

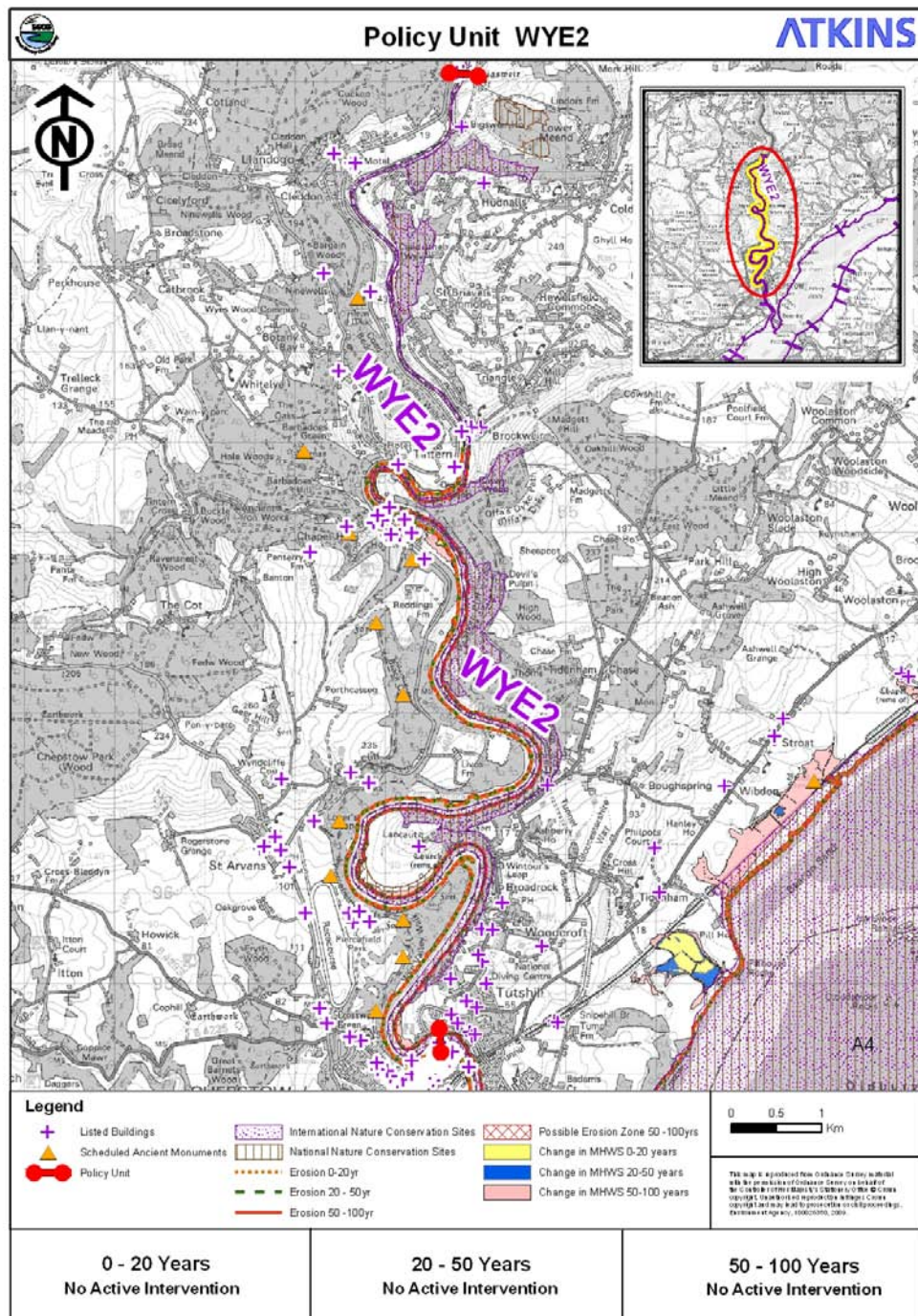
CHEPSTOW AND THE RIVER WYE

This Theme area contains the Policy Units **WYE 1**, **WYE 2**, **WYE 3** and **WYE 4**.

