

North Solent Shoreline Management Plan

Appendix H: Economic Appraisal and Sensitivity Testing

Appendix H: Economic Appraisal

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Contents by Policy Unit

Note the geographic breakdown of the appraisals presented in this Appendix is not necessarily the same as the final Policy Units (PU). In this Appendix the breakdown has been based upon coastal process and morphological changes along the shoreline. For ease of reference, the following table identifies the page number on which appraisals relevant to each PU start.

Policy Unit			Economic Appraisal	Sensitivity Testing
No.	from	to	Page No.	
5A01	Selsey West Beach	Bracklesham	11	-
5A02	Bracklesham	East Wittering	11	-
5A03	East Wittering	Cakeham	11	-
5A04	Cakeham	Ella Nore Lane	12	-
5A05	Ella Nore Lane	Fishbourne	12	31
5A06	Fishbourne		12	31
5A07	Fishbourne	west of Cobnor Point	13	31
5A08	west of Cobnor Point	Chidham Point	13	-
5A09	Chidham Point	Nutbourne	13	-
5A10	Nutbourne		14	32
5A11	Nutbourne	Prinsted	14	-
5A12	Prinsted	Stanbury Point	14	32
5A13	Stanbury Point	Marker Point	14	-
5A14	Marker Point	Wickor Point	15	32
5A15	Wickor Point	Emsworth Yacht Haven	15	32
5A16	Emsworth Yacht Haven	Maisemore Gardens	15	-
5A17	Maisemore Gardens	Wade Lane	16	33
5A18	Wade Lane	Southmoor Lane	16	-
5A19	Southmoor Lane	Farlington Marshes (east)	16	-
5A20	Farlington Marshes		17	33
5A21	Farlington Marshes (west)	Cador Drive	17	-
5A22	Cador Drive	A27	18	-
5A23	A27	Fleetlands	18	-
5A24	Fleetlands	Quay Lane	18	-
5A25	Quay Lane	Portsmouth Harbour entrance	19	-
5B01	Portsmouth Harbour entrance	Gilkicker Point	19	-
5B02	Gilkicker Point	Meon Road, Titchfield Haven	19	-
5B03	Meon Road, Titchfield Haven	Hook Park	19	-
5C01	Hook Park	Warsash North	20	-
5C02	Warsash North	Swanwick Shore Road	20	-

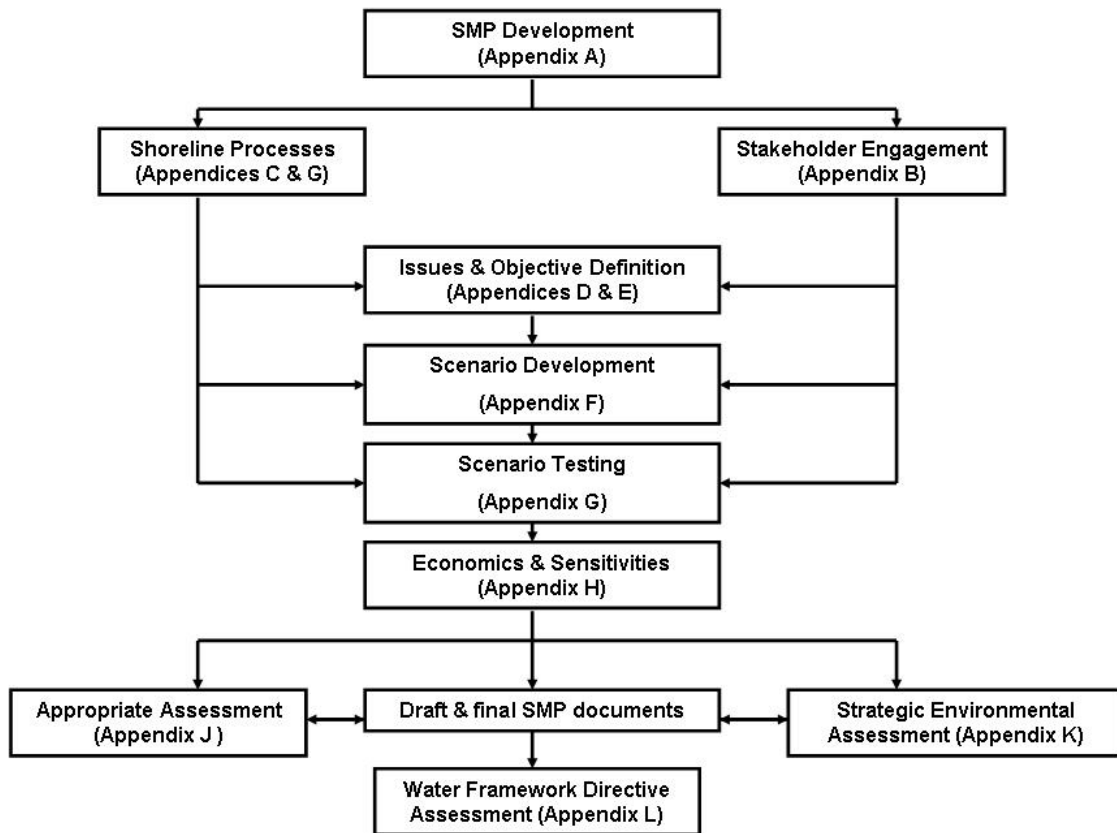
Policy Unit			Economic Appraisal	Sensitivity Testing
No.	from	to	Page No.	
5C03	Swanwick Shore Road	Bursledon Bridge	20	-
5C04	Bursledon Bridge to Botley & Curbridge to Satchell Marshes		20	-
5C05	Satchell Marshes	Hamble Common Point	21	-
5C06	Hamble Common Point	Hamble Oil Terminal	21	-
5C07	Hamble Oil Terminal	Ensign Industrial Park	21	-
5C08	Ensign Industrial Park	Cliff House	22	-
5C09	Cliff House	Netley Castle	22	-
5C10	Netley Castle	Weston Point	22	-
5C11	Weston Point	Woodmill Lane	23	-
5C12	Woodmill Lane	Redbridge	23	-
5C13	Lower Test Valley		23	-
5C14	Redbridge	Calshot Spit	23	-
5C15	Calshot Spit	Calshot Spit	24	-
5C16	Calshot Spit	Inchmery	24	33
5C17	Inchmery	Salternshill	24	-
5C18	Salternshill	Park Shore	24	33
5C19	Park Shore	Sowley	25	-
5C20	Sowley	Elmer's Court	25	-
5C21	Elmer's Court	Lymington Yacht Haven	25	-
5C22	Lymington Yacht Haven	Saltgrass Lane	26	34
5F01	Hurst Spit		26	-
5API01	Langstone Harbour entrance (harbour)	Portsmouth Harbour entrance	26	-
5API02	Langstone Harbour entrance (open coast)	Portsmouth Harbour entrance	27	-
5AHI01	Langstone Bridge	Northney Farm	27	-
5AHI02	Northney Farm		27	34
5AHI03	Northney Farm	Mengham	28	34
5AHI04	Mengham	Chichester Harbour entrance	28	-
5AHI05	Chichester Harbour entrance	Langstone Harbour entrance	28	-
5AHI06	Langstone Harbour entrance	North Shore Road, New Town	29	-
5AHI07	North Shore Road, New Town	West Lane (Stoke)	29	-
5AHI08	West Lane (Stoke)	Langstone Bridge	29	34

The Supporting Appendices

All information used to support the Shoreline Management Plan is contained in a series of Appendices. In this way there is clarity in the decision-making process and the rationale behind the policies being promoted is both transparent and auditable. The appendices are:

Appendix	Subject	Detail
A	SMP Development	Reports the history of development of the SMP, describing fully the plan and policy decision-making process
B	Stakeholder Engagement	All communications from the stakeholder process are provided here, together with information arising from the consultation process
C	Baseline Process Understanding	Includes a baseline process report, defence assessment, NAI and WPM assessments and summarises data used in assessments
D	Theme Review	This report identifies and evaluates the environmental features (human, natural, historical and landscape)
E	Issues & Objective Evaluation	Provides information on the issues and objectives identified as part of the Plan development, including appraisal of their importance
F	Initial Policy Appraisal & Scenario Development	Presents the consideration of generic policy options for each frontage, identifying possible acceptable policies, and their combination into 'scenarios' for testing
G	Scenario Testing	Presents the policy assessment and appraisal of objective achievement towards definition of the Preferred Plan
H	Economic Appraisal and Sensitivity Testing	Presents the economic analysis undertaken in support of the Preferred Plan
I	Metadatabase and Bibliographic database	All supporting information used to develop the SMP is referenced for future retrieval and examination
J	Appropriate Assessment	Presents an assessment of the effect the plan will have on European sites.
K	Strategic Environmental Assessment	Presents the various items undertaken in developing the Plan specifically related to the requirements of the EU Council Directive 2001/42/EC (Strategic Environmental Assessment Directive)
L	Water Framework Directive Assessment	Presents an assessment of the implications of the Water Framework Directive

The broad relationships between the appendices are as below:



H1 INTRODUCTION

A review of economic viability has been carried out for the preferred plan and its associated policies. The review makes a broad assessment of the economic robustness of the preferred policies for each of the proposed Policy Units. 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 Defra's Flood and Coastal Defence Project Appraisal Guidance Note 3: Economic Appraisal (FCDPAG3).

The aim of this review is to determine to what degree the preferred policy may be justified in broad economic terms relating to coast protection or sea defence. The economic review therefore determines whether or not each policy is:

- Clearly economically viable
- Clearly not economically viable
- Of marginal viability (and therefore may be in need of a more detailed assessment at a later date, e.g. as part of a strategic plan. Some commentary on this is provided within this report).

It must be recognised that the justification for a particular policy is not necessarily dependant on economic viability alone, as impacts on other benefits may be considered more important e.g. holding and maintaining existing defences to sustain a designated habitat; such sites may not be considered economically viable under current Treasury guidance.

The following sections detail how the economic assessment has been undertaken. This is followed by a series of economic statements for each policy unit and spreadsheets providing the economic analysis for this SMP.

H2 USE OF EXISTING INFORMATION

For some frontages within the North Solent area, Coastal Defence Strategies and schemes have been developed, in line with the recommendations and to address uncertainties identified in SMP1. While information has been incorporated as it becomes available, such as from Coastal Defence Strategies, it is clearly not possible to include detailed information of concurrent studies, such as Coastal Defence Strategies that have not been completed at the time of developing this document; therefore, information from these sources has not been incorporated into the SMP assessment. The completed studies have been able to consider the economic consequence for specific areas in far greater detail than would be appropriate for the second round SMPs. For example, 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. For

studies that have been completed prior to the development of this SMP, the information could only be used where it is directly comparable with the proposed policy units, and the criteria are valid and consistent with current Defra guidance. However, the majority of the North Solent SMP shoreline has not been included or covered by such strategy studies, and accordingly it has been necessary to adapt information from the completed studies to allow this information to be used in this economic appraisal. The following datasets were consulted to obtain information for the economic review:

- Address Point datasets
- National Property Dataset (December 2005) – for property locations and identification of commercial properties and values
- http://news.bbc.co.uk/1/shared/spl/hi/in_depth/uk_house_prices/counties/html/counties.stm - for residential property values (July 2009)
- https://statistics.defra.gov.uk/esg/publications/auk/2008/AUK2008CHAPTER4_AUK.pdf - for agricultural land values
- SMP Guidance – for defence costs
- Futurecoast – for guidance on erosion rates
- Environment Agency Indicative Floodplain – for indicative Flood Zone 3 mapping (2007) (1 in 200 year return period levels)
- PUSH – Flood Zone (2115) mapping for Hampshire (1 in 200 year return period levels)
- Pagham to East Head Coastal Defence Strategy – Flood Zone (2108) mapping (1 in 200 year return period levels) for West Sussex area within North Solent SMP project area
- Pagham to East Head Coastal Defence Strategy (2008)
- Portchester to Emsworth Coastal Defence Strategy (in preparation)
- River Itchen, Weston Shore, Netley and River Hamble Coastal Defence Strategy (in preparation)
- West Solent Coastal Defence Strategy (in preparation)

H3 GENERATION OF DATA

There is very limited existing information that can be used directly to confirm robustness of the SMP policy and, therefore, such a 'Broad-scale Economic Review' uses nationally available information on property locations and values together with the tidal flood and coastal erosion risk maps developed through the assessment of shoreline interactions and responses, and the defence assessment data (Appendix C). The numbers and type of properties (residential or commercial), the area and type of agricultural land (grades 1 to 5) and area and type of nature conservation designated sites at risk from tidal flood or coastal erosion risk were calculated using Geographical Information Systems (GIS).

H3.1 DETERMINING DAMAGES AND BENEFITS

The benefits are the damages averted or deferred by the preferred plan i.e. the difference in losses between implementing the proposed policies and the No Active Intervention (NAI) scenario. These have been calculated for each epoch. Although policy appraisal has determined a 'zone' of likely future erosion, only the most landward extent of the likely erosion (for each period: 0-20, 20-50 and 50-100 years) has been used in the present analysis for the purposes of estimating possible benefits. It should be noted that average erosion rates used for this SMP are estimates (see Appendix C). As such, erosion losses calculated through erosion are indicative and therefore should be used accordingly. The landward likely erosion lines have been mapped on a GIS and property types (residential or commercial) identified through the use of Address Point and the National Property Dataset. Losses of buildings which do not have an address point and costs associated with temporary flooding issues associated with infrastructure e.g. road flooding, rail flooding, have not been included in the economic assessment.

Value data for residential and commercial properties, along with agricultural land values, have been used to calculate potential economic losses and economic benefits for the NAI scenario and the preferred plan scenario. In areas where there is a tidal flooding risk, no attempt has been made to undertake detailed flood risk modelling; rather areas identified as at flooding risk by the Environment Agency's flood mapping have been used to identify assets potentially at risk. The potential damages in these areas are simply taken as the summed value of all the 'at risk' assets. This is based on the assumption that under a NAI scenario flood defences would fail and all at risk assets would be inundated and become uninhabitable. This is taken as an indicative figure for the assets potentially protected by defence structures. In calculating damages and benefits for the preferred scenario, no account has been taken of the potential for short-term accelerated or delayed losses compared to NAI, other than the total adjustment in shoreline position at the end of each epoch.

The SMP does not take account of standards of protection as it is only defence management policy that is being determined. Standards of protection relate to implementation of these policies, which is usually undertaken within more detailed 'strategy' level studies.

H3.2 ESTIMATING VALUE OF BENEFITS

H3.2.1 Valuation of Properties

For properties, losses and benefits have been calculated only on the basis of residential and commercial property values. Current average residential property prices were obtained from www.news.bbc.co.uk/1/shared/spl/hi/in_depth/uk_house_prices/counties/html/counties.stm, which provided property price statistics per Local Authority area. These values have been assigned according to Table 1 below.

Local Authority	Average Value (£)
Chichester	255,169
Havant	185,899
Portsmouth	141,195
Gosport	147,211
Fareham	220,106
Winchester	306,415
Eastleigh	214,907
Southampton	160,214
Test Valley	265,551
New Forest	260,165

Table H1: Average property values per Local Authority

Using the 20, 50 and 100 year erosion contours, the Capital Value (CV) and discounted Present Value (PV) of the properties have been calculated for the flood risk areas, GIS has been used to simply sum the CV for all built assets within the flood area, using the property database.

H3.2.2 Valuation of Agricultural Land

Agricultural land values were calculated from land prices obtained from Defra. In accordance with guidance, the values of land are multiplied by a factor of 0.65 to remove the cost of subsidies. (The Flood and Coastal Defence Appraisal Guidance Economic Appraisal supplementary Note to Operating Authorities:

Valuation of Agricultural Land and Output for Appraisal Purposes, May 2008 replaces Annex B of FCDPAG3 and is in line with the Treasury Green Book). As these values are from 2004 an RPI factor has been applied to bring the values up to date (2009). For each agricultural grade, a unique value (£ per ha) has been assigned according to Table 2 below.

Grade	Average price for southeast England 2004 (£ per hectare)	Average Price multiplied by 0.65 to remove the cost of subsidies (£ per hectare)	Average price for southeast England updated to 2009 base date by RPI (£ per hectare)
1 & 2	7,256	6,178	7,058
3	8,289	7,058	8,063
4 & 5	6,572	5,596	6,393
No grade	4,016	3,420	3,907

Table H2: Agricultural Land Prices

H3.2.3 Exclusions

In accordance with SMP guidance, the following have not been valued or included in the economic appraisal:

- losses associated with buildings with no Address Point identifier (e.g. out buildings);
- costs associated with temporary flooding
- other assets such as caravans, holiday chalets, beach huts, car parks,
- infrastructure and other utilities (e.g. highways, rail links, services); and
- intangibles, such as recreation and amenity value and use)

The exclusion of these factors will robustly influence economic viability, as these would provide added value. More detailed studies, such as Coastal Defence Strategies would attempt to incorporate such values, to determine economic viable measures to evaluate and determine defence management options.

H3.3 ESTIMATING DEFENCE COSTS

Future coastal defence management approaches for each Policy Unit have been developed as part of the preferred plan. From this, the broad replacement and maintenance requirements for each epoch have been determined. Where there is no existing information relating to future defence costs for an area, e.g. from a strategy plan or scheme design, costs have been generated using other nationally available information. It has also been identified that costs should be included for habitat creation that will be required through the implantation of the preferred plan.

H3.3.1 Costs of Replacing Defences

Replacement costs for general defence types have been taken from the revised Shoreline Management Plan Guidance (from Defra (2006) Flood and Coastal Defence Appraisal Guidance, FCDPAG3 Economic Appraisal, Supplementary Note to Operating Authorities – Climate Change Impacts, October 2006). This suggests average replacement costs of:

- £2.7million/km for linear structures (e.g. revetments, seawalls)
- £5.1million/km for beach management schemes
- £0.6million/km for groynes, embankments and other “low cost” defences.

Optimism bias in accordance with most recent Defra guidelines was finally applied to all costs (at 60%) to reflect uncertainty in broad level analysis at the SMP scale.

H3.3.2 Maintenance Costs for Defences

Maintenance costs have been taken from the Defra National Appraisal of Defence Needs And Costs (NADNAC) study (from Defra (2004) NADNAC National Appraisal of Defence Needs and Costs Study). The average annual maintenance costs are:

- £10,000/km for linear structures (e.g. revetments, seawalls) and groyne fields
- £20,000/km for beach management schemes

Allowance has also been made for the increase in costs due to climate change, and takes account of the need to make structures higher, deeper and more resilient to increased exposure. The assumptions were:

- no cost increase for the 0-20 year epoch
- costs factored up by 1.5 times present day rates for the 20-50 year epoch
- costs factored up by 2.0 times the present day rates for the 50-100 year epoch

Optimism bias in accordance with most recent Defra guidelines was finally applied to all costs (at 60%) to reflect uncertainty in broad level analysis at the SMP scale.

H3.3.3 Construction Intervals for Defences

The SMP guidance states that the timing of full scheme reconstruction required (i.e. design life) is at least:

- once every 100 years for linear defences, such as seawalls and revetments;
- every 50 years for beach schemes; and
- every 30 years for groynes and embankments.

However, these periods may become more frequent for areas where erosion potential is high e.g. on the outside of meanders and in confined channel locations. The interval or requirement for maintenance works has been assumed to be the same rate every year throughout the life of the scheme. In reality, this will be less in the early years and will increase in later years of the scheme's life. However, for the broad-brush appraisal undertaken at SMP level this will make no difference to decisions.

H3.4 ESTIMATING HABITAT CREATION COSTS

The Environment Agency Habitat Creation Programme Team provided estimations of habitat creation costs for inter-tidal and transitional freshwater (e.g. coastal grazing marsh) habitats. These were:

- £75,000/hectare for inter-tidal habitat
- £35,000/hectare for coastal grazing marsh habitat

Estimation of costs associated with the provision of compensatory inter-tidal habitats resulting from coastal squeeze (ongoing maintenance of defences preventing the natural landward migration of inter-tidal habitats) have also been provided by the Environment Agency Habitat Creation Programme Team. These costs have been based on the following:

- 600 hectares – estimated total area of inter-tidal habitat loss resulting from coastal squeeze (Solent Dynamic Coast Project, 2008)
- 212km - approximate length of defences causing coastal squeeze
- Therefore, this equates to approximately 2.8 hectares of coastal squeeze losses per km of defence.
- £75,000 is cost of inter-tidal habitat creation
- Therefore, this equates approximately £210,000 is cost per km of defence for offsetting coastal squeeze resulting from Hold the Line policies
- This rate has then been applied to those Policy Units with a proposed HTL policy affecting a European designated site.

H3.5 COMPARISON OF COSTS AND BENEFITS

As this review is not a full economic assessment, a formal benefit-cost assessment using benefit-cost ratios (BCR) has not been conducted; rather, the information available has been used to review the robustness of the preferred plan. In comparing likely benefits and likely costs for the policies for an individual location, over the full 100 year period it is, however, still useful in some instances to be able to consider these in terms of Present Value (PV). Present Value is the value of a stream of benefits or costs when discounted back to the present day.

For this SMP, the discount factors used are the latest provided by Defra for assessment of schemes, i.e. 3.5% for years 0-30, 3.0% for years 31-75, and 2.5% thereafter. For calculation of PV damages, the approximate timing of property losses has been determined using erosion and flood mapping and corresponding discount factors applied accordingly. For calculation of PV costs for defence replacement, the average discount factor for each epoch has been used, the actual timing of works being uncertain at present. The year-on-year maintenance PV costs have been calculated using the total of the discount rates for that epoch. The figures generated reflect the high level nature of the assessments undertaken.

H3.6 CONSIDERATION OF OBJECTIVE-LED LOCALISED POLICY REQUIREMENTS

Objective-led policies with the localised potential MR or environmental enhancement through regulated tidal exchange (RTE), or localised HTL policy caveats (identified in Appendix F and Appendix G) have been considered within the economic appraisal.

Within the appraisal of frontages identified with localised HTL, indicative estimates of primary defences and costs associated with inter-tidal habitat creation, for offsetting coastal squeeze, have been included.

Where necessary, secondary defence requirements for localised MR (as presented in the Solent Dynamic Coast Project) and compensation costs associated with creating coastal grazing marsh resulting from the localised MR, have been included within the assessment.

Within the Sensitivity Testing appraisals, a comparison between the policy scenario with and without the localised policy caveat has been undertaken to determine the most economically viable option for that Policy Unit.

Where the objective-led policy with the localised policy is considered more economically viable than without the localised policy, the policy definition for the Policy Unit includes the localised policy option.

Further more detailed and site specific studies will need to consider the identified potential localised opportunities where the objective-led policy with the localised policy is considered less economically viable without the localised policy. For these Policy Units, the localised policy has been considered as a caveat and not within the policy definition for the Policy Unit.

H4 ECONOMIC APPRAISAL FINAL SUMMARY TABLE

The Table below provides the Final Summary Tables of the economic review of the objective-led policy scenarios for each Policy Unit. It outlines any information used in this review, including benefits and costs, together with a statement on economic viability. The assessment includes:

- indicative length estimates of primary defences
- indicative length estimates of secondary defences
- costs associated with inter-tidal habitat creation for offsetting coastal squeeze
- compensation costs associated with creating coastal grazing marsh resulting from MR or environmental enhancement through regulated tidal exchange (RTE)
- statement of economic viability of the objective-led policy scenario

Location		Preferred Policy	Calculation of Damages & Benefits (CV) (£M)		Assumed Defence Works & Costs (CV)			Comment
			Previous studies	Broad Scale Review	Broad Scale Review			
					Years 0 to 20	Years 20 to 50	Years 50 to 100	
5A01	Selsey West Beach to Bracklesham (Medmerry)	Epoch 1 MR Epoch 2 MR (HTRL) Epoch 3 MR (HTRL)	Pagham to East Coastal Defence Study	<p>NAI Damages: Tidal flood losses include 99 properties at a total CVCost of £23M; Erosion losses include 12ha of Grade 3 agricultural land with a CVCost £0.09M and 2 properties with a CVCost of £0.5M</p> <p>By 2025 25.63 By 2055 27.34 By 2105 30.42</p> <p>Preferred Plan Damages By 2025 5.34 By 2055 5.83 By 2105 6.56</p>	Construction of secondary defences at a CVCost of £18.5M. PVBenefit of £18.2M and a PVCost of £13.2M.	Maintenance of secondary defences at a CVCost of £2.9M PVBenefit of £44.7M and a PVCost of £14M	Maintenance of secondary defences at a CVCost of £6.4M PVBenefit of £74.1M and a PVCost of £14.6M.	<p>Benefits provided by leisure, recreation and amenity assets, including the extensive caravan park complex have not been included in calculations. Refer to Pagham to East Head CDS for more detailed economic analysis of options</p> <p>The Plan for this policy unit is considered Economically Viable.</p>
5A02	Bracklesham to East Wittering	Epoch 1 HTL Epoch 2 HTL Epoch 3 HTL	Pagham to East Coastal Defence Study	<p>NAI Damages: Tidal flood losses include 729 properties at a total CVCost of £185.3M; Erosion losses include 29ha of Grade 3 agricultural land with a CVCost £0.2M and 146 properties with a CVCost of £37M</p> <p>By 2025 66.51 By 2055 135.71 By 2105 223.83</p> <p>Preferred Plan Damages By 2025 0.00 By 2055 0.00 By 2105 0.00</p>	Linear defences and groynes to be replaced and maintained at a CVCost of £21M. PVBenefit of £47.1M and a PVCost of £14.9M.	Groyne replacement and maintenance of defences at a CVCost of £10.9M PVBenefit of £136M and a PVCost of £18.2M	Groyne replacement and maintenance of defences at a CVCost of £18.5M PVBenefit of £245.8M and a PVCost of £19.9M.	<p>Refer to Pagham to East Head CDS for more detailed economic analysis of options</p> <p>The Plan for this policy unit is considered Economically Viable.</p>
5A03	East Wittering to Cakeham	Epoch 1 HTL Epoch 2 MR Epoch 3 MR (HTRL)	Pagham to East Coastal Defence Study	<p>NAI Damages: Tidal flood losses include 177 properties at a total CVCost of £42.9M; Erosion losses include 20ha of Grade 3 agricultural land with a CVCost £0.1M and 32 properties with a CVCost of £8.1M</p> <p>By 2025 13.24 By 2055 28.04 By 2105 51.40</p> <p>Preferred Plan Damages By 2025 0.00 By 2055 0.00 By 2105 0.00</p>	Maintenance of groynes at a CVCost of £2.9M PVBenefit of £9.4M and a PVCost of £2.1M.	Linear defences and groynes to be replaced and all defences maintained at a CVCost of £14.5M. Defences will be realigned slightly to improve coastal processes PVBenefit of £27.4M and a PVCost of £6.5M	Groyne replacement and maintenance of defences and realigned seawall at a CVCost of £8.3M PVBenefit of £50.2M and a PVCost of £7.3M.	<p>Refer to Pagham to East Head CDS for more detailed economic analysis of options. Value of assets at risk likely to be underestimated.</p> <p>The Plan for this policy unit is considered Economically Viable.</p>

Location		Preferred Policy	Calculation of Damages & Benefits (CV) (£M)		Assumed Defence Works & Costs (CV)			Comment
			Previous studies	Broad Scale Review	Broad Scale Review			
					Years 0 to 20	Years 20 to 50	Years 50 to 100	
5A04	Cakeham (including East Head) to Ella Nore Lane	Epoch 1 AM Epoch 2 AM Epoch 3 AM (potential MR at West Wittering)	Pagham to East Coastal Defence Study	<p>NAI Damages Tidal flood losses include 24 properties at a total CVCost of £6.1M; Erosion losses include 8ha of Grade 3 agricultural land</p> <p>By 2025 4.09 By 2055 5.10 By 2105 6.62</p> <p>Preferred Plan Damages By 2025 0.48 By 2055 0.00 By 2105 0.00</p>	Adaptive Management approach require maintenance of defences and management practices at a CVCost of £11.7M. Includes the cost for offsetting loss of transitional freshwater habitats resulting from localised managed realignment works in epoch 3	Adaptive Management approach, including beach recharge and groyne replacements require defences and management practices at a CVCost of £12.8M.	Adaptive Management approach, including groyne renewal require defences and management practices, and secondary defences at West Wittering at a CVCost of £8M.	Refer to Pagham to East Head CDS for more detailed economic analysis of options. Variable defence works and timings will significantly determine economic appraisal. Future work requirements will be identified through CDS. Value of assets at risk likely to be underestimated. The Plan for this policy unit is considered Economically Marginal
5A05	Ella Nore Lane to Fishbourne	Epoch 1 HTL Epoch 2 HTL (potential MR Ella) Epoch 3 HTL (potential MR Horse Pond)	No Previous Studies have been referred to	<p>NAI Damages. Tidal flood losses include 231 properties at a minimum total CVCost of £53.4M</p> <p>By 2025 18.73 By 2055 33.48 By 2105 55.62</p> <p>Preferred Plan Damages By 2025 0.20 By 2055 0.00 By 2105 0.00</p>	Linear defences to be replaced and maintained at a CVCost of £34.2M, includes cost of creating coastal grazing marsh resulting from Horse Pond localised managed realignment	Maintenance of defences, and secondary defences at Ella Nore at a CVCost of £7.2M.	Maintenance of defences at a CVCost of £13.18M. Localised realignment at Horse Pond not require secondary defences.	Private owned and maintained defences; replacement/maintenance works not viable for public funding. MR works would be publicly funded. Future proposed studies for Chichester Harbour e.g. private landowner management plan would provide more detailed assessment for the longer-term management of historic towns, land use and heritage features. Value of assets at risk likely to be underestimated. See Sensitivity tables for alternative scenarios. The Plan for this policy unit is considered Economically Marginal , but private owners may consider works affordable.
5A06	Fishbourne	Epoch 1 HTL Epoch 2 HTL Epoch 3 MR	No Previous Studies have been referred to	<p>NAI Damages Tidal flood losses include 20 properties at a minimum total CVCost of £4.8M</p> <p>By 2025 0.26 By 2055 2.26 By 2105 5.27</p> <p>Preferred Plan Damages By 2025 0.00 By 2055 0.00 By 2105 0.42</p>	Linear defences to be maintained in advance of future potential habitat creation (if to be counted as compensation habitats) at a CVCost of £1.6M. Includes the cost for offsetting loss of transitional freshwater habitats resulting from MR works	Maintenance of defences at a CVCost of £0.7M	Realignment of linear defences and secondary defences for flood risk management and habitat creation, and subsequent maintenance of defences at a CVCost of £2M.	Private owned and maintained defences; replacement/maintenance works not viable for public funding. MR works would be publicly funded. Future proposed studies for Chichester Harbour e.g. private landowner management plan would provide more detailed assessment for the longer-term management of historic towns, land use and heritage features. Value of assets at risk likely to be underestimated. See Sensitivity tables for alternative scenarios. The Plan for this policy unit is considered Economically Marginal in long-term.

Location		Preferred Policy	Calculation of Damages & Benefits (CV) (£M)		Assumed Defence Works & Costs (CV)			Comment
			Previous studies	Broad Scale Review	Broad Scale Review			
					Years 0 to 20	Years 20 to 50	Years 50 to 100	
5A07	Fishbourne to west of Cobnor Point	Epoch 1 HTL (potential MR East Chidham & Bosham) Epoch 2 HTL Epoch 3 HTL	No Previous Studies have been referred to	NAI Damages. Tidal flood losses include 582 properties at a minimum total CVCost of £142.4M By 2025 11.78 By 2055 64.95 By 2105 144.70 Preferred Plan Damages By 2025 0.00 By 2055 0.00 By 2105 0.00	Linear defences to be replaced and maintained at a CVCost of £48.4M. Includes the cost for offsetting loss of transitional freshwater habitats resulting from localised managed realignment at Chidham and Bosham PVBenefit of £8.4M and a PVCost of £34.3M.	Maintenance of defences at a CVCost of £10.2M. No secondary defences required PVBenefit of £36.6M and a PVCost of £78.5M.	Maintenance of defences at a CVCost of £18.8M. No secondary defences required PVBenefit of £78.5M and a PVCost of £39.2M.	Private owned and maintained defences; replacement/maintenance works not viable for public funding. MR works would be publicly funded. Future proposed studies for Chichester Harbour e.g. private landowner management plan would provide more detailed assessment for the longer-term management of historic towns, land use and heritage features. Value of assets at risk likely to be underestimated. See Sensitivity tables for alternative scenarios. The Plan for this policy unit is considered Economically Marginal , but private owners may consider works affordable.
5A08	west of Cobnor Point to Chidham Point	Epoch 1 MR Epoch 2 MR (HTRL) Epoch 3 MR (HTRL)	No Previous Studies have been referred to	NAI Damages. Tidal flood losses include 2 properties at a minimum total CVCost of £0.5M By 2025 0.34 By 2055 0.58 By 2105 0.96 Preferred Plan Damages By 2025 0.34 By 2055 0.38 By 2105 0.45	Realignment of linear defences (secondary defences already constructed) for flood risk management and habitat creation, and subsequent maintenance of defences at a CVCost of £0.6M PVBenefit of £0.2M and a PVCost of £0.4M.	Maintenance of secondