



# **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

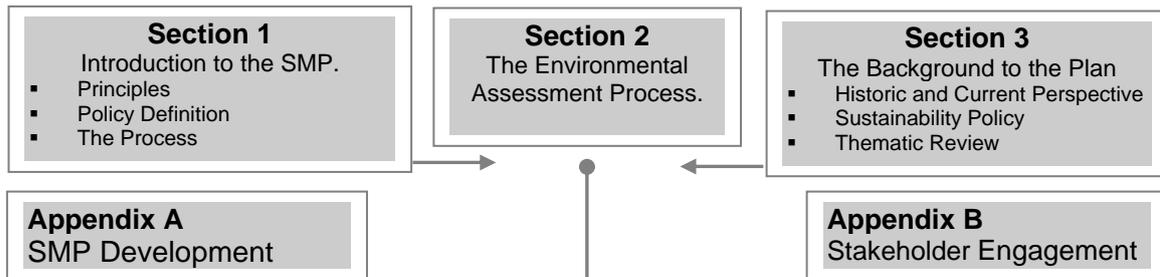
HASKONING UK LTD.  
COASTAL & RIVERS

Rightwell House  
Bretton  
Peterborough PE3 8DW  
United Kingdom  
+44 (0)1733 334455 Telephone  
Fax  
info@peterborough.royalhaskoning.com E-mail  
www.royalhaskoning.com Internet

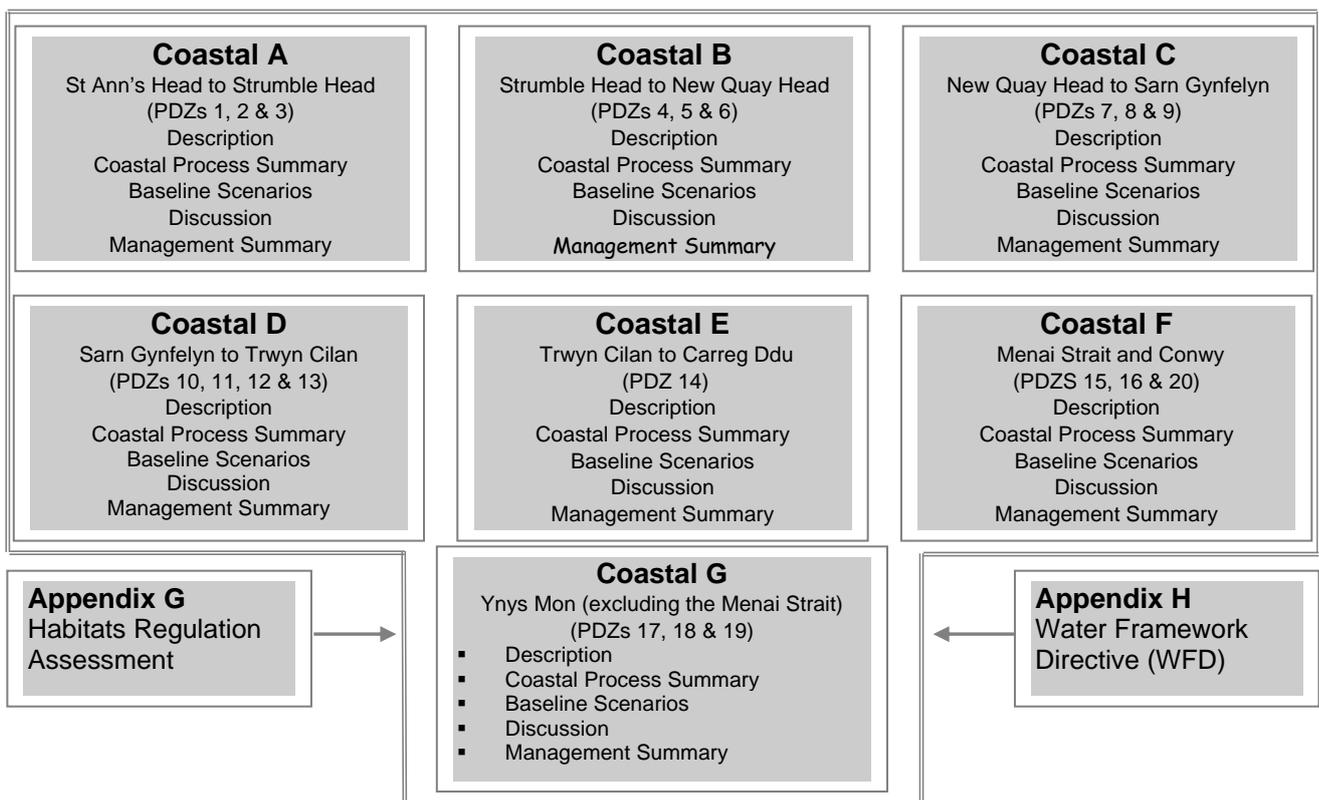
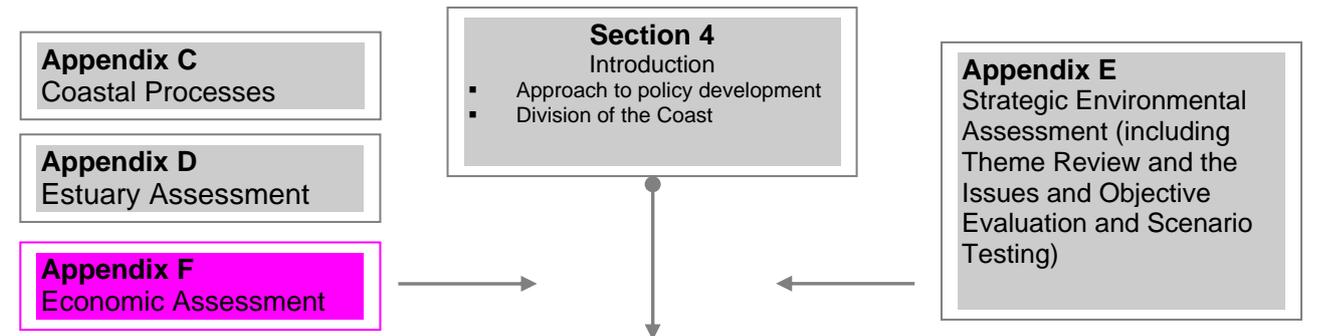
Document title West of Wales Shoreline Management Plan 2  
Cardigan Bay & Ynys Enlli to the Great Orme  
Coastal Group  
Document short title West of Wales SMP2  
Status Final  
Date November 2011  
Project name West of Wales SMP2  
Project number 9T9001  
Client Pembrokeshire County Council  
Reference 9T9001/AppendixF/301164/PBor

Drafted by Gregor Guthrie  
Checked by Gregor Guthrie  
Date/initials check 11/11/11.  
Approved by Client Steering Group  
Date/initials approval 29/11/11

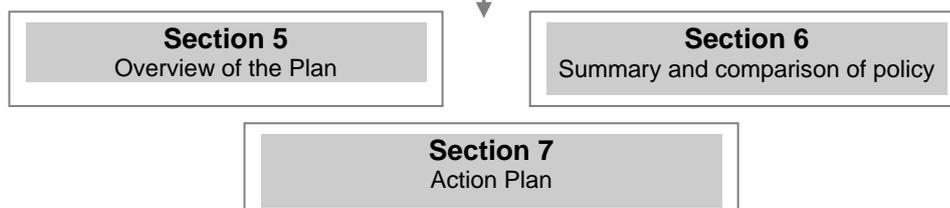
## INTRODUCTION AND PROCESS



## PLAN AND POLICY DEVELOPMENT



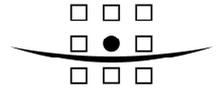
## OVERVIEW



## **CONTENTS**

	Page
F1 INTRODUCTION	1
F2 USING OF EXISTING INFORMATION	2
F3 GENERATION OF NEW DATA	3
F3.1.1 Determination of Damages	3
F3.1.2 Determination of Costs	4
F4 ECONOMIC APPRAISAL SUMMARY TABLE	6
F5 SENSITIVITY	7

A COMPANY OF



**ROYAL HASKONING**

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

**Earth Embankment £/m**

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

**Concrete Seawalls £/m**

Tidal Exposure	Wave 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 Exposure	Wave 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 Exposure	Wave 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

=0=0=0=

**Economic Assessment**

Policy Development Zone (PDZ): 1

Management Area (MA): 1

Page 1 of 2

Location: South West Peninsula and Islands

Policy Units (PU): 1.1, 1.2, 1.3

Damages

Scenario: <b>No Active intervention</b>									
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									
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
Other information									PV Value (£k)
Source:									
Notes: As determined by MDSF									
								<b>Total NAI damages</b>	<b>0.1</b>

Scenario: <b>With Present Management</b>									
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									
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									
								<b>Total WPM damages</b>	<b>0.1</b>

**Economic Assessment**

Policy Development Zone (PDZ): 1

Management Area (MA): 1

Location: South West Peninsula and Islands

Policy Units (PU): 1.1, 1.2, 1.3

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)
			0.00	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 damages									PV Value (£k)
Notes: As determined by MDSF									0.1
<b>Total preferred plan damages</b>									<b>0.1</b>

Costs

Present Management Assessment		PV Value (£k)
Source:	NAI	0
Notes:		0
Preferred Pan		PV Value (£k)
Description:		
No Active Intervntion. Minor private works at St Martins Haven not included		0
Notes:		0

Reconciliation

Maintain natural behaviour of the coast.

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

Scenario: <b>No Active intervention</b>										
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)	
			0.30	3.8	1.02	7.4	107.87	340.8	351.9	
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)	MDSF (£k)	
0	0.00	0.0	2	132.00	62.0	47	4,886.00	319.0	381	
Other information									PV Value (£k)	
<b>Source:</b> Little Haven Prefeasibility study. May 2002 outline damages determined over 50 years (6% discount rate). Only considered flood risk. No further information with respect to Broad Haven										
<b>Notes:</b> As determined by MDSF. Additional damages would occur due to wave overtopping and tidal locking.									<b>Total NAI damages</b>	<b>732.9</b>

Scenario: <b>With Present Management</b>										
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)	
			0.18	2.3	0.67	4.7	4.35	15.7	22.7	
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	1	134.00	7.0	7.0	
Other information									PV Value (£k)	
<b>Source:</b> Little Haven Prefeasibility study. May 2002 no residual damages assessed.										
<b>Notes:</b> As determined by MDSF, does not include increased risk to roads or loss of amenity beaches									<b>Total WPM damages</b>	<b>29.7</b>

**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**

**Page 2 of 2**

**Damages (continued)**

<b>Scenario: Preferred Plan</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other damages</b>									<b>PV Value (£k)</b>
Loss of road at Little Haven and Broad Haven. Properties lost due to erosion as defences are set back at Little Haven and Broad Haven.									
<b>Notes:</b> As determined by MDSF, additional loss of property due to realignment.								<b>Total preferred plan damages</b>	<b>62.7</b>

**Costs**

<b>Present Management Assessment</b>									
<b>Source:</b> Little Haven Prefeasibility study. May 2002									<b>PV Value (£k)</b>
Increasing height of defence at Little Haven. Maintain and improve defence at Broad Haven									
<b>Notes:</b>									1,081
<b>Preferred Pan</b>									
<b>Description:</b> Maintain defence at Little Haven and Broad Haven with managed realignment during epoch 2 and 3. Maintain flood defence at Nolton Haven.									<b>PV Value (£k)</b>
<b>Notes:</b>									784

**Reconciliation**

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

**Economic Assessment**

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 1 of 2

Damages

Scenario: <b>No Active intervention</b>									
<b>MDSF Assessment</b>									
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)
			33.80	423.2	38.13	401.0	390.40	1341.3	2,165.5
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	4	449.00	23.0	23
Other information									PV Value (£k)
Source:									
Notes: As determined by MDSF.									
								<b>Total NAI damages</b>	<b>2,188.5</b>

Scenario: <b>With Present Management</b>									
<b>MDSF Assessment</b>									
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)
			6.97	87.3	38.13	251.4	46.90	266.1	604.8
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	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.									
								<b>Total WPM damages</b>	<b>627.8</b>

**Economic Assessment**

Policy Development Zone (PDZ): 2

Location: Noltan 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)

<b>Scenario: Preferred Plan</b>										
<b>MDSF Assessment</b>										
<b>Flooding damages</b>		<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd MDSF (£k)</b>		
		AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch			
		0.00	0.0	0.00	0.0	390.40	1341.3	1,341.3		
<b>Erosion damages</b>										
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd MDSF (£k)</b>	
No. of properties	Total Valuation (£k)	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	0.00	0.0	0	0.00	0.0	4	449.00	23.0	23.0	
<b>Other damages</b>										
Loss of road potentially in epoch 2. Manage shingle ridge until closure of the road, epoch 2									<b>PV Value (£k)</b>	
<b>Notes:</b> As determined by MDSF							<b>Total preferred plan damages</b>		<b>1,364.3</b>	

Costs

<b>Present Management Assessment</b>									
<b>Source:</b> No detailed study Manage shingle ridge and reinforce in epoch 2									<b>PV Value (£k)</b>
<b>Notes:</b>									1,802
<b>Preferred Pan</b>									
<b>Description:</b> Loss of road potentially in epoch 2. Manage shingle ridge until closure of the road, epoch 2. Maintain defence to road to south.									<b>PV Value (£k)</b>
<b>Notes:</b>									101

Reconciliation

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

**Economic Assessment**

Policy Development Zone (PDZ): 3

Location: St David's Peninsula to Strumble Head

Management Area (MA): 4

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

Page 1 of 2

Damages

Scenario: <b>No Active intervention</b>									
<b>MDSF Assessment</b>									
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			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 information									PV Value (£k)
<b>Source:</b> No detailed study									
Damages do not take account of amenity damages or disruption to highway through Solva. Damages do not include loss of heritage at Porth Gain									
<b>Notes:</b> As determined by MDSF									
								<b>Total NAI damages</b>	<b>714.8</b>

Scenario: <b>With Present Management</b>									
<b>MDSF Assessment</b>									
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)
<b>Source:</b>									
<b>Notes:</b> As determined by MDSF									
								<b>Total WPM damages</b>	<b>231.3</b>

**Economic Assessment**

Policy Development Zone (PDZ): 3

Location: St David's Peninsula to Strumble Head

Management Area (MA): 4

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

Page 2 of 2

Damages (continued)

<b>Scenario: Preferred Plan</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd MDSF (£k)</b>
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	
			3.75	47.0	2.93	37.2	100.00	322.2	406.4
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd MDSF (£k)</b>
No. of properties	Total Valuation (£k)	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	0.00	0.0	0	0.00	0.0	2	172.00	35.0	35.0
<b>Other damages</b>									<b>PV Value (£k)</b>
Managed realignment at Solva would look to sustain community through adaptation, while maintaining road.									
<b>Notes:</b> As determined by MDSF								<b>Total preferred plan damages</b>	<b>441.4</b>

Costs

<b>Present Management Assessment</b>									
<b>Source:</b> 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.									<b>PV Value (£k)</b>
<b>Notes:</b>									2,311
<b>Preferred Pan</b>									
<b>Description:</b> Initial 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 Whitesands, at A									<b>PV Value (£k)</b>
<b>Notes:</b>									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 heritage values.

**Economic Assessment**

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

Damages

Scenario: <b>No Active intervention</b>									
<b>MDSF Assessment</b>									
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)
			18.44	230.9	117.35	757.0	1147.06	3957.6	4,945.5
Erosion damages			Epoch 1 (year 0 to year 20)			Epoch 2 (year 21 to year 50)			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
<b>Other information</b>									PV Value (£k)
<b>Source:</b> 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 Fishguard or Lower Town.									
<b>Notes:</b> As determined by MDSF									
								<b>Total NAI damages</b>	<b>5,009.5</b>

Scenario: <b>With Present Management</b>									
<b>MDSF Assessment</b>									
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	50.48	209.0	474.8
Erosion damages			Epoch 1 (year 0 to year 20)			Epoch 2 (year 21 to year 50)			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
<b>Other information</b>									PV Value (£k)
<b>Source:</b> No detailed study									
<b>Notes:</b> As determined by MDSF									
								<b>Total WPM damages</b>	<b>474.8</b>

**Economic Assessment**

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										
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)	
Potential damages 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								<b>Total preferred plan damages</b>		<b>979.7</b>

Costs

Present Management Assessment									
Source:									PV Value (£k)
No detailed study, costs estimated based on holding the existing defences.									2,218
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.									
Notes:									1,459

Reconciliation

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

**Economic Assessment**

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

Damages

Scenario: <b>No Active intervention</b>									
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
No. of properties	Total Valuation (£k)	PV for 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 information									PV Value (£k)
Source:									
Notes: As determined by MDSF									
								<b>Total NAI damages</b>	<b>170.0</b>
Scenario: <b>With Present Management</b>									
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
No. of properties	Total Valuation (£k)	PV for 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 information									PV Value (£k)
Source: no detaile studies									
Notes: As determined by MDSF									
								<b>Total WPM damages</b>	<b>10.0</b>

**Economic Assessment**

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

Damages (continued)

<b>Scenario: Preferred Plan</b>										
<b>MDSF Assessment</b>										
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	
No. of properties	Total Valuation (£k)	PV for 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 MDSF									<b>Total preferred plan damages</b>	<b>10.0</b>

Costs

<b>Present Management Assessment</b>									
Source: no detailed studies, continue to maintain existing defences									PV Value (£k)
Notes:									321
<b>Preferred Pan</b>									
Description: discontinue defence Pwllgwaelog in epoch 2 and adapt approach to defence at Cwm yr Eglwys									PV Value (£k)
Notes:									117

Reconciliation

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

**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

Damages

Scenario: <b>No Active intervention</b>									
<b>MDSF Assessment</b>									
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)
			85.26	1067.5	801.10	4941.5	1092.14	5925.8	11,934.8
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	9	1,301.00	154.0	154
Other information									PV Value (£k)
<b>Source:</b> Newport Parrog Flood alleviation scheme PAR 2006 estimated damages due to flooding capped at £13M									
<b>Notes:</b> As determined by MDSF									
								<b>Total NAI damages</b>	<b>12,088.8</b>

Scenario: <b>With Present Management</b>									
<b>MDSF Assessment</b>									
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)
			85.26	1067.5	104.53	1058.1	133.63	745.4	2,871.0
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	0	0.00	0.0	0	0.00	0.0	0.0
Other information									PV Value (£k)
<b>Source:</b> Newport Parrog Flood alleviation scheme PAR 2006 estimated damages based on 0.5m sea level rise. £300k									
<b>Notes:</b> As determined by MDSF									
								<b>Total WPM damages</b>	<b>2,871.0</b>

**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

Damages (continued)

<b>Scenario: Preferred Plan</b>										
<b>MDSF Assessment</b>										
<b>Flooding damages</b>		<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd MDSF (£k)</b>		
		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	5,719.3		
<b>Erosion damages</b>										
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd MDSF (£k)</b>	
No. of properties	Total Valuation (£k)	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	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0.0	
<b>Other damages</b>									<b>PV Value (£k)</b>	
<b>Notes:</b> As determined by MDSF									<b>Total preferred plan damages</b>	
									5,719.3	

Costs

<b>Present Management Assessment</b>		<b>PV Value (£k)</b>	
<b>Source:</b> Newport Parrog Flood alleviation scheme PAR 2006 increase defence levels.			
<b>Notes:</b>		509	
<b>Preferred Pan</b>		<b>PV Value (£k)</b>	
<b>Description:</b> 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.			
<b>Notes:</b>		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.

**Economic Assessment**

Policy Development Zone (PDZ):5

Location: Cardigan Cliffs West

Management Area (MA): 8

Policy Units (PU): 5.1

Damages

<b>Scenario: No Active intervention</b>									
<b>MDSF Assessment</b>									
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
No. of properties	Total Valuation (£k)	PV for 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									
								<b>Total NAI damages</b>	<b>0.0</b>

<b>Scenario: With Present Management</b>									
<b>MDSF Assessment</b>									
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
No. of properties	Total Valuation (£k)	PV for 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									
								<b>Total WPM damages</b>	<b>0.0</b>

**Economic Assessment**

Policy Development Zone (PDZ):5

Location: Cardigan Cliffs West

Management Area (MA): 8

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	
			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	
No. of properties	Total Valuation (£k)	PV for 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 MDSF									<b>Total preferred plan damages</b>	<b>0.0</b>

Costs

Present Management Assessment		PV Value (£k)
Source:	no works	
Notes:		0
Preferred Pan		PV Value (£k)
Description:	No significant works planned. This would not preclude minor local works to support access.	
Notes:		0

Reconciliation

**Economic Assessment**

Policy Development Zone (PDZ):5

Location: Teifi Estuary

Management Area (MA): 9

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

Page 1 of 2

Damages

<b>Scenario: No Active intervention</b>										
<b>MDSF Assessment</b>										
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>	
			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	
<b>Erosion damages</b>										
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>	
No. of properties	Total Valuation (£k)	PV for 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	
<b>Other information</b>									<b>PV Value (£k)</b>	
<b>Source:</b>										
<b>Notes:</b> As determined by MDSF									<b>Total NAI damages</b>	<b>1,358.3</b>

<b>Scenario: With Present Management</b>										
<b>MDSF Assessment</b>										
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>	
			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	
<b>Erosion damages</b>										
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>	
No. of properties	Total Valuation (£k)	PV for 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	
<b>Other information</b>									<b>PV Value (£k)</b>	
<b>Source:</b>										
<b>Notes:</b> As determined by MDSF									<b>Total WPM damages</b>	<b>1,266.1</b>

**Economic Assessment**

Policy Development Zone (PDZ):5

Location: Teifi Estuary

Management Area (MA): 9

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

Damages (continued)

<b>Scenario:</b> Preferred Plan										
<b>MDSF Assessment</b>										
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd MDSF (£k)</b>	
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch		
			8.67	108.5	43.02	288.2	63.75	334.2	730.9	
<b>Erosion damages</b>										
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd MDSF (£k)</b>	
No. of properties	Total Valuation (£k)	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	0.00	0.0	0	0.00	0.0	1	197.00	37.0	37.0	
<b>Other damages</b>									<b>PV Value (£k)</b>	
<b>Notes:</b> As determined by MDSF									<b>Total preferred plan damages</b>	<b>767.9</b>

Costs

<b>Present Management Assessment</b>		<b>PV Value (£k)</b>
<b>Source:</b>	There is no detailed plan for mangement in this area. Costs have been estimated agisnt maintaining existing defences.	
<b>Notes:</b>		1,429
<b>Preferred Pan</b>		<b>PV Value (£k)</b>
<b>Description:</b>	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 mangement of the entrance to the estuary. However these are solely intended as indicative.	
<b>Notes:</b>		841

Reconciliation

The damages determined by the SMP do not fully reflect the important local and regional avalue of the estauy 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 mangement plan. There is however, identifid significant flood and erosion risk which needs to be addressed in such a local management plan.

Damages

<b>Scenario: No Active intervention</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other information</b>									<b>PV Value (£k)</b>
<b>Source:</b>									
<b>Notes:</b> As determined by MDSF									
								<b>Total NAI damages</b>	<b>7,329.9</b>

<b>Scenario: With Present Management</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other information</b>									<b>PV Value (£k)</b>
<b>Source:</b>									
<b>Notes:</b> As determined by MDSF									
								<b>Total WPM damages</b>	<b>640.9</b>

**Economic Assessment**

**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**

**Damages (continued)**

<b>Scenario: Preferred Plan</b>										
<b>MDSF Assessment</b>										
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd MDSF (£k)</b>	
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch		
			15.84	198.3	25.22	228.9	43.04	213.7	640.9	
<b>Erosion damages</b>										
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd MDSF (£k)</b>	
No. of properties	Total Valuation (£k)	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	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0.0	
<b>Other damages</b>									<b>PV Value (£k)</b>	
<b>Notes:</b> As determined by MDSF									<b>Total preferred plan damages</b>	<b>640.9</b>

**Costs**

<b>Present Management Assessment</b>		<b>PV Value (£k)</b>
<b>Source:</b>	Improvements to cardigan north are being considered.	
<b>Notes:</b>		1,718
<b>Preferred Pan</b>		<b>PV Value (£k)</b>
<b>Description:</b>	Defences would generally be maintained around Cardigan and at St Dogmaels north. Upstream of Cardigan the plan would be to allow set back of defences.	
<b>Notes:</b>		1,718

**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 appropriate development control.

**Economic Assessment**

Policy Development Zone (PDZ):5

Location: Mwnt and Aberporth Cliffs

Management Area (MA): 11

Policy Units (PU):5.15

Page 1 of 2

Damages

<b>Scenario: No Active intervention</b>										
<b>MDSF Assessment</b>										
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>	
			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	
<b>Erosion damages</b>										
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>	
No. of properties	Total Valuation (£k)	PV for 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	
<b>Other information</b>									<b>PV Value (£k)</b>	
<b>Source:</b>										
<b>Notes:</b> As determined by MDSF									<b>Total NAI damages</b>	<b>0.0</b>

<b>Scenario: With Present Management</b>										
<b>MDSF Assessment</b>										
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>	
			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	
<b>Erosion damages</b>										
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>	
No. of properties	Total Valuation (£k)	PV for 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	
<b>Other information</b>									<b>PV Value (£k)</b>	
<b>Source:</b>										
<b>Notes:</b> As determined by MDSF									<b>Total WPM damages</b>	<b>0.0</b>

**Economic Assessment**

Policy Development Zone (PDZ):5

Location: Mwnt and Aberporth Cliffs

Management Area (MA): 11

Policy Units (PU):5.15

Damages (continued)

<b>Scenario: Preferred Plan</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd MDSF (£k)</b>
	AAD (£k)	PVd for epoch	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	0.00	0.0	0.0
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd MDSF (£k)</b>
No. of properties	Total Valuation (£k)	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	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0.0
<b>Other damages</b>									
									<b>PV Value (£k)</b>
<b>Notes:</b>	As determined by MDSF							<b>Total preferred plan damages</b>	<b>0.0</b>

Costs

<b>Present Management Assessment</b>		<b>PV Value (£k)</b>
<b>Source:</b>		0
<b>Notes:</b>		0
<b>Preferred Pan</b>		<b>PV Value (£k)</b>
<b>Description:</b>	No works identified.	0
<b>Notes:</b>		0

Reconciliation

There are no significant assets at risk.

**Economic Assessment**

Policy Development Zone (PDZ):6

Location: Aberporth and Villages

Management Area (MA): 12

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

Page 1 of 2

Damages

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

<b>Scenario: With Present Management</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other information</b>									<b>PV Value (£k)</b>
<b>Source:</b> no detailed study									
<b>Notes:</b> As determined by MDSF									
								<b>Total WPM damages</b>	<b>56.0</b>

**Economic Assessment**

Policy Development Zone (PDZ):6

Location: Aberporth and Villages

Management Area (MA): 12

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

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 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	0.00	0.0	0	0.00	0.0	4	624.14	56.0	56.0
Other damages									PV Value (£k)
Notes: As determined by MDSF									<b>Total preferred plan damages</b> 56.0

Costs

Present Management Assessment		PV Value (£k)
Source:		
Notes:		527
Preferred Pan		PV Value (£k)
Description: Mainatin defences at Aberporth. Realignment 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. Realignment at Tresaith would safeguard the main access but allow adaption and sustain beach. Realignment at Llangrannog would aim to retain village and allow development of important amenity beach.

**Economic Assessment**

Policy Development Zone (PDZ):7

Location: New Quay Bay

Management Area (MA): 13

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

Page 1 of 2

Damages

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

<b>Scenario: With Present Management</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other information</b>									<b>PV Value (£k)</b>
<b>Source:</b>									
<b>Notes:</b> As determined by MDSF									
								<b>Total WPM damages</b>	<b>564.0</b>

**Economic Assessment**

Policy Development Zone (PDZ):7

Location: New Quay Bay

Management Area (MA): 13

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

Page 2 of 2

Damages (continued)

<b>Scenario: Preferred Plan</b>									
<b>MDSF Assessment</b>									
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	0.00	0.0	7	1,080.00	332.0	27	3,518.71	307.4	639.4
Other damages									PV Value (£k)
Increased damages with MR along Rock Street									
<b>Notes:</b> As determined by MDSF									<b>Total preferred plan damages</b>
									639.4

Costs

<b>Present Management Assessment</b>		PV Value (£k)
<b>Source:</b> Takes costs of protecting Rock Street		
<b>Notes:</b>		1,051
<b>Preferred Pan</b>		PV Value (£k)
<b>Description:</b> Minor works would be undertaken to maintain Rock Street but not to stop slow erosion of the frontage. Costs include an estimated cost of maintaining the stone pier and works to reinforce Llanina Point.		
<b>Notes:</b>		853

Reconciliation

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

Damages

<b>Scenario: No Active intervention</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other information</b>									<b>PV Value (£k)</b>
<b>Source:</b> Damages may not fully reflect longer term risk to property on coastal slope above defences. This would require more detailed study.									
<b>Notes:</b> As determined by MDSF									<b>Total NAI damages</b> 0.0

<b>Scenario: With Present Management</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other information</b>									<b>PV Value (£k)</b>
<b>Source:</b>									
<b>Notes:</b> As determined by MDSF									<b>Total WPM damages</b> 0.0

Damages (continued)

<b>Scenario: Preferred Plan</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other damages</b>									<b>PV Value (£k)</b>
Damages may not fully reflect longer term risk to property on coastal slope above defences. This would require more detailed study.									
<b>Notes:</b> As determined by MDSF									
									<b>Total preferred plan damages</b>
									<b>0.0</b>

Costs

<b>Present Management Assessment</b>		<b>PV Value (£k)</b>
<b>Source:</b> Present management continues to maintain the existing defences.		
<b>Notes:</b>		1,163
<b>Preferred Pan</b>		<b>PV Value (£k)</b>
<b>Description:</b> The plan recognises that potential risk to property on the coastal slope. Some of the defence is privately owned. The intent would be to assist in management of defences subject to more detailed assessment of risk but in the long term to withdraw from management of the frontage. This would require agreed adaptation.		
<b>Notes:</b>		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.

**Economic Assessment**

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

Damages

<b>Scenario: No Active intervention</b>										
<b>MDSF Assessment</b>										
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>	
			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	19,438.4	
<b>Erosion damages</b>										
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>	
No. of properties	Total Valuation (£k)	PV for 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	
<b>Other information</b>									<b>PV Value (£k)</b>	
<b>Source:</b>										
<b>Notes:</b> As determined by MDSF									<b>Total NAI damages</b>	<b>20,326.4</b>

<b>Scenario: With Present Management</b>										
<b>MDSF Assessment</b>										
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>	
			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	
<b>Erosion damages</b>										
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>	
No. of properties	Total Valuation (£k)	PV for 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	1,375.00	91.0	91.0	
<b>Other information</b>									<b>PV Value (£k)</b>	
<b>Source:</b>										
<b>Notes:</b> As determined by MDSF									<b>Total WPM damages</b>	<b>2,092.0</b>



**Economic Assessment**

Policy Development Zone (PDZ):8

Location: Llanrhystud bay

Management Area (MA): 16

Policy Units (PU):8.7, 8.8, 8.9, 8.10

Damages

<b>Scenario: No Active intervention</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other information</b>									<b>PV Value (£k)</b>
<b>Source:</b>									
<b>Notes:</b> As determined by MDSF									<b>Total NAI damages</b>
									<b>10.0</b>

<b>Scenario: With Present Management</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other information</b>									<b>PV Value (£k)</b>
<b>Source:</b>									
<b>Notes:</b> As determined by MDSF									<b>Total WPM damages</b>
									<b>10.0</b>

**Economic Assessment**

**Policy Development Zone (PDZ):8**

**Location: Llanrhystud bay**

**Management Area (MA): 16**

**Policy Units (PU):8.7, 8.8, 8.9, 8.10**

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				
		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	0.00	0.0		0	0.00	0.0		2	119.00	10.0	
Other damages										PV Value (£k)	
<b>Notes:</b> As determined by MDSF										<b>Total preferred plan damages</b>	<b>10.0</b>

Costs

**Present Management Assessment**

**Source:**

PV Value (£k)

**Notes:**

0

**Preferred Pan**

**Description:**

PV Value (£k)

**Notes:**

0

Reconciliation

**Economic Assessment**

Policy Development Zone (PDZ):9

Location: Aberystwyth

Management Area (MA): 17

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

Page 1 of 2

Damages

Scenario: <b>No Active intervention</b>										
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)	
			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										
<b>Source:</b> Aberystwyth Coastal Defence Strategy 2006 damages assessed by strategy: Tan y Bwlch - £76k, Harbour - £6936k, South Marine Terrace - £3211, Victoria and Marine Terrace - £7629. Total damages estimates (excluding properties within the rheidol valley = £17,852. damages assessed only with 0.5m sea level rise.									PV Value (£k)	
<b>Notes:</b> As determined by MDSF taking account of rheidol valley and additional sea level rise.									Total NAI damages	27,842.7

Scenario: <b>With Present Management</b>										
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)	
			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										
<b>Source:</b> Aberystwyth Coastal Defence Strategy 2006 damages assessed by strategy: Tan y Bwlch - £31k, Harbour - £843k, South Marine Terrace - £1057, Victoria and Marine Terrace - £1297. Total damages estimates (excluding properties within the rheidol valley = £3,228. damages assessed only with 0.5m sea level rise.									PV Value (£k)	
<b>Notes:</b> As determined by MDSF taking account of rheidol valley and additional sea level rise.									Total WPM damages	7,990.2

**Economic Assessment**

Policy Development Zone (PDZ):9

Location: Aberystwyth

Management Area (MA): 17

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

Page 2 of 2

Damages (continued)

<b>Scenario: Preferred Plan</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other damages</b>									<b>PV Value (£k)</b>
no allowance has been taken for loss of highways, services along the sea front and amenity use. No cost has been allowed for loss of railway. Increased flood risk at Glanrafon Terrace in epoch 3									
<b>Notes:</b> As determined by MDSF									
								<b>Total preferred plan damages</b>	<b>9,885.4</b>

Costs

<b>Present Management Assessment</b>									
<b>Source:</b> Aberystwyth Coastal Defence Strategy 2006									<b>PV Value (£k)</b>
Defence cost from strategy: Tan y bwch - £3,770, Harbour - £1260, South Marine Terrace - £1977, Victoria and Marine Terrace - £698. Total cost estimates (excluding Tan y bwch and costs within the Rhiedol valley = £3,935.									
<b>Notes:</b>									4,961
<b>Preferred Plan</b>									
<b>Description:</b> Maintain all defences except at Tan y Bwlch and potential for realignment at Glanrafon Terrace in epoch 3. Includes for future cost of defence within the Rhiedol Valley									<b>PV Value (£k)</b>
<b>Notes:</b>									5,092

Reconciliation

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

**Economic Assessment**

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

<b>Scenario: No Active intervention</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other information</b>									<b>PV Value (£k)</b>
<b>Source:</b>									
<b>Notes:</b> As determined by MDSF									
								<b>Total NAI damages</b>	<b>2,772.4</b>

<b>Scenario: With Present Management</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other information</b>									<b>PV Value (£k)</b>
<b>Source:</b>									
<b>Notes:</b> As determined by MDSF									
								<b>Total WPM damages</b>	<b>2,393.8</b>

**Economic Assessment**

Policy Development Zone (PDZ):9

Location: Clarach and Wallog

Management Area (MA): 18

Policy Units (PU):9.11, 9.12, 9.13

Damages (continued)

<b>Scenario: Preferred Plan</b>										
<b>MDSF Assessment</b>										
<b>Flooding damages</b>										
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd MDSF (£k)</b>		
AAD (£k)		PVd for epoch	AAD (£k)		PVd for epoch		AAD (£k)		PVd for epoch	
40.87		511.7	5.76		260.0		491.72		1557.1	
2,328.8										
<b>Erosion damages</b>										
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd MDSF (£k)</b>	
No. of properties	Total Valuation (£k)	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	0.00	0.0	1	198.00	48.0	3	163.00	17.0	65.0	
<b>Other damages</b>										
									<b>PV Value (£k)</b>	
<b>Notes:</b> As determined by MDSF									<b>Total preferred plan damages</b>	
									2,393.8	

Costs

<b>Present Management Assessment</b>									
<b>Source:</b> Allowance made for costs associated with realignment during epoch 2									<b>PV Value (£k)</b>
<b>Notes:</b>									126
<b>Preferred Pan</b>									
<b>Description:</b> Allowance made for costs associated with realignment during epoch 2									<b>PV Value (£k)</b>
<b>Notes:</b>									126

Reconciliation

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

Damages

<b>Scenario: No Active intervention</b>									
<b>MDSF Assessment</b>									
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)	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)
<b>Source:</b> Borth appriasl of options 2006 Damages determined for both sea front and potential flood risk at Ynyslas = £51,000K.									
<b>Notes:</b> As determined by MDSF Taking account of additional damages within the Dyfi Estuary.									
								<b>Total NAI damages</b>	<b>71,739.6</b>

<b>Scenario: With Present Management</b>									
<b>MDSF Assessment</b>									
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)			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)
<b>Source:</b> Borth appriasl of options 2006 Damages assessed for boryh frontage with proposed scheme = £2,000k.									
<b>Notes:</b> As determined by MDSF Taking account of additional damages within the Dyfi Estuary.									
								<b>Total WPM damages</b>	<b>6,792.9</b>

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)
			181.20	2268.6	210.80	2185.4	536.43	2338.8	6,792.9
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)	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 damages associated with potential loss or relocation of railway.									
<b>Notes:</b> As determined by MDSF Taking account of additional damages within the Dyfi Estuary.							<b>Total preferred plan damages</b>		<b>9,436.9</b>

Costs

Present Management Assessment									
<b>Source:</b> Borth appraisl of options 2006									PV Value (£k)
costs for mangement at Borth taken from appraisla, additionla cost added for defence at Dyfi Junction.									
<b>Notes:</b>									19,076
Preferred Pan									
<b>Description:</b> costs for mangement at Borth taken from appraisla, additionla cost added for defence at Dyfi Junction.									PV Value (£k)
<b>Notes:</b>									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 redcuton 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.

Economic Assessment

Policy Development Zone (PDZ):10

Location: Dyfi North, Tywyn and the Dysynni

Management Area (MA): 20

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

Page 1 of 2

Damages

Scenario: <b>No Active intervention</b>										
<b>MDSF Assessment</b>										
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)	
			198.13	2480.6	368.77	3160.5	899.89	3970.9	9,612.0	
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	10	1,085.00	319.0	84	9,952.00	1113.0	1432	
Other information									PV Value (£k)	
<b>Source:</b> Damages do not include fro loss of harbour, disruption to transport routes and loss of ammenity along the sea front at Tywyn.										
<b>Notes:</b> As determined by MDSF									<b>Total NAI damages</b>	<b>11,044.0</b>

Scenario: <b>With Present Management</b>										
<b>MDSF Assessment</b>										
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)	
			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	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0.0	
Other information									PV Value (£k)	
<b>Source:</b>										
<b>Notes:</b> As determined by MDSF									<b>Total WPM damages</b>	<b>1,822.0</b>

**Economic Assessment**

**Policy Development Zone (PDZ):10**

**Location: Dyfi North, Tywyn and the Dysynni**

**Management Area (MA): 20**

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

**Page 2 of 2**

**Damages (continued)**

<b>Scenario: Preferred Plan</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd MDSF (£k)</b>
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	
			35.98	450.5	56.81	517.3	216.10	854.2	1,822.0
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd MDSF (£k)</b>
No. of properties	Total Valuation (£k)	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	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0.0
<b>Other damages</b>									<b>PV Value (£k)</b>
There is incareded flood risk to Aberdyfi Golf course and to agricultural land within the Penllyn Marhs and Dysynni areas.									
<b>Notes:</b> As determined by MDSF								<b>Total preferred plan damages</b>	<b>1,822.0</b>

**Costs**

<b>Present Management Assessment</b>									
<b>Source:</b> 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.									<b>PV Value (£k)</b>
<b>Notes:</b>									9,039
<b>Preferred Pan</b>									
<b>Description:</b> 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.									<b>PV Value (£k)</b>
<b>Notes:</b>									9,039

**Reconciliation**

damages do not include for significant 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.

**Economic Assessment**

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

<b>Scenario: No Active intervention</b>									
<b>MDSF Assessment</b>									
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
No. of properties	Total Valuation (£k)	PV for 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 information									PV Value (£k)
<b>Source:</b> damages do not include for disruption to transport net work									
<b>Notes:</b> As determined by MDSF									
								<b>Total NAI damages</b>	<b>43.0</b>

<b>Scenario: With Present Management</b>									
<b>MDSF Assessment</b>									
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
No. of properties	Total Valuation (£k)	PV for 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)
<b>Source:</b> damages do not include for disruption to transport net work									
<b>Notes:</b> As determined by MDSF									
								<b>Total WPM damages</b>	<b>0.0</b>

**Economic Assessment**

Policy Development Zone (PDZ):11

Location: Southern Cliffs

Management Area (MA): 21

Policy Units (PU):11.1, 11.2, 11.3

Page 2 of 2

Damages (continued)

<b>Scenario: Preferred Plan</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd MDSF (£k)</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd MDSF (£k)</b>
No. of properties	Total Valuation (£k)	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	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0.0
<b>Other damages</b>									<b>PV Value (£k)</b>
damages do not include for disruption to transport net work									
<b>Notes:</b> As determined by MDSF									<b>Total preferred plan damages</b>
									0.0

Costs

<b>Present Management Assessment</b>									
<b>Source:</b>									<b>PV Value (£k)</b>
cost do not include for local mangement of defences to rialway line									
<b>Notes:</b>									0
<b>Preferred Pan</b>									
<b>Description:</b>									<b>PV Value (£k)</b>
cost do not include for local mangement of defences to rialway line									
<b>Notes:</b>									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.

**Economic Assessment**

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: <b>No Active intervention</b>									
<b>MDSF Assessment</b>									
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)
			2296.01	28746.0	2454.00	26481.3	23606.34	81568.9	136,796.2
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	22	3,596.00	276.0	276
Other information									PV Value (£k)
Source:									
Notes: As determined by MDSF									
								<b>Total NAI damages</b>	<b>137,072.2</b>

Scenario: <b>With Present Management</b>									
<b>MDSF Assessment</b>									
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
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: incased defences.									
Notes: As determined by MDSF									
								<b>Total WPM damages</b>	<b>17,037.7</b>

**Economic Assessment**

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

Damages (continued)

<b>Scenario: Preferred Plan</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd MDSF (£k)</b>
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	
			224.55	2811.4	1502.00	9625.5	23520.34	78319.9	90,756.8
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd MDSF (£k)</b>
No. of properties	Total Valuation (£k)	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	0.00	0.0	0	0.00	0.0	22	3,596.00	276.0	276.0
<b>Other damages</b>									<b>PV Value (£k)</b>
relocation of community at Fairbourne, damages taken as for NAI in epoch 3.									
<b>Notes:</b> As determined by MDSF							<b>Total preferred plan damages</b>		<b>91,032.8</b>

Costs

<b>Present Management Assessment</b>									
<b>Source:</b> continued defence of fronatges									<b>PV Value (£k)</b>
<b>Notes:</b>									6,693
<b>Preferred Pan</b>									
<b>Description:</b> Costs associated with mangement during epoch 1 and 2.									<b>PV Value (£k)</b>
<b>Notes:</b>									4,429

Reconciliation

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

**Economic Assessment**

Policy Development Zone (PDZ):11

Location: Mawddach Estuary

Management Area (MA): 23

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

Damages

Scenario: <b>No Active intervention</b>									
<b>MDSF Assessment</b>									
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)
			0.44	5.5	0.62	5.9	8.88	29.7	41.2
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	0	0.00	0.0	0
Other information									PV Value (£k)
<b>Source:</b> Damages do not include fro disruption to the transport network, maintaining the road through to Barmouth.									
<b>Notes:</b> As determined by MDSF									
								<b>Total NAI damages</b>	<b>41.2</b>

Scenario: <b>With Present Management</b>									
<b>MDSF Assessment</b>									
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)
			0.22	2.8	0.30	2.9	4.48	15.0	20.6
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)	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)
<b>Source:</b> Damages do not include fro disruption to the transport network, maintaining the road through to Barmouth.									
<b>Notes:</b> As determined by MDSF									
								<b>Total WPM damages</b>	<b>20.6</b>

**Economic Assessment**

Policy Development Zone (PDZ):11

Location: Mawddach Estuary

Management Area (MA): 23

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

Damages (continued)

<b>Scenario: Preferred Plan</b>										
<b>MDSF Assessment</b>										
<b>Flooding damages</b>		<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd MDSF (£k)</b>		
		AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch			
		0.22	2.8	0.30	2.9	4.48	15.0	20.6		
<b>Erosion damages</b>										
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd MDSF (£k)</b>	
No. of properties	Total Valuation (£k)	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	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0.0	
<b>Other damages</b>									<b>PV Value (£k)</b>	
Damages do not include fro disruption to the transport network, maintaining the road through to Barmouth.										
<b>Notes:</b> As determined by MDSF							<b>Total preferred plan damages</b>		<b>20.6</b>	

Costs

<b>Present Management Assessment</b>									
<b>Source:</b> Local mangement of defences including Penmaenpool									<b>PV Value (£k)</b>
<b>Notes:</b>									980
<b>Preferred Pan</b>									
<b>Description:</b> Local mangement of defences including Penmaenpool									<b>PV Value (£k)</b>
<b>Notes:</b>									980

Reconciliation

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

**Economic Assessment**

Policy Development Zone (PDZ):11

Location: *Barmouth*

Management Area (MA): 24

Policy Units (PU):11.14, 11.15, 11.16

Page 1 of 2

Damages

<b>Scenario: No Active intervention</b>									
<b>MDSF Assessment</b>									
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)
			18.81	235.5	114.76	744.7	1878.82	6239.9	7,220.1
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	40	4,735.00	290.0	290
Other information									PV Value (£k)
<b>Source:</b> Damges do not include loss of harbour and sea front.									
<b>Notes:</b> As determined by MDSF									
								<b>Total NAI damages</b>	<b>7,510.1</b>

<b>Scenario: With Present Management</b>									
<b>MDSF Assessment</b>									
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)
			18.81	235.5	55.00	411.5	127.70	571.9	1,218.8
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)
<b>Source:</b>									
<b>Notes:</b> As determined by MDSF									
								<b>Total WPM damages</b>	<b>1,218.8</b>

**Economic Assessment**

Policy Development Zone (PDZ):11

Location: *Barmouth*

Management Area (MA): 24

Policy Units (PU):11.14, 11.15, 11.16

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)
			18.81	235.5	44.00	350.2	100.00	450.7	1,036.4
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
No. of properties	Total Valuation (£k)	PV for 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	1,180.00	364.0	0	0.00	0.0	364.0
Other damages									PV Value (£k)
Realignment may require relocation of properties to provide width for management. This relocation would reduce flood risk in the future.									
Notes: As determined by MDSF							<b>Total preferred plan damages</b>		<b>1,400.4</b>

Costs

Present Management Assessment		PV Value (£k)
Source: Costs are based on estimated cost of increasing defence on existing line.		
Notes:		4,686
Preferred Plan		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.

Damages

Scenario: <b>No Active intervention</b>									
<b>MDSF Assessment</b>									
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)
			8.00	100.2	19.04	150.7	29.00	150.4	401.3
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	229.00	17.0	17
Other information									PV Value (£k)
<b>Source:</b> Potential flooding to railway not included.									
<b>Notes:</b> As determined by MDSF									
								<b>Total NAI damages</b>	<b>418.3</b>

Scenario: <b>With Present Management</b>									
<b>MDSF Assessment</b>									
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)
			3.00	37.6	5.00	44.6	29.00	106.4	188.6
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)	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 information									PV Value (£k)
<b>Source:</b> Potential flooding to railway not included.									
<b>Notes:</b> As determined by MDSF									
								<b>Total WPM damages</b>	<b>205.6</b>

**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

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)
			3.00	37.6	19.04	122.9	29.00	150.4	310.8
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	229.00	17.0	17.0
Other damages									PV Value (£k)
Potential flooding to railway not included.									
<b>Notes:</b> As determined by MDSF							<b>Total preferred plan damages</b>		<b>327.8</b>

Costs

Present Management Assessment		PV Value (£k)
<b>Source:</b> manage naturql flood defence and improve during epoch 2. Private defences not included		
<b>Notes:</b>		275
Preferred Pan		PV Value (£k)
<b>Description:</b> manage nautrual bank for epoch 1. Private defences not included.		
<b>Notes:</b>		7

Reconciliation

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

**Economic Assessment**

Policy Development Zone (PDZ):12

Location: Artro Estuary

Management Area (MA): 26

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

Damages

<b>Scenario: No Active intervention</b>									
<b>MDSF Assessment</b>									
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)
			10.44	130.7	37.03	264.6	110.95	463.2	858.5
Erosion damages			Epoch 1 (year 0 to year 20)			Epoch 2 (year 21 to year 50)			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	135
<b>Other information</b>									PV Value (£k)
<b>Source:</b> Damages do not include potential loss and disruption to transport.									
<b>Notes:</b> As determined by MDSF									
								<b>Total NAI damages</b>	<b>993.5</b>

<b>Scenario: With Present Management</b>									
<b>MDSF Assessment</b>									
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)
			10.44	130.7	37.03	264.6	45.68	258.9	654.2
Erosion damages			Epoch 1 (year 0 to year 20)			Epoch 2 (year 21 to year 50)			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
<b>Other information</b>									PV Value (£k)
<b>Source:</b> Damages do not include potential loss and disruption to transport.									
<b>Notes:</b> As determined by MDSF									
								<b>Total WPM damages</b>	<b>654.2</b>

**Economic Assessment**

Policy Development Zone (PDZ):12

Location: Arthro Estuary

Management Area (MA): 26

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

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)
			10.44	130.7	37.03	264.6	45.68	258.9	654.2
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	0	0.00	0.0	0.0
Other damages									PV Value (£k)
management would be subject to development of estuary mangement plan. Damags taken as for WPM									
Notes: As determined by MDSF							<b>Total preferred plan damages</b>		<b>654.2</b>

Costs

Present Management Assessment		PV Value (£k)
Source: Improvement to embankments within estuary and defence at shoreline.		
Notes:		2,506
Preferred Pan		PV Value (£k)
Description: The defence along the railway would be maintianed but mangement within the estuary would be subject to a mangements plan.		
Notes:		1,574

Reconciliation

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

**Economic Assessment**

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

Damages

Scenario: <b>No Active intervention</b>									
<b>MDSF Assessment</b>									
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)
			201.63	2524.4	311.54	2860.9	3363.27	11502.2	16,887.5
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	78.0	1	108.00	13.0	91
Other information									PV Value (£k)
Source:									
Notes: As determined by MDSF									
								<b>Total NAI damages</b>	<b>16,978.5</b>

Scenario: <b>With Present Management</b>									
<b>MDSF Assessment</b>									
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)
			31.84	398.6	64.40	536.5	159.14	699.7	1,634.9
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)	MDSF (£k)
0	0.00	0.0	1	212.00	78.0	1	108.00	13.0	91.0
Other information									PV Value (£k)
Source:									
Notes: As determined by MDSF									
								<b>Total WPM damages</b>	<b>1,725.9</b>

**Economic Assessment**

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

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)
			31.84	398.6	64.40	536.5	159.14	699.7	1,634.9
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)	MDSF (£k)
0	0.00	0.0	1	212.00	78.0	1	108.00	13.0	91.0
Other damages									PV Value (£k)
proposed realignment at Talsarnau may increase damages in this area. This would need to be examined in more detail.									
<b>Notes:</b> As determined by MDSF							<b>Total preferred plan damages</b>		<b>1,725.9</b>

Costs

Present Management Assessment		PV Value (£k)
<b>Source:</b>		
maintains all defences		
<b>Notes:</b>		3,701
Preferred Pan		PV Value (£k)
<b>Description:</b>	potential for realignment at Talsarnau would need to be considered in detail.	
<b>Notes:</b>		1,135

Reconciliation

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

**Economic Assessment**

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

<b>Scenario: No Active intervention</b>									
<b>MDSF Assessment</b>									
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)
			7210.23	90272.1	8002.29	84809.8	75068.40	260011.3	435,093.1
Erosion damages			Epoch 1 (year 0 to year 20)			Epoch 2 (year 21 to year 50)			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 information									PV Value (£k)
Source:									
Notes: As determined by MDSF									
								<b>Total NAI damages</b>	<b>436,779.1</b>

<b>Scenario: With Present Management</b>									
<b>MDSF Assessment</b>									
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			Epoch 1 (year 0 to year 20)			Epoch 2 (year 21 to year 50)			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:									
significant residual risk of flooding									
Notes: As determined by MDSF									
								<b>Total WPM damages</b>	<b>14,412.8</b>

**Economic Assessment**

Policy Development Zone (PDZ):12

Location: Porthmadog

Management Area (MA): 28

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

Damages (continued)

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

Costs

<b>Present Management Assessment</b>		<b>PV Value (£k)</b>	
<b>Source:</b> Maintenance and improvement			
<b>Notes:</b>		1,991	
<b>Preferred Pan</b>		<b>PV Value (£k)</b>	
<b>Description:</b> As WPM			
<b>Notes:</b>		1,991	

Reconciliation

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

**Economic Assessment**

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

Page 1 of 2

Damages

Scenario: <b>No Active intervention</b>									
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
No. of properties	Total Valuation (£k)	PV for 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	627
Other information									PV Value (£k)
<b>Source:</b> disruption to transport network									
<b>Notes:</b> As determined by MDSF									
								<b>Total NAI damages</b>	<b>627.0</b>
Scenario: <b>With Present Management</b>									
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
No. of properties	Total Valuation (£k)	PV for 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)
<b>Source:</b> Increased risk of overtopping not included in damages.									
<b>Notes:</b> As determined by MDSF									
								<b>Total WPM damages</b>	<b>0.0</b>

**Economic Assessment**

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

Page 2 of 2

Damages (continued)

<b>Scenario: Preferred Plan</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other damages</b>									<b>PV Value (£k)</b>
Overtopping damages not included. Potential need to relocate or raise railway not included. Damages may occur associated with MR in each 3. This would be assessed in detail as the need arises. Damages as WPM									
<b>Notes:</b> As determined by MDSF									<b>Total preferred plan damages</b>
									0.0

Costs

<b>Present Management Assessment</b>									
<b>Source:</b> Maintain and raise defences.									<b>PV Value (£k)</b>
<b>Notes:</b>									1,580
<b>Preferred Pan</b>									
<b>Description:</b> Potential for realignment in epoch 3 to provide a more sustainable approach to defence. This would not necessarily incur loss of properties.									<b>PV Value (£k)</b>
<b>Notes:</b>									913

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.

**Economic Assessment**

Policy Development Zone (PDZ):12

Location: Criccieth West

Management Area (MA): 30

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

Damages

<b>Scenario: No Active intervention</b>									
<b>MDSF Assessment</b>									
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	13.66	44.3	47.5
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	25	1,987.00	634.0	40	4,411.00	657.0	1291
Other information									PV Value (£k)
<b>Source:</b> Damages do not include for disruption to transport route.									
<b>Notes:</b> As determined by MDSF									
								<b>Total NAI damages</b>	<b>1,338.5</b>

<b>Scenario: With Present Management</b>									
<b>MDSF Assessment</b>									
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
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	161.00	25.0	25.0
Other information									PV Value (£k)
<b>Source:</b> Damages do not reflect fully risk to transport route.									
<b>Notes:</b> As determined by MDSF									
								<b>Total WPM damages</b>	<b>55.6</b>

**Economic Assessment**

Policy Development Zone (PDZ):12

Location: Criccieth West

Management Area (MA): 30

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

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)
			0.02	0.3	0.50	2.9	8.26	27.4	30.6
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)	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)
Damages do not reflect fully risk to transport route.									
Notes: As determined by MDSF							<b>Total preferred plan damages</b>		<b>55.6</b>

Costs

Present Management Assessment		PV Value (£k)
Source: These cost include for significant strengthening and raising of railway defence at Afon Wen in epoch 3 (estimated cost £12M)		
Notes:		4,157
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 priiopl costs asre associated with defnce of Criccieth where there is strong justification due to erosion damages. Realignment 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.

**Economic Assessment**

Policy Development Zone (PDZ):13

Location: Pwllheli Area

Management Area (MA): 31

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

Page 1 of 2

Damages

Scenario: <b>No Active intervention</b>										
<b>MDSF Assessment</b>										
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										
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	822.00	46.0	46	
Other information									PV Value (£k)	
<b>Source:</b> Damages do not include for disruption to road and railway not to the broader economic damage to the harbor and to the centre of Pwllheli										
<b>Notes:</b> As determined by MDSF									<b>Total NAI damages</b>	<b>345,646.8</b>

Scenario: <b>With Present Management</b>										
<b>MDSF Assessment</b>										
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)	
			174.24	2181.5	405.63	3232.8	583.79	3096.9	8,511.1	
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	3	822.00	42.0	42.0	
Other information									PV Value (£k)	
<b>Source:</b> Damages do not include for disruption to road and railway not to the broader economic damage to the harbor and to the centre of Pwllheli										
<b>Notes:</b> As determined by MDSF									<b>Total WPM damages</b>	<b>8,553.1</b>

**Economic Assessment**

Policy Development Zone (PDZ):13

Location: Pwllheli Area

Management Area (MA): 31

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

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)
			180.84	2264.1	405.63	3269.6	735.80	3572.7	9,106.4
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
No. of properties	Total Valuation (£k)	PV for 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 damages									PV Value (£k)
Damages do not include for disruption to road and railway not to the broader economic damage to the harbor and to the centre of Pwllheli									
Notes: As determined by MDSF							<b>Total preferred plan damages</b>		<b>9,148.4</b>

Costs

Present Management Assessment									
Source:									PV Value (£k)
based on strategy									
Notes:									4,370
Preferred Plan									
Description:									PV Value (£k)
determined based on realignment at Traeth Crugan and Abererch.									
Notes:									2,362

Reconciliation

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

**Economic Assessment**

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

Damages

<b>Scenario: No Active intervention</b>									
<b>MDSF Assessment</b>									
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)
			37.48	469.2	109.06	817.0	1132.53	3886.2	5,172.4
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
No. of properties	Total Valuation (£k)	PV for 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 information									PV Value (£k)
Source:									
Notes: As determined by MDSF									
								<b>Total NAI damages</b>	<b>5,573.4</b>

<b>Scenario: With Present Management</b>									
<b>MDSF Assessment</b>									
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)
			14.01	175.4	57.34	397.8	99.51	490.9	1,064.1
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	1	212.00	72.0	2	425.00	27.0	98.0
Other information									PV Value (£k)
Source:									
Notes: As determined by MDSF									
								<b>Total WPM damages</b>	<b>1,162.1</b>

**Economic Assessment**

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

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)	
			14.01	175.4	57.34	397.8	99.51	490.9	1,064.1	
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	1	212.00	72.0	2	425.00	27.0	99.0	
Other damages									PV Value (£k)	
damages similar to WPM										
Notes: As determined by MDSF									<b>Total preferred plan damages</b>	<b>1,163.1</b>

Costs

Present Management Assessment		PV Value (£k)
Source: continued defence to the soch valley		
Notes:		1,133
Preferred Pan		PV Value (£k)
Description: manged realignment to the Soch valley with mangement of flood defences.priavte defence included at the Warren		
Notes:		485

Reconciliation

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

**Economic Assessment**

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

<b>Scenario: No Active intervention</b>									
<b>MDSF Assessment</b>									
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
No. of properties	Total Valuation (£k)	PV for 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									
								<b>Total NAI damages</b>	<b>0.0</b>

<b>Scenario: With Present Management</b>									
<b>MDSF Assessment</b>									
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
No. of properties	Total Valuation (£k)	PV for 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									
								<b>Total WPM damages</b>	<b>0.0</b>

**Economic Assessment**

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

Damages (continued)

<b>Scenario: Preferred Plan</b>										
<b>MDSF Assessment</b>										
<b>Flooding damages</b>		<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd MDSF (£k)</b>		
		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		
<b>Erosion damages</b>										
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd MDSF (£k)</b>	
No. of properties	Total Valuation (£k)	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	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0.0	
<b>Other damages</b>									<b>PV Value (£k)</b>	
<b>Notes:</b> As determined by MDSF									<b>Total preferred plan damages</b>	<b>0.0</b>

Costs

<b>Present Management Assessment</b>		<b>PV Value (£k)</b>	
<b>Source:</b>		0	
<b>Notes:</b>		0	
<b>Preferred Pan</b>		<b>PV Value (£k)</b>	
<b>Description:</b> No costs associated with this area		0	
<b>Notes:</b>		0	

Reconciliation

No planned works

**Economic Assessment**

Policy Development Zone (PDZ):14

Location: Hells Mouth

Management Area (MA): 34

Policy Units (PU):14.1, 14.2, 14.3, 14.4, 14.5

Page 1 of 2

Damages

Scenario: <b>No Active intervention</b>									
<b>MDSF Assessment</b>									
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
No. of properties	Total Valuation (£k)	PV for 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									PV Value (£k)
Source:									
Notes: As determined by MDSF									
								<b>Total NAI damages</b>	<b>49.0</b>

Scenario: <b>With Present Management</b>									
<b>MDSF Assessment</b>									
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
No. of properties	Total Valuation (£k)	PV for 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
Other information									PV Value (£k)
Source:									
Notes: As determined by MDSF									
								<b>Total WPM damages</b>	<b>49.0</b>

**Economic Assessment**

Policy Development Zone (PDZ):14

Location: Hells Mouth

Management Area (MA): 34

Policy Units (PU):14.1, 14.2, 14.3, 14.4, 14.5

Damages (continued)

<b>Scenario: Preferred Plan</b>										
<b>MDSF Assessment</b>										
<b>Flooding damages</b>		<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd MDSF (£k)</b>		
		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		
<b>Erosion damages</b>										
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd MDSF (£k)</b>	
No. of properties	Total Valuation (£k)	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	0.00	0.0	0	0.00	0.0	2	340.00	49.0	49.0	
<b>Other damages</b>									<b>PV Value (£k)</b>	
<b>Notes:</b> As determined by MDSF									<b>Total preferred plan damages</b>	
									49.0	

Costs

<b>Present Management Assessment</b>		<b>PV Value (£k)</b>	
<b>Source:</b>			
<b>Notes:</b>		0	
<b>Preferred Pan</b>		<b>PV Value (£k)</b>	
<b>Description:</b> No works to this area			
<b>Notes:</b>		0	

Reconciliation

No planned management intervention

**Economic Assessment**

Policy Development Zone (PDZ):14

Location: Porth Ysgo

Management Area (MA): 35

Policy Units (PU):14.6

Page 1 of 2

Damages

<b>Scenario: No Active intervention</b>									
<b>MDSF Assessment</b>									
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
No. of properties	Total Valuation (£k)	PV for 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									
								<b>Total NAI damages</b>	<b>0.0</b>

<b>Scenario: With Present Management</b>									
<b>MDSF Assessment</b>									
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
No. of properties	Total Valuation (£k)	PV for 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									
								<b>Total WPM damages</b>	<b>0.0</b>

**Economic Assessment**

Policy Development Zone (PDZ):14

Location: Porth Ysgo

Management Area (MA): 35

Policy Units (PU):14.6

Damages (continued)

<b>Scenario: Preferred Plan</b>										
<b>MDSF Assessment</b>										
<b>Flooding damages</b>		<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd MDSF (£k)</b>		
		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		
<b>Erosion damages</b>										
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd MDSF (£k)</b>	
No. of properties	Total Valuation (£k)	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	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0.0	
<b>Other damages</b>									<b>PV Value (£k)</b>	
<b>Notes:</b> As determined by MDSF									<b>Total preferred plan damages</b>	
									0.0	

Costs

<b>Present Management Assessment</b>		<b>PV Value (£k)</b>	
<b>Source:</b>			
<b>Notes:</b>		0	
<b>Preferred Pan</b>		<b>PV Value (£k)</b>	
<b>Description:</b>			
<b>Notes:</b>		0	

Reconciliation

No planned intervention

**Economic Assessment**

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

<b>Scenario: No Active intervention</b>									
<b>MDSF Assessment</b>									
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	0.66	4.0	21.57	69.6	74.2
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	7	459.00	148.0	21	2,258.00	192.0	340
Other information									PV Value (£k)
<b>Source:</b> Damages do not include disruption to road network or significant impact on the community and regional amenity value.									
<b>Notes:</b> As determined by MDSF									
								<b>Total NAI damages</b>	<b>414.2</b>

<b>Scenario: With Present Management</b>									
<b>MDSF Assessment</b>									
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									
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	5	851.00	45.0	45.0
Other information									PV Value (£k)
<b>Source:</b>									
<b>Notes:</b> As determined by MDSF									
								<b>Total WPM damages</b>	<b>51.1</b>

**Economic Assessment**

Policy Development Zone (PDZ):14

Location: Aberdaron

Management Area (MA): 36

Policy Units (PU):14.7, 14.8, 14.9

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)	
			0.05	0.6	0.26	1.7	0.94	3.8	6.1	
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	5	851.00	45.0	45.0	
Other damages									PV Value (£k)	
Notes: As determined by MDSF									<b>Total preferred plan damages</b>	<b>51.1</b>

Costs

Present Management Assessment		PV Value (£k)
Source:		
Notes:		867
Preferred Pan		PV Value (£k)
Description:	Reduction in cost to revetment to west of the village	
Notes:		683

Reconciliation

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

**Economic Assessment**

Policy Development Zone (PDZ):14

Location: Ynys Enlli

Management Area (MA): 37

Policy Units (PU):14.10

Page 1 of 2

Damages

<b>Scenario: No Active intervention</b>									
<b>MDSF Assessment</b>									
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
No. of properties	Total Valuation (£k)	PV for 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									
								<b>Total NAI damages</b>	<b>0.0</b>

<b>Scenario: With Present Management</b>									
<b>MDSF Assessment</b>									
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
No. of properties	Total Valuation (£k)	PV for 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									
								<b>Total WPM damages</b>	<b>0.0</b>

**Economic Assessment**

Policy Development Zone (PDZ):14

Location: Ynys Enlli

Management Area (MA): 37

Policy Units (PU):14.10

Page 2 of 2

Damages (continued)

<b>Scenario: Preferred Plan</b>										
<b>MDSF Assessment</b>										
<b>Flooding damages</b>		<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd MDSF (£k)</b>		
		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		
<b>Erosion damages</b>										
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd MDSF (£k)</b>	
No. of properties	Total Valuation (£k)	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	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0.0	
<b>Other damages</b>										
									<b>PV Value (£k)</b>	
<b>Notes:</b> As determined by MDSF									<b>Total preferred plan damages</b>	
									0.0	

Costs

<b>Present Management Assessment</b>									
<b>Source:</b>									<b>PV Value (£k)</b>
<b>Notes:</b>									0
<b>Preferred Pan</b>									
<b>Description:</b>									<b>PV Value (£k)</b>
<b>Notes:</b>									0

Reconciliation

No intervention

**Economic Assessment**

Policy Development Zone (PDZ):14

Location: South West Ileyn

Management Area (MA): 38

Policy Units (PU):14.11

Page 1 of 2

Damages

<b>Scenario: No Active intervention</b>									
<b>MDSF Assessment</b>									
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
No. of properties	Total Valuation (£k)	PV for 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									
								<b>Total NAI damages</b>	<b>0.0</b>

<b>Scenario: With Present Management</b>									
<b>MDSF Assessment</b>									
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
No. of properties	Total Valuation (£k)	PV for 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									
								<b>Total WPM damages</b>	<b>0.0</b>

**Economic Assessment**

Policy Development Zone (PDZ):14

Location: South West Ileyn

Management Area (MA): 38

Policy Units (PU):14.11

Damages (continued)

<b>Scenario: Preferred Plan</b>										
<b>MDSF Assessment</b>										
<b>Flooding damages</b>		<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd MDSF (£k)</b>		
		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		
<b>Erosion damages</b>										
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd MDSF (£k)</b>	
No. of properties	Total Valuation (£k)	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	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0.0	
<b>Other damages</b>									<b>PV Value (£k)</b>	
<b>Notes:</b> As determined by MDSF									<b>Total preferred plan damages</b>	
									0.0	

Costs

<b>Present Management Assessment</b>									
<b>Source:</b>									<b>PV Value (£k)</b>
<b>Notes:</b>									0
<b>Preferred Pan</b>									
<b>Description:</b>									<b>PV Value (£k)</b>
<b>Notes:</b>									0

Reconciliation

No intervention

**Economic Assessment**

Policy Development Zone (PDZ):15

Location: North Llyn Bays

Management Area (MA): 39

Policy Units (PU):15.1, 15.2, 15.3

Damages

<b>Scenario: No Active intervention</b>									
<b>MDSF Assessment</b>									
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)
			3.85	48.2	8.29	67.7	44.52	165.3	281.2
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)
2	260.00	218.0	6	1,787.00	696.0	16	4,205.00	496.0	1410
Other information									PV Value (£k)
Source:									
Notes: As determined by MDSF									
								<b>Total NAI damages</b>	<b>1,691.2</b>

<b>Scenario: With Present Management</b>									
<b>MDSF Assessment</b>									
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)
			1.73	21.7	1.77	19.5	8.65	32.6	73.8
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	216.00	216.0	2	641.00	308.0	3	641.00	34.0	559.0
Other information									PV Value (£k)
Source:									
Notes: As determined by MDSF									
								<b>Total WPM damages</b>	<b>632.8</b>

**Economic Assessment**

Policy Development Zone (PDZ):15

Location: North Llyn Bays

Management Area (MA): 39

Policy Units (PU):15.1, 15.2, 15.3

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)	
			1.73	21.7	8.29	55.9	8.65	53.0	130.5	
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	216.00	216.0	2	641.00	308.0	10	1,476.00	310.0	834.0	
Other damages									PV Value (£k)	
Protection would be maintained to properties at Porth Dinllaen and Mofa Nefyn through to epoch 3. Damages do not include for loss of the community at Dinaelli										
Notes: As determined by MDSF								<b>Total preferred plan damages</b>		<b>964.5</b>

Costs

Present Management Assessment		PV Value (£k)
Source: estimated cost for reinforcing and raising all defences.		436
Notes:		
Preferred Pan		PV Value (£k)
Description: Costs include fro future improvement to defnces at Porth Nefyn and at the access point at Nefyn.		
Notes:		162

Reconciliation

Despite signifcant economic loss identified at Porth Dinllaen, raising defences to the village is not considered sustainable in the long term with sea level rise.

**Economic Assessment**

Policy Development Zone (PDZ):15

Location: North Llyn Shoreline

Management Area (MA): 40

Policy Units (PU):15.4, 15.5, 15.6

Damages

<b>Scenario: No Active intervention</b>									
<b>MDSF Assessment</b>									
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	0.02	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	2	340.00	58.0	17	3,609.00	230.0	288
Other information									PV Value (£k)
Source:									
Notes: As determined by MDSF									
								<b>Total NAI damages</b>	<b>288.1</b>

<b>Scenario: With Present Management</b>									
<b>MDSF Assessment</b>									
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	0.02	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	2	340.00	58.0	0	0.00	0.0	58.0
Other information									PV Value (£k)
Source:									
Notes: As determined by MDSF									
								<b>Total WPM damages</b>	<b>58.1</b>

**Economic Assessment**

Policy Development Zone (PDZ):15

Location: North Llyn Shoreline

Management Area (MA): 40

Policy Units (PU):15.4, 15.5, 15.6

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)	
			0.00	0.0	0.00	0.0	0.02	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	2	340.00	58.0	17	3,609.00	230.0	288.0	
Other damages									PV Value (£k)	
Notes: As determined by MDSF									<b>Total preferred plan damages</b>	<b>288.1</b>

Costs

Present Management Assessment		PV Value (£k)
Source: Includes costs of maintaining private works along the frontage		
Notes:		332
Preferred Pan		PV Value (£k)
Description: Management of the Pier at Trefor		
Notes:		95

Reconciliation

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

**Economic Assessment**

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

Damages

<b>Scenario: No Active intervention</b>									
<b>MDSF Assessment</b>									
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)
			9.23	115.6	18.11	152.4	171.16	592.4	860.4
Erosion damages			Epoch 1 (year 0 to year 20)			Epoch 2 (year 21 to year 50)			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	234.00	56.0	8	1,430.00	139.0	195
<b>Other information</b>									PV Value (£k)
<b>Source:</b> damages do not consider loss of amenity nor loss of the airfield									
<b>Notes:</b> As determined by MDSF									
								<b>Total NAI damages</b>	<b>1,055.4</b>

<b>Scenario: With Present Management</b>									
<b>MDSF Assessment</b>									
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)
			7.34	91.9	12.42	110.2	49.44	193.6	395.7
Erosion damages			Epoch 1 (year 0 to year 20)			Epoch 2 (year 21 to year 50)			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
<b>Other information</b>									PV Value (£k)
<b>Source:</b> damages do not consider impact on amenity on the airfield									
<b>Notes:</b> As determined by MDSF									
								<b>Total WPM damages</b>	<b>499.7</b>

**Economic Assessment**

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

Damages (continued)

<b>Scenario: Preferred Plan</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>		<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd MDSF (£k)</b>
		AAD (£k)	PVd for epoch		AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	
		7.34	91.9		12.42	110.2	91.41	325.0	527.0
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd MDSF (£k)</b>
No. of properties	Total Valuation (£k)	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	0.00	0.0	1	212.00	50.0	2	425.00	54.0	104.0
<b>Other damages</b>									<b>PV Value (£k)</b>
Increased risk of flooding over epoch 3. Continued protection to properties from erosion at Dinas Dinlle.									
<b>Notes:</b> As determined by MDSF							<b>Total preferred plan damages</b>		<b>631.0</b>

Costs

<b>Present Management Assessment</b>									
<b>Source:</b> Increased defence at Dinas Dinlle and within Foryd Bay									<b>PV Value (£k)</b>
<b>Notes:</b>									2,423
<b>Preferred Plan</b>									
<b>Description:</b> management of defences over epoch 1 and through epoch 2 with a reduced level of protection.									<b>PV Value (£k)</b>
<b>Notes:</b>									867

Reconciliation

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

**Economic Assessment**

Policy Development Zone (PDZ):16

Location: *Malltraeth and Cefni*

Management Area (MA): 42

Policy Units (PU):16.8, 16.9, 16.10

Damages

Scenario: <b>No Active intervention</b>									
<b>MDSF Assessment</b>									
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)
			30.64	383.6	172.18	1130.7	271.07	1387.4	2,901.7
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	4	440.00	60.0	60
Other information									PV Value (£k)
<b>Source:</b>									
<b>Notes:</b> As determined by MDSF									
								<b>Total NAI damages</b>	<b>2,961.7</b>

Scenario: <b>With Present Management</b>									
<b>MDSF Assessment</b>									
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)
			15.90	199.1	20.35	202.1	60.33	252.5	653.7
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	4	440.00	60.0	60.0
Other information									PV Value (£k)
<b>Source:</b>									
Potential long term loss of properties to village									
<b>Notes:</b> As determined by MDSF									
								<b>Total WPM damages</b>	<b>713.7</b>

**Economic Assessment**

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 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		
			15.90	199.1	20.35	202.1	60.33	252.5	653.7	
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 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	0.00	0.0	0	0.00	0.0	4	440.00	60.0	60.0	
Other damages									PV Value (£k)	
Potential long term loss of properties to village										
Notes: As determined by MDSF									<b>Total preferred plan damages</b>	<b>713.7</b>

Costs

Present Management Assessment									
Source: Maintain embankment									PV Value (£k)
Notes:									452
Preferred Pan									
Description: Maintain embankment									PV Value (£k)
Notes:									452

Reconciliation

Strong economic case for maintaining defence

**Economic Assessment**

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 1 of 2

Damages

<b>Scenario: No Active intervention</b>									
<b>MDSF Assessment</b>									
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)
			15.16	189.8	43.31	326.0	82.78	394.7	910.4
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
No. of properties	Total Valuation (£k)	PV for 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 information									PV Value (£k)
Source:									
Notes: As determined by MDSF									
								<b>Total NAI damages</b>	<b>2,587.4</b>

<b>Scenario: With Present Management</b>									
<b>MDSF Assessment</b>									
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)
			7.51	94.0	10.55	100.7	36.28	146.6	341.3
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	4	740.00	18.0	18.0
Other information									PV Value (£k)
Source:									
Notes: As determined by MDSF									
								<b>Total WPM damages</b>	<b>359.3</b>

**Economic Assessment**

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

Damages (continued)

<b>Scenario: Preferred Plan</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other damages</b>									<b>PV Value (£k)</b>
<b>Notes:</b> As determined by MDSF									<b>Total preferred plan damages</b>
									<b>582.8</b>

Costs

<b>Present Management Assessment</b>									
<b>Source:</b> Genarl maintence and raising defences									<b>PV Value (£k)</b>
<b>Notes:</b>									1,895
<b>Preferred Pan</b>									
<b>Description:</b> Maintain defence generally with futre improvements to main settlements in epoch 3.									<b>PV Value (£k)</b>
<b>Notes:</b>									604

Reconciliation

Signifcant economic value in HTL to main settlements.

**Economic Assessment**

Policy Development Zone (PDZ):16

Location: South Eastern Shore to Ynys Mon

Management Area (MA): 44

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

Damages

Scenario: <b>No Active intervention</b>									
<b>MDSF Assessment</b>									
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)
			139.29	1743.9	186.92	1818.6	2015.73	6894.3	10,456.8
Erosion damages			Epoch 1 (year 0 to year 20)			Epoch 2 (year 21 to year 50)			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 information									PV Value (£k)
<b>Source:</b> damages do not include disruption due to loss of highway.									
<b>Notes:</b> As determined by MDSF									
								<b>Total NAI damages</b>	<b>11,370.8</b>

Scenario: <b>With Present Management</b>									
<b>MDSF Assessment</b>									
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)
			20.15	252.3	28.50	271.2	109.41	431.7	955.2
Erosion damages			Epoch 1 (year 0 to year 20)			Epoch 2 (year 21 to year 50)			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)
<b>Source:</b>									
<b>Notes:</b> As determined by MDSF									
								<b>Total WPM damages</b>	<b>1,633.2</b>

**Economic Assessment**

Policy Development Zone (PDZ):16

Location: South Eastern Shore to Ynys Mon

Management Area (MA): 44

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							<b>Total preferred plan damages</b>		<b>1,902.1</b>

Costs

Present Management Assessment		PV Value (£k)
Source: Includes fro defence of private frontages and increased defence to existing line at Beaumaris		
Notes:		1,941
Preferred Pan		PV Value (£k)
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.

**Economic Assessment**

Policy Development Zone (PDZ):16

Location: Bangor

Management Area (MA): 45

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

Damages

Scenario: <b>No Active intervention</b>									
<b>MDSF Assessment</b>									
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)
			76.11	952.9	170.42	1374.4	1011.13	3698.3	6,025.6
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)	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 information									PV Value (£k)
Source:									
Notes: As determined by MDSF									
								<b>Total NAI damages</b>	<b>6,568.6</b>

Scenario: <b>With Present Management</b>									
<b>MDSF Assessment</b>									
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)
			35.31	442.1	39.50	417.1	106.88	458.2	1,317.3
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	1	212.00	84.0	0	0.00	0.0	84.0
Other information									PV Value (£k)
Source:									
Notes: As determined by MDSF									
								<b>Total WPM damages</b>	<b>1,401.3</b>

**Economic Assessment**

Policy Development Zone (PDZ): 1

Location: Bangor

Management Area (MA): 45

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

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)
			35.31	442.1	39.50	417.1	1005.86	3272.0	4,131.1
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	1	212.00	84.0	0	0.00	0.0	84.0
Other damages									
Damages include increased flood risk at Hiraal as a proxy value for potential relocation.									PV Value (£k)
Notes: As determined by MDSF							<b>Total preferred plan damages</b>		<b>4,215.1</b>

Costs

Present Management Assessment									
Source:									PV Value (£k)
Notes:									436
Preferred Pan									
Description:									PV Value (£k)
Costs take as WPM but with the intent of MR at Hiraal.									436
Notes:									436

Reconciliation

Despite high economic values for defence at Hiraal the policy would be for MR in epoch 3 due to the highrisk as reflected 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

<b>Scenario: No Active intervention</b>										
<b>MDSF Assessment</b>										
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)	
			6.23	78.0	31.80	212.0	37.14	215.8	505.8	
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	12.00	3.0	3	639.00	39.0	43	
Other information									PV Value (£k)	
<b>Source:</b> loss of sea front not included in damages. No values have been taken for damage and disruption as a result of the loss of A55and main railway line.										
<b>Notes:</b> As determined by MDSF									<b>Total NAI damages</b>	<b>548.8</b>

<b>Scenario: With Present Management</b>										
<b>MDSF Assessment</b>										
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)	
			3.08	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)			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)	
<b>Source:</b>										
<b>Notes:</b> As determined by MDSF									<b>Total WPM damages</b>	<b>230.0</b>

**Economic Assessment**

Policy Development Zone (PDZ):16

Location: Traeth Lafan and Llanfairfechan

Management Area (MA): 46

Policy Units (PU):16.231, 16.32, 16.33

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)	
			3.08	38.6	6.67	54.4	24.00	96.0	188.9	
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)	MDSF (£k)	
0	0.00	0.0	1	12.00	3.0	3	639.00	39.0	42.0	
Other damages									PV Value (£k)	
Potential wave overtopping damages not included										
Notes: As determined by MDSF									<b>Total preferred plan damages</b>	<b>230.9</b>

Costs

Present Management Assessment		PV Value (£k)
Source: costs associated with raising existing defences		
Notes:		1,965
Preferred Pan		PV Value (£k)
Description: Mainatin defence at Llanfairfechan and realigenmnt of embankment 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.

Damages

Scenario: <b>No Active intervention</b>									
<b>MDSF Assessment</b>									
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)
			3.76	47.1	22.38	145.7	51.89	232.5	425.3
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	1	186.00	13.0	13
Other information									PV Value (£k)
Source:									
Notes: As determined by MDSF									
								<b>Total NAI damages</b>	<b>438.3</b>

Scenario: <b>With Present Management</b>									
<b>MDSF Assessment</b>									
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)
			1.14	14.3	3.44	25.5	11.33	46.2	86.0
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	0	0.00	0.0	0	0.00	0.0	0.0
Other information									PV Value (£k)
Source:									
Notes: As determined by MDSF									
								<b>Total WPM damages</b>	<b>86.0</b>

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)	
			1.14	14.3	3.44	25.5	51.89	173.2	213.0	
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	0	0.00	0.0	0	0.00	0.0	0.0	
Other damages									PV Value (£k)	
Notes: As determined by MDSF									<b>Total preferred plan damages</b>	<b>213.0</b>

Costs

Present Management Assessment		PV Value (£k)
Source:		50
Notes:		
Preferred Pan		PV Value (£k)
Description:	Costs associated with local defence to village and road	50
Notes:		

Reconciliation

Good justification for local defence measures

**Economic Assessment**

Policy Development Zone (PDZ):17

Location: Rhosneigr

Management Area (MA): 48

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

Page 1 of 2

Damages

Scenario: <b>No Active intervention</b>									
<b>MDSF Assessment</b>									
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)
			2.63	32.9	28.58	174.0	138.13	521.8	728.7
Erosion damages			Epoch 1 (year 0 to year 20)			Epoch 2 (year 21 to year 50)			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 information									PV Value (£k)
<b>Source:</b> Potential risk of flooding to the road and access to the town.									
<b>Notes:</b> As determined by MDSF									
								<b>Total NAI damages</b>	<b>958.7</b>

Scenario: <b>With Present Management</b>									
<b>MDSF Assessment</b>									
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			Epoch 1 (year 0 to year 20)			Epoch 2 (year 21 to year 50)			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)
<b>Source:</b>									
<b>Notes:</b> As determined by MDSF									
								<b>Total WPM damages</b>	<b>217.5</b>

**Economic Assessment**

Policy Development Zone (PDZ):17

Location: Rhosneigr

Management Area (MA): 48

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

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)	
			1.89	23.7	7.78	53.9	19.67	85.9	163.5	
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	55.0	
Other damages									PV Value (£k)	
Notes: As determined by MDSF									<b>Total preferred plan damages</b>	<b>218.5</b>

Costs

Present Management Assessment		PV Value (£k)
Source: Present management is with a policy for selectively holding the line. Costs are taken fro protection of all properties along the frontage.		
Notes:		1,144
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 imporantnt, 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.

**Economic Assessment**

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

<b>Scenario: No Active intervention</b>									
<b>MDSF Assessment</b>									
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)
			49.53	620.1	245.13	1642.7	812.57	3310.6	5,573.4
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
No. of properties	Total Valuation (£k)	PV for 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									
<b>Source:</b> Trearddur Bay Coastal study PAR damages assessed at Trearddur 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 shoreline of Holy Island.									<b>PV Value (£k)</b>
<b>Notes:</b> As determined by MDSF									<b>Total NAI damages</b> 6,033.4

<b>Scenario: With Present Management</b>									
<b>MDSF Assessment</b>									
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									
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									
<b>Source:</b> Reduction in damages take account of recent scheme at Trearddur Bay.									<b>PV Value (£k)</b>
<b>Notes:</b> As determined by MDSF									<b>Total WPM damages</b> 1,236.8

**Economic Assessment**

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

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)
			25.89	324.1	50.71	427.0	100.29	472.6	1,223.8
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	0	0	0	0	1	204	13	13
Other damages									PV Value (£k)
residual damages due to flooding. No account is taken for potential disruption to road.									
Notes: As determined by MDSF							<b>Total preferred plan damages</b>		<b>1,236.8</b>

Costs

Present Management Assessment		PV Value (£k)
Source: Costs associated with general management of walls along the frontage.		
Notes:		202
Preferred Plan		PV Value (£k)
Description: Costs taken for holding existing defences but with the intent for some realignment in epoch 3		
Notes:		149

Reconciliation

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

**Economic Assessment**

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: <b>No Active intervention</b>									
<b>MDSF Assessment</b>									
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)
			94.63	1184.8	500.76	3319.3	580.98	3385.8	7,889.9
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)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	1	3.00	0.0	0
Other information									PV Value (£k)
<b>Source:</b> Long term risk fo erosion to property									
<b>Notes:</b> As determined by MDSF									
								<b>Total NAI damages</b>	<b>7,889.9</b>

Scenario: <b>With Present Management</b>									
<b>MDSF Assessment</b>									
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)
			46.32	579.9	49.81	535.9	118.37	526.4	1,642.3
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	0	0.00	0.0	0.0
Other information									PV Value (£k)
<b>Source:</b>									
<b>Notes:</b> As determined by MDSF									
								<b>Total WPM damages</b>	<b>1,642.3</b>

**Economic Assessment**

Policy Development Zone (PDZ):17

Location: Holyhead and Penrhos

Management Area (MA): 50

Policy Units (PU):17.15, 17.16, 17.17, 17.18

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)	
			46.32	579.9	49.81	535.9	118.37	526.4	1,642.3	
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	0	0.00	0.0	0.0	
Other damages									PV Value (£k)	
Notes: As determined by MDSF									<b>Total preferred plan damages</b>	<b>1,642.3</b>

Costs

Present Management Assessment		PV Value (£k)
Source:	Maintain general defence to Holyhead and potential retired flood defence at Penrhos	
Notes:		777
Preferred Pan		PV Value (£k)
Description:	Maintain general defence to Holyhead and potential retired flood defence at Penrhos	
Notes:		777

Reconciliation

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

**Economic Assessment**

Policy Development Zone (PDZ):17

Location: Inland Sea

Management Area (MA): 51

Policy Units (PU):17.19, 17.20

Page 1 of 2

Damages

<b>Scenario: No Active intervention</b>									
<b>MDSF Assessment</b>									
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)
			111.82	1400.0	618.52	4071.6	848.85	4592.9	10,064.5
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	1	204.00	32.0	32
Other information									PV Value (£k)
<b>Source:</b> significant flood risk to the village of Valley.									
<b>Notes:</b> As determined by MDSF									
								<b>Total NAI damages</b>	<b>10,096.5</b>

<b>Scenario: With Present Management</b>									
<b>MDSF Assessment</b>									
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)
			56.90	712.4	66.70	689.1	178.66	768.0	2,169.4
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
No. of properties	Total Valuation (£k)	PV for 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)
<b>Source:</b>									
<b>Notes:</b> As determined by MDSF									
								<b>Total WPM damages</b>	<b>2,201.4</b>

**Economic Assessment**

Policy Development Zone (PDZ):17

Location: Inland Sea

Management Area (MA): 51

Policy Units (PU):17.19, 17.20

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)	
			56.90	712.4	66.70	689.1	178.66	768.0	2,169.4	
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	
No. of properties	Total Valuation (£k)	PV for 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 MDSF									<b>Total preferred plan damages</b>	<b>2,169.4</b>

Costs

Present Management Assessment		PV Value (£k)
<b>Source:</b> SMP 1 did not include for defence to Valley as this flood risk was not assessed. This assessment allows for this defence.		
Notes:		137
Preferred Pan		PV Value (£k)
<b>Description:</b> local defence within In Land Sea and to the village of Valley.		
Notes:		137

Reconciliation

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

**Economic Assessment**

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

<b>Scenario: No Active intervention</b>									
<b>MDSF Assessment</b>									
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)
			0.26	3.3	1.95	12.3	23.59	79.9	95.5
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	204.00	67.0	5	572.00	74.0	140
Other information									PV Value (£k)
Source:									
Notes: As determined by MDSF									
								<b>Total NAI damages</b>	<b>235.5</b>

<b>Scenario: With Present Management</b>									
<b>MDSF Assessment</b>									
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)
			0.22	2.8	1.11	7.4	7.60	27.3	37.4
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
No. of properties	Total Valuation (£k)	PV for 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									
Notes: As determined by MDSF									
								<b>Total WPM damages</b>	<b>37.4</b>

**Economic Assessment**

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			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)
			0.22	2.8	1.11	7.4	7.60	27.3	37.4
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
No. of properties	Total Valuation (£k)	PV for 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	572.00	72.0	72.0
Other damages									PV Value (£k)
SMP 2 assessment indicates risk to property at Newlands. The approach would be to manage potential loss over time.									
Notes: As determined by MDSF							<b>Total preferred plan damages</b>		<b>109.4</b>

Costs

Present Management Assessment		PV Value (£k)
Source: Significant costs associated with full defence at newlands		
Notes:		1,107
Preferred Plan		PV Value (£k)
Description: The plan is for managed realignment.		
Notes:		391

Reconciliation

Longer term adjustment and adaptation in defence approach.

**Economic Assessment**

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

Damages

Scenario: <b>No Active intervention</b>									
<b>MDSF Assessment</b>									
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)
			7.90	98.9	12.93	116.1	111.83	390.5	605.5
Erosion damages			Epoch 1 (year 0 to year 20)			Epoch 2 (year 21 to year 50)			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 information									PV Value (£k)
Source:									
Notes: As determined by MDSF									
								<b>Total NAI damages</b>	<b>734.5</b>

Scenario: <b>With Present Management</b>									
<b>MDSF Assessment</b>									
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)
			2.99	37.4	12.93	88.8	19.25	100.7	226.9
Erosion damages			Epoch 1 (year 0 to year 20)			Epoch 2 (year 21 to year 50)			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	129.0
Other information									PV Value (£k)
Source:									
Notes: As determined by MDSF									
								<b>Total WPM damages</b>	<b>355.9</b>

**Economic Assessment**

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 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)
			2.99	37.4	12.93	88.8	50.25	197.8	323.9
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)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	3	741.00	129.0	129.0
Other damages									PV Value (£k)
Potential increased damages to western bays. Management of flood risk at Cemlyn Bay									
Notes: As determined by MDSF							<b>Total preferred plan damages</b>		<b>452.9</b>

Costs

Present Management Assessment									
Source:									PV Value (£k)
No costs associated with Cemlyn Bay									
Notes:									55
Preferred Pan									
Description:									PV Value (£k)
Need for management at Cemlyn Bay to allow adaption.									
Notes:									235

Reconciliation

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

# Economic Assessment

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 1 of 2

## Damages

<b>Scenario: No Active intervention</b>										
<b>MDSF Assessment</b>										
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)	
			1.23	15.4	3.43	26.0	23.31	83.7	125.1	
Erosion damages			Epoch 1 (year 0 to year 20)			Epoch 2 (year 21 to year 50)			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	
<b>Other information</b>									PV Value (£k)	
<b>Source:</b>										
Damages do not take account of disruption to road and access to the town, nor with respect to loss associated with harbour										
<b>Notes:</b> As determined by MDSF									<b>Total NAI damages</b>	<b>379.1</b>

<b>Scenario: With Present Management</b>										
<b>MDSF Assessment</b>										
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)	
			0.69	8.6	1.95	14.7	4.79	21.1	44.5	
Erosion damages			Epoch 1 (year 0 to year 20)			Epoch 2 (year 21 to year 50)			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	
<b>Other information</b>									PV Value (£k)	
<b>Source:</b>										
<b>Notes:</b> As determined by MDSF									<b>Total WPM damages</b>	<b>44.5</b>

**Economic Assessment**

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

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		
		0.69	8.6	1.95	14.7	4.79	21.1	44.5	
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	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 MDSF									<b>Total preferred plan damages</b> 54.5

Costs

Present Management Assessment		PV Value (£k)
Source: Linear approach to defence raising and reinforcing existing defence line.		
Notes:		515
Preferred Pan		PV Value (£k)
Description: Adpat defence approach particulalrly during epoch 3 to realign defence.		
Notes:		482

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

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

Page 1 of 2

Damages

<b>Scenario: No Active intervention</b>									
<b>MDSF Assessment</b>									
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)
			1.44	18.0	3.17	25.7	19.31	70.4	114.1
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	9	762.00	239.0	8	1,633.00	149.0	387
Other information									PV Value (£k)
<b>Source:</b>									
Dmages do not fully refelct the potential damage resulting from loss of access and harbour opertaion at Amlwch									
<b>Notes:</b> As determined by MDSF									
								<b>Total NAI damages</b>	<b>501.1</b>

<b>Scenario: With Present Management</b>									
<b>MDSF Assessment</b>									
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
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)
<b>Source:</b>									
As determined by MDSF									
								<b>Total WPM damages</b>	<b>38.9</b>

**Economic Assessment**

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 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
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	3	612.00	48.0	48.0
Other damages									PV Value (£k)
There may be loss of property at Porth Llechog in epoch 3.									
Notes: As determined by MDSF							<b>Total preferred plan damages</b>		<b>86.9</b>

Costs

Present Management Assessment		PV Value (£k)
<b>Source:</b> Costs include for continuing management of existing defence at Porth Llechog and Porth Elian		
Notes:		407
Preferred Pan		PV Value (£k)
<b>Description:</b> Costs are based on realignment at Porth Llechog and Porth Elian.		
Notes:		380

Reconciliation

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

**Economic Assessment**

Policy Development Zone (PDZ):19

Location: Dulas Bay

Management Area (MA): 56

Policy Units (PU):19.1, 19.2, 19.3

Damages

Scenario: <b>No Active intervention</b>									
<b>MDSF Assessment</b>									
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)
			11.66	146.0	59.42	396.3	67.27	396.5	938.8
Erosion damages			Epoch 1 (year 0 to year 20)			Epoch 2 (year 21 to year 50)			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 information									PV Value (£k)
Source:									
Notes: As determined by MDSF									
								<b>Total NAI damages</b>	<b>1,154.8</b>

Scenario: <b>With Present Management</b>									
<b>MDSF Assessment</b>									
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)
			5.63	70.5	5.87	64.1	13.92	61.9	196.5
Erosion damages			Epoch 1 (year 0 to year 20)			Epoch 2 (year 21 to year 50)			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 information									PV Value (£k)
Source:									
Notes: As determined by MDSF									
								<b>Total WPM damages</b>	<b>412.5</b>

**Economic Assessment**

Policy Development Zone (PDZ):19

Location: Dulas Bay

Management Area (MA): 56

Policy Units (PU):19.1, 19.2, 19.3

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)	
			5.63	70.5	5.87	64.1	63.70	217.8	352.4	
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	
No. of properties	Total Valuation (£k)	PV for 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 damages									PV Value (£k)	
Notes: As determined by MDSF									<b>Total preferred plan damages</b>	<b>568.4</b>

Costs

Present Management Assessment		PV Value (£k)
Source:		0
Notes:		0
Preferred Pan		PV Value (£k)
Description:	scope for local management of erosion and flood risk through private funding	0
Notes:		0

Reconciliation

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

**Economic Assessment**

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

<b>Scenario: No Active intervention</b>									
<b>MDSF Assessment</b>									
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)
			0.95	11.9	2.20	17.6	17.26	60.9	90.4
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
No. of properties	Total Valuation (£k)	PV for 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 information									PV Value (£k)
<b>Source:</b> Damages do not include for disruption to road and community at Porth Moelfre and potential amenity loss at Treath Bychna									
<b>Notes:</b> As determined by MDSF									
								<b>Total NAI damages</b>	<b>269.4</b>

<b>Scenario: With Present Management</b>									
<b>MDSF Assessment</b>									
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)
			0.43	5.4	0.59	5.7	2.60	10.0	21.1
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	2	184.00	60.0	9	976.00	109.0	170.0
Other information									PV Value (£k)
<b>Source:</b>									
<b>Notes:</b> As determined by MDSF									
								<b>Total WPM damages</b>	<b>191.1</b>

**Economic Assessment**

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 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)	
			0.43	5.4	0.59	5.7	2.60	10.0	21.1	
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	9	976.00	119.0	119.0	
Other damages									PV Value (£k)	
Notes: As determined by MDSF									<b>Total preferred plan damages</b>	<b>140.1</b>

Costs

Present Management Assessment		PV Value (£k)
Source:	no management.	
Notes:		0
Preferred Pan		PV Value (£k)
Description:	allow adaption to Prth Moelfre and Treath Bychan	
Notes:		33

Reconciliation

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

**Economic Assessment**

Policy Development Zone (PDZ):19

Location: Traeth Coch

Management Area (MA): 58

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

Damages

Scenario: <b>No Active intervention</b>									
<b>MDSF Assessment</b>									
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)
			14.49	181.4	77.60	513.4	112.27	594.3	1,289.1
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	4	551.00	214.0	12	1,601.00	148.0	362
Other information									PV Value (£k)
<b>Source:</b> Damages do not take account of disruption to road and access at Benllech and at Red Wharf Bya									
<b>Notes:</b> As determined by MDSF									
								<b>Total NAI damages</b>	<b>1,651.1</b>

Scenario: <b>With Present Management</b>									
<b>MDSF Assessment</b>									
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)
			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)			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	2	332.00	129.0	7	1,165.00	202.0	331.0
Other information									PV Value (£k)
<b>Source:</b>									
<b>Notes:</b> As determined by MDSF									
								<b>Total WPM damages</b>	<b>627.0</b>

**Economic Assessment**

Policy Development Zone (PDZ): 1

Location: South West Peninsula and Islands

Management Area (MA): 58

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

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)
			7.69	96.3	30.00	210.1	50.00	250.4	556.8
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	2	332.00	129.0	7	1,165.00	202.0	331.0
Other damages									PV Value (£k)
incarsed flood risk at Afon Nodwydd									
Notes: As determined by MDSF							<b>Total preferred plan damages</b>		<b>887.8</b>

Costs

Present Management Assessment									
Source:									PV Value (£k)
Costs take account of continued incarese and strengthening flood defences									
Notes:									703
Preferred Pan									PV Value (£k)
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 throughout the area but with the inetnt to adapt defences with incarsed flood risk during epoch 3.

**Economic Assessment**

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: <b>No Active intervention</b>									
<b>MDSF Assessment</b>									
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)
			16.88	211.3	88.52	587.6	140.72	717.5	1,516.5
Erosion damages			Epoch 1 (year 0 to year 20)			Epoch 2 (year 21 to year 50)			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
<b>Other information</b>									PV Value (£k)
<b>Source:</b> daamges do not include for loss of A55 and railway line									
<b>Notes:</b> As determined by MDSF									
								<b>Total NAI damages</b>	<b>1,519.5</b>

Scenario: <b>With Present Management</b>									
<b>MDSF Assessment</b>									
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)
			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)			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
<b>Other information</b>									PV Value (£k)
<b>Source:</b>									
<b>Notes:</b> As determined by MDSF									
								<b>Total WPM damages</b>	<b>707.6</b>

**Economic Assessment**

Policy Development Zone (PDZ):20

Location: Southern Shoreline

Management Area (MA): 59

Policy Units (PU):20.1, 20.2

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)
			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)			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)
<b>Notes:</b> As determined by MDSF							<b>Total preferred plan damages</b>		<b>707.6</b>

Costs

Present Management Assessment		PV Value (£k)
<b>Source:</b> continued defence to frontage		
<b>Notes:</b>		3,364
Preferred Pan		PV Value (£k)
<b>Description:</b> continued defence to frontage		
<b>Notes:</b>		3,364

Reconciliation

Policy justified by need to maintain the A55 and railway line

**Economic Assessment**

Policy Development Zone (PDZ):20

Location: Inner Estuary and Associated shoreline

Management Area (MA): 60

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

Page 1 of 2

Damages

Scenario: <b>No Active intervention</b>									
<b>MDSF Assessment</b>									
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)
			391.94	4907.1	1432.63	10172.0	4377.80	18186.6	33,265.7
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	16	2,349.00	682.0	61	7,642.00	1003.0	1684
Other information									PV Value (£k)
Source:									
Notes: As determined by MDSF									
								<b>Total NAI damages</b>	<b>34,949.7</b>

Scenario: <b>With Present Management</b>									
<b>MDSF Assessment</b>									
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)
			136.25	1705.9	243.68	2118.1	679.59	2889.8	6,713.8
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									
								<b>Total WPM damages</b>	<b>6,713.8</b>

**Economic Assessment**

Policy Development Zone (PDZ):20

Location: Inner Estuary and Associated shoreline

Management Area (MA): 60

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

Damages (continued)

<b>Scenario: Preferred Plan</b>										
<b>MDSF Assessment</b>										
<b>Flooding damages</b>		<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd MDSF (£k)</b>		
		AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch			
		136.25	1705.9	243.68	2118.1	2996.60	10142.1	13,966.0		
<b>Erosion damages</b>										
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd MDSF (£k)</b>	
No. of properties	Total Valuation (£k)	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	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0.0	
<b>Other damages</b>										
Damages include increased flood damage at Deganwy as proxy for potential adaption of defences									<b>PV Value (£k)</b>	
<b>Notes:</b> As determined by MDSF									<b>Total preferred plan damages</b>	
									<b>13,966.0</b>	

Costs

<b>Present Management Assessment</b>		<b>PV Value (£k)</b>	
<b>Source:</b> Maintaing and raising defences .			
<b>Notes:</b>		4,487	
<b>Preferred Pan</b>		<b>PV Value (£k)</b>	
<b>Description:</b> mainatin and raise defences but with intent to adapt mangement at Morfa Conwy.			
<b>Notes:</b>		3,108	

Reconciliation

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

**Economic Assessment**

Policy Development Zone (PDZ):20

Location: Outer Estuary East

Management Area (MA): 61

Policy Units (PU): 20.11, 20.12, 20.13

Page 1 of 2

Damages

<b>Scenario: No Active intervention</b>									
<b>MDSF Assessment</b>									
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)
			2253.08	28208.6	2542.95	26737.9	29940.99	101674.7	156,621.2
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	19	3,466.00	289.0	289
Other information									PV Value (£k)
<b>Source:</b>									
<b>Notes:</b> As determined by MDSF									
								<b>Total NAI damages</b>	<b>156,910.2</b>

<b>Scenario: With Present Management</b>									
<b>MDSF Assessment</b>									
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)
			1053.91	13195.0	1179.33	12450.3	3033.84	13187.2	38,832.5
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	19	3,466.00	289.0	289.0
Other information									PV Value (£k)
<b>Source:</b>									
potential long term loss of property at Gogarth in epoch 3									
<b>Notes:</b> As determined by MDSF									
								<b>Total WPM damages</b>	<b>39,121.5</b>

**Economic Assessment**

Policy Development Zone (PDZ): 1

Location: South West Peninsula and Islands

Management Area (MA): 61

Policy Units (PU): 20.11, 20.12, 20.13

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)
			1053.91	13195.0	1179.33	12450.3	3033.84	13187.2	38,832.5
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	19	3,466.00	289.0	289.0
Other damages									PV Value (£k)
potential long term loss of property at Gogarth in epoch 3									
<b>Notes:</b> As determined by MDSF							<b>Total preferred plan damages</b>		<b>39,121.5</b>

Costs

Present Management Assessment		PV Value (£k)
<b>Source:</b> maintain defences		
<b>Notes:</b>		2,782
Preferred Pan		PV Value (£k)
<b>Description:</b> Potential realignment to more sustainable position		
<b>Notes:</b>		2,841

Reconciliation

Strong economic and social argument for continued management.

**Economic Assessment**

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

Damages

Scenario: <b>No Active intervention</b>									
<b>MDSF Assessment</b>									
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)
			164.32	2057.3	235.26	2227.7	2717.28	9241.5	13,526.4
Erosion damages			Epoch 1 (year 0 to year 20)			Epoch 2 (year 21 to year 50)			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									PV Value (£k)
<b>Source:</b> Loss of railway and disruption to road. Potential extensive flooding around Llandudno Junction									
<b>Notes:</b> As determined by MDSF									
								<b>Total NAI damages</b>	<b>13,588.4</b>

Scenario: <b>With Present Management</b>									
<b>MDSF Assessment</b>									
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)
			80.28	1005.1	107.78	1048.4	428.49	1678.5	3,732.1
Erosion damages			Epoch 1 (year 0 to year 20)			Epoch 2 (year 21 to year 50)			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)
<b>Source:</b>									
<b>Notes:</b> As determined by MDSF									
								<b>Total WPM damages</b>	<b>3,732.1</b>

**Economic Assessment**

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 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)
			80.28	1005.1	107.78	1048.4	428.49	1678.5	3,732.1
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 damages									
Potential costs for relocation of the railway line not included.									PV Value (£k)
Notes: As determined by MDSF							<b>Total preferred plan damages</b>		<b>3,732.1</b>

Costs

Present Management Assessment		PV Value (£k)
Source: High costs associated with raising defence to Llandudno Junction and in defence of railway line from GlanConwy		
Notes:		11,646
Preferred Pan		PV Value (£k)
Description: Reduced costs associated with Llandudno junction and for only medium term investment in railway.		
Notes:		7,866

Reconciliation

Important economic and social costs associated with Llandudno Junction and Glan conwy. Costs associated with realignment within estuary.

Damages

Scenario: <b>No Active intervention</b>									
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									
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
Other information									PV Value (£k)
Source:									
Notes: As determined by MDSF									
								<b>Total NAI damages</b>	<b>0.1</b>

Scenario: <b>With Present Management</b>									
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									
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									
								<b>Total WPM damages</b>	<b>0.1</b>

**Economic Assessment**

Policy Development Zone (PDZ): 1

Management Area (MA): 1

Location: South West Peninsula and Islands

Policy Units (PU): 1.1, 1.2, 1.3

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)
			0.00	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 damages									PV Value (£k)
Notes: As determined by MDSF									0.1
<b>Total preferred plan damages</b>									<b>0.1</b>

Costs

Present Management Assessment		PV Value (£k)
Source:	NAI	0
Notes:		0
Preferred Pan		PV Value (£k)
Description:	No Active Intervntion. Minor private works at St Martins Haven not included	0
Notes:		0

Reconciliation

Maintain natural behaviour of the coast.

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

Scenario: <b>No Active intervention</b>											
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)		
			0.30	3.8	1.02	7.4	107.87	340.8	351.9		
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)	MDSF (£k)		
0	0.00	0.0	2	132.00	62.0	47	4,886.00	319.0	381		
Other information									PV Value (£k)		
<b>Source:</b> Little Haven Prefeasibility study. May 2002 outline damages determined over 50 years (6% discount rate). Only considered flood risk. No further information with respect to Broad Haven											
<b>Notes:</b> As determined by MDSF. Additional damages would occur due to wave overtopping and tidal locking.									<table border="1"> <tr> <td><b>Total NAI damages</b></td> <td><b>732.9</b></td> </tr> </table>	<b>Total NAI damages</b>	<b>732.9</b>
<b>Total NAI damages</b>	<b>732.9</b>										

Scenario: <b>With Present Management</b>											
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)		
			0.18	2.3	0.67	4.7	4.35	15.7	22.7		
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	1	134.00	7.0	7.0		
Other information									PV Value (£k)		
<b>Source:</b> Little Haven Prefeasibility study. May 2002 no residual damages assessed.											
<b>Notes:</b> As determined by MDSF, does not include increased risk to roads or loss of amenity beaches									<table border="1"> <tr> <td><b>Total WPM damages</b></td> <td><b>29.7</b></td> </tr> </table>	<b>Total WPM damages</b>	<b>29.7</b>
<b>Total WPM damages</b>	<b>29.7</b>										

**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**

**Page 2 of 2**

**Damages (continued)**

<b>Scenario: Preferred Plan</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other damages</b>									<b>PV Value (£k)</b>
Loss of road at Little Haven and Broad Haven. Properties lost due to erosion as defences are set back at Little Haven and Broad Haven.									
<b>Notes:</b> As determined by MDSF, additional loss of property due to realignment.								<b>Total preferred plan damages</b>	<b>62.7</b>

**Costs**

<b>Present Management Assessment</b>									
<b>Source:</b> Little Haven Prefeasibility study. May 2002									<b>PV Value (£k)</b>
Increasing height of defence at Little Haven. Maintain and improve defence at Broad Haven									
<b>Notes:</b>									1,081
<b>Preferred Pan</b>									
<b>Description:</b> Maintain defence at Little Haven and Broad Haven with managed realignment during epoch 2 and 3. Maintain flood defence at Nolton Haven.									<b>PV Value (£k)</b>
<b>Notes:</b>									784

**Reconciliation**

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

**Economic Assessment**

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

Damages

<b>Scenario: No Active intervention</b>									
<b>MDSF Assessment</b>									
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)
			33.80	423.2	38.13	401.0	390.40	1341.3	2,165.5
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	4	449.00	23.0	23
Other information									PV Value (£k)
<b>Source:</b>									
<b>Notes:</b> As determined by MDSF.									
								<b>Total NAI damages</b>	<b>2,188.5</b>

<b>Scenario: With Present Management</b>									
<b>MDSF Assessment</b>									
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)
			6.97	87.3	38.13	251.4	46.90	266.1	604.8
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	4	449.00	23.0	23.0
Other information									PV Value (£k)
<b>Source:</b> No detailed study Manage shingle ridge and reinforce in epoch 2									
<b>Notes:</b> As determined by MDSF									
								<b>Total WPM damages</b>	<b>627.8</b>

**Economic Assessment**

**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**

**Damages (continued)**

<b>Scenario: Preferred Plan</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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	1,341.3
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other damages</b>									<b>PV Value (£k)</b>
Loss of road potentially in epoch 2. Manage shingle ridge until closure of the road, epoch 2									
<b>Notes:</b> As determined by MDSF								<b>Total preferred plan damages</b>	<b>1,364.3</b>

**Costs**

<b>Present Management Assessment</b>									
<b>Source:</b> No detailed study									<b>PV Value (£k)</b>
Manage shingle ridge and reinforce in epoch 2									
<b>Notes:</b>									1,802
<b>Preferred Pan</b>									
<b>Description:</b> Loss of road potentially in epoch 2. Manage shingle ridge until closure of the road, epoch 2. Maintain defence to road to south.									<b>PV Value (£k)</b>
<b>Notes:</b>									101

**Reconciliation**

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

**Economic Assessment**

**Policy Development Zone (PDZ): 3**

**Location: St David's Peninsula to Strumble Head**

**Management Area (MA): 4**

**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**

**Page 1 of 2**

**Damages**

<b>Scenario: No Active intervention</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other information</b>									<b>PV Value (£k)</b>
<b>Source:</b> No detailed study Damages do not take account of amenity damages or disruption to highway through Solva. Damages do not include loss of heritage at Porth Gain									
<b>Notes:</b> As determined by MDSF									
								<b>Total NAI damages</b>	<b>714.8</b>

<b>Scenario: With Present Management</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other information</b>									<b>PV Value (£k)</b>
<b>Source:</b>									
<b>Notes:</b> As determined by MDSF									
								<b>Total WPM damages</b>	<b>231.3</b>

**Economic Assessment**

**Policy Development Zone (PDZ): 3**

**Location: St David's Peninsula to Strumble Head**

**Management Area (MA): 4**

**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**

**Page 2 of 2**

**Damages (continued)**

<b>Scenario: Preferred Plan</b>										
<b>MDSF Assessment</b>										
<b>Flooding damages</b>		<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd MDSF (£k)</b>		
		AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch			
		3.75	47.0	2.93	37.2	100.00	322.2	406.4		
<b>Erosion damages</b>										
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd MDSF (£k)</b>	
No. of properties	Total Valuation (£k)	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	0.00	0.0	0	0.00	0.0	2	172.00	35.0	35.0	
<b>Other damages</b>									<b>PV Value (£k)</b>	
Managed realignment at Solva would look to sustain community through adaptation, while maintaining road.										
<b>Notes:</b> As determined by MDSF						<b>Total preferred plan damages</b>		<b>441.4</b>		

**Costs**

<b>Present Management Assessment</b>		<b>PV Value (£k)</b>	
<b>Source:</b> 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.			
<b>Notes:</b>		2,311	
<b>Preferred Pan</b>		<b>PV Value (£k)</b>	
<b>Description:</b> Initial 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 Whitesands, at A			
<b>Notes:</b>		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 heritage values.

**Economic Assessment**

**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**

<b>Scenario: No Active intervention</b>										
<b>MDSF Assessment</b>										
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>	
			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	
<b>Erosion damages</b>										
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>	
No. of properties	Total Valuation (£k)	PV for 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	
<b>Other information</b>									<b>PV Value (£k)</b>	
<b>Source:</b> 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 Fishguard or Lower Town.										
<b>Notes:</b> As determined by MDSF								<b>Total NAI damages</b>		<b>5,009.5</b>

<b>Scenario: With Present Management</b>										
<b>MDSF Assessment</b>										
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>	
			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	
<b>Erosion damages</b>										
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>	
No. of properties	Total Valuation (£k)	PV for 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	
<b>Other information</b>									<b>PV Value (£k)</b>	
<b>Source:</b> No detailed study										
<b>Notes:</b> As determined by MDSF								<b>Total WPM damages</b>		<b>474.8</b>

**Economic Assessment**

**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**

**Damages (continued)**

<b>Scenario: Preferred Plan</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other damages</b>									<b>PV Value (£k)</b>
Potential damages increase due realignment at Lower Town during epoch 3. This would need to be addressed through adaptive development of the area.									
<b>Notes:</b> As determined by MDSF								<b>Total preferred plan damages</b>	<b>979.7</b>

**Costs**

<b>Present Management Assessment</b>									
<b>Source:</b> No detailed study, costs estimated based on holding the existing defences.									<b>PV Value (£k)</b>
<b>Notes:</b>									2,218
<b>Preferred Pan</b>									
<b>Description:</b> 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.									<b>PV Value (£k)</b>
<b>Notes:</b>									1,459

**Reconciliation**

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

**Economic Assessment**

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

Damages

Scenario: <b>No Active intervention</b>									
<b>MDSF Assessment</b>									
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
No. of properties	Total Valuation (£k)	PV for 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 information									PV Value (£k)
Source:									
Notes: As determined by MDSF									
								<b>Total NAI damages</b>	<b>170.0</b>

Scenario: <b>With Present Management</b>									
<b>MDSF Assessment</b>									
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
No. of properties	Total Valuation (£k)	PV for 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 information									PV Value (£k)
Source:									
no detaile studies									
Notes: As determined by MDSF									
								<b>Total WPM damages</b>	<b>10.0</b>

**Economic Assessment**

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

Damages (continued)

<b>Scenario: Preferred Plan</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other damages</b>									<b>PV Value (£k)</b>
<b>Notes:</b> As determined by MDSF									<b>Total preferred plan damages</b> 10.0

Costs

<b>Present Management Assessment</b>		<b>PV Value (£k)</b>
<b>Source:</b> no detailed studies, continue to maintain existing defences		
<b>Notes:</b>		321
<b>Preferred Pan</b>		<b>PV Value (£k)</b>
<b>Description:</b> discontinue defence Pwllgwaelog in epoch 2 and adapt approach to defence at Cwm yr Eglwys		
<b>Notes:</b>		117

Reconciliation

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

**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**

Damages

<b>Scenario: No Active intervention</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other information</b>									<b>PV Value (£k)</b>
<b>Source:</b> Newport Parrog Flood alleviation scheme PAR 2006 estimated damages due to flooding capped at £13M									
<b>Notes:</b> As determined by MDSF									
								<b>Total NAI damages</b>	<b>12,088.8</b>

<b>Scenario: With Present Management</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other information</b>									<b>PV Value (£k)</b>
<b>Source:</b> Newport Parrog Flood alleviation scheme PAR 2006 estimated damages based on 0.5m sea level rise. £300k									
<b>Notes:</b> As determined by MDSF									
								<b>Total WPM damages</b>	<b>2,871.0</b>

**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

Damages (continued)

<b>Scenario: Preferred Plan</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other damages</b>									<b>PV Value (£k)</b>
<b>Notes:</b> As determined by MDSF									<b>Total preferred plan damages</b> 5,719.3

Costs

<b>Present Management Assessment</b>		<b>PV Value (£k)</b>
<b>Source:</b> Newport Parrog Flood alleviation scheme PAR 2006 increase defence levels.		
<b>Notes:</b>		509
<b>Preferred Pan</b>		<b>PV Value (£k)</b>
<b>Description:</b> 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.		
<b>Notes:</b>		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.

**Economic Assessment**

Policy Development Zone (PDZ):5

Location: Cardigan Cliffs West

Management Area (MA): 8

Policy Units (PU): 5.1

Page 1 of 2

Damages

Scenario: <b>No Active intervention</b>									
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
No. of properties	Total Valuation (£k)	PV for 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									
								<b>Total NAI damages</b>	<b>0.0</b>

Scenario: <b>With Present Management</b>									
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
No. of properties	Total Valuation (£k)	PV for 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									
								<b>Total WPM damages</b>	<b>0.0</b>

**Economic Assessment**

Policy Development Zone (PDZ):5

Location: Cardigan Cliffs West

Management Area (MA): 8

Policy Units (PU): 5.1

Damages (continued)

<b>Scenario: Preferred Plan</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other damages</b>									<b>PV Value (£k)</b>
<b>Notes:</b> As determined by MDSF									<b>Total preferred plan damages</b> 0.0

Costs

<b>Present Management Assessment</b>		<b>PV Value (£k)</b>
<b>Source:</b> no works		0
<b>Notes:</b>		
<b>Preferred Pan</b>		<b>PV Value (£k)</b>
<b>Description:</b>	No significant works planned. This would not preclude minor local works to support access.	0
<b>Notes:</b>		

Reconciliation

**Economic Assessment**

Policy Development Zone (PDZ):5

Location: Teifi Estuary

Management Area (MA): 9

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

Damages

<b>Scenario: No Active intervention</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
	AAD (£k)	PVd for epoch	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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other information</b>									<b>PV Value (£k)</b>
<b>Source:</b>									
<b>Notes:</b> As determined by MDSF									<b>Total NAI damages</b>
									1,358.3

<b>Scenario: With Present Management</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
	AAD (£k)	PVd for epoch	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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other information</b>									<b>PV Value (£k)</b>
<b>Source:</b>									
<b>Notes:</b> As determined by MDSF									<b>Total WPM damages</b>
									1,266.1

**Economic Assessment**

**Policy Development Zone (PDZ):5**

**Location: Teifi Estuary**

**Management Area (MA): 9**

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

**Page 2 of 2**

**Damages (continued)**

<b>Scenario: Preferred Plan</b>										
<b>MDSF Assessment</b>										
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd MDSF (£k)</b>	
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch		
			8.67	108.5	43.02	288.2	63.75	334.2	730.9	
<b>Erosion damages</b>										
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd MDSF (£k)</b>	
No. of properties	Total Valuation (£k)	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	0.00	0.0	0	0.00	0.0	1	197.00	37.0	37.0	
<b>Other damages</b>									<b>PV Value (£k)</b>	
<b>Notes:</b> As determined by MDSF									<b>Total preferred plan damages</b>	<b>767.9</b>

**Costs**

<b>Present Management Assessment</b>		<b>PV Value (£k)</b>
<b>Source:</b> There is no detailed plan for mangement in this area. Costs have been estimated agisnt maintaining existing defences.		
<b>Notes:</b>		1,429
<b>Preferred Pan</b>		<b>PV Value (£k)</b>
<b>Description:</b> 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 signifcant risk in the longer term. Allowances have been made for mangement of the entrance to the estuary. However these are solely intended as indicatve.		
<b>Notes:</b>		841

**Reconciliation**

The damages determined by the SMP do not fully reflect the important local and regional avalue of the estauy 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 mangement plan. There is however, identifid signifcant flood and erosion risk which needs to be addressed in such a local management plan.

**Economic Assessment**

Policy Development Zone (PDZ):5

Location: Cardigan

Management Area (MA): 10

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

Damages

<b>Scenario: No Active intervention</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
	AAD (£k)	PVd for epoch	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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other information</b>									<b>PV Value (£k)</b>
<b>Source:</b>									
<b>Notes:</b> As determined by MDSF									
								<b>Total NAI damages</b>	<b>7,329.9</b>

<b>Scenario: With Present Management</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
	AAD (£k)	PVd for epoch	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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other information</b>									<b>PV Value (£k)</b>
<b>Source:</b>									
<b>Notes:</b> As determined by MDSF									
								<b>Total WPM damages</b>	<b>640.9</b>

**Economic Assessment**

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

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	
			15.84	198.3	25.22	228.9	43.04	213.7	640.9
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 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	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 MDSF									640.9
<b>Total preferred plan damages</b>									<b>640.9</b>

Costs

Present Management Assessment		PV Value (£k)
Source: Improvements to cardigan north are being considered.		1,718
Notes:		1,718
Preferred Pan		PV Value (£k)
Description: Defences would generally be maintained around Cardigan and at St Dogmaels north. Upstream of Cardigan the plan would be to allow set back of defences.		1,718
Notes:		1,718

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 appropriate development control.

**Economic Assessment**

Policy Development Zone (PDZ):5

Location: Mwnt and Aberporth Cliffs

Management Area (MA): 11

Policy Units (PU):5.15

Page 1 of 2

**Damages**

<b>Scenario: No Active intervention</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
	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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other information</b>									<b>PV Value (£k)</b>
<b>Source:</b>									
<b>Notes:</b> As determined by MDSF									
								<b>Total NAI damages</b>	<b>0.0</b>

<b>Scenario: With Present Management</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
	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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other information</b>									<b>PV Value (£k)</b>
<b>Source:</b>									
<b>Notes:</b> As determined by MDSF									
								<b>Total WPM damages</b>	<b>0.0</b>

**Economic Assessment**

**Policy Development Zone (PDZ):5**

**Location: Mwnt and Aberporth Cliffs**

**Management Area (MA): 11**

**Policy Units (PU):5.15**

**Damages (continued)**

<b>Scenario: Preferred Plan</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd MDSF (£k)</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd MDSF (£k)</b>
No. of properties	Total Valuation (£k)	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	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0.0
<b>Other damages</b>									<b>PV Value (£k)</b>
<b>Notes:</b> As determined by MDSF									<b>Total preferred plan damages</b> 0.0

**Costs**

<b>Present Management Assessment</b>		<b>PV Value (£k)</b>
<b>Source:</b>		
<b>Notes:</b>		0
<b>Preferred Pan</b>		<b>PV Value (£k)</b>
<b>Description:</b> No works identified.		
<b>Notes:</b>		0

**Reconciliation**

There are no significant assets at risk.

**Economic Assessment**

**Policy Development Zone (PDZ):6**

**Location: Aberporth and Villages**

**Management Area (MA): 12**

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

**Page 1 of 2**

**Damages**

<b>Scenario: No Active intervention</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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	20	2,758.86	288.8	289
<b>Other information</b>									<b>PV Value (£k)</b>
<b>Source:</b> Damages resulting from loss of road and services not evaluated for any of the communities. Potential increased cliff slippage at Aberporth and Tresaith would result in significantly greater loss.									
<b>Notes:</b> As determined by MDSF									
								<b>Total NAI damages</b>	<b>289.0</b>
<b>Scenario: With Present Management</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other information</b>									<b>PV Value (£k)</b>
<b>Source:</b> no detailed study									
<b>Notes:</b> As determined by MDSF									
								<b>Total WPM damages</b>	<b>56.0</b>

**Economic Assessment**

Policy Development Zone (PDZ):6

Location: Aberporth and Villages

Management Area (MA): 12

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 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	
No. of properties	Total Valuation (£k)	PV for 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 damages									PV Value (£k)	
Notes: As determined by MDSF									<b>Total preferred plan damages</b>	<b>56.0</b>

Costs

Present Management Assessment		PV Value (£k)
Source:		
Notes:		527
Preferred Pan		PV Value (£k)
Description: Mainatin defences at Aberporth. Realignment 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. Realignment at Tresaith would safeguard the main access but allow adaption and sustain beach. Realigenment at Llangrannog would aim to retain village and allow development of important amenity beach.

Damages

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

<b>Scenario: With Present Management</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other information</b>									<b>PV Value (£k)</b>
<b>Source:</b>									
<b>Notes:</b> As determined by MDSF									<b>Total WPM damages</b> 564.0

**Economic Assessment**

Policy Development Zone (PDZ):7

Location: New Quay Bay

Management Area (MA): 13

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

Damages (continued)

<b>Scenario: Preferred Plan</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd MDSF (£k)</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd MDSF (£k)</b>
No. of properties	Total Valuation (£k)	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	0.00	0.0	7	1,080.00	332.0	27	3,518.71	307.4	639.4
<b>Other damages</b>									<b>PV Value (£k)</b>
Increased damages with MR along Rock Street									
<b>Notes:</b> As determined by MDSF									
									<b>Total preferred plan damages</b>
									<b>639.4</b>

Costs

<b>Present Management Assessment</b>		<b>PV Value (£k)</b>	
<b>Source:</b> Takes costs of protecting Rock Street			
<b>Notes:</b>		1,051	
<b>Preferred Pan</b>		<b>PV Value (£k)</b>	
<b>Description:</b> Minor works would be undertaken to maintain Rock Street but not to stop slow erosion of the frontage. Costs include an estimated cost of maintaining the stone pier and works to reinforce Llanina Point.			
<b>Notes:</b>		853	

Reconciliation

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

Damages

<b>Scenario: No Active intervention</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other information</b>									<b>PV Value (£k)</b>
<b>Source:</b> Damages may not fully reflect longer term risk to property on coastal slope above defences. This would require more detailed study.									
<b>Notes:</b> As determined by MDSF									<b>Total NAI damages</b> 0.0

<b>Scenario: With Present Management</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other information</b>									<b>PV Value (£k)</b>
<b>Source:</b>									
<b>Notes:</b> As determined by MDSF									<b>Total WPM damages</b> 0.0

Damages (continued)

<b>Scenario: Preferred Plan</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd MDSF (£k)</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd MDSF (£k)</b>
No. of properties	Total Valuation (£k)	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	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0.0
<b>Other damages</b>									<b>PV Value (£k)</b>
Damages may not fully reflect longer term risk to property on coastal slope above defences. This would require more detailed study.									
<b>Notes:</b> As determined by MDSF									
									<b>Total preferred plan damages</b>
									<b>0.0</b>

Costs

<b>Present Management Assessment</b>		<b>PV Value (£k)</b>
<b>Source:</b> Present management continues to maintain the existing defences.		
<b>Notes:</b>		1,163
<b>Preferred Pan</b>		<b>PV Value (£k)</b>
<b>Description:</b> The plan recognises that potential risk to property on the coastal slope. Some of the defence is privately owned. The intent would be to assist in management of defences subject to more detailed assessment of risk but in the long term to withdraw from management of the frontage. This would require agreed adaptation.		
<b>Notes:</b>		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.

**Economic Assessment**

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

<b>Scenario: No Active intervention</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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	19,438.4
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other information</b>									<b>PV Value (£k)</b>
<b>Source:</b>									
<b>Notes:</b> As determined by MDSF									
								<b>Total NAI damages</b>	<b>20,326.4</b>

<b>Scenario: With Present Management</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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	1,375.00	91.0	91.0
<b>Other information</b>									<b>PV Value (£k)</b>
<b>Source:</b>									
<b>Notes:</b> As determined by MDSF									
								<b>Total WPM damages</b>	<b>2,092.0</b>

**Economic Assessment**

**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**

**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	
		55.72	697.6	69.37	697.4	124.25	606.0	2,001.0
Erosion damages		Epoch 1 (year 0 to year 20)			Epoch 2 (year 21 to year 50)			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)	
		0	0.00	0.0	0	0.00	0.0	91.0
Other damages		PV Value (£k)						
<b>Notes:</b> As determined by MDSF							<b>Total preferred plan damages</b>	<b>2,092.0</b>

**Costs**

**Present Management Assessment**

**Source:**

**PV Value (£k)**

**Notes:**

1,527

**Preferred Pan**

**Description:**

**PV Value (£k)**

**Notes:**

1,222

**Reconciliation**

**Economic Assessment**

Policy Development Zone (PDZ):8

Location: Llanrhystud bay

Management Area (MA): 16

Policy Units (PU):8.7, 8.8, 8.9, 8.10

Damages

<b>Scenario: No Active intervention</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
	AAD (£k)	PVd for epoch	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	0.00	0.0	0.0
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other information</b>									<b>PV Value (£k)</b>
<b>Source:</b>									
<b>Notes:</b> As determined by MDSF									
								<b>Total NAI damages</b>	<b>10.0</b>

<b>Scenario: With Present Management</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
	AAD (£k)	PVd for epoch	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	0.00	0.0	0.0
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other information</b>									<b>PV Value (£k)</b>
<b>Source:</b>									
<b>Notes:</b> As determined by MDSF									
								<b>Total WPM damages</b>	<b>10.0</b>

**Economic Assessment**

**Policy Development Zone (PDZ):8**

**Location: Llanrhystud bay**

**Management Area (MA): 16**

**Policy Units (PU):8.7, 8.8, 8.9, 8.10**

**Damages (continued)**

<b>Scenario: Preferred Plan</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd MDSF (£k)</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd MDSF (£k)</b>
No. of properties	Total Valuation (£k)	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	0.00	0.0	0	0.00	0.0	2	119.00	10.0	10.0
<b>Other damages</b>									<b>PV Value (£k)</b>
<b>Notes:</b> As determined by MDSF									<b>Total preferred plan damages</b> 10.0

**Costs**

<b>Present Management Assessment</b>		<b>PV Value (£k)</b>
<b>Source:</b>		
<b>Notes:</b>		0
<b>Preferred Pan</b>		<b>PV Value (£k)</b>
<b>Description:</b>		
<b>Notes:</b>		0

**Reconciliation**

**Economic Assessment**

**Policy Development Zone (PDZ):9**

**Location: Aberystwyth**

**Management Area (MA): 17**

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

**Page 1 of 2**

**Damages**

<b>Scenario: No Active intervention</b>										
<b>MDSF Assessment</b>										
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVD</b>	
			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	
<b>Erosion damages</b>										
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVD</b>	
No. of properties	Total Valuation (£k)	PV for 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	
<b>Other information</b>									<b>PV Value (£k)</b>	
<b>Source:</b> Aberystwyth Coastal Defence Strategy 2006 damages assessed by strategy: Tan y Bwlch - £76k, Harbour - £6936k, South Marine Terrace - £3211, Victoria and Marine Terrace - £7629. Total damages estimates (excluding properties within the rheidol valley = £17, 852. damages assessed only with 0.5m sea level rise.										
<b>Notes:</b> As determined by MDSF taking account of rheidol valley and additional sea level rise.									<b>Total NAI damages</b>	<b>27,842.7</b>

<b>Scenario: With Present Management</b>										
<b>MDSF Assessment</b>										
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVD</b>	
			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	
<b>Erosion damages</b>										
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVD</b>	
No. of properties	Total Valuation (£k)	PV for 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	
<b>Other information</b>									<b>PV Value (£k)</b>	
<b>Source:</b> Aberystwyth Coastal Defence Strategy 2006 damages assessed by strategy: Tan y Bwlch - £31k, Harbour - £843k, South Marine Terrace - £1057, Victoria and Marine Terrace - £1297. Total damages estimates (excluding properties within the rheidol valley = £3,228. damages assessed only with 0.5m sea level rise.										
<b>Notes:</b> As determined by MDSF taking account of rheidol valley and additional sea level rise.									<b>Total WPM damages</b>	<b>7,990.2</b>

**Economic Assessment**

Policy Development Zone (PDZ):9

Location: Aberystwyth

Management Area (MA): 17

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

Page 2 of 2

Damages (continued)

<b>Scenario: Preferred Plan</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other damages</b>									<b>PV Value (£k)</b>
no allowance has been taken for loss of highways, services along the sea front and amenity use. No cost has been allowed for loss of railway. Increased flood risk at Glanrafon Terrace in epoch 3									
<b>Notes:</b> As determined by MDSF									
								<b>Total preferred plan damages</b>	<b>9,885.4</b>

Costs

<b>Present Management Assessment</b>		<b>PV Value (£k)</b>
<b>Source:</b> Aberystwyth Coastal Defence Strategy 2006		
Defence cost from strategy: Tan y bwlch - £3,770, Harbour - £1260, South Marine Terrace - £1977, Victoria and Marine Terrace - £698. Total cost estimates (excluding Tan y bwlch and costs within the Rhiedol valley) = £3,935.		
<b>Notes:</b>		4,961
<b>Preferred Pan</b>		<b>PV Value (£k)</b>
<b>Description:</b> Maintain all defences except at Tan y Bwlch and potential for realignment at Glanrafon Terrace in epoch 3. Includes for future cost of defence within the Rhiedol Valley		
<b>Notes:</b>		5,092

Reconciliation

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

**Economic Assessment**

Policy Development Zone (PDZ):9

Location: Clarach and Wallog

Management Area (MA): 18

Policy Units (PU):9.11, 9.12, 9.13

Damages

<b>Scenario: No Active intervention</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other information</b>									<b>PV Value (£k)</b>
<b>Source:</b>									
<b>Notes:</b> As determined by MDSF									
								<b>Total NAI damages</b>	<b>2,772.4</b>

<b>Scenario: With Present Management</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other information</b>									<b>PV Value (£k)</b>
<b>Source:</b>									
<b>Notes:</b> As determined by MDSF									
								<b>Total WPM damages</b>	<b>2,393.8</b>

**Economic Assessment**

**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)**

<b>Scenario: Preferred Plan</b>										
<b>MDSF Assessment</b>										
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd MDSF (£k)</b>	
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch		
			40.87	511.7	5.76	260.0	491.72	1557.1	2,328.8	
<b>Erosion damages</b>										
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd MDSF (£k)</b>	
No. of properties	Total Valuation (£k)	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	0.00	0.0	1	198.00	48.0	3	163.00	17.0	65.0	
<b>Other damages</b>									<b>PV Value (£k)</b>	
<b>Notes:</b> As determined by MDSF									<b>Total preferred plan damages</b>	<b>2,393.8</b>

**Costs**

<b>Present Management Assessment</b>		<b>PV Value (£k)</b>
<b>Source:</b> Allowance made for costs associated with realignment during epoch 2		
<b>Notes:</b>		126
<b>Preferred Pan</b>		<b>PV Value (£k)</b>
<b>Description:</b> Allowance made for costs associated with realignment during epoch 2		
<b>Notes:</b>		126

**Reconciliation**

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

Damages

Scenario: <b>No Active intervention</b>									
<b>MDSF Assessment</b>									
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)	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)
<b>Source:</b> Borth appriasl of options 2006 Damges determined for both sea front and potential flood risk at Ynyslas = £51,000K.									
<b>Notes:</b> As determined by MDSF Taking account of additional damages within the Dyfi Estuary.									
								<b>Total NAI damages</b>	<b>71,739.6</b>

Scenario: <b>With Present Management</b>									
<b>MDSF Assessment</b>									
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)			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)
<b>Source:</b> Borth appriasl of options 2006 Damages assessed for borthyh frontage with proposed scheme = £2,000k.									
<b>Notes:</b> As determined by MDSF Taking account of additional damages within the Dyfi Estuary.									
								<b>Total WPM damages</b>	<b>6,792.9</b>

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)
			181.20	2268.6	210.80	2185.4	536.43	2338.8	6,792.9
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)	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 damages associated with potential loss or relocation of railway.									
<b>Notes:</b> As determined by MDSF Taking account of additional damages within the Dyfi Estuary.							<b>Total preferred plan damages</b>		<b>9,436.9</b>

Costs

Present Management Assessment		PV Value (£k)
<b>Source:</b> Borth appraisl of options 2006 costs for mangement at Borth taken from appraisal, additionla cost added for defence at Dyfi Junction.		
<b>Notes:</b>		19,076
Preferred Pan		PV Value (£k)
<b>Description:</b> costs for mangement at Borth taken from appraisal, additionla cost added for defence at Dyfi Junction.		
<b>Notes:</b>		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 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.

**Economic Assessment**

**Policy Development Zone (PDZ):10**

**Location: Dyfi North, Tywyn and the Dysynni**

**Management Area (MA): 20**

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

**Page 1 of 2**

**Damages**

<b>Scenario: No Active intervention</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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	9,612.0
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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	1432
<b>Other information</b>									<b>PV Value (£k)</b>
<b>Source:</b> Damages do not include fro loss of harbour, disruption to transport routes and loss of ammenity along the sea front at Tywyn.									
<b>Notes:</b> As determined by MDSF									
								<b>Total NAI damages</b>	<b>11,044.0</b>

<b>Scenario: With Present Management</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other information</b>									<b>PV Value (£k)</b>
<b>Source:</b>									
<b>Notes:</b> As determined by MDSF									
								<b>Total WPM damages</b>	<b>1,822.0</b>

**Economic Assessment**

**Policy Development Zone (PDZ):10**

**Location: Dyfi North, Tywyn and the Dysynni**

**Management Area (MA): 20**

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

**Page 2 of 2**

Damages (continued)

<b>Scenario: Preferred Plan</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd MDSF (£k)</b>
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	
			35.98	450.5	56.81	517.3	216.10	854.2	1,822.0
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd MDSF (£k)</b>
No. of properties	Total Valuation (£k)	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	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0.0
<b>Other damages</b>									<b>PV Value (£k)</b>
There is incared flood risk to Aberdyfi Golf course and to agricultural land within the Penllyn Marhs and Dysynni areas.									
<b>Notes:</b> As determined by MDSF								<b>Total preferred plan damages</b>	<b>1,822.0</b>

Costs

<b>Present Management Assessment</b>									
<b>Source:</b> 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.									<b>PV Value (£k)</b>
<b>Notes:</b>									9,039
<b>Preferred Pan</b>									
<b>Description:</b> 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.									<b>PV Value (£k)</b>
<b>Notes:</b>									9,039

Reconciliation

damages do not include for significant 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.

**Economic Assessment**

Policy Development Zone (PDZ):11

Location: Southern Cliffs

Management Area (MA): 21

Policy Units (PU):11.1, 11.2, 11.3

Damages

Scenario: <b>No Active intervention</b>									
<b>MDSF Assessment</b>									
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
No. of properties	Total Valuation (£k)	PV for 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 information									PV Value (£k)
<b>Source:</b> damages do not include for disruption to transport net work									
<b>Notes:</b> As determined by MDSF									
								<b>Total NAI damages</b>	<b>43.0</b>

Scenario: <b>With Present Management</b>									
<b>MDSF Assessment</b>									
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
No. of properties	Total Valuation (£k)	PV for 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)
<b>Source:</b> damages do not include for disruption to transport net work									
<b>Notes:</b> As determined by MDSF									
								<b>Total WPM damages</b>	<b>0.0</b>

**Economic Assessment**

Policy Development Zone (PDZ):11

Location: Southern Cliffs

Management Area (MA): 21

Policy Units (PU):11.1, 11.2, 11.3

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)	
			0.00	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	
No. of properties	Total Valuation (£k)	PV for 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)	
damages do not include for disruption to transport net work										
Notes: As determined by MDSF								Total preferred plan damages		0.0

Costs

Present Management Assessment		PV Value (£k)
Source: cost do not include for local mangement of defences to rialway line		
Notes:		0
Preferred Pan		PV Value (£k)
Description: cost do not include for local mangement of defences to rialway line		
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.

**Economic Assessment**

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: <b>No Active intervention</b>									
<b>MDSF Assessment</b>									
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)
			2296.01	28746.0	2454.00	26481.3	23606.34	81568.9	136,796.2
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	22	3,596.00	276.0	276
Other information									PV Value (£k)
Source:									
Notes: As determined by MDSF									
								<b>Total NAI damages</b>	<b>137,072.2</b>

Scenario: <b>With Present Management</b>									
<b>MDSF Assessment</b>									
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
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: incased defences.									
Notes: As determined by MDSF									
								<b>Total WPM damages</b>	<b>17,037.7</b>

**Economic Assessment**

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

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)
			224.55	2811.4	1502.00	9625.5	23520.34	78319.9	90,756.8
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	22	3,596.00	276.0	276.0
Other damages									PV Value (£k)
relocation of community at Fairbourne, damages taken as for NAI in epoch 3.									
Notes: As determined by MDSF								<b>Total preferred plan damages</b>	<b>91,032.8</b>

Costs

Present Management Assessment		PV Value (£k)
Source:	continued defence of frontages	
Notes:		6,693
Preferred Pan		PV Value (£k)
Description:	Costs associated with mangement during epoch 1 and 2.	
Notes:		4,429

Reconciliation

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

**Economic Assessment**

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

<b>Scenario: No Active intervention</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other information</b>									<b>PV Value (£k)</b>
<b>Source:</b> Damages do not include fro disruption to the transport network, maintaining the road through to Barmouth.									
<b>Notes:</b> As determined by MDSF								<b>Total NAI damages</b>	<b>41.2</b>

<b>Scenario: With Present Management</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other information</b>									<b>PV Value (£k)</b>
<b>Source:</b> Damages do not include fro disruption to the transport network, maintaining the road through to Barmouth.									
<b>Notes:</b> As determined by MDSF								<b>Total WPM damages</b>	<b>20.6</b>

**Economic Assessment**

Policy Development Zone (PDZ):11

Location: Mawddach Estuary

Management Area (MA): 23

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

Damages (continued)

<b>Scenario: Preferred Plan</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other damages</b>									<b>PV Value (£k)</b>
Damages do not include fro disruption to the transport network, maintaining the road through to Barmouth.									
<b>Notes:</b> As determined by MDSF								<b>Total preferred plan damages</b>	<b>20.6</b>

Costs

<b>Present Management Assessment</b>		<b>PV Value (£k)</b>
<b>Source:</b> Local mangement of defences including Penmaenpool		
<b>Notes:</b>		980
<b>Preferred Pan</b>		<b>PV Value (£k)</b>
<b>Description:</b> Local mangement of defences including Penmaenpool		
<b>Notes:</b>		980

Reconciliation

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

**Economic Assessment**

Policy Development Zone (PDZ):11

Location: *Barmouth*

Management Area (MA): 24

Policy Units (PU):11.14, 11.15, 11.16

Page 1 of 2

Damages

Scenario: <b>No Active intervention</b>									
<b>MDSF Assessment</b>									
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)
			18.81	235.5	114.76	744.7	1878.82	6239.9	7,220.1
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	40	4,735.00	290.0	290
Other information									PV Value (£k)
<b>Source:</b> Damges do not include loss of harbour and sea front.									
<b>Notes:</b> As determined by MDSF									
								<b>Total NAI damages</b>	<b>7,510.1</b>

Scenario: <b>With Present Management</b>									
<b>MDSF Assessment</b>									
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)
			18.81	235.5	55.00	411.5	127.70	571.9	1,218.8
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)
<b>Source:</b>									
<b>Notes:</b> As determined by MDSF									
								<b>Total WPM damages</b>	<b>1,218.8</b>

**Economic Assessment**

Policy Development Zone (PDZ):11

Location: *Barmouth*

Management Area (MA): 24

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)
			18.81	235.5	44.00	350.2	100.00	450.7	1,036.4
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
No. of properties	Total Valuation (£k)	PV for 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	1,180.00	364.0	0	0.00	0.0	364.0
Other damages									PV Value (£k)
Realignment may require relocation of properties to provide width for management. This relocation would reduce flood risk in the future.									
Notes: As determined by MDSF								<b>Total preferred plan damages</b>	<b>1,400.4</b>

Costs

Present Management Assessment									
Source:									PV Value (£k)
Costs are based on estimated cost of increasing defence on existing line.									
Notes:									4,686
Preferred Pan									
Description:									PV Value (£k)
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.

Damages

Scenario: <b>No Active intervention</b>									
<b>MDSF Assessment</b>									
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)
			8.00	100.2	19.04	150.7	29.00	150.4	401.3
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	229.00	17.0	17
Other information									PV Value (£k)
<b>Source:</b> Potential flooding to railway not included.									
<b>Notes:</b> As determined by MDSF									
								<b>Total NAI damages</b>	<b>418.3</b>

Scenario: <b>With Present Management</b>									
<b>MDSF Assessment</b>									
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)
			3.00	37.6	5.00	44.6	29.00	106.4	188.6
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)	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 information									PV Value (£k)
<b>Source:</b> Potential flooding to railway not included.									
<b>Notes:</b> As determined by MDSF									
								<b>Total WPM damages</b>	<b>205.6</b>

**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

Damages (continued)

<b>Scenario: Preferred Plan</b>												
<b>MDSF Assessment</b>												
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd MDSF (£k)</b>		
			AAD (£k)	PVd for epoch		AAD (£k)	PVd for epoch		AAD (£k)		PVd for epoch	
			3.00	37.6		19.04	122.9		29.00	150.4		310.8
<b>Erosion damages</b>												
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd MDSF (£k)</b>			
No. of properties	Total Valuation (£k)	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	0.00	0.0	0	0.00	0.0	2	229.00	17.0	17.0			
<b>Other damages</b>										<b>PV Value (£k)</b>		
Potential flooding to railway not included.												
<b>Notes:</b> As determined by MDSF										<b>Total preferred plan damages</b>	<b>327.8</b>	

Costs

<b>Present Management Assessment</b>										
<b>Source:</b> manage naturql flood defence and improve during epoch 2. Private defences not included										<b>PV Value (£k)</b>
<b>Notes:</b>										275
<b>Preferred Pan</b>										<b>PV Value (£k)</b>
<b>Description:</b> manage nautrual bank for epoch 1. Private defences not included.										
<b>Notes:</b>										7

Reconciliation

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

**Economic Assessment**

Policy Development Zone (PDZ):12

Location: Artro Estuary

Management Area (MA): 26

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

Damages

Scenario: <b>No Active intervention</b>									
<b>MDSF Assessment</b>									
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)
			10.44	130.7	37.03	264.6	110.95	463.2	858.5
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	6	1,090.00	84.0	135
Other information									PV Value (£k)
<b>Source:</b> Damages do not include potential loss and disruption to transport.									
<b>Notes:</b> As determined by MDSF									
								<b>Total NAI damages</b>	<b>993.5</b>

Scenario: <b>With Present Management</b>									
<b>MDSF Assessment</b>									
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)
			10.44	130.7	37.03	264.6	45.68	258.9	654.2
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	0	0.00	0.0	0.0
Other information									PV Value (£k)
<b>Source:</b> Damages do not include potential loss and disruption to transport.									
<b>Notes:</b> As determined by MDSF									
								<b>Total WPM damages</b>	<b>654.2</b>

**Economic Assessment**

Policy Development Zone (PDZ):12

Location: Artro Estuary

Management Area (MA): 26

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

Damages (continued)

<b>Scenario: Preferred Plan</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other damages</b>									<b>PV Value (£k)</b>
management would be subject to development of estuary mangement plan. Damags taken as for WPM									
<b>Notes:</b> As determined by MDSF								<b>Total preferred plan damages</b>	<b>654.2</b>

Costs

<b>Present Management Assessment</b>									
<b>Source:</b> Improvement to embankments within estuary and defence at shoreline.									<b>PV Value (£k)</b>
<b>Notes:</b>									2,506
<b>Preferred Pan</b>									
<b>Description:</b> The defence along the railway would be maintianed but mangement within the estuary would be subject to a mangements plan.									<b>PV Value (£k)</b>
<b>Notes:</b>									1,574

Reconciliation

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

**Economic Assessment**

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

Damages

Scenario: <b>No Active intervention</b>									
<b>MDSF Assessment</b>									
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)
			201.63	2524.4	311.54	2860.9	3363.27	11502.2	16,887.5
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	78.0	1	108.00	13.0	91
Other information									PV Value (£k)
Source:									
Notes: As determined by MDSF									
								<b>Total NAI damages</b>	<b>16,978.5</b>

Scenario: <b>With Present Management</b>									
<b>MDSF Assessment</b>									
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)
			31.84	398.6	64.40	536.5	159.14	699.7	1,634.9
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)	MDSF (£k)
0	0.00	0.0	1	212.00	78.0	1	108.00	13.0	91.0
Other information									PV Value (£k)
Source:									
Notes: As determined by MDSF									
								<b>Total WPM damages</b>	<b>1,725.9</b>

**Economic Assessment**

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

Damages (continued)

<b>Scenario: Preferred Plan</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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	1,634.9
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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	91.0
<b>Other damages</b>									<b>PV Value (£k)</b>
proposed realignment at Talsarnau may increase damages in this area. This would need to be examined in more detail.									
<b>Notes:</b> As determined by MDSF								<b>Total preferred plan damages</b>	<b>1,725.9</b>

Costs

<b>Present Management Assessment</b>									
<b>Source:</b> maintains all defences									<b>PV Value (£k)</b>
<b>Notes:</b>									3,701
<b>Preferred Pan</b>									
<b>Description:</b> potential for realignment at Talsarnau would need to be considered in detail.									<b>PV Value (£k)</b>
<b>Notes:</b>									1,135

Reconciliation

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

**Economic Assessment**

Policy Development Zone (PDZ):12

Location: Porthmadog

Management Area (MA): 28

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

Damages

Scenario: <b>No Active intervention</b>									
<b>MDSF Assessment</b>									
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)
			7210.23	90272.1	8002.29	84809.8	75068.40	260011.3	435,093.1
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)
2	216.00	213.0	14	1,565.00	546.0	92	10,311.00	928.0	1686
Other information									PV Value (£k)
Source:									
Notes: As determined by MDSF									
								<b>Total NAI damages</b>	<b>436,779.1</b>

Scenario: <b>With Present Management</b>									
<b>MDSF Assessment</b>									
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									
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)
2	216.00	206.0	0	0.00	0.0	2	321.00	32.0	238.0
Other information									PV Value (£k)
Source: significant residual risk of flooding									
Notes: As determined by MDSF									
								<b>Total WPM damages</b>	<b>14,412.8</b>

**Economic Assessment**

Policy Development Zone (PDZ):12

Location: Porthmadog

Management Area (MA): 28

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

Damages (continued)

<b>Scenario: Preferred Plan</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other damages as WPM</b>									<b>PV Value (£k)</b>
<b>Notes:</b> As determined by MDSF									<b>Total preferred plan damages</b> 14,412.8

Costs

<b>Present Management Assessment</b>									
<b>Source:</b> Maintenance and improvement									<b>PV Value (£k)</b>
<b>Notes:</b>									1,991
<b>Preferred Pan</b>									
<b>Description:</b> As WPM									<b>PV Value (£k)</b>
<b>Notes:</b>									1,991

Reconciliation

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

**Economic Assessment**

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

Damages

Scenario: <b>No Active intervention</b>									
<b>MDSF Assessment</b>									
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
No. of properties	Total Valuation (£k)	PV for 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	627
Other information									PV Value (£k)
<b>Source:</b> distruption to transport network									
<b>Notes:</b> As determined by MDSF									
								<b>Total NAI damages</b>	<b>627.0</b>

Scenario: <b>With Present Management</b>									
<b>MDSF Assessment</b>									
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
No. of properties	Total Valuation (£k)	PV for 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)
<b>Source:</b> Increased risk of overtopping not included in damages.									
<b>Notes:</b> As determined by MDSF									
								<b>Total WPM damages</b>	<b>0.0</b>

**Economic Assessment**

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

Damages (continued)

<b>Scenario: Preferred Plan</b>											
<b>MDSF Assessment</b>											
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd MDSF (£k)</b>
			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	
<b>Erosion damages</b>											
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd MDSF (£k)</b>		
No. of properties	Total Valuation (£k)	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	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0.0		
<b>Other damages</b>										<b>PV Value (£k)</b>	
Overtopping damages not included. Potential need to relocate or raise railway not included. Damages may occur associated with MR in each 3. This would be assessed in detail as the need arises. Damages as WPM											
<b>Notes:</b> As determined by MDSF											
										<b>Total preferred plan damages</b>	
										<b>0.0</b>	

Costs

<b>Present Management Assessment</b>										
<b>Source:</b> Maintain and raise defences.										<b>PV Value (£k)</b>
<b>Notes:</b>										1,580
<b>Preferred Pan</b>										
<b>Description:</b> Potential for realignment in epoch 3 to provide a more sustainable approach to defence. This would not necessarily incur loss of properties.										<b>PV Value (£k)</b>
<b>Notes:</b>										913

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.

**Economic Assessment**

Policy Development Zone (PDZ):12

Location: Criccieth West

Management Area (MA): 30

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

Damages

Scenario: <b>No Active intervention</b>									
<b>MDSF Assessment</b>									
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	13.66	44.3	47.5
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	25	1,987.00	634.0	40	4,411.00	657.0	1291
Other information									PV Value (£k)
<b>Source:</b> Damages do not include for disruption to transport route.									
<b>Notes:</b> As determined by MDSF									
								<b>Total NAI damages</b>	<b>1,338.5</b>

Scenario: <b>With Present Management</b>									
<b>MDSF Assessment</b>									
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
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	161.00	25.0	25.0
Other information									PV Value (£k)
<b>Source:</b> Damages do not reflect fully risk to transport route.									
<b>Notes:</b> As determined by MDSF									
								<b>Total WPM damages</b>	<b>55.6</b>

**Economic Assessment**

Policy Development Zone (PDZ):12

Location: Criccieth West

Management Area (MA): 30

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

Damages (continued)

<b>Scenario: Preferred Plan</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd MDSF (£k)</b>
			AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	AAD (£k)	PVd for epoch	
			0.02	0.3	0.50	2.9	8.26	27.4	30.6
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd MDSF (£k)</b>
No. of properties	Total Valuation (£k)	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	0.00	0.0	0	0.00	0.0	2	161.00	25.0	25.0
<b>Other damages</b>									<b>PV Value (£k)</b>
Damages do not reflect fully risk to transport route.									
<b>Notes:</b> As determined by MDSF									<b>Total preferred plan damages</b>
									55.6

Costs

<b>Present Management Assessment</b>									
<b>Source:</b>									<b>PV Value (£k)</b>
These cost include for significant strengthening and raising of railway defence at Afon Wen in epoch 3 (estimated cost £12M)									
<b>Notes:</b>									4,157
<b>Preferred Pan</b>									
<b>Description:</b>									<b>PV Value (£k)</b>
costs include for realignemnet of revtment at Afon Wen in epoch 3, but do not include coasta associated with potential realignment of the railway.									
<b>Notes:</b>									3,012

Reconciliation

The priiopl costs asre associated with defnce of Criccieth where there is strong justification due to erosion damages. Realignment 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.

**Economic Assessment**

**Policy Development Zone (PDZ):13**

**Location: Pwllheli Area**

**Management Area (MA): 31**

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

**Page 1 of 2**

**Damages**

<b>Scenario: No Active intervention</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other information</b>									<b>PV Value (£k)</b>
<b>Source:</b> Damages do not include for disruption to road and railway not to the broader economic damage to the harbor and to the centre of Pwllheli									
<b>Notes:</b> As determined by MDSF									<b>Total NAI damages</b> 345,646.8

<b>Scenario: With Present Management</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other information</b>									<b>PV Value (£k)</b>
<b>Source:</b> Damages do not include for disruption to road and railway not to the broader economic damage to the harbor and to the centre of Pwllheli									
<b>Notes:</b> As determined by MDSF									<b>Total WPM damages</b> 8,553.1

**Economic Assessment**

Policy Development Zone (PDZ):13

Location: Pwllheli Area

Management Area (MA): 31

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

Damages (continued)

<b>Scenario: Preferred Plan</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other damages</b>									<b>PV Value (£k)</b>
Damages do not include for disruption to road and arilway not to the broader economic damage to the harbor and to the cente of Pwllheli									
<b>Notes:</b> As determined by MDSF								<b>Total preferred plan damages</b>	<b>9,148.4</b>

Costs

<b>Present Management Assessment</b>		<b>PV Value (£k)</b>
<b>Source:</b> based on startegy		
<b>Notes:</b>		4,370
<b>Preferred Pan</b>		<b>PV Value (£k)</b>
<b>Description:</b> determined based on realignment at Traeth Crugan and Abererch.		
<b>Notes:</b>		2,362

Reconciliation

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

**Economic Assessment**

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

Damages

Scenario: <b>No Active intervention</b>									
<b>MDSF Assessment</b>									
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)
			37.48	469.2	109.06	817.0	1132.53	3886.2	5,172.4
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
No. of properties	Total Valuation (£k)	PV for 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 information									PV Value (£k)
Source:									
Notes: As determined by MDSF									
								<b>Total NAI damages</b>	<b>5,573.4</b>

Scenario: <b>With Present Management</b>									
<b>MDSF Assessment</b>									
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)
			14.01	175.4	57.34	397.8	99.51	490.9	1,064.1
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	1	212.00	72.0	2	425.00	27.0	98.0
Other information									PV Value (£k)
Source:									
Notes: As determined by MDSF									
								<b>Total WPM damages</b>	<b>1,162.1</b>

**Economic Assessment**

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

Damages (continued)

<b>Scenario: Preferred Plan</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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	99.0
<b>Other damages</b>									<b>PV Value (£k)</b>
damages similar to WPM									
<b>Notes:</b> As determined by MDSF									<b>Total preferred plan damages</b>
									<b>1,163.1</b>

Costs

<b>Present Management Assessment</b>									
<b>Source:</b> continued defence to the soch valley									<b>PV Value (£k)</b>
<b>Notes:</b>									1,133
<b>Preferred Pan</b>									
<b>Description:</b> manged realignment to the Soch valley with mangement of flood defences.priavte defence included at the Warren									<b>PV Value (£k)</b>
<b>Notes:</b>									485

Reconciliation

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

**Economic Assessment**

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

Damages

<b>Scenario: No Active intervention</b>									
<b>MDSF Assessment</b>									
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
No. of properties	Total Valuation (£k)	PV for 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									<b>Total NAI damages</b> 0.0

<b>Scenario: With Present Management</b>									
<b>MDSF Assessment</b>									
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
No. of properties	Total Valuation (£k)	PV for 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									<b>Total WPM damages</b> 0.0

**Economic Assessment**

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

Damages (continued)

<b>Scenario: Preferred Plan</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd MDSF (£k)</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd MDSF (£k)</b>
No. of properties	Total Valuation (£k)	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	0.00	0.0	0	0.00	0.0	0	0.00	0.0	0.0
<b>Other damages</b>									<b>PV Value (£k)</b>
<b>Notes:</b> As determined by MDSF									<b>Total preferred plan damages</b> 0.0

Costs

<b>Present Management Assessment</b>									
<b>Source:</b>									<b>PV Value (£k)</b>
<b>Notes:</b>									0
<b>Preferred Pan</b>									
<b>Description:</b> No costs associated with this area									<b>PV Value (£k)</b>
<b>Notes:</b>									0

Reconciliation

No planned works

**Economic Assessment**

Policy Development Zone (PDZ):14

Location: Hells Mouth

Management Area (MA): 34

Policy Units (PU):14.1, 14.2, 14.3, 14.4, 14.5

Damages

Scenario: <b>No Active intervention</b>									
<b>MDSF Assessment</b>									
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
No. of properties	Total Valuation (£k)	PV for 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									PV Value (£k)
Source:									
Notes: As determined by MDSF									
								<b>Total NAI damages</b>	<b>49.0</b>

Scenario: <b>With Present Management</b>									
<b>MDSF Assessment</b>									
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
No. of properties	Total Valuation (£k)	PV for 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
Other information									PV Value (£k)
Source:									
Notes: As determined by MDSF									
								<b>Total WPM damages</b>	<b>49.0</b>

**Economic Assessment**

Policy Development Zone (PDZ):14

Location: Hells Mouth

Management Area (MA): 34

Policy Units (PU):14.1, 14.2, 14.3, 14.4, 14.5

Damages (continued)

<b>Scenario: Preferred Plan</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other damages</b>									<b>PV Value (£k)</b>
<b>Notes:</b> As determined by MDSF									<b>Total preferred plan damages</b> 49.0

Costs

<b>Present Management Assessment</b>									
<b>Source:</b>									<b>PV Value (£k)</b>
<b>Notes:</b>									0
<b>Preferred Pan</b>									
<b>Description:</b> No works to this area									<b>PV Value (£k)</b>
<b>Notes:</b>									0

Reconciliation

No planned management intervention

**Economic Assessment**

Policy Development Zone (PDZ):14

Location: Porth Ysgo

Management Area (MA): 35

Policy Units (PU):14.6

Page 1 of 2

Damages

<b>Scenario: No Active intervention</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other information</b>									<b>PV Value (£k)</b>
<b>Source:</b>									
<b>Notes:</b> As determined by MDSF									<b>Total NAI damages</b> 0.0

<b>Scenario: With Present Management</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other information</b>									<b>PV Value (£k)</b>
<b>Source:</b>									
<b>Notes:</b> As determined by MDSF									<b>Total WPM damages</b> 0.0

**Economic Assessment**

Policy Development Zone (PDZ):14

Location: Porth Ysgo

Management Area (MA): 35

Policy Units (PU):14.6

Damages (continued)

<b>Scenario: Preferred Plan</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other damages</b>									<b>PV Value (£k)</b>
<b>Notes:</b> As determined by MDSF									<b>Total preferred plan damages</b> 0.0

Costs

<b>Present Management Assessment</b>									
<b>Source:</b>									<b>PV Value (£k)</b>
<b>Notes:</b>									0
<b>Preferred Pan</b>									
<b>Description:</b>									<b>PV Value (£k)</b>
<b>Notes:</b>									0

Reconciliation

No planned intervention

**Economic Assessment**

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

<b>Scenario: No Active intervention</b>									
<b>MDSF Assessment</b>									
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	0.66	4.0	21.57	69.6	74.2
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	7	459.00	148.0	21	2,258.00	192.0	340
Other information									PV Value (£k)
<b>Source:</b> Damages do not include disruption to road network or significant impact on the community and regional amenity value.									
<b>Notes:</b> As determined by MDSF									
								<b>Total NAI damages</b>	<b>414.2</b>

<b>Scenario: With Present Management</b>									
<b>MDSF Assessment</b>									
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									
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	5	851.00	45.0	45.0
Other information									PV Value (£k)
<b>Source:</b>									
<b>Notes:</b> As determined by MDSF									
								<b>Total WPM damages</b>	<b>51.1</b>

**Economic Assessment**

Policy Development Zone (PDZ):14

Location: Aberdaron

Management Area (MA): 36

Policy Units (PU):14.7, 14.8, 14.9

Page 2 of 2

Damages (continued)

<b>Scenario: Preferred Plan</b>												
<b>MDSF Assessment</b>												
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd MDSF (£k)</b>	
			AAD (£k)	PVd for epoch		AAD (£k)	PVd for epoch		AAD (£k)	PVd for epoch		
			0.05	0.6		0.26	1.7		0.94	3.8		6.1
<b>Erosion damages</b>												
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd MDSF (£k)</b>			
No. of properties	Total Valuation (£k)	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	0.00	0.0	0	0.00	0.0	5	851.00	45.0	45.0			
<b>Other damages</b>										<b>PV Value (£k)</b>		
<b>Notes:</b> As determined by MDSF										<b>Total preferred plan damages</b>	<b>51.1</b>	

Costs

<b>Present Management Assessment</b>										
<b>Source:</b>										<b>PV Value (£k)</b>
<b>Notes:</b>										867
<b>Preferred Pan</b>										<b>PV Value (£k)</b>
<b>Description:</b> Reduction in cost to revetment to west of the village										
<b>Notes:</b>										683

Reconciliation

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

**Economic Assessment**

Policy Development Zone (PDZ):14

Location: Ynys Enlli

Management Area (MA): 37

Policy Units (PU):14.10

Page 1 of 2

Damages

Scenario: <b>No Active intervention</b>									
<b>MDSF Assessment</b>									
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
No. of properties	Total Valuation (£k)	PV for 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									
								<b>Total NAI damages</b>	<b>0.0</b>

Scenario: <b>With Present Management</b>									
<b>MDSF Assessment</b>									
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
No. of properties	Total Valuation (£k)	PV for 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									
								<b>Total WPM damages</b>	<b>0.0</b>

**Economic Assessment**

**Policy Development Zone (PDZ):14**

**Location: Ynys Enlli**

**Management Area (MA): 37**

**Policy Units (PU):14.10**

**Damages (continued)**

<b>Scenario: Preferred Plan</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other damages</b>									<b>PV Value (£k)</b>
<b>Notes:</b> As determined by MDSF									<b>Total preferred plan damages</b> 0.0

**Costs**

<b>Present Management Assessment</b>									
<b>Source:</b>									<b>PV Value (£k)</b>
<b>Notes:</b>									0
<b>Preferred Pan</b>									
<b>Description:</b>									<b>PV Value (£k)</b>
<b>Notes:</b>									0

**Reconciliation**

No intervention

**Economic Assessment**

**Policy Development Zone (PDZ):14**

**Location: South West Ileyn**

**Management Area (MA): 38**

**Policy Units (PU):14.11**

**Page 1 of 2**

**Damages**

<b>Scenario: No Active intervention</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other information</b>									<b>PV Value (£k)</b>
<b>Source:</b>									
<b>Notes:</b> As determined by MDSF									
								<b>Total NAI damages</b>	<b>0.0</b>

<b>Scenario: With Present Management</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other information</b>									<b>PV Value (£k)</b>
<b>Source:</b>									
<b>Notes:</b> As determined by MDSF									
								<b>Total WPM damages</b>	<b>0.0</b>

**Economic Assessment**

**Policy Development Zone (PDZ):14**

**Location: South West Ileyn**

**Management Area (MA): 38**

**Policy Units (PU):14.11**

**Damages (continued)**

<b>Scenario: Preferred Plan</b>										
<b>MDSF Assessment</b>										
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd MDSF (£k)</b>	
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	
<b>Erosion damages</b>										
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd MDSF (£k)</b>	
No. of properties	Total Valuation (£k)	PV for 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	
<b>Other damages</b>									<b>PV Value (£k)</b>	
<b>Notes:</b> As determined by MDSF									<b>Total preferred plan damages</b>	<b>0.0</b>

**Costs**

<b>Present Management Assessment</b>		<b>PV Value (£k)</b>
<b>Source:</b>		0
<b>Notes:</b>		0
<b>Preferred Pan</b>		<b>PV Value (£k)</b>
<b>Description:</b>		0
<b>Notes:</b>		0

**Reconciliation**

No intervention

**Economic Assessment**

Policy Development Zone (PDZ):15

Location: North Llyn Bays

Management Area (MA): 39

Policy Units (PU):15.1, 15.2, 15.3

Damages

Scenario: <b>No Active intervention</b>									
<b>MDSF Assessment</b>									
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)
			3.85	48.2	8.29	67.7	44.52	165.3	281.2
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)
2	260.00	218.0	6	1,787.00	696.0	16	4,205.00	496.0	1410
Other information									PV Value (£k)
Source:									
Notes: As determined by MDSF									
								<b>Total NAI damages</b>	<b>1,691.2</b>

Scenario: <b>With Present Management</b>									
<b>MDSF Assessment</b>									
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)
			1.73	21.7	1.77	19.5	8.65	32.6	73.8
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	216.00	216.0	2	641.00	308.0	3	641.00	34.0	559.0
Other information									PV Value (£k)
Source:									
Notes: As determined by MDSF									
								<b>Total WPM damages</b>	<b>632.8</b>

**Economic Assessment**

Policy Development Zone (PDZ):15

Location: North Llyn Bays

Management Area (MA): 39

Policy Units (PU):15.1, 15.2, 15.3

Damages (continued)

<b>Scenario: Preferred Plan</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other damages</b>									<b>PV Value (£k)</b>
Protection would be maintained to properties at Porth Dinllaen and Mofa Nefyn through to epoch 3. Damages do not include for loss of the community at Dinaelli									
<b>Notes:</b> As determined by MDSF								<b>Total preferred plan damages</b>	<b>964.5</b>

Costs

<b>Present Management Assessment</b>									
<b>Source:</b> estimated cost for reinforcing and raising all defences.									<b>PV Value (£k)</b>
<b>Notes:</b>									436
<b>Preferred Pan</b>									
<b>Description:</b> Costs include for future improvement to defences at Porth Nefyn and at the access point at Nefyn.									<b>PV Value (£k)</b>
<b>Notes:</b>									162

Reconciliation

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

**Economic Assessment**

Policy Development Zone (PDZ):15

Location: North Llyn Shoreline

Management Area (MA): 40

Policy Units (PU):15.4, 15.5, 15.6

Damages

Scenario: <b>No Active intervention</b>										
<b>MDSF Assessment</b>										
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	0.02	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	2	340.00	58.0	17	3,609.00	230.0	288	
Other information									PV Value (£k)	
Source:										
Notes: As determined by MDSF									<b>Total NAI damages</b>	<b>288.1</b>

Scenario: <b>With Present Management</b>										
<b>MDSF Assessment</b>										
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	0.02	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	2	340.00	58.0	0	0.00	0.0	58.0	
Other information									PV Value (£k)	
Source:										
Notes: As determined by MDSF									<b>Total WPM damages</b>	<b>58.1</b>

**Economic Assessment**

Policy Development Zone (PDZ):15

Location: North Llyn Shoreline

Management Area (MA): 40

Policy Units (PU):15.4, 15.5, 15.6

Damages (continued)

<b>Scenario: Preferred Plan</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other damages</b>									<b>PV Value (£k)</b>
<b>Notes:</b> As determined by MDSF									<b>Total preferred plan damages</b> 288.1

Costs

<b>Present Management Assessment</b>									
<b>Source:</b> Includes costs of maintaining private works along the frontage									<b>PV Value (£k)</b>
<b>Notes:</b>									332
<b>Preferred Pan</b>									
<b>Description:</b> Management of the Pier at Trefor									<b>PV Value (£k)</b>
<b>Notes:</b>									95

Reconciliation

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

**Economic Assessment**

**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**

**Damages**

<b>Scenario: No Active intervention</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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	860.4
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other information</b>									<b>PV Value (£k)</b>
<b>Source:</b> damages do not consider loss of amenity nor loss of the airfield									
<b>Notes:</b> As determined by MDSF									
								<b>Total NAI damages</b>	<b>1,055.4</b>

<b>Scenario: With Present Management</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other information</b>									<b>PV Value (£k)</b>
<b>Source:</b> damages do not consider impact on amenity on the airfield									
<b>Notes:</b> As determined by MDSF									
								<b>Total WPM damages</b>	<b>499.7</b>

**Economic Assessment**

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

Damages (continued)

<b>Scenario: Preferred Plan</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other damages</b>									<b>PV Value (£k)</b>
Increased risk of flooding over epoch 3. Continued protection to properties from erosion at Dinas Dinlle.									
<b>Notes:</b> As determined by MDSF								<b>Total preferred plan damages</b>	<b>631.0</b>

Costs

<b>Present Management Assessment</b>									
<b>Source:</b> Increased defence at Dinas Dinlle and within Foryd Bay									<b>PV Value (£k)</b>
<b>Notes:</b>									2,423
<b>Preferred Pan</b>									
<b>Description:</b> management of defences over epoch 1 and through epoch 2 with a reduced level of protection.									<b>PV Value (£k)</b>
<b>Notes:</b>									867

Reconciliation

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

**Economic Assessment**

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: <b>No Active intervention</b>									
<b>MDSF Assessment</b>									
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)
			30.64	383.6	172.18	1130.7	271.07	1387.4	2,901.7
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	4	440.00	60.0	60
Other information									PV Value (£k)
<b>Source:</b>									
<b>Notes:</b> As determined by MDSF									
								<b>Total NAI damages</b>	<b>2,961.7</b>

Scenario: <b>With Present Management</b>									
<b>MDSF Assessment</b>									
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)
			15.90	199.1	20.35	202.1	60.33	252.5	653.7
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	4	440.00	60.0	60.0
Other information									PV Value (£k)
<b>Source:</b>									
Potential long term loss of properties to village									
<b>Notes:</b> As determined by MDSF									
								<b>Total WPM damages</b>	<b>713.7</b>

**Economic Assessment**

Policy Development Zone (PDZ):16

Location: *Malltraeth and Cefni*

Management Area (MA): 42

Policy Units (PU):16.8, 16.9, 16.10

Damages (continued)

<b>Scenario: Preferred Plan</b>											
<b>MDSF Assessment</b>											
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd MDSF (£k)</b>	
			AAD (£k)	PVd for epoch		AAD (£k)	PVd for epoch		AAD (£k)		PVd for epoch
			15.90	199.1		20.35	202.1		60.33	252.5	653.7
<b>Erosion damages</b>											
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd MDSF (£k)</b>		
No. of properties	Total Valuation (£k)	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	0.00	0.0	0	0.00	0.0	4	440.00	60.0	60.0		
<b>Other damages</b>											
Potential long term loss of properties to village											
<b>PV Value (£k)</b>											
<b>Notes:</b> As determined by MDSF									<b>Total preferred plan damages</b>		<b>713.7</b>

Costs

<b>Present Management Assessment</b>										
<b>Source:</b> Maintain embankment									<b>PV Value (£k)</b>	
<b>Notes:</b>									452	
<b>Preferred Pan</b>										
<b>Description:</b> Maintain embankment									<b>PV Value (£k)</b>	
<b>Notes:</b>									452	

Reconciliation

Strong economic case for maintaining defence

**Economic Assessment**

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 1 of 2

Damages

Scenario: <b>No Active intervention</b>									
<b>MDSF Assessment</b>									
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)
			15.16	189.8	43.31	326.0	82.78	394.7	910.4
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
No. of properties	Total Valuation (£k)	PV for 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 information									PV Value (£k)
Source:									
Notes: As determined by MDSF									
								<b>Total NAI damages</b>	<b>2,587.4</b>

Scenario: <b>With Present Management</b>									
<b>MDSF Assessment</b>									
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)
			7.51	94.0	10.55	100.7	36.28	146.6	341.3
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	4	740.00	18.0	18.0
Other information									PV Value (£k)
Source:									
Notes: As determined by MDSF									
								<b>Total WPM damages</b>	<b>359.3</b>

**Economic Assessment**

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

Damages (continued)

<b>Scenario: Preferred Plan</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other damages</b>									<b>PV Value (£k)</b>
<b>Notes:</b> As determined by MDSF									<b>Total preferred plan damages</b> 582.8

Costs

<b>Present Management Assessment</b>									
<b>Source:</b> Genarl maintenance and raising defences									<b>PV Value (£k)</b>
<b>Notes:</b>									1,895
<b>Preferred Pan</b>									
<b>Description:</b> Maintain defence generally with futre imporvements to main settlements in epoch 3.									<b>PV Value (£k)</b>
<b>Notes:</b>									604

Reconciliation

Signifcant economic value in HTL to main settlements.

**Economic Assessment**

Policy Development Zone (PDZ):16

Location: South Eastern Shore to Ynys Mon

Management Area (MA): 44

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

Damages

Scenario: <b>No Active intervention</b>									
<b>MDSF Assessment</b>									
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)
			139.29	1743.9	186.92	1818.6	2015.73	6894.3	10,456.8
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)
2	296.00	290.0	4	817.00	198.0	51	5,150.00	426.0	914
Other information									
Source:									PV Value (£k)
damages do not include disruption due to loss of highway.									
Notes:									
As determined by MDSF									
								<b>Total NAI damages</b>	<b>11,370.8</b>

Scenario: <b>With Present Management</b>									
<b>MDSF Assessment</b>									
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)
			20.15	252.3	28.50	271.2	109.41	431.7	955.2
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)
1	149.00	145.0	4	817.00	333.0	17	2,405.00	200.0	678.0
Other information									
Source:									PV Value (£k)
Notes:									
As determined by MDSF									
								<b>Total WPM damages</b>	<b>1,633.2</b>

**Economic Assessment**

Policy Development Zone (PDZ):16

Location: South Eastern Shore to Ynys Mon

Management Area (MA): 44

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

Damages (continued)

<b>Scenario: Preferred Plan</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other damages</b>									<b>PV Value (£k)</b>
Potential damages due to loss of highway and regular flooding of the road to Beaumaris.									
<b>Notes:</b> As determined by MDSF								<b>Total preferred plan damages</b>	<b>1,902.1</b>

Costs

<b>Present Management Assessment</b>									
<b>Source:</b> Includes fro defence of private frontages and increased defence to existing line at Beaumaris									<b>PV Value (£k)</b>
<b>Notes:</b>									1,941
<b>Preferred Pan</b>									
<b>Description:</b> costs do not include private defence. Costs take fro potential realignment of flood defence to Beaumaris.									<b>PV Value (£k)</b>
<b>Notes:</b>									1,641

Reconciliation

Strong economic case for continued defence to main settlements.

**Economic Assessment**

Policy Development Zone (PDZ):16

Location: Bangor

Management Area (MA): 45

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

Damages

Scenario: <b>No Active intervention</b>									
<b>MDSF Assessment</b>									
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)
			76.11	952.9	170.42	1374.4	1011.13	3698.3	6,025.6
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)	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 information									PV Value (£k)
Source:									
Notes: As determined by MDSF									
								<b>Total NAI damages</b>	<b>6,568.6</b>

Scenario: <b>With Present Management</b>									
<b>MDSF Assessment</b>									
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)
			35.31	442.1	39.50	417.1	106.88	458.2	1,317.3
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	1	212.00	84.0	0	0.00	0.0	84.0
Other information									PV Value (£k)
Source:									
Notes: As determined by MDSF									
								<b>Total WPM damages</b>	<b>1,401.3</b>

**Economic Assessment**

Policy Development Zone (PDZ): 1

Location: Bangor

Management Area (MA): 45

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

Damages (continued)

<b>Scenario: Preferred Plan</b>												
<b>MDSF Assessment</b>												
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd MDSF (£k)</b>		
			AAD (£k)	PVd for epoch		AAD (£k)	PVd for epoch		AAD (£k)		PVd for epoch	
			35.31	442.1		39.50	417.1		1005.86	3272.0		4,131.1
<b>Erosion damages</b>												
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd MDSF (£k)</b>			
No. of properties	Total Valuation (£k)	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	0.00	0.0	1	212.00	84.0	0	0.00	0.0	84.0			
<b>Other damages</b>										<b>PV Value (£k)</b>		
Damages include increased flood risk at Hirael as a proxy value for potential relocation.												
<b>Notes:</b> As determined by MDSF										<b>Total preferred plan damages</b>	<b>4,215.1</b>	

Costs

<b>Present Management Assessment</b>										
<b>Source:</b>										<b>PV Value (£k)</b>
<b>Notes:</b>										436
<b>Preferred Pan</b>										<b>PV Value (£k)</b>
<b>Description:</b> Costs take as WPM but with the intent of MR at Hirael.										
<b>Notes:</b>										436

Reconciliation

Despite high economic values for defence at Hirael the policy would be for MR in epoch 3 due to the highrisk as reflected 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**

**Damages**

<b>Scenario: No Active intervention</b>										
<b>MDSF Assessment</b>										
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>	
			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	
<b>Erosion damages</b>										
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>	
No. of properties	Total Valuation (£k)	PV for 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	
<b>Other information</b>									<b>PV Value (£k)</b>	
<b>Source:</b> loss of sea front not included in damages. No values have been taken for damage and disruption as a result of the loss of A55 and main railway line.										
<b>Notes:</b> As determined by MDSF									<b>Total NAI damages</b>	<b>548.8</b>

<b>Scenario: With Present Management</b>										
<b>MDSF Assessment</b>										
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>	
			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	
<b>Erosion damages</b>										
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>	
No. of properties	Total Valuation (£k)	PV for 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	
<b>Other information</b>									<b>PV Value (£k)</b>	
<b>Source:</b>										
<b>Notes:</b> As determined by MDSF									<b>Total WPM damages</b>	<b>230.0</b>

**Economic Assessment**

Policy Development Zone (PDZ):16

Location: Traeth Lafan and Llanfairfechan

Management Area (MA): 46

Policy Units (PU):16.231, 16.32, 16.33

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)	
			3.08	38.6	6.67	54.4	24.00	96.0	188.9	
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)	MDSF (£k)	
0	0.00	0.0	1	12.00	3.0	3	639.00	39.0	42.0	
Other damages									PV Value (£k)	
Potential wave overtopping damages not included										
Notes: As determined by MDSF									<b>Total preferred plan damages</b>	<b>230.9</b>

Costs

Present Management Assessment		PV Value (£k)
Source: costs associated with raising existing defences		
Notes:		1,965
Preferred Pan		PV Value (£k)
Description: Mainatin defence at Llanfairfechan and realigenmnt of embankment to the west.		
Notes:		1,846

Reconciliation

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

Damages

Scenario: <b>No Active intervention</b>									
<b>MDSF Assessment</b>									
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)
			3.76	47.1	22.38	145.7	51.89	232.5	425.3
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	1	186.00	13.0	13
Other information									PV Value (£k)
Source:									
Notes: As determined by MDSF									
								<b>Total NAI damages</b>	<b>438.3</b>

Scenario: <b>With Present Management</b>									
<b>MDSF Assessment</b>									
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)
			1.14	14.3	3.44	25.5	11.33	46.2	86.0
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	0	0.00	0.0	0	0.00	0.0	0.0
Other information									PV Value (£k)
Source:									
Notes: As determined by MDSF									
								<b>Total WPM damages</b>	<b>86.0</b>

Damages (continued)

<b>Scenario:</b> Preferred Plan									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other damages</b>									<b>PV Value (£k)</b>
<b>Notes:</b> As determined by MDSF									<b>Total preferred plan damages</b> 213.0

Costs

<b>Present Management Assessment</b>									
<b>Source:</b>									<b>PV Value (£k)</b>
<b>Notes:</b>									50
<b>Preferred Pan</b>									
<b>Description:</b> Costs associated with local defence to village and road									<b>PV Value (£k)</b>
<b>Notes:</b>									50

Reconciliation

Good justification for local defence measures

**Economic Assessment**

Policy Development Zone (PDZ):17

Location: Rhosneigr

Management Area (MA): 48

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

Damages

Scenario: <b>No Active intervention</b>									
<b>MDSF Assessment</b>									
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)
			2.63	32.9	28.58	174.0	138.13	521.8	728.7
Erosion damages			Epoch 1 (year 0 to year 20)			Epoch 2 (year 21 to year 50)			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 information									PV Value (£k)
<b>Source:</b> Potential risk of flooding to the road and access to the town.									
<b>Notes:</b> As determined by MDSF									
								<b>Total NAI damages</b>	<b>958.7</b>

Scenario: <b>With Present Management</b>									
<b>MDSF Assessment</b>									
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			Epoch 1 (year 0 to year 20)			Epoch 2 (year 21 to year 50)			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)
<b>Source:</b>									
<b>Notes:</b> As determined by MDSF									
								<b>Total WPM damages</b>	<b>217.5</b>

**Economic Assessment**

Policy Development Zone (PDZ):17

Location: Rhosneigr

Management Area (MA): 48

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

Damages (continued)

<b>Scenario: Preferred Plan</b>											
<b>MDSF Assessment</b>											
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd MDSF (£k)</b>	
			AAD (£k)	PVd for epoch		AAD (£k)	PVd for epoch		AAD (£k)		PVd for epoch
			1.89	23.7		7.78	53.9		19.67	85.9	163.5
<b>Erosion damages</b>											
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd MDSF (£k)</b>		
No. of properties	Total Valuation (£k)	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	0.00	0.0	0	0.00	0.0	7	763.00	55.0	55.0		
<b>Other damages</b>										<b>PV Value (£k)</b>	
<b>Notes:</b> As determined by MDSF										<b>Total preferred plan damages</b>	<b>218.5</b>

Costs

<b>Present Management Assessment</b>										
<b>Source:</b>										<b>PV Value (£k)</b>
Present management is with a policy for selctively holding the line. Costs are taken fro protection of all properties along the frontage.										
<b>Notes:</b>										1,144
<b>Preferred Pan</b>										<b>PV Value (£k)</b>
<b>Description:</b> 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.										
<b>Notes:</b>										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 imporantnt, 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.

**Economic Assessment**

**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**

<b>Scenario: No Active intervention</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other information</b>									<b>PV Value (£k)</b>
<b>Source:</b> Trearddur Bay Coastal study PAR damages assessed at Trearddur 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 shoreline of Holy Island.									
<b>Notes:</b> As determined by MDSF									<b>Total NAI damages</b> 6,033.4

<b>Scenario: With Present Management</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other information</b>									<b>PV Value (£k)</b>
<b>Source:</b> Reduction in damages take account of recent scheme at Trearddur Bay.									
<b>Notes:</b> As determined by MDSF									<b>Total WPM damages</b> 1,236.8

**Economic Assessment**

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

Damages (continued)

<b>Scenario: Preferred Plan</b>										
<b>MDSF Assessment</b>										
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>	
			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	
<b>Erosion damages</b>										
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>	
No. of properties	Total Valuation (£k)	PV for 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	1	204	13	13	
<b>Other damages</b>									<b>PV Value (£k)</b>	
residual damages due to flooding. No account is taken for potential disruption to road.										
<b>Notes:</b> As determined by MDSF								<b>Total preferred plan damages</b>		<b>1,236.8</b>

Costs

<b>Present Management Assessment</b>									
<b>Source:</b> Costs associated with general management of walls along the frontage.									<b>PV Value (£k)</b>
<b>Notes:</b>									202
<b>Preferred Plan</b>									
<b>Description:</b> Costs taken from holding existing defences but with the intent for some realignment in epoch 3									<b>PV Value (£k)</b>
<b>Notes:</b>									149

Reconciliation

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

**Economic Assessment**

**Policy Development Zone (PDZ):17**

**Location: Holyhead and Penrhos**

**Management Area (MA): 50**

**Policy Units (PU):17.15, 17.16, 17.17, 17.18**

**Damages**

<b>Scenario: No Active intervention</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other information</b>									<b>PV Value (£k)</b>
<b>Source:</b> Long term risk fo erosion to property									
<b>Notes:</b> As determined by MDSF									
								<b>Total NAI damages</b>	<b>7,889.9</b>

<b>Scenario: With Present Management</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other information</b>									<b>PV Value (£k)</b>
<b>Source:</b>									
<b>Notes:</b> As determined by MDSF									
								<b>Total WPM damages</b>	<b>1,642.3</b>

**Economic Assessment**

Policy Development Zone (PDZ):17

Location: Holyhead and Penrhos

Management Area (MA): 50

Policy Units (PU):17.15, 17.16, 17.17, 17.18

Damages (continued)

<b>Scenario: Preferred Plan</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other damages</b>									<b>PV Value (£k)</b>
<b>Notes:</b> As determined by MDSF									<b>Total preferred plan damages</b> 1,642.3

Costs

<b>Present Management Assessment</b>		<b>PV Value (£k)</b>
<b>Source:</b> Maintain general defence to Holyhead and potential retired flood defence at Penrhos		
<b>Notes:</b>		777
<b>Preferred Pan</b>		<b>PV Value (£k)</b>
<b>Description:</b> Maintain general defence to Holyhead and potential retired flood defence at Penrhos		
<b>Notes:</b>		777

Reconciliation

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

**Economic Assessment**

Policy Development Zone (PDZ):17

Location: Inland Sea

Management Area (MA): 51

Policy Units (PU):17.19, 17.20

Damages

Scenario: <b>No Active intervention</b>									
<b>MDSF Assessment</b>									
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)
			111.82	1400.0	618.52	4071.6	848.85	4592.9	10,064.5
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	1	204.00	32.0	32
Other information									PV Value (£k)
<b>Source:</b> significant flood risk to the village of Valley.									
<b>Notes:</b> As determined by MDSF									
								<b>Total NAI damages</b>	<b>10,096.5</b>

Scenario: <b>With Present Management</b>									
<b>MDSF Assessment</b>									
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)
			56.90	712.4	66.70	689.1	178.66	768.0	2,169.4
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
No. of properties	Total Valuation (£k)	PV for 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)
<b>Source:</b>									
<b>Notes:</b> As determined by MDSF									
								<b>Total WPM damages</b>	<b>2,201.4</b>

**Economic Assessment**

Policy Development Zone (PDZ):17

Location: Inland Sea

Management Area (MA): 51

Policy Units (PU):17.19, 17.20

Page 2 of 2

Damages (continued)

<b>Scenario: Preferred Plan</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other damages</b>									<b>PV Value (£k)</b>
<b>Notes:</b> As determined by MDSF									<b>Total preferred plan damages</b> 2,169.4

Costs

<b>Present Management Assessment</b>		<b>PV Value (£k)</b>
<b>Source:</b> SMP 1 did not include for defence to Valley as this flood risk was not assessed. This assessment allows for this defence.		
<b>Notes:</b>		137
<b>Preferred Pan</b>		<b>PV Value (£k)</b>
<b>Description:</b> local defence within In Land Sea and to the village of Valley.		
<b>Notes:</b>		137

Reconciliation

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

**Economic Assessment**

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

<b>Scenario: No Active intervention</b>									
<b>MDSF Assessment</b>									
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)
			0.26	3.3	1.95	12.3	23.59	79.9	95.5
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	204.00	67.0	5	572.00	74.0	140
Other information									PV Value (£k)
Source:									
Notes: As determined by MDSF									
								<b>Total NAI damages</b>	<b>235.5</b>

<b>Scenario: With Present Management</b>									
<b>MDSF Assessment</b>									
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)
			0.22	2.8	1.11	7.4	7.60	27.3	37.4
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
No. of properties	Total Valuation (£k)	PV for 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									
Notes: As determined by MDSF									
								<b>Total WPM damages</b>	<b>37.4</b>

**Economic Assessment**

Policy Development Zone (PDZ):17

Location: Newlands and Afon Alaw

Management Area (MA): 52

Policy Units (PU):17.21, 17.22, 17.23

Damages (continued)

<b>Scenario: Preferred Plan</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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	572.00	72.0	72.0
<b>Other damages</b>									<b>PV Value (£k)</b>
SMP 2 assessment indicates risk to property at Newlands. The approach would be to manage potential loss over time.									
<b>Notes:</b> As determined by MDSF								<b>Total preferred plan damages</b>	<b>109.4</b>

Costs

<b>Present Management Assessment</b>									
<b>Source:</b> Significant costs associated with full defence at newlands									<b>PV Value (£k)</b>
<b>Notes:</b>									1,107
<b>Preferred Pan</b>									
<b>Description:</b> The plan is for managed realignment.									<b>PV Value (£k)</b>
<b>Notes:</b>									391

Reconciliation

Longer term adjustment and adaptation in defence approach.

**Economic Assessment**

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

Damages

Scenario: <b>No Active intervention</b>									
<b>MDSF Assessment</b>									
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)
			7.90	98.9	12.93	116.1	111.83	390.5	605.5
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	3	741.00	129.0	129
Other information									PV Value (£k)
Source:									
Notes: As determined by MDSF									
								<b>Total NAI damages</b>	<b>734.5</b>

Scenario: <b>With Present Management</b>									
<b>MDSF Assessment</b>									
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)
			2.99	37.4	12.93	88.8	19.25	100.7	226.9
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)	MDSF (£k)
0	0.00	0.0	0	0.00	0.0	3	741.00	129.0	129.0
Other information									PV Value (£k)
Source:									
Notes: As determined by MDSF									
								<b>Total WPM damages</b>	<b>355.9</b>

**Economic Assessment**

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

Damages (continued)

<b>Scenario: Preferred Plan</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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	129.0
<b>Other damages</b>									<b>PV Value (£k)</b>
Potential increased damages to western bays. Management of flood risk at Cemlyn Bay									
<b>Notes:</b> As determined by MDSF								<b>Total preferred plan damages</b>	<b>452.9</b>

Costs

<b>Present Management Assessment</b>									
<b>Source:</b> No costs associated with Cemlyn Bay									<b>PV Value (£k)</b>
<b>Notes:</b>									55
<b>Preferred Pan</b>									
<b>Description:</b> Need for management at Cemlyn Bay to allow adaptation.									<b>PV Value (£k)</b>
<b>Notes:</b>									235

Reconciliation

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

# Economic Assessment

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 1 of 2

## Damages

Scenario: <b>No Active intervention</b>										
<b>MDSF Assessment</b>										
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)	
			1.23	15.4	3.43	26.0	23.31	83.7	125.1	
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	5	320.00	137.0	6	884.00	107.0	254	
Other information									PV Value (£k)	
<b>Source:</b>										
Damages do not take account of disruption to road and access to the town, nor with respect to loss associated with harbour										
<b>Notes:</b> As determined by MDSF									<b>Total NAI damages</b>	<b>379.1</b>

Scenario: <b>With Present Management</b>										
<b>MDSF Assessment</b>										
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)	
			0.69	8.6	1.95	14.7	4.79	21.1	44.5	
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)	
<b>Source:</b>										
As determined by MDSF										
<b>Notes:</b> As determined by MDSF									<b>Total WPM damages</b>	<b>44.5</b>

**Economic Assessment**

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

Damages (continued)

<b>Scenario: Preferred Plan</b>												
<b>MDSF Assessment</b>												
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd MDSF (£k)</b>	
			AAD (£k)	PVd for epoch		AAD (£k)	PVd for epoch		AAD (£k)	PVd for epoch		
			0.69	8.6		1.95	14.7		4.79	21.1		44.5
<b>Erosion damages</b>												
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd MDSF (£k)</b>			
No. of properties	Total Valuation (£k)	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	0.00	0.0	0	0.00	0.0	1	128.00	10.0	10.0			
<b>Other damages</b>										<b>PV Value (£k)</b>		
<b>Notes:</b> As determined by MDSF										<b>Total preferred plan damages</b>	<b>54.5</b>	

Costs

<b>Present Management Assessment</b>										
<b>Source:</b>										<b>PV Value (£k)</b>
Linear approach to defence raising and reinforcing existing defence line.										
<b>Notes:</b>										515
<b>Preferred Pan</b>										<b>PV Value (£k)</b>
<b>Description:</b> Adpat defence approach particulalrly during epoch 3 to realign defence.										
<b>Notes:</b>										482

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**

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

**Damages**

<b>Scenario: No Active intervention</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other information</b>									<b>PV Value (£k)</b>
<b>Source:</b> Dmages do not fully refelct the potential damage resulting from loss of access and harbour opertaion at Amlwch									
<b>Notes:</b> As determined by MDSF									<b>Total NAI damages</b> 501.1

<b>Scenario: With Present Management</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other information</b>									<b>PV Value (£k)</b>
<b>Source:</b>									
<b>Notes:</b> As determined by MDSF									<b>Total WPM damages</b> 38.9

**Economic Assessment**

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

Damages (continued)

<b>Scenario: Preferred Plan</b>												
<b>MDSF Assessment</b>												
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd MDSF (£k)</b>	
			AAD (£k)	PVd for epoch		AAD (£k)	PVd for epoch		AAD (£k)	PVd for epoch		
			0.65	8.1		1.56	12.3		4.32	18.4		38.9
<b>Erosion damages</b>												
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd MDSF (£k)</b>			
No. of properties	Total Valuation (£k)	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	0.00	0.0	0	0.00	0.0	3	612.00	48.0	48.0			
<b>Other damages</b>										<b>PV Value (£k)</b>		
There may be loss of property at Porth Llechog in epoch 3.												
<b>Notes:</b> As determined by MDSF										<b>Total preferred plan damages</b>	<b>86.9</b>	

Costs

<b>Present Management Assessment</b>										
<b>Source:</b>										<b>PV Value (£k)</b>
Costs include for continuing management of existing defence at Porth Llechog and Porth Elian										
<b>Notes:</b>										407
<b>Preferred Pan</b>										<b>PV Value (£k)</b>
<b>Description:</b> Costs are based on realignment at Porth Llechog and Porth Elian.										
<b>Notes:</b>										380

Reconciliation

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

**Economic Assessment**

Policy Development Zone (PDZ):19

Location: Dulas Bay

Management Area (MA): 56

Policy Units (PU):19.1, 19.2, 19.3

Damages

Scenario: <b>No Active intervention</b>									
<b>MDSF Assessment</b>									
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)
			11.66	146.0	59.42	396.3	67.27	396.5	938.8
Erosion damages			Epoch 1 (year 0 to year 20)			Epoch 2 (year 21 to year 50)			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 information									PV Value (£k)
Source:									
Notes: As determined by MDSF									
								<b>Total NAI damages</b>	<b>1,154.8</b>

Scenario: <b>With Present Management</b>									
<b>MDSF Assessment</b>									
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)
			5.63	70.5	5.87	64.1	13.92	61.9	196.5
Erosion damages			Epoch 1 (year 0 to year 20)			Epoch 2 (year 21 to year 50)			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 information									PV Value (£k)
Source:									
Notes: As determined by MDSF									
								<b>Total WPM damages</b>	<b>412.5</b>

**Economic Assessment**

Policy Development Zone (PDZ):19

Location: Dulas Bay

Management Area (MA): 56

Policy Units (PU):19.1, 19.2, 19.3

Damages (continued)

<b>Scenario: Preferred Plan</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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	352.4
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other damages</b>									<b>PV Value (£k)</b>
<b>Notes:</b> As determined by MDSF									<b>Total preferred plan damages</b> 568.4

Costs

<b>Present Management Assessment</b>		<b>PV Value (£k)</b>
<b>Source:</b>		
<b>Notes:</b>		0
<b>Preferred Pan</b>		<b>PV Value (£k)</b>
<b>Description:</b> scope for local management of erosion and flood risk through private funding		
<b>Notes:</b>		0

Reconciliation

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

**Economic Assessment**

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: <b>No Active intervention</b>									
<b>MDSF Assessment</b>									
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)
			0.95	11.9	2.20	17.6	17.26	60.9	90.4
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
No. of properties	Total Valuation (£k)	PV for 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 information									PV Value (£k)
<b>Source:</b> Damages do not include for disruption to road and community at Porth Moelfre and potential amenity loss at Treath Bychna									
<b>Notes:</b> As determined by MDSF									
								<b>Total NAI damages</b>	<b>269.4</b>

Scenario: <b>With Present Management</b>									
<b>MDSF Assessment</b>									
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)
			0.43	5.4	0.59	5.7	2.60	10.0	21.1
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	2	184.00	60.0	9	976.00	109.0	170.0
Other information									PV Value (£k)
<b>Source:</b>									
<b>Notes:</b> As determined by MDSF									
								<b>Total WPM damages</b>	<b>191.1</b>

**Economic Assessment**

Policy Development Zone (PDZ):19

Location: Moelfre

Management Area (MA): 57

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

Damages (continued)

<b>Scenario: Preferred Plan</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd MDSF (£k)</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd MDSF (£k)</b>
No. of properties	Total Valuation (£k)	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	0.00	0.0	0	0.00	0.0	9	976.00	119.0	119.0
<b>Other damages</b>									<b>PV Value (£k)</b>
<b>Notes:</b> As determined by MDSF									<b>Total preferred plan damages</b> 140.1

Costs

<b>Present Management Assessment</b>									
<b>Source:</b> no management.									<b>PV Value (£k)</b>
<b>Notes:</b>									0
<b>Preferred Pan</b>									
<b>Description:</b> allow adaption to Prth Moelfre and Treath Bychan									<b>PV Value (£k)</b>
<b>Notes:</b>									33

Reconciliation

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

**Economic Assessment**

**Policy Development Zone (PDZ):19**

**Location: Traeth Coch**

**Management Area (MA): 58**

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

Damages

<b>Scenario: No Active intervention</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other information</b>									<b>PV Value (£k)</b>
<b>Source:</b> Damages do not take account of disruption to road and access at Benllech and at Red Wharf Bya									
<b>Notes:</b> As determined by MDSF									
								<b>Total NAI damages</b>	<b>1,651.1</b>

<b>Scenario: With Present Management</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other information</b>									<b>PV Value (£k)</b>
<b>Source:</b>									
<b>Notes:</b> As determined by MDSF									
								<b>Total WPM damages</b>	<b>627.0</b>

**Economic Assessment**

Policy Development Zone (PDZ): 1

Location: South West Peninsula and Islands

Management Area (MA): 58

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

Damages (continued)

<b>Scenario: Preferred Plan</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other damages</b>									<b>PV Value (£k)</b>
incurred flood risk at Afon Nodwydd									
<b>Notes:</b> As determined by MDSF									
								<b>Total preferred plan damages</b>	<b>887.8</b>

Costs

<b>Present Management Assessment</b>									
<b>Source:</b> Costs take account of continued increase and strengthening flood defences									<b>PV Value (£k)</b>
<b>Notes:</b>									703
<b>Preferred Pan</b>									
<b>Description:</b> Costs allow for continued defence during epochs 1 and 2 but with costs associated with adaptation in epoch 3.									<b>PV Value (£k)</b>
<b>Notes:</b>									463

Reconciliation

General justification for continued management throughout the area but with the intent to adapt defences with increased flood risk during epoch 3.

**Economic Assessment**

Policy Development Zone (PDZ):20

Location: Southern Shoreline

Management Area (MA): 59

Policy Units (PU):20.1, 20.2

Damages

Scenario: <b>No Active intervention</b>									
<b>MDSF Assessment</b>									
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)
			16.88	211.3	88.52	587.6	140.72	717.5	1,516.5
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	6.00	3.0	0	0.00	0.0	3
Other information									PV Value (£k)
<b>Source:</b> daamges do not include for loss of A55 and railway line									
<b>Notes:</b> As determined by MDSF									
								<b>Total NAI damages</b>	<b>1,519.5</b>

Scenario: <b>With Present Management</b>									
<b>MDSF Assessment</b>									
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)
			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)			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)
<b>Source:</b>									
<b>Notes:</b> As determined by MDSF									
								<b>Total WPM damages</b>	<b>707.6</b>

**Economic Assessment**

Policy Development Zone (PDZ):20

Location: Southern Shoreline

Management Area (MA): 59

Policy Units (PU):20.1, 20.2

Page 2 of 2

Damages (continued)

<b>Scenario: Preferred Plan</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other damages</b>									<b>PV Value (£k)</b>
<b>Notes:</b> As determined by MDSF									<b>Total preferred plan damages</b> 707.6

Costs

<b>Present Management Assessment</b>		<b>PV Value (£k)</b>
<b>Source:</b> continued defence to frontage		
<b>Notes:</b>		3,364
<b>Preferred Pan</b>		<b>PV Value (£k)</b>
<b>Description:</b> continued defence to frontage		
<b>Notes:</b>		3,364

Reconciliation

Policy justified by need to maintain the A55 and railway line

**Economic Assessment**

Policy Development Zone (PDZ):20

Location: Inner Estuary and Associated shoreline

Management Area (MA): 60

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

Damages

Scenario: <b>No Active intervention</b>									
<b>MDSF Assessment</b>									
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)
			391.94	4907.1	1432.63	10172.0	4377.80	18186.6	33,265.7
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	16	2,349.00	682.0	61	7,642.00	1003.0	1684
Other information									PV Value (£k)
Source:									
Notes: As determined by MDSF									
								<b>Total NAI damages</b>	<b>34,949.7</b>

Scenario: <b>With Present Management</b>									
<b>MDSF Assessment</b>									
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)
			136.25	1705.9	243.68	2118.1	679.59	2889.8	6,713.8
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									
								<b>Total WPM damages</b>	<b>6,713.8</b>

**Economic Assessment**

Policy Development Zone (PDZ):20

Location: Inner Estuary and Associated shoreline

Management Area (MA): 60

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

Damages (continued)

<b>Scenario: Preferred Plan</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other damages</b>									<b>PV Value (£k)</b>
Damages include increased flood damage at Deganwy as proxi for potential adaption of defences									
<b>Notes:</b> As determined by MDSF								<b>Total preferred plan damages</b>	<b>13,966.0</b>

Costs

<b>Present Management Assessment</b>		<b>PV Value (£k)</b>
<b>Source:</b> Maintaing and raising defences .		
<b>Notes:</b>		4,487
<b>Preferred Pan</b>		<b>PV Value (£k)</b>
<b>Description:</b> mainatin and raise defences but with intent to adapt mangement at Morfa Conwy.		
<b>Notes:</b>		3,108

Reconciliation

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

**Economic Assessment**

Policy Development Zone (PDZ):20

Location: Outer Estuary East

Management Area (MA): 61

Policy Units (PU): 20.11, 20.12, 20.13

Damages

Scenario: <b>No Active intervention</b>									
<b>MDSF Assessment</b>									
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)
			2253.08	28208.6	2542.95	26737.9	29940.99	101674.7	156,621.2
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	19	3,466.00	289.0	289
Other information									PV Value (£k)
Source:									
Notes: As determined by MDSF									
								<b>Total NAI damages</b>	<b>156,910.2</b>

Scenario: <b>With Present Management</b>									
<b>MDSF Assessment</b>									
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)
			1053.91	13195.0	1179.33	12450.3	3033.84	13187.2	38,832.5
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	19	3,466.00	289.0	289.0
Other information									PV Value (£k)
Source:									
potential long term loss of property at Gogarth in epoch 3									
Notes: As determined by MDSF									
								<b>Total WPM damages</b>	<b>39,121.5</b>

**Economic Assessment**

Policy Development Zone (PDZ): 1

Location: South West Peninsula and Islands

Management Area (MA): 61

Policy Units (PU): 20.11, 20.12, 20.13

Page 2 of 2

Damages (continued)

<b>Scenario: Preferred Plan</b>												
<b>MDSF Assessment</b>												
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>		
			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
<b>Erosion damages</b>												
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>			
No. of properties	Total Valuation (£k)	PV for 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	289.0			
<b>Other damages</b>										<b>PV Value (£k)</b>		
potential long term loss of property at Gogarth in epoch 3												
<b>Notes:</b> As determined by MDSF										<b>Total preferred plan damages</b>	<b>39,121.5</b>	

Costs

<b>Present Management Assessment</b>										
<b>Source:</b> maintain defences										<b>PV Value (£k)</b>
<b>Notes:</b>										2,782
<b>Preferred Pan</b>										<b>PV Value (£k)</b>
<b>Description:</b> Potential realignment to more sustainable position										
<b>Notes:</b>										2,841

Reconciliation

Strong economic and social argument for continued management.

**Economic Assessment**

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

Damages

Scenario: <b>No Active intervention</b>									
<b>MDSF Assessment</b>									
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)
			164.32	2057.3	235.26	2227.7	2717.28	9241.5	13,526.4
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
No. of properties	Total Valuation (£k)	PV for 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									PV Value (£k)
<b>Source:</b> Loss of railway and disruption to road. Potential extensive flooding around Llandudno Junction									
<b>Notes:</b> As determined by MDSF									
								<b>Total NAI damages</b>	<b>13,588.4</b>

Scenario: <b>With Present Management</b>									
<b>MDSF Assessment</b>									
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)
			80.28	1005.1	107.78	1048.4	428.49	1678.5	3,732.1
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)
<b>Source:</b>									
<b>Notes:</b> As determined by MDSF									
								<b>Total WPM damages</b>	<b>3,732.1</b>

**Economic Assessment**

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

Damages (continued)

<b>Scenario: Preferred Plan</b>									
<b>MDSF Assessment</b>									
<b>Flooding damages</b>			<b>Epoch 1 (year 0 to year 20)</b>		<b>Epoch 2 (year 21 to year 50)</b>		<b>Epoch 3 (year 50 to year 100)</b>		<b>All epochs PVd</b>
			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
<b>Erosion damages</b>									
<b>Epoch 1 (year 0 to year 20)</b>			<b>Epoch 2 (year 21 to year 50)</b>			<b>Epoch 3 (year 50 to year 100)</b>			<b>All epochs PVd</b>
No. of properties	Total Valuation (£k)	PV for 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
<b>Other damages</b>									<b>PV Value (£k)</b>
Potential costs for relocation of the railway line not included.									
<b>Notes:</b> As determined by MDSF								<b>Total preferred plan damages</b>	<b>3,732.1</b>

Costs

<b>Present Management Assessment</b>									
<b>Source:</b>									<b>PV Value (£k)</b>
High costs associated with raising defence to Llandudno Junction and in defence of railway line from GlanConwy									
<b>Notes:</b>									11,646
<b>Preferred Pan</b>									
<b>Description:</b> Reduced costs associated with Llandudno junction and for only medium term investment in railway.									<b>PV Value (£k)</b>
<b>Notes:</b>									7,866

Reconciliation

Important economic and social costs associated with Llandudno Junction and Glan conwy. Costs associated with realignment within estuary.