It starts on the **M48 River Wye crossing, Thornwell**, to immediately upstream of **Tintern Abbey**, and ends at the **end of Beachley Road at Beachley Point**.

The **Key Policy Drivers** in this area are:

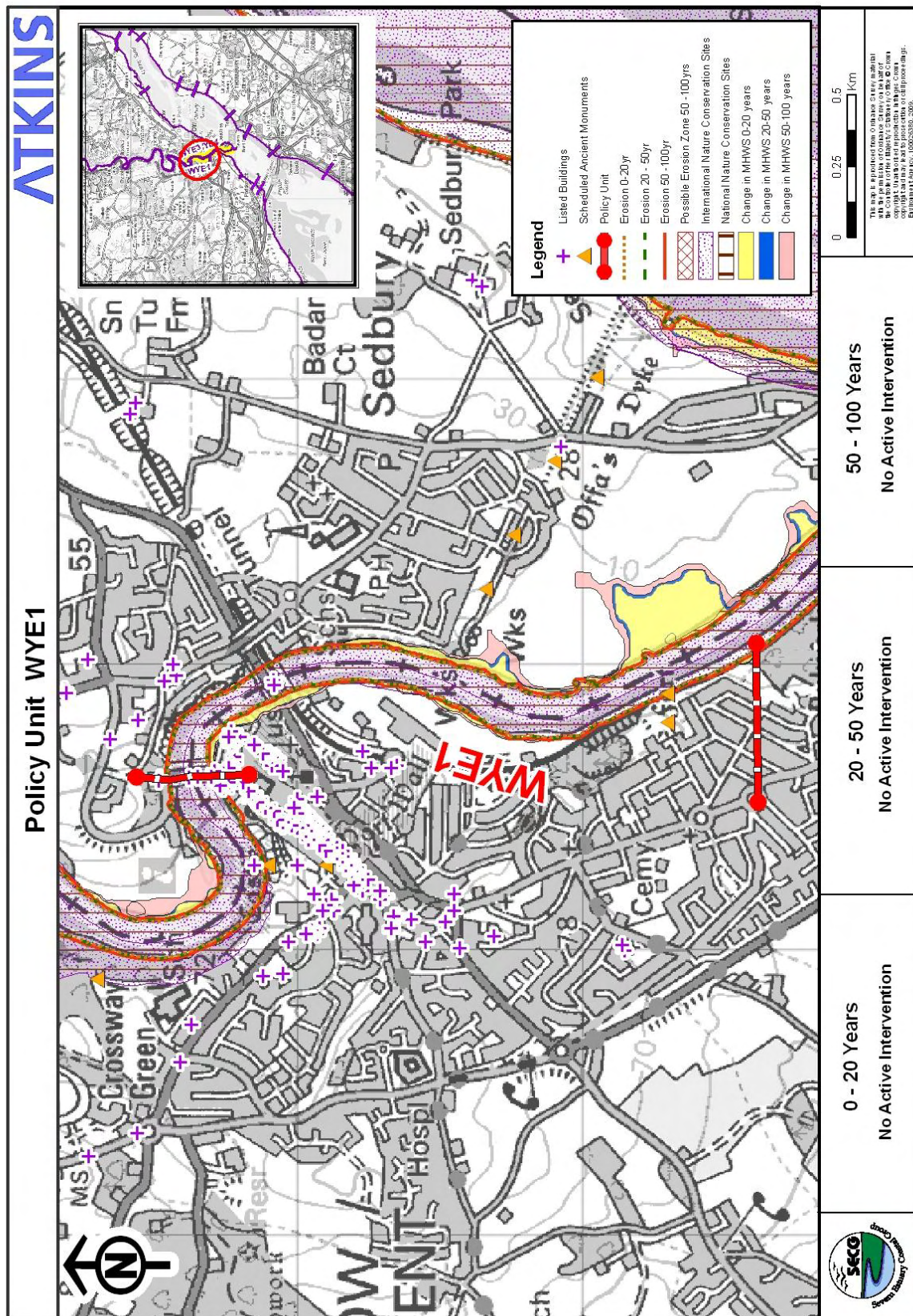
- International nature conservation sites – Lower Wye Valley SAC;
- Critical infrastructure – railway line, A48, M4 crossing, sewage treatment works;
- Residential developments – Chepstow.



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Policy Unit: WYE 1 - River Wye (West bank) at Park Redding,
Thornwell to River Wye (West bank) at Alcove Wood, Chepstow



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Preferred Policies to Implement the Plan:

Epoch	Preferred Policy	Comments
0 to 20 years (2025)	NAI	<p>The Short Term policy for this unit is No Active Intervention.</p> <p>The existing defences are expected to remain in place. Defences should be monitored to ensure they do not pose a risk to H&S under NAI. High ground limits flood risk in most areas.</p> <p>In areas at risk during high tides and surges, an in depth economic assessment should be undertaken to determine if existing defences should be maintained. Other actions to help businesses and residents cope with the impacts from flooding should be investigated in these areas e.g. individual property defences, improved resilience,</p>
20 to 50 years (2055)	NAI	<p>The Medium Term policy for this unit is No Active Intervention.</p> <p>The existing defences are expected to remain in place. Defences should be monitored to ensure they do not pose a risk to H&S under NAI. High ground limits flood risk in most areas.</p> <p>In areas at risk during high tides and surges, an in depth economic assessment should be undertaken to determine if existing defences should be maintained. Other actions to help businesses and residents cope with the impacts from flooding should be investigated in these areas e.g. individual property defences, improved resilience.</p>
50 to 100 years (2105)	NAI	<p>The Long Term policy for this unit is No Active Intervention.</p> <p>Defences are expected to come to the end of their serviceable life in this epoch, allowing natural processes to take over. Defences should be monitored to ensure they do not pose a risk to H&S under NAI. High ground limits flood risk in most areas.</p> <p>In areas at risk during high tides and surges, an in depth economic assessment should be undertaken to determine if existing defences should be maintained. Other actions to help businesses and residents cope with the impacts from flooding should be investigated in these areas e.g. individual property defences, improved resilience,</p>

Economics

Policy Unit	Existing SMP1 Policy	Time Period (epoch)			SMP2 Assessment	
		0-20	20-50	50-100	Preferred Plan Present Value Damages	Preferred Plan Present Value Defence Costs
WYE 1	Do nothing	NAI	NAI	NAI	Minimal (WYE1, 3, 4 total)	Minimal (WYE1, 3, 4 total)

The preferred policy has no economic impact for this Policy Unit. The preferred policy is economically viable for the linked Policy Units of WYE 1, WYE 3, and WYE 4. The costs and damages of the preferred policy in the table above relate to actions taken in all linked policy units.

