of properties	PVd for epoch 1705.9 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 243.68 50) PV for epoch (£k)	PVd for epoch 2118.1 Epo No. of properties	Epoch 3 (year 5 AAD (£k) 679.59 och 3 (year 50 to year Total Valuation (£k)	50 to year 100) PVd for epoch 2889.8 100) PV for epoch (£k)	All epochs PVd MDSF (£k) 6,713.8 All epochs PVd MDSF (£k) 0.0
Scenario: MDSF Assessi Flooding damage Erosion damage No. of properties Other informati	With Present Manament ges Epoch 1 (year 0 to year Total Valuation (£k) 0 0.00	r 20) PV for epoch (£k) 0.0	AAD (£k) 136.25 Epo No. of properties	PVd for epoch 1705.9 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 243.68 50) PV for epoch (£k)	PVd for epoch 2118.1 Epo No. of properties	Epoch 3 (year 5 AAD (£k) 679.59 och 3 (year 50 to year Total Valuation (£k) 0.00	50 to year 100) PVd for epoch 2889.8 100) PV for epoch (£k)	All epochs PVd MDSF (£k) 6,713.8 All epochs PVd MDSF (£k) 0.0

Management Area (MA): 60

Appendix F 119 MA60

Policy Development Zone (PDZ):20

Management Area (MA): 60

Page 2 of 2

Location: Inner Estuary and Associated shoreline

Policy Units (PU):20.4, 20.5, 20.6, 20.7, 20.8, 20.9, 20.10

Damages	(continued)								
Scenario:	Preferred Plan								
MDSF Assessn	nent								
Flooding damage	es		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			136.25	1705.9	243.68	2118.1	2996.60	10142.1	13,966.0
Erosion damages	3								
	poch 1 (year 0 to year	,		och 2 (year 21 to year	,	•	och 3 (year 50 to year		All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0.0
Other damages Damages includ	e increased flood da	mage at Deganwy	as proxi for potenti	al adaption of defen	ces				PV Value (£k)
Notes:	As determined by MDS	SF					Total preferr	ed plan damages	13,966.0
Costs									
Present Manag	ement Assessment								
Source:									PV Value (£k)
Maintaing and raising	g defences .								
Notes:									4,487
Preferred Pan Description:	mainatin and raise defe	ences but with intent	t to adapt mangement	at Morfa Conwy.					PV Value (£k)
Notes:									3,108

Reconciliation

Strong economic and social argument for continued mangement of the area.

Appendix F 120 MA60

Policy Development Zone (PDZ):20

Location: Outer Estuary East

Management Area (MA): 61 Page 1 of 2 Policy Units (PU): 20.11, 20.12, 20.13

Total WPM damages

39,121.5

Damages

Notes:

As determined by MDSF

Scenario:	No Active interver	ition							
MDSF Assessn	nent								
Flooding damages		Epoch 1 (yea	ar 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	0 to year 100)	All epochs PVd	
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			2253.08	28208.6	2542.95	26737.9	29940.99	101674.7	156,621
Erosion damages	S								
E	poch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	19	3,466.00	289.0	28
Other informati	ion								PV Value (£k)
Source:									i v valao (ziv)
Jource.									
Notes:	As determined by MD	SF				ĺ	То	tal NAI damages	156,910
	,					[То	tal NAI damages	156,910
Notes:	As determined by MD						То	tal NAI damages	156,910
	With Present Mana						То	tal NAI damages	156,910
Scenario:	With Present Mana			ar 0 to year 20)	Epoch 2 (year		Epoch 3 (year 5	0 to year 100)	All epochs PVd
Scenario: MDSF Assessn	With Present Mana		AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	Epoch 3 (year 5	0 to year 100) PVd for epoch	All epochs PVd MDSF (£k)
Scenario: MDSF Assessn Flooding damag	With Present Mana nent es					PVd for epoch	Epoch 3 (year 5	0 to year 100)	All epochs PVd
Scenario: MDSF Assessn Flooding damage	With Present Mana ment es	agement	AAD (£k) 1053.91	PVd for epoch 13195.0	AAD (£k) 1179.33	PVd for epoch 12450.3	Epoch 3 (year 5 AAD (£k) 3033.84	0 to year 100) PVd for epoch 13187.2	All epochs PVd MDSF (£k) 38,832
Scenario: MDSF Assessn Flooding damage Erosion damages	With Present Mana ment es s Epoch 1 (year 0 to year	agement 20)	AAD (£k) 1053.91	PVd for epoch 13195.0 och 2 (year 21 to year	AAD (£k) 1179.33 50)	PVd for epoch 12450.3	Epoch 3 (year 5 AAD (£k) 3033.84 och 3 (year 50 to year	0 to year 100) PVd for epoch 13187.2	All epochs PVd MDSF (£k) 38,832 All epochs PVd
Scenario: MDSF Assessn Flooding damage	With Present Manament es Epoch 1 (year 0 to year Total Valuation (£k)	20) PV for epoch (£k)	AAD (£k) 1053.91	PVd for epoch 13195.0 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 1179.33 50) PV for epoch (£k)	PVd for epoch 12450.3 Epo No. of properties	Epoch 3 (year 5 AAD (£k) 3033.84 och 3 (year 50 to year Total Valuation (£k)	0 to year 100) PVd for epoch 13187.2 100) PV for epoch (£k)	All epochs PVd MDSF (£k) 38,832 All epochs PVd MDSF (£k)
Scenario: MDSF Assessn Flooding damage Erosion damages	With Present Mana ment es s Epoch 1 (year 0 to year	agement 20)	AAD (£k) 1053.91	PVd for epoch 13195.0 och 2 (year 21 to year	AAD (£k) 1179.33 50)	PVd for epoch 12450.3 Epo No. of properties	Epoch 3 (year 5 AAD (£k) 3033.84 och 3 (year 50 to year	0 to year 100) PVd for epoch 13187.2 100) PV for epoch (£k)	All epochs PVd MDSF (£k) 38,832 All epochs PVd
Scenario: MDSF Assessn Flooding damage Erosion damages	With Present Manament es Epoch 1 (year 0 to year Total Valuation (£k) 0.00	20) PV for epoch (£k)	AAD (£k) 1053.91	PVd for epoch 13195.0 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 1179.33 50) PV for epoch (£k)	PVd for epoch 12450.3 Epo No. of properties	Epoch 3 (year 5 AAD (£k) 3033.84 och 3 (year 50 to year Total Valuation (£k)	0 to year 100) PVd for epoch 13187.2 100) PV for epoch (£k)	All epochs PVd MDSF (£k) 38,832 All epochs PVd MDSF (£k)
Scenario: MDSF Assessn Flooding damage Erosion damages No. of properties	With Present Manament es Epoch 1 (year 0 to year Total Valuation (£k) 0.00	20) PV for epoch (£k)	AAD (£k) 1053.91	PVd for epoch 13195.0 och 2 (year 21 to year Total Valuation (£k)	AAD (£k) 1179.33 50) PV for epoch (£k)	PVd for epoch 12450.3 Epo No. of properties	Epoch 3 (year 5 AAD (£k) 3033.84 och 3 (year 50 to year Total Valuation (£k)	0 to year 100) PVd for epoch 13187.2 100) PV for epoch (£k)	All epochs PVd MDSF (£k) 38,832 All epochs PVd MDSF (£k) 289

Appendix F 121 MA61

Policy Development Zone (PDZ): 1

Management Area (MA): 61

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Location: South West Peninsula and Islands

Policy Units (PU): 20.11, 20.12, 20.13

Damages	(continued)								
Scenario:	Preferred Plan								
MDSF Assessr	nent								
Flooding damag	es		Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year:	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			1053.91	13195.0	1179.33	12450.3	3033.84	13187.2	38,832.5
Erosion damages		-			1			<u></u>	
	poch 1 (year 0 to year	,		och 2 (year 21 to year			och 3 (year 50 to year		All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
C	0.00	0.0	0	0.00	0.0	19	3,466.00	289.0	289.0
Other damages potential long term lo	ss of property at Gogarth in	n epoch 3				_			PV Value (£k)
Notes:	As determined by MDS	SF					Total preferre	ed plan damages	39,121.5
Costs									
Present Manag	ement Assessment								
Source: maintain defences								Р	V Value (£k)
Notes:									2,782
Preferred Pan								P	V Value (£k)
Description:	Potential realigenment	t to more sustainable	position						
Notes:									2,841

Reconciliation

Strong economic and scoial argument for continued mangement.

Location: Upper Estuary

Policy Development Zone (PDZ):20

Management Area (MA): 62 Policy Units (PU):20.14, 20.15, 20.16, 20.17, 20.18, 20.19 Page 1 of 2

Damages

Scenario:	No Active interven	ntion							
MDSF Assessr	nent								
Flooding damag	es		Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year	21 to year 50)	Epoch 3 (year 5	50 to year 100)	All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			164.32	2057.3	235.26	2227.7	2717.28	9241.5	13,526
Erosion damage:	3								
E	poch 1 (year 0 to year	20)	Epo	och 2 (year 21 to year	50)	Epo	och 3 (year 50 to year	100)	All epochs PVd
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	7	772.00	62.0	
Other informat	on								PV Value (£k)
Source: Loss of railway and o	lisruption to road. Potentil	a extensive flooding aro	und Llandudno Junction						
Notes:	As determined by MD	SF					To	otal NAI damages	13,588
Scenario:	With Present Mana	agement							
MDSF Assessr	nent								
Flooding damag	es		Epoch 1 (yea	r 0 to year 20)	Epoch 2 (year 21 to year 50)		Epoch 3 (year 50 to year 100)		All epochs PVd
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)
			80.28	1005.1	107.78	1048.4	428.49	1678.5	3,732
Erosion damages	1					<u> </u>		<u> </u>	
E	Epoch 2 (year 21 to year 50)					Epo	och 3 (year 50 to year	100)	All epochs PVd

Other information

No. of properties

Total Valuation (£k)

0.00

PV for epoch (£k)

0.0

No. of properties

PV Value (£k)

0.0

MDSF (£k)

Source:

Notes: As determined by MDSF Total WPM damages 3,732.1

PV for epoch (£k)

0.0

No. of properties

Total Valuation (£k)

0.00

PV for epoch (£k)

0.0

Total Valuation (£k)

0.00

Policy Development Zone (PDZ):20

Location: Upper Estuary

Page 2 of 2

Policy Units (PU):20.14, 20.15, 20.16, 20.17, 20.18, 20.19

Management Area (MA): 62

Damages	(continued)									
Scenario:	Preferred Plan									
MDSF Assessr	nent									
Flooding damag	es		. ,	ar 0 to year 20)	Epoch 2 (year		Epoch 3 (year 5	,	All epochs PV	t
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	MDSF (£k)	
			80.28	1005.1	107.78	1048.4	428.49	1678.5	,	3,732.1
Erosion damages										
	poch 1 (year 0 to year	,		och 2 (year 21 to year	,		och 3 (year 50 to year		All epochs PV	t l
No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	No. of properties	Total Valuation (£k)	PV for epoch (£k)	MDSF (£k)	0.0
C	0.00	0.0	0	0.00	0.0	0	0.00	0.0		0.0
Other damages Potential costs f	s or relocation of the ra	ailway line not inclu	ıded.						PV Value (£k)	
Notes:	As determined by MDS	SF					Total preferre	ed plan damages		3,732.1
Costs										
Present Manag	ement Assessment									
Source:								F	PV Value (£k)	
High costs associate	ed with raising defence to L	andudno Junction and	in defence of railway line	from GlanConwy						
Notes:										11,646
Preferred Pan								F	PV Value (£k)	
Description:	Reduced costs associt	ted with llandudno jud	ction and for only med	lium term invetment in	railway.					
Notes:										7,866

Reconciliation

Imporatnt economic and scoial costs associated with Ilandudno Junction and Glan conwy. Costs associated with realignement within estuary.

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