

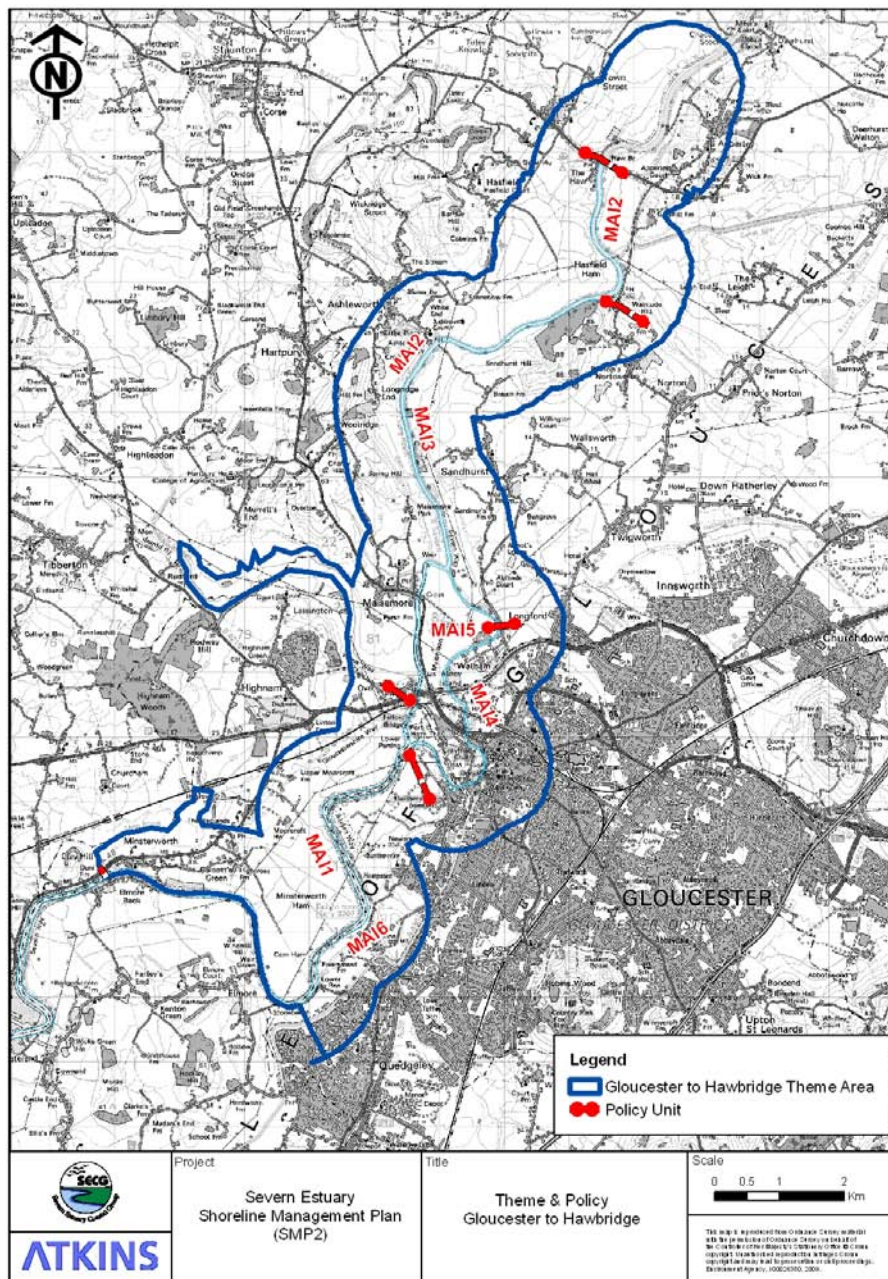
GLOUCESTER TO HAW BRIDGE

This Theme area contains the Policy Units **MAI 1, MAI 2, MAI 3, MAI 4, MAI 5, and MAI 6.**

It starts at the **drain from Long Brook** and ends at **Haw Bridge** (upstream extent of Severn Estuary SMP2).

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

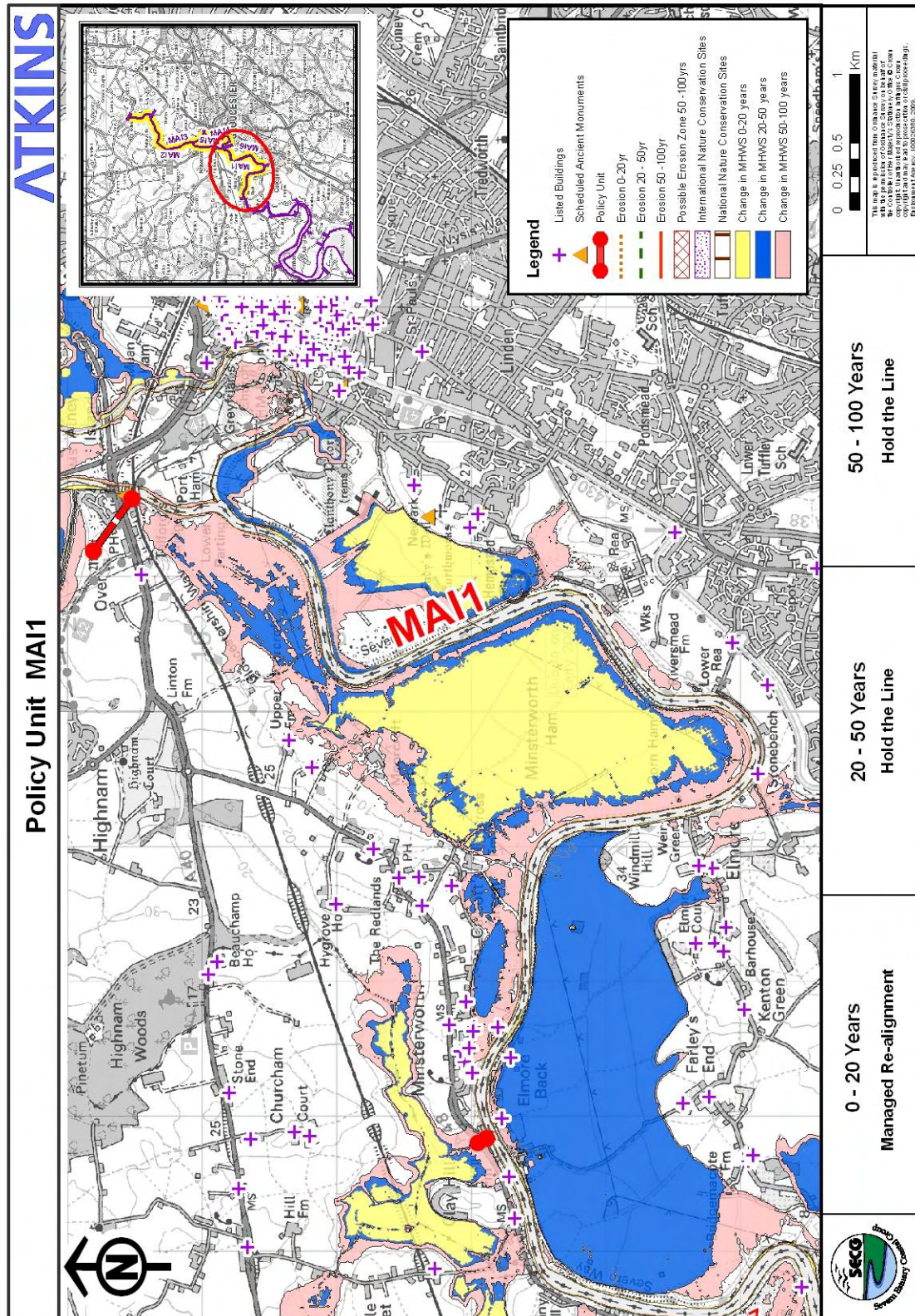
- International nature conservation sites – Severn Estuary SAC, SPA and Ramsar sites;
- Critical infrastructure – railway line, A48, A40, electricity network and substations, Netheridge sewage treatment works;
- Residential – Gloucester.



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Policy Unit: MAI 1 – the drain at Long Brook to the railway/A40 bridge
(west bank of the Severn)



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Preferred Policies to Implement the Plan:

Epoch	Preferred Policy	Comments
0 to 20 years (2025)	MR	<p>The Short Term policy for this unit is Managed Realignment.</p> <p>Existing defences are likely to come to the end of their serviceable life in the next epoch. A new realigned defence will enable new intertidal habitat to be created and manage the risk of impacts from flooding and erosion to assets behind new defences in this and linked Policy Units (MAI 2, MAI 3, MAI 4, MAI 5 and MAI 6). MR will manage the risk of impacts from flooding and erosion to assets behind the new defences.</p> <p>MR in this Policy Unit may allow short lengths of existing defence to be maintained and a NAI policy along other undefended lengths to allow the shoreline to evolve naturally. The precise location and type of defence should be determined by the SEFRMS. This should also determine if the existing defences can be allowed to erode naturally or should be breached. Any defences allowed to erode should be monitored to ensure they do not pose a risk to H&S. New, set back defences and other defences in the policy unit should be maintained.</p> <p>Land, nature conservation and historic environment features in front of the new line of defences or in areas of NAI will be at increased risk of flooding and erosion. Adaptation actions should be considered and implemented. The habitat created in this policy unit will help compensate for areas lost elsewhere in the estuary and help maintain/improve the condition of the European protected sites.</p> <p>MR <u>does not</u> guarantee funding to build or maintain new realigned defences.</p>
20 to 50 years (2055)	HTL	<p>The medium term policy for this unit is Hold The Line.</p> <p>New realigned defences should be maintained. HTL will manage the risk of impacts from flooding and erosion to assets behind the new defences.</p> <p>HTL <u>does not</u> guarantee funding to build or maintain current or future defences or to counter sea level rise.</p>
50 to 100 years (2105)	HTL	<p>The long term policy for this unit is Hold The Line.</p> <p>New realigned defences should be maintained. HTL will manage the risk of impacts from flooding and erosion to assets behind the new defences.</p> <p>HTL <u>does not</u> guarantee funding to build or maintain current or future defences or to counter sea level rise..</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
MAI 1	HTL	MR	HTL	HTL	£18m (MAI1-6 total)	£5m (MAI1-6 total)

The preferred policy is economically viable for the linked Policy Units of MAI 1, MAI 2, MAI 3, MAI 4, MAI 5 and MAI 6. The costs and damages of the preferred policy in the table above relate to actions taken in all linked policy units.

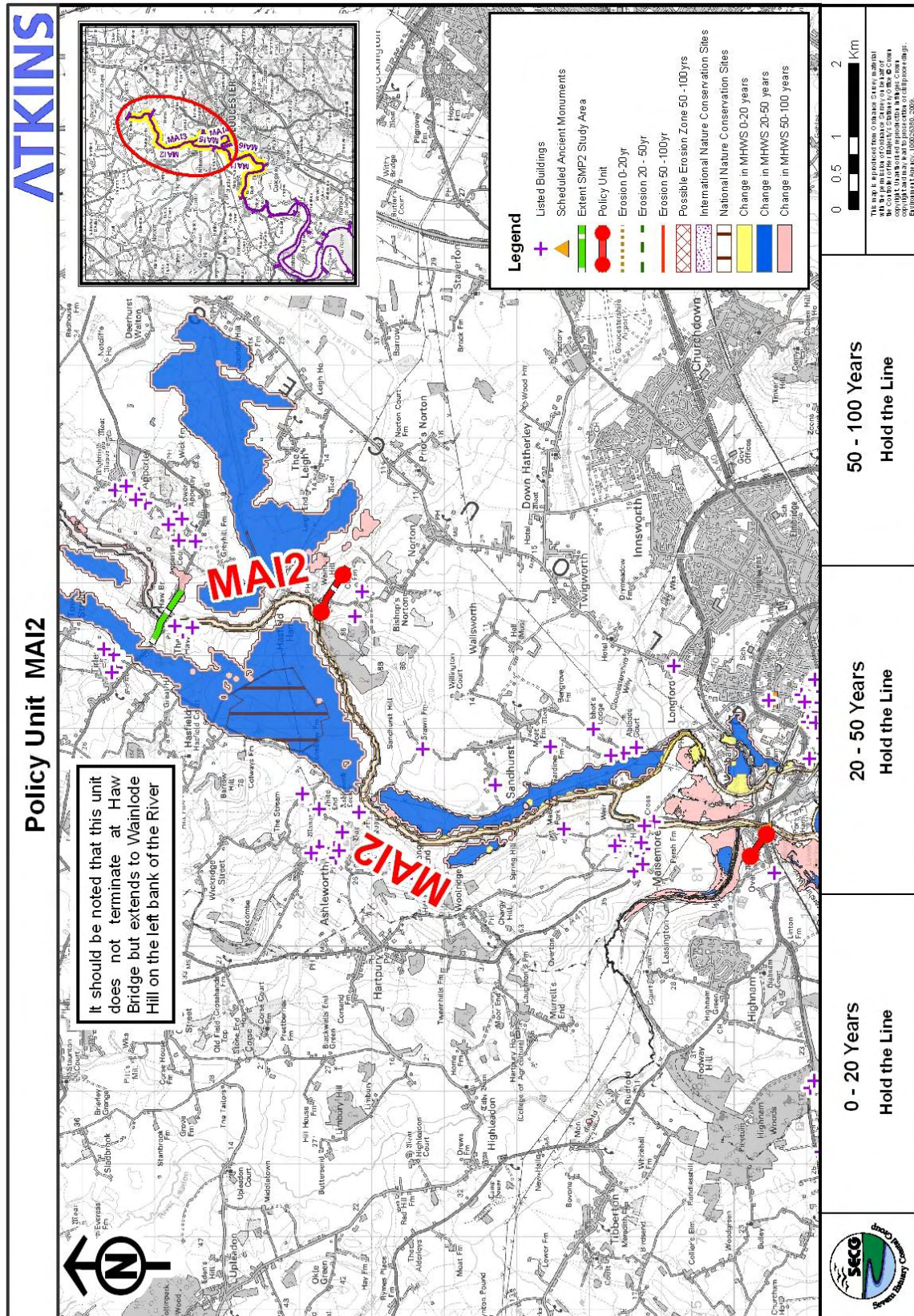
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Predicted Implication of the Preferred Plan for the MAI 1 Policy Unit

Time Period	Management Activities	Property, Land Use and Human Health	Nature Conservation – including Earth Heritage, Geology and Biodiversity	Landscape Character and Visual Amenities	Historic Environment	Amenity and Recreational Use
0 – 20 years	The existing defence line will not be maintained and a new set back defence should be established to allow habitat creation and to reduce the impact from fluvial flooding by increasing floodwater conveyance	A total of 349 Ha of agricultural land will be undefended and subject to frequent flood risk. Erosion in this section of the estuary is limited. Realigned defences will manage the risk to properties and land behind new defences. Assets in front of realigned defences will be at risk from inundation. Impacts on property and land, and mitigation actions will need to be considered in determining realignment of defences	A MR policy will allow the creation of approximately 349 Ha of additional intertidal habitat. However there may be loss of terrestrial habitats as intertidal habitats roll back. Works should take account of possible environmental impacts and the need for an EIA.	The creation of intertidal habitat will replace existing agricultural land, altering the landscape.	Realigned defences will manage the risk to historic environment assets behind new defences. Assets in front of realigned defences will be at risk from inundation. Impacts on property and land and mitigation actions will need to be considered in determining realignment of defences.	Realigned defences will manage the risk to the amenity value or recreational use of the land behind new defences. Assets in front of realigned defences will be at risk from inundation. Impacts to amenity and recreational use will need to be considered in determining realignment of defences
20 – 50 years	The new defence line should be maintained.	Defences will manage the risk of flooding to existing properties and land in this epoch.	Defences will manage the risk of flooding to the natural environment. Works should take account of possible environmental impacts and the need for an EIA.	The creation of intertidal habitat will replace existing agricultural land, altering the landscape.	Defences will manage the risk of flooding to the historic environment	Defences will manage the risk of flooding to the amenity value of the land or recreational use.
50 – 100 years	The new defence line should be maintained.	Defences will manage the risk of flooding to existing properties and land in this epoch.	Defences will manage the risk of flooding to the natural environment. Works should take account of possible environmental impacts and the need for an EIA.	In the long term sea level rise will result in more frequent flooding of the seaward side of the defence line and creation of intertidal habitat.	Defences will manage the risk of flooding to the historic environment	Defences will manage the risk of flooding to the amenity value of the land or recreational use.

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Policy Unit: MAI 2 – Railway/A40 bridge to Haw Bridge (west bank of the Severn, including the River Leadon) to Wainlode Hill (east bank)



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Preferred Policies to Implement the Plan:

Epoch	Preferred Policy	Comments
0 to 20 years (2025)	HTL	<p>The Short Term policy for this unit is a Hold the Line policy.</p> <p>The existing defences will come to the end of their serviceable life in this epoch, although maintenance and repairs may extend the life of the existing defences. HTL recommends that defences are replaced. The position, size and materials of new defences should be considered in detail by the SEFRMS – in some areas high ground limits the risk from coastal flooding. NAI is not appropriate due to areas of low lying ground in this and linked Policy Units (MAI 1, MAI 3, MAI 4, MAI 5 and MAI 6). HTL manages the risk of impacts from flooding and erosion.</p> <p>HTL <u>does not</u> guarantee funding to build or maintain current or future defences or to counter sea level rise.</p>
20 to 50 years (2055)	HTL	<p>The medium term policy for this unit is a Hold the Line policy.</p> <p>If defences have not been replaced in the previous epoch, HTL recommends that they are replaced during this epoch. The position, size and materials of new defences should be considered in detail by the SEFRMS – in some areas high ground limits the risk from coastal flooding.</p> <p>If defences have been replaced in the previous epoch, they should be monitored and maintained during this epoch. Actions taken in this Policy Unit should take account of effects in linked Policy Units (MAI 1, MAI 3, MAI 4, MAI 5 and MAI 6). HTL manages the risk of impacts from flooding and erosion.</p> <p>HTL <u>does not</u> guarantee funding to build or maintain current or future defences or to counter sea level rise.</p>
50 to 100 years (2105)	HTL	<p>The long term policy for this unit is a Hold the Line policy.</p> <p>New defences should be maintained. Actions taken in this Policy Unit should take account of effects in linked Policy Units (MAI 1, MAI 3, MAI 4, MAI 5 and MAI 6). HTL manages the risk of impacts from flooding and erosion.</p> <p>HTL <u>does not</u> guarantee funding to build or maintain current or future defences or to counter sea level rise.</p>

It should be noted that this unit does not end at Haw Bridge but extends to Wainlode Hill on the left bank of the River Severn. This is due to the large area of flood plain extending east and connected to this section of the shoreline.

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
MAI 2	N/A	HTL	HTL	HTL	£18m (MAI1-6 total)	£5m (MAI1-6 total)

The preferred policy is economically viable for the linked Policy Units of MAI 1, MAI 2, MAI 3, MAI 4, MAI 5 and MAI 6. The costs and damages of the preferred policy in the table above relate to actions taken in all linked policy units.

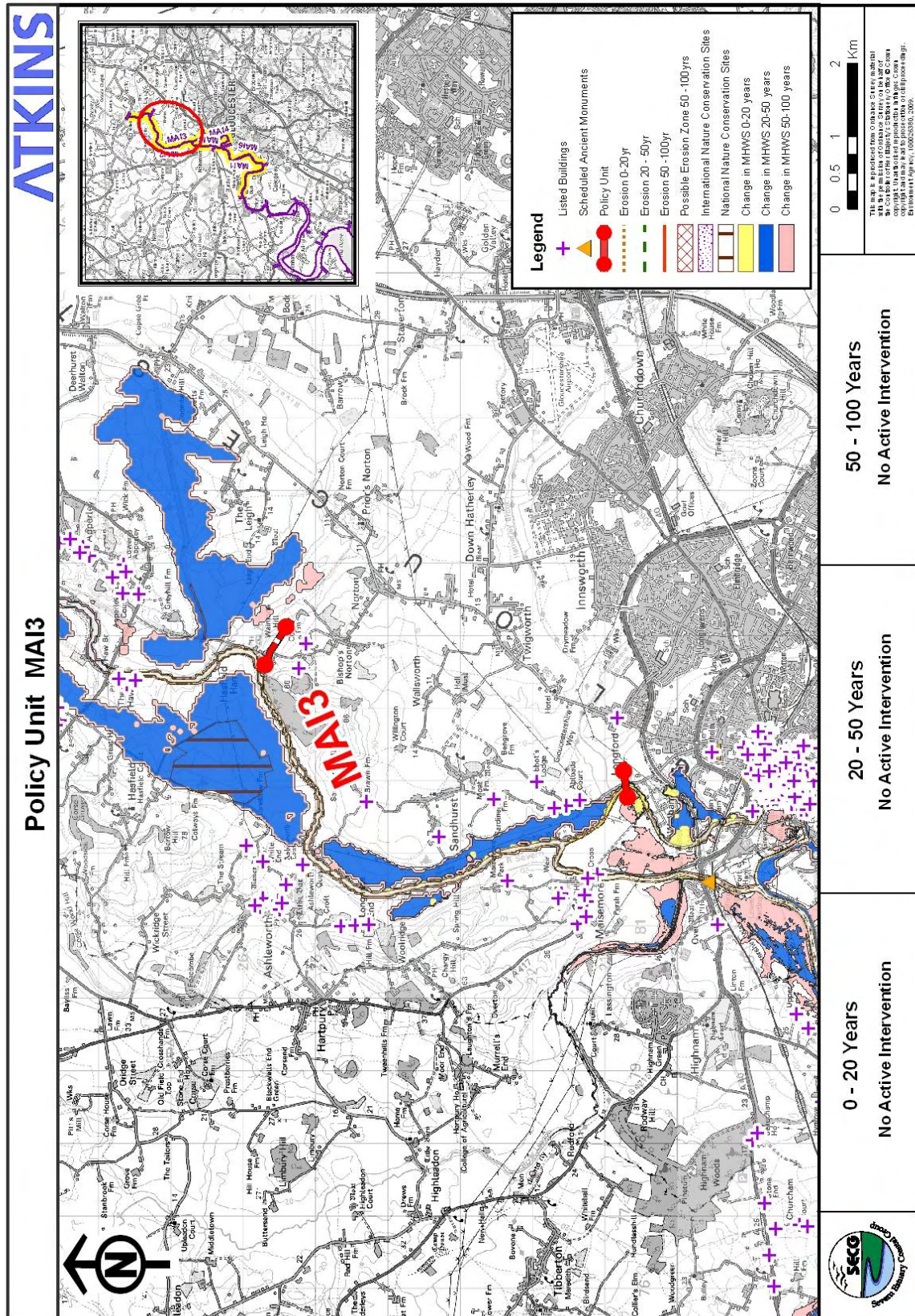
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Predicted Implication of the Preferred Plan for the MAI 2 Policy Unit

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	The current earth embankment defences are expected to come to the end of their serviceable life during this epoch and should be replaced, although maintenance may extend their life into the next epoch.	Defences will manage the risk of flooding to existing property, land use or human health.	An HTL policy will not impact the nature conservation sites during this time period. Works should take account of possible environmental impacts and the need for an EIA.	Defences are likely to come to the end of their serviceable life and require reconstruction in this epoch. Increased height of defences or change in defence construction materials will affect local landscape - increasing presence in the landscape and disrupting views.	Defences will manage the risk of impacts from flooding to the historic environment	Defences will manage the risk of flooding to the amenity value of the land or recreational use.
20 – 50 years	An on-going maintenance programme should be established to ensure the defences remain operational.	Defences will manage the risk of flooding to existing property, land use or human health.	An HTL policy will not impact the nature conservation sites during this time period. Works should take account of possible environmental impacts and the need for an EIA.	Increased height of defences or change in defence construction materials will affect local landscape - increasing presence in the landscape and disrupting views.	Defences will manage the risk of impacts from flooding to the historic environment	Defences will manage the risk of flooding to the amenity value of the land or recreational use.
50 – 100 years	An on-going maintenance programme should be established including the monitoring of shoreline erosion as sea level rise increases.	Defences will manage the risk of flooding to existing property, land use or human health.	A HTL policy will manage the impact of saline intrusion on Ashleworth Ham (SSSI). Works should take account of possible environmental impacts and the need for an EIA.	Increased height of defences or change in defence construction materials will affect local landscape - increasing presence in the landscape and disrupting views.	Defences will manage the risk of impacts from flooding to the historic environment	Defences will manage the risk of flooding to the amenity value of the land or recreational use.

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Policy Unit: MAI 3 - Wainlode Hill (east bank) to Upper Parting (east bank of the Severn)



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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>There is limited impact from coastal erosion or flood risk in this Policy Unit over all three SMP2 epochs. For properties at some risk of flooding, mitigation should be considered – this may include individual property defences or other actions. Actions taken in this Policy Unit should take account of effects in linked Policy Units (MAI 1, MAI 2, MAI 4, MAI 5 and MAI 6) and the CFMP policy (reduce flood risk management actions, accepting that flood risk will increase over time – see Section 3.4 SMP2-CFMP interactions). Defences should be monitored to ensure they do not pose a risk to H&S under NAI.</p>
20 to 50 years (2055)	NAI	<p>The Medium Term policy for this unit is No Active Intervention.</p> <p>Most of the existing defences will come to the end of their serviceable life in this epoch. Defences should be monitored to ensure they do not pose a risk to H&S under NAI, impact on the linked Policy Units (MAI 1, MAI 2, MAI 4, MAI 5 and MAI 6) or affect CFMP policy actions (reduce flood risk management actions, accepting that flood risk will increase over time – see Section 3.4 SMP2-CFMP interactions).</p> <p>The extent of the floodplain is limited by high ground. Some agricultural land may be at risk of flooding. For properties at some risk of flooding, mitigation should be considered – this may include individual property defences or other actions.</p>
50 to 100 years (2105)	NAI	<p>The Long Term policy for this unit is No Active Intervention.</p> <p>Any remaining defences will come to the end of their serviceable life during in this epoch and flooding will be more frequent. The extent of the floodplain is limited by high ground. Defences should be monitored to ensure they do not pose a risk to H&S under NAI, impact on the linked Policy Units (MAI 1, MAI 2, MAI 4, MAI 5 and MAI 6) or affect CFMP policy actions (reduce flood risk management actions, accepting that flood risk will increase over time – see Section 3.4 SMP2-CFMP interactions).</p> <p>The extent of the floodplain is limited by high ground. Some agricultural land may be at risk of flooding. For properties at some risk of flooding, mitigation should be considered – this may include individual property defences or other actions.</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
MAI 3	N/A	NAI	NAI	NAI	£18m (MAI1-6 total)	£5m (MAI1-6 total)

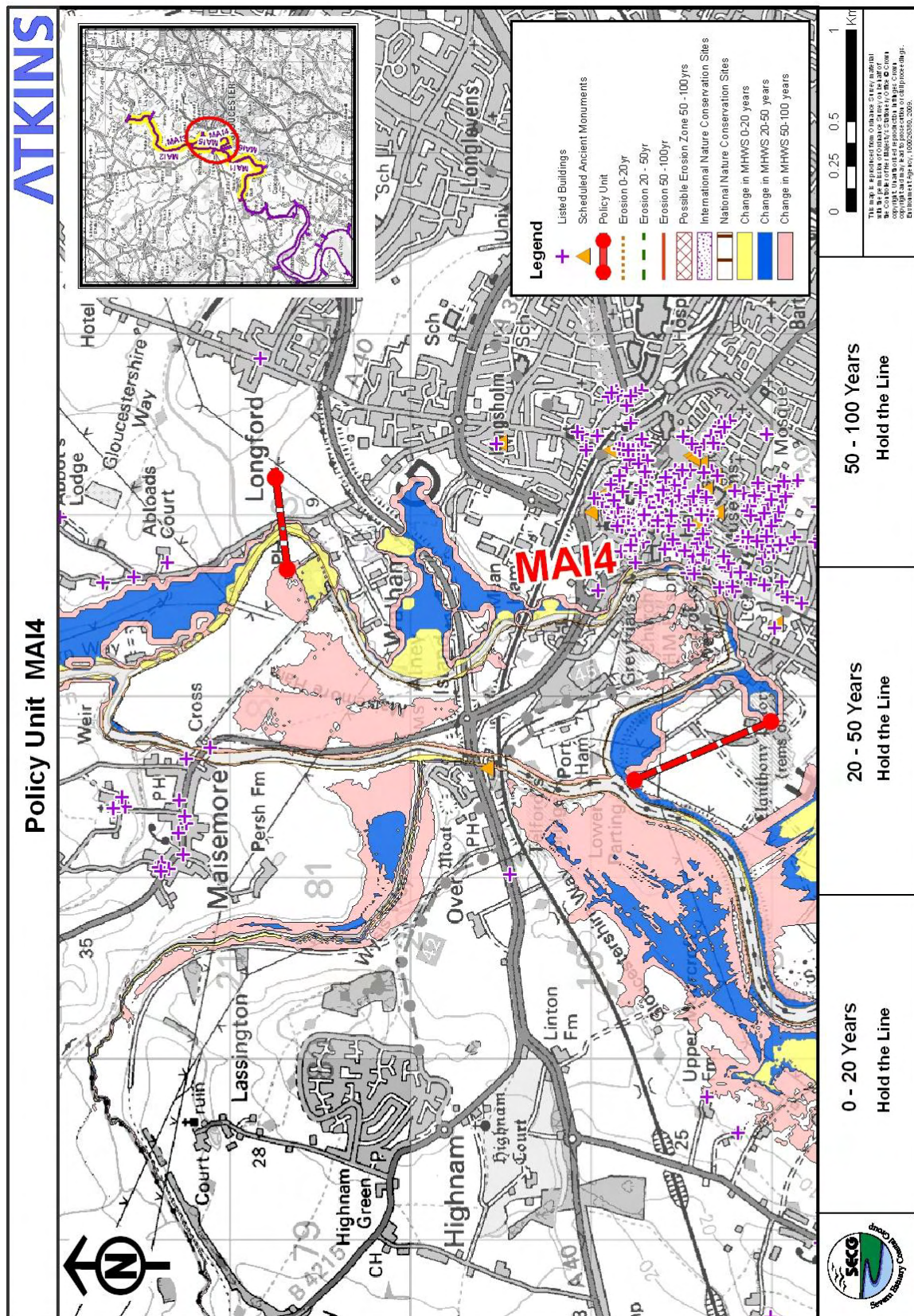
The preferred policy has no economic impact in this Policy Unit. The preferred policy is economically viable for the linked Policy Units of MAI 1, MAI 2, MAI 3, MAI 4, MAI 5 and MAI 6. The costs of the preferred policy in the table above relate to actions taken in all linked policy units, not in MAI 3.

Predicted Implication of the Preferred Plan for the MAI 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	The existing defence line will not be maintained and will deteriorate with time.	The existing flood defences will continue to afford protection to existing properties and land in this epoch.	There will be limited impact in this epoch as the existing defence line is expected to remain in place reducing the risk of flooding and erosion.	Limited erosion and flood risk will not 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 or recreational use.
20 – 50 years	The shoreline will undergo limited erosion. High ground constrains flooding in this period. As a result erosion and flood risk management activities will be limited.	Flooding will remain constrained to a strip along the river. Agricultural land will experience more frequent flooding and become unusable.	A NAI policy will allow natural processes to dominate. Wainlode Cliff SSSI will continue to be exposed. Freshwater and terrestrial environments are not expected to be affected outside the area of saline intrusion constrained by high ground.	Flooding and erosion will only impact on landscape and visual amenity within the area affected by saline flooding – limited due to high ground.	Flooding and erosion will only impact on historic environment assets within the area affected by saline flooding – limited due to high ground.	Flooding and erosion will only impact on the amenity value of the land within the area affected by saline flooding – limited due to high ground.
50 – 100 years	The shoreline will undergo limited erosion. High ground constrains flooding in this period. As a result erosion and flood risk management activities will be limited.	Flooding will remain constrained to a strip along the river. Agricultural land will experience more frequent flooding and become unusable.	A NAI policy will allow natural processes to dominate. Wainlode Cliff SSSI will continue to be exposed. Freshwater and terrestrial environments are not expected to be affected outside the area of saline intrusion constrained by high ground.	Flooding and erosion will only impact on landscape and visual amenity within the area affected by saline flooding – limited due to high ground.	Flooding and erosion will only impact on historic environment assets within the area affected by saline flooding – limited due to high ground.	Flooding and erosion will only impact on the amenity value of the land within the area affected by saline flooding – limited due to high ground.

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Policy Unit: MAI 4 – Upper Parting to Lower Parting (east bank of the River Severn)



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Preferred Policies to Implement the Plan:

Epoch	Preferred Policy	Comments
0 to 20 years (2025)	HTL	<p>The short term policy for this unit is Hold the Line.</p> <p>Defences are expected to remain in place during this epoch. A HTL policy would continue the current defence policy and manage the risk of impacts from flooding to residential properties, commercial and industrial assets as well as a significant number of historical assets. HTL will require minimal management activities in some areas, where the impacts of tidal flood risk are limited.</p> <p>HTL <u>does not</u> guarantee funding to build or maintain current or future defences or to counter sea level rise.</p>
20 to 50 years (2055)	HTL	<p>The medium term policy for this unit is Hold the Line.</p> <p>The existing defences will come to the end of their serviceable life in this epoch, although maintenance and repairs may extend the life of the existing defences. HTL recommends that defences are replaced and the need for defences in currently undefended areas should be investigated. The position, size and materials of new defences should be considered in detail by the SEFRMS – in some areas high ground limits the risk from coastal flooding. Actions should take account of effects in linked Policy Units (MAI 1, MAI 2, MAI 3, MAI 5 and MAI 6). HTL manages the risk of impacts from flooding and erosion.</p> <p>HTL <u>does not</u> guarantee funding to build or maintain current or future defences or to counter sea level rise.</p>
50 to 100 years (2105)	HTL	<p>The long term policy for this unit is Hold the Line.</p> <p>New defences should be maintained. Actions taken in this Policy Unit should take account of effects in linked Policy Units (MAI 1, MAI 2, MAI 3, MAI 5 and MAI 6). HTL manages the risk of impacts from flooding and erosion.</p> <p>HTL <u>does not</u> guarantee funding to build or maintain current or future defences or to counter sea level rise.</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
MAI 4	HTL	HTL	HTL	HTL	£18m (MAI1-6 total)	£5m (MAI1-6 total)

The preferred policy is economically viable for the linked Policy Units of MAI 1, MAI 2, MAI 3, MAI 4, MAI 5 and MAI 6. 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 MAI 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	The shoreline will remain stable and constrained flooding in this period will result in minimal management activities.	Defences will manage the risk of flooding to existing property, land use or human health.	Limited coastal squeeze, primarily north of Gloucester, is likely, resulting in loss of intertidal habitats. Works should take account of possible environmental impacts and the need for an EIA.	Limited erosion and flood risk under a HTL policy will not impact on existing landscape and visual amenity	Defences will manage the risk of impacts from flooding to the historic environment	Defences will manage the risk of flooding on amenity or recreational value of the land.
20 – 50 years	The current defences will have deteriorated in this time frame and should be replaced.	Defences will manage the risk of flooding to existing property, land use or human health.	Coastal squeeze may occur which will result in loss of intertidal habitats. Works should take account of possible environmental impacts and the need for an EIA.	Defences are likely to come to the end of their serviceable life and require reconstruction in this epoch. Increased height of defences or change in defence construction materials will affect local landscape - increasing presence in the landscape and disrupting views.	Defences will manage the risk of impacts from flooding to the historic environment	Defences will manage the risk of flooding on amenity or recreational value of the land.
50 – 100 years	An on-going maintenance programme should be established including the monitoring of tidal flood risk as sea level rise increases.	Defences will manage the risk of flooding to existing property, land use or human health.	Coastal squeeze may occur which will result in loss of intertidal habitats. Works should take account of possible environmental impacts and the need for an EIA.	Increased height of defences or change in defence construction materials will affect local landscape - increasing presence in the landscape and disrupting views.	Defences will manage the risk of impacts from flooding to the historic environment	Defences will manage the risk of flooding on amenity or recreational value of the land.

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Preferred Policies to Implement the Plan:

Epoch	Preferred Policy	Comments
0 to 20 years (2025)	HTL	<p>The short term policy for this unit is Hold the Line.</p> <p>Defences are expected to remain in place during this epoch. A HTL policy would continue the current defence policy and manage the risk of impacts from flooding to residential properties, commercial and industrial assets as well as a significant number of historical assets. HTL will require minimal management activities in some areas, where the impacts of tidal flood risk are limited.</p> <p>HTL <u>does not</u> guarantee funding to build or maintain current or future defences or to counter sea level rise.</p>
20 to 50 years (2055)	HTL	<p>The medium term policy for this unit is Hold the Line.</p> <p>The existing defences will come to the end of their serviceable life in this epoch, although maintenance and repairs may extend the life of the existing defences. HTL recommends that defences are replaced and the need for defences in currently undefended areas should be investigated. The position, size and materials of new defences should be considered in detail by the SEFRMS – in some areas high ground limits the risk from coastal flooding.</p> <p>Actions should take account of effects in linked Policy Units (MAI 1, MAI 2, MAI 3, MAI 4 and MAI 6). HTL will manage the risk of impacts from flooding and erosion.</p> <p>HTL <u>does not</u> guarantee funding to build or maintain current or future defences or to counter sea level rise.</p>
50 to 100 years (2105)	HTL	<p>The long term policy for this unit is Hold the Line.</p> <p>New defences should be maintained. Actions taken in this Policy Unit should take account of effects in linked Policy Units (MAI 1, MAI 2, MAI 3, MAI 4 and MAI 6). HTL will manage the risk of impacts from flooding and erosion.</p> <p>HTL <u>does not</u> guarantee funding to build or maintain current or future defences or to counter sea level rise.</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
MAI 5	HTL	HTL	HTL	HTL	£18m (MAI1-6 total)	£5m (MAI1-6 total)

The preferred policy is economically viable for the linked Policy Units of MAI 1, MAI 2, MAI 3, MAI 4, MAI 5 and MAI 6. 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 MAI 5 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	The shoreline will remain stable and constrained flooding in this period will result in minimal management activities.	Defences will manage the risk of flooding to existing property, land use or human health.	A HTL policy will prevent saline intrusion of the Alney Island LNR. Limited coastal squeeze may occur along the northern shoreline, resulting in loss of intertidal habitats. Works should take account of possible environmental impacts and the need for an EIA.	Defences will manage the risk of flooding to existing landscape and visual amenity	Defences will manage the risk of impacts from flooding to the historic environment	Defences will manage the risk of flooding on amenity or recreational value of the land.
20 – 50 years	The current defences will have deteriorated in this time frame and should be replaced.	Defences will manage the risk of flooding to existing property, land use or human health.	A HTL policy will prevent saline intrusion of the Alney Island LNR. Coastal squeeze may occur which will result in loss of intertidal habitats. Works should take account of possible environmental impacts and the need for an EIA.	Defences are likely to come to the end of their serviceable life and require reconstruction in this epoch. Increased height of defences or change in defence construction materials will affect local landscape - increasing presence in the landscape and disrupting views.	Defences will manage the risk of impacts from flooding to the historic environment	Defences will manage the risk of flooding on amenity or recreational value of the land.
50 – 100 years	An on-going maintenance programme should be established including the monitoring of tidal flood risk as sea level rise increases.	Defences will manage the risk of flooding to existing property, land use or human health.	A HTL policy will prevent saline intrusion of the Alney Island LNR. Coastal squeeze may occur which will result in loss of intertidal habitats. Works should take account of possible environmental impacts and the need for an EIA.	Increased height of defences or change in defence construction materials will affect local landscape - increasing presence in the landscape and disrupting views.	Defences will manage the risk of impacts from flooding to the historic environment	Defences will manage the risk of flooding on amenity or recreational value of the land.

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Preferred Policies to Implement the Plan:

Epoch	Preferred Policy	Comments
0 to 20 years (2025)	HTL	<p>The Short Term policy for this unit is a Hold the Line policy.</p> <p>The existing defences will come to the end of their serviceable life in this epoch. HTL recommends that defences are replaced. In other areas, minimal management activities will be needed as high ground limits the impacts of tidal flood risk.</p> <p>Actions should take account of effects in linked Policy Units (MAI 1, MAI 2, MAI 3, MAI 4 and MAI 5). HTL continues the current policy and manages the risk of impacts from flooding to the landfill site, residential properties and agricultural land.</p> <p>HTL <u>does not</u> guarantee funding to build or maintain current or future defences or to counter sea level rise.</p>
20 to 50 years (2055)	HTL	<p>The Medium Term policy for this unit is a Hold the Line policy.</p> <p>Rebuilt defences should be maintained. The need for defences in currently undefended areas should be investigated. The position, size and materials of new defences should be considered in detail by the SEFRMS – in some areas high ground limits the risk from coastal flooding.</p> <p>Actions should take account of effects in linked Policy Units (MAI 1, MAI 2, MAI 3, MAI 4 and MAI 5). HTL manages the risk of impacts from flooding to the landfill site, residential properties and agricultural land.</p> <p>HTL <u>does not</u> guarantee funding to build or maintain current or future defences or to counter sea level rise.</p>
50 to 100 years (2105)	HTL	<p>The Long Term policy for this unit is a Hold the Line policy.</p> <p>Rebuilt defences should be maintained. Actions should take account of effects in linked Policy Units (MAI 1, MAI 2, MAI 3, MAI 4 and MAI 5). HTL manages the risk of impacts from flooding to the landfill site, residential properties and agricultural land.</p> <p>HTL <u>does not</u> guarantee funding to build or maintain current or future defences or to counter sea level rise.</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
MAI 6	HTL	HTL	HTL	HTL	£18m (MAI1-6 total)	£5m (MAI1-6 total)

The preferred policy is economically viable for the linked Policy Units of MAI 1, MAI 2, MAI 3, MAI 4, MAI 5 and MAI 6. The costs and damages of the preferred policy in the table above relate to actions taken in all linked policy units.

The above provides the local details in respect of the SMP-wide policy presented in the preceding sections of this Plan document. These details must be read in the context of the wider-scales issues and policy implications, as reported therein.

Predicted Implication of the Preferred Plan for the MAI 6 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	The current defences are expected to come to the end of their serviceable life during this epoch. In some areas only minimal management activities will be required due to high ground limiting flooding.	Defences will manage the risk of impacts from flooding to existing property, land use or human health.	A HTL policy will prevent saline intrusion of freshwater habitats. Works should take account of possible environmental impacts and the need for an EIA.	Defences are likely to come to the end of their serviceable life and require reconstruction in this epoch. Increased height of defences or change in defence construction materials will affect local landscape - increasing presence in the landscape and disrupting views.	Defences will manage the risk of impacts from flooding to the historic environment	Defences will manage the risk of flooding to amenity or recreational value of the land.
20 – 50 years	An on-going maintenance programme should be established including the monitoring of tidal flood risk as sea level rise increases.	Defences will manage the risk of impacts from flooding to existing property, land use or human health.	A HTL policy will prevent saline intrusion of freshwater habitats Coastal squeeze may occur which will result in loss of intertidal habitats. Works should take account of possible environmental impacts and the need for an EIA.	Increased height of defences or change in defence construction materials will affect local landscape - increasing presence in the landscape and disrupting views.	Defences will manage the risk of impacts from flooding to the historic environment	Defences will manage the risk of flooding to amenity or recreational value of the land.
50 – 100 years	An on-going maintenance programme should be established including the monitoring of tidal flood risk as sea level rise increases.	Defences will manage the risk of impacts from flooding to existing property, land use or human health.	A HTL policy will prevent saline intrusion of freshwater habitats Coastal squeeze may occur which will result in loss of intertidal habitats. Works should take account of possible environmental impacts and the need for an EIA.	Increased height of defences or change in defence construction materials will affect local landscape - increasing presence in the landscape and disrupting views.	Defences will manage the risk of impacts from flooding to the historic environment	Defences will manage the risk of flooding to amenity or recreational value of the land.

The above provides the local details in respect of the SMP-wide policy presented in the preceding sections of this Plan document. These details must be read in the context of the wider-scales issues and policy implications, as reported therein.