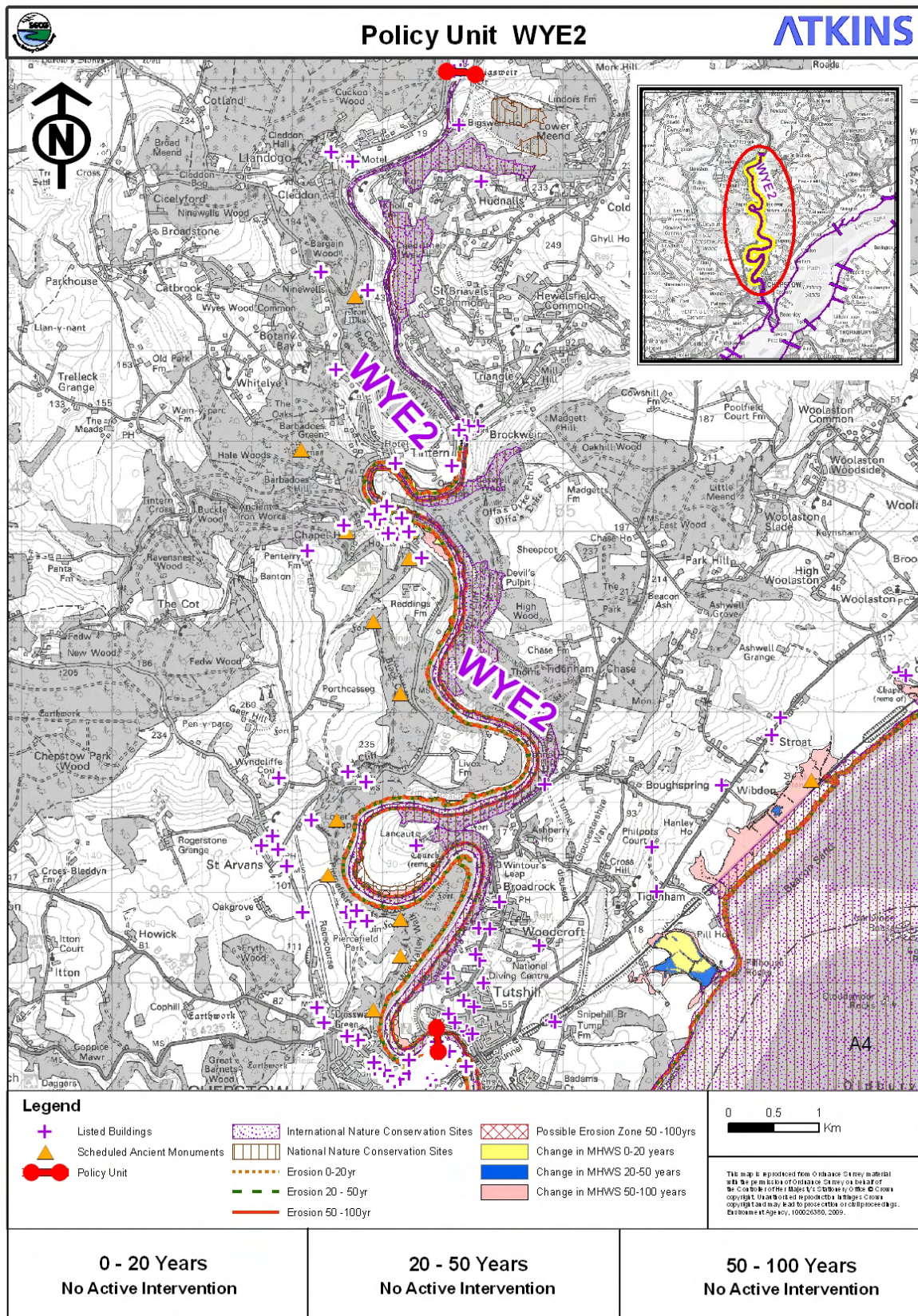
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Predicted Implication of the Preferred Plan for the WYE 1 Policy Unit

Time Period	Management Activities	Property, Land Use and Human Health	Nature Conservation – including Earth Heritage, Geology and Biodiversity	Landscape Character and Visual Amenity	Historic Environment	Amenity and Recreational Use
0 – 20 years	Present defences are expected to remain under a No Active Intervention policy during this epoch. Other actions should be investigated. More detailed economic investigation is needed for specific areas e.g. Lower Chepstow.	The defences will remain in place over this epoch preventing a limited erosion and flood risk.	A No Active Intervention policy allows for natural processes to continue preserving the integrity of internationally and nationally designated nature conservation sites (River Wye SAC/SSSI).	Limited erosion and flood risk will not significantly impact on existing landscape and visual amenity.	No impact on the historic environment.	No impact on the amenity value of the land.
20 – 50 years	The present defences are expected to come to the end of their serviceable life in this epoch. A No Active Intervention policy will require limited management. Some mitigation activity may be required to isolated pockets of land at risk of flooding. More detailed economic investigation is needed for specific areas e.g. Lower Chepstow.	Limited erosion and flood risk will not significantly impact on existing property.	A No Active Intervention policy allows for natural processes to continue preserving the integrity of internationally and nationally designated nature conservation sites (River Wye SAC/SSSI).	Limited erosion and flood risk will not significantly impact on existing landscape and visual amenity.	Limited erosion and flood risk will not impact on the historic environment.	Limited erosion and flood risk will not impact on the amenity value of the land.
50 – 100 years	A No Active Intervention policy will require limited management activities. Some mitigation activity may be required to isolated pockets of land at risk of flooding. More detailed economic investigation is needed for specific areas e.g. Lower Chepstow.	Limited erosion and flood risk will not significantly impact on existing property.	A No Active Intervention policy allows for natural processes to continue preserving the integrity of internationally and nationally designated nature conservation sites (River Wye SAC/SSSI).	Limited erosion and flood risk will not significantly impact on existing landscape and visual amenity.	Limited erosion and flood risk will not impact on the historic environment.	Limited erosion and flood risk will not impact on the amenity value of the land.

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Policy Unit: WYE 2 – River Wye (West bank) at Alcove Wood, Chepstow to Bigsweir Bridge to Bridge Street Bridge, Sedbury (East bank)



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Preferred Policies to Implement the Plan:

Epoch	Preferred Policy	Comments
0 to 20 years (2025)	NAI	<p>The Short Term policy for this unit is No Active Intervention.</p> <p>The existing defences are expected to remain in place. Defences should be monitored to ensure they do not pose a risk to H&S under NAI. NAI is not intended to prevent actions being taken to implement the CFMP policy - sustain current level of flood risk / store water and manage run off - see Section 3.4 SMP2-CFMP interactions).</p> <p>High ground limits flood risk in most areas. In areas at risk during high tides and surges, an in depth economic assessment should be undertaken to determine if existing defences should be maintained.</p> <p>Other actions to help businesses and residents cope with the impacts from flooding should be investigated in these areas e.g. individual property defences, improved resilience.</p> <p>This Policy Unit is not linked to any others.</p>
20 to 50 years (2055)	NAI	<p>The Medium Term policy for this unit is No Active Intervention.</p> <p>The existing defences are expected to remain in place. Defences should be monitored to ensure they do not pose a risk to H&S under NAI. NAI is not intended to prevent actions being taken to implement the CFMP policy - sustain current level of flood risk / store water and manage run off - see Section 3.4 SMP2-CFMP interactions).</p> <p>High ground limits flood risk in most areas. In areas at risk during high tides and surges, an in depth economic assessment should be undertaken to determine if existing defences should be maintained.</p> <p>Other actions to help businesses and residents cope with the impacts from flooding should be investigated in these areas e.g. individual property defences, improved resilience.</p> <p>This Policy Unit is not linked to any others.</p>
50 to 100 years (2105)	NAI	<p>The Long Term policy for this unit is No Active Intervention.</p> <p>The existing defences are expected to remain in place. Defences should be monitored to ensure they do not pose a risk to H&S under NAI. NAI is not intended to prevent actions being taken to implement the CFMP policy - sustain current level of flood risk / store water and manage run off - see Section 3.4 SMP2-CFMP interactions).</p> <p>High ground limits flood risk in most areas. In areas at risk during high tides and surges, an in depth economic assessment should be undertaken to determine if existing defences should be maintained.</p> <p>Other actions to help businesses and residents cope with the impacts from flooding should be investigated in these areas e.g. individual property defences, improved resilience.</p> <p>This Policy Unit is not linked to any others.</p>

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Economics

Policy Unit	Existing SMP1 Policy	Time Period (epoch)			SMP2 Assessment	
		0-20	20-50	50-100	Preferred Plan Present Value Damages	Preferred Plan Present Value Defence Costs
WYE 2	Do nothing	NAI	NAI	NAI	Minimal	Minimal

The preferred policy has no economic impact in this Policy Unit.

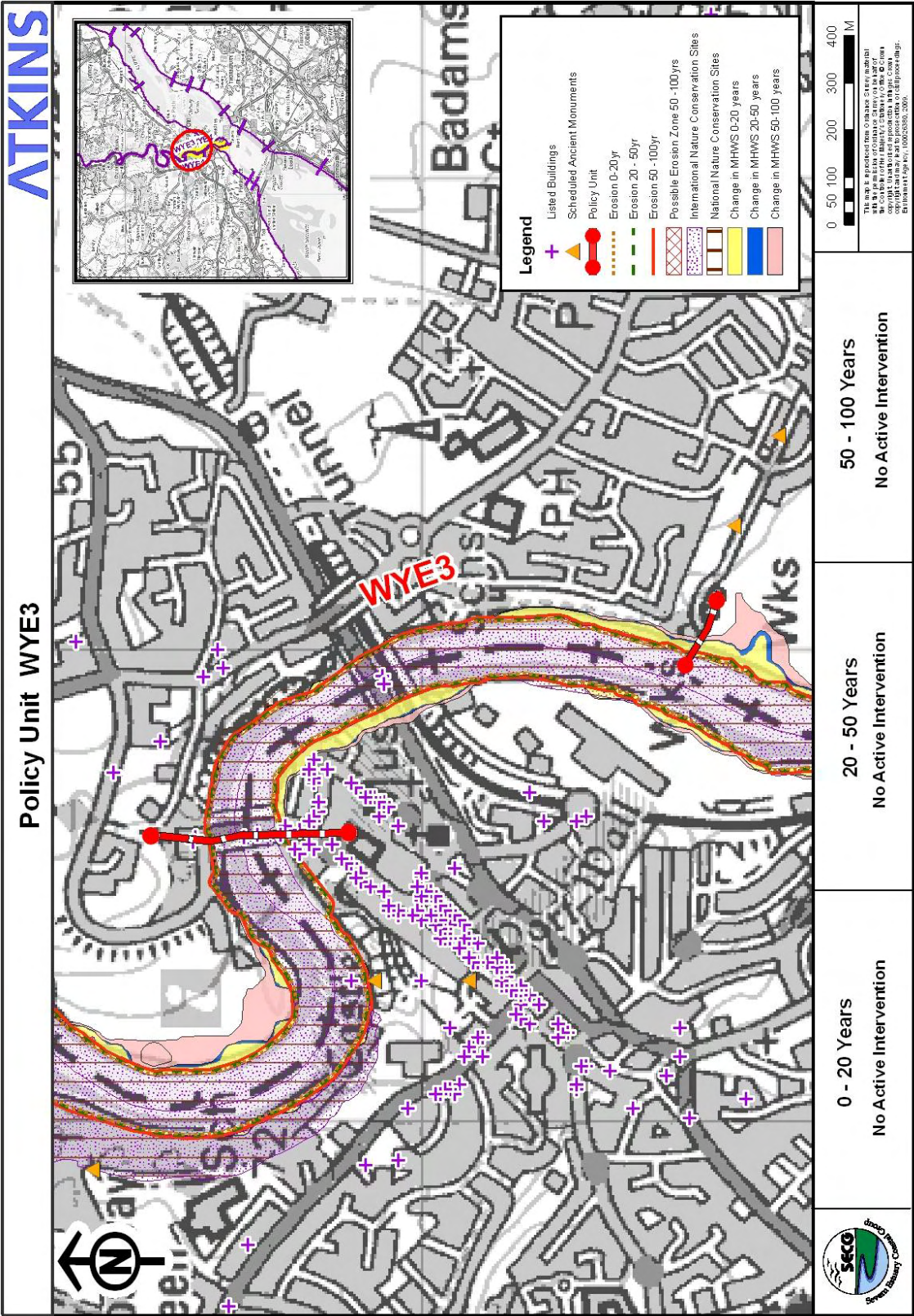
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Predicted Implication of the Preferred Plan for the WYE 2 Policy Unit

Time Period	Management Activities	Property, Land Use and Human Health	Nature Conservation – including Earth Heritage, Geology and Biodiversity	Landscape Character and Visual Amenity	Historic Environment	Amenity and Recreational Use
0 – 20 years	A No Active Intervention policy will require limited management activities. Other actions should be investigated. More detailed economic investigation is needed for specific areas from Wye Valley Hotel to Tintern Abbey	Very limited erosion and flood risk will not significantly impact on existing property.	A No Active Intervention policy allows for natural processes to continue preserving the integrity of internationally and nationally designated nature conservation sites (River Wye SAC/SSSI, Wye Valley Woodlands SAC / SSSIs).	Limited erosion and flood risk will not significantly impact on existing landscape and visual amenity, including the Wye Valley AONB.	Limited erosion and flood risk will not impact on the historic environment.	Limited erosion and flood risk will not impact on the amenity value of the land.
20 – 50 years	A No Active Intervention policy will require limited management activities. Other actions should be investigated. More detailed economic investigation is needed for specific areas from Wye Valley Hotel to Tintern Abbey	Very limited erosion and flood risk will not significantly impact on existing property.	A No Active Intervention policy allows for natural processes to continue preserving the integrity of internationally and nationally designated nature conservation sites (River Wye SAC/SSSI, Wye Valley Woodlands SAC / SSSIs).	Limited erosion and flood risk will not significantly impact on existing landscape and visual amenity, including the Wye Valley AONB.	Limited erosion and flood risk will not impact on the historic environment.	Limited erosion and flood risk will not impact on the amenity value of the land.
50 – 100 years	A No Active Intervention policy will require limited management activities. Other actions should be investigated. More detailed economic investigation is needed for specific areas from Wye Valley Hotel to Tintern Abbey	A marginal increase in tidal flood risk to agricultural land and property.	A No Active Intervention policy allows for natural processes to continue preserving the integrity of internationally and nationally designated nature conservation sites (River Wye SAC/SSSI, Wye Valley Woodlands SAC / SSSIs).	Limited erosion and flood risk will not significantly impact on existing landscape and visual amenity, including the Wye Valley AONB.	A marginal increase in tidal flood risk to the historic environment.	Limited erosion and flood risk will not impact on the amenity value of the land.

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Policy Unit: WYE 3 – River Wye (East bank) from Bridge Street Bridge, Sedbury to Sedbury sewage treatment works



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Preferred Policies to Implement the Plan:

Epoch	Preferred Policy	Comments
0 to 20 years (2025)	NAI	The Short Term policy for this unit is No Active Intervention . The existing defences are expected to remain in place. Defences should be monitored to ensure they do not pose a risk to H&S under NAI or impact on the CFMP policy - sustain current level of flood risk / store water and manage run off - see Section 3.4 SMP2-CFMP interactions). High ground limits flood risk.
20 to 50 years (2055)	NAI	The Medium Term policy for this unit is No Active Intervention . The existing defences are expected to remain in place. Defences should be monitored to ensure they do not pose a risk to H&S under NAI or impact on the CFMP policy - sustain current level of flood risk / store water and manage run off - see Section 3.4 SMP2-CFMP interactions). High ground limits flood risk.
50 to 100 years (2105)	NAI	The Long Term policy for this unit is No Active Intervention . The existing defences are expected to remain in place. Defences should be monitored to ensure they do not pose a risk to H&S under NAI or impact on the CFMP policy - sustain current level of flood risk / store water and manage run off - see Section 3.4 SMP2-CFMP interactions). High ground limits flood risk.

Economics

Policy Unit	Existing SMP1 Policy	Time Period (epoch)			SMP2 Assessment	
		0-20	20-50	50-100	Preferred Plan Present Value Damages	Preferred Plan Present Value Defence Costs
WYE 3	Do nothing	NAI	NAI	NAI	Minimal (WYE1, 3, 4 total)	Minimal (WYE1, 3, 4 total)

The preferred policy has no economic impact. The preferred policy is economically viable for the linked Policy Units of WYE 1, WYE 3, and WYE 4. The costs and damages of the preferred policy in the table above relate to actions taken in all linked policy units.

Predicted Implication of the Preferred Plan for the WYE 3 Policy Unit

Time Period	Management Activities	Property, Land Use and Human Health	Nature Conservation – including Earth Heritage, Geology and Biodiversity	Landscape Character and Visual Amenity	Historic Environment	Amenity and Recreational Use
0 – 20 years	A No Active Intervention policy will require limited management activities.	No impact of tidal flood risk or erosion on existing property.	A No Active Intervention policy allows for natural processes to continue, preserving the integrity of internationally and nationally designated nature conservation sites (River Wye SAC/SSSI).	No impact on existing landscape and visual amenity.	No impact on the historic environment.	No impact on the amenity value of the land.
20 – 50 years	A No Active Intervention policy will require limited management activities.	No impact of tidal flood risk or erosion on existing property.	A No Active Intervention policy allows for natural processes to continue, preserving the integrity of internationally and nationally designated nature conservation sites (River Wye SAC/SSSI).	No impact on existing landscape and visual amenity.	No impact on the historic environment.	No impact on the amenity value of the land.
50 – 100 years	A No Active Intervention policy will require limited management activities.	No impact of tidal flood risk or erosion on existing property.	A No Active Intervention policy allows for natural processes to continue, preserving the integrity of internationally and nationally designated nature conservation sites (River Wye SAC/SSSI).	Limited erosion and flood risk will not significantly impact on existing landscape and visual amenity.	A marginal increase in tidal flood risk to the historic environment.	Limited erosion and flood risk will not impact on the amenity value of the land.

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Preferred Policies to Implement the Plan:

Epoch	Preferred Policy	Comments
0 to 20 years (2025)	NAI	The Short Term policy for this unit is No Active Intervention . The existing defences are expected to remain in place. Defences should be monitored to ensure they do not pose a risk to H&S under NAI or impact on the CFMP policy - sustain current level of flood risk / store water and manage run off - see Section 3.4 SMP2-CFMP interactions). High ground limits flood risk.
20 to 50 years (2055)	NAI	The Medium Term policy for this unit is No Active Intervention . The existing defences are expected to remain in place. Defences should be monitored to ensure they do not pose a risk to H&S under NAI or impact on the CFMP policy - sustain current level of flood risk / store water and manage run off - see Section 3.4 SMP2-CFMP interactions). High ground limits flood risk.
50 to 100 years (2105)	NAI	The Long Term policy for this unit is No Active Intervention . The existing defences are expected to remain in place. Defences should be monitored to ensure they do not pose a risk to H&S under NAI or impact on the CFMP policy - sustain current level of flood risk / store water and manage run off - see Section 3.4 SMP2-CFMP interactions). High ground limits flood risk.

Economics

Policy Unit	Existing SMP1 Policy	Time Period (epoch)			SMP2 Assessment	
		0-20	20-50	50-100	Preferred Plan Present Value Damages	Preferred Plan Present Value Defence Costs
WYE 4	Do nothing	NAI	NAI	NAI	Minimal (WYE1, 3, 4 total)	Minimal (WYE1, 3, 4 total)

The preferred policy has no economic impact. The preferred policy is economically viable for the linked Policy Units of WYE 1, WYE 3, and WYE 4. The costs and damages of the preferred policy in the table above relate to actions taken in all linked policy units.

Predicted Implication of the Preferred Plan for the WYE 4 Policy Unit

Time Period	Management Activities	Property, Land Use and Human Health	Nature Conservation – including Earth Heritage, Geology and Biodiversity	Landscape Character and Visual Amenity	Historic Environment	Amenity and Recreational Use
0 – 20 years	A No Active Intervention policy will require limited management activities.	No impact of tidal flood risk or erosion on existing property.	A No Active Intervention policy allows for natural processes to continue, preserving the integrity of internationally designated nature conservation sites.	No impact on existing landscape and visual amenity.	No impact on the historic environment.	No impact on the amenity value of the land.
20 – 50 years	A No Active Intervention policy will require limited management activities.	No impact of tidal flood risk or erosion on existing property.	A No Active Intervention policy allows for natural processes to continue, preserving the integrity of internationally designated nature conservation sites.	No impact on existing landscape and visual amenity.	No impact on the historic environment.	No impact on the amenity value of the land.
50 – 100 years	A No Active Intervention policy will require limited management activities.	No impact of tidal flood risk or erosion on existing property.	A No Active Intervention policy allows for natural processes to continue, preserving the integrity of internationally designated nature conservation sites.	Limited erosion and flood risk will not significantly impact on existing landscape and visual amenity.	A marginal increase in tidal flood risk to the historic environment.	Limited erosion and flood risk will not impact on the amenity value of the land.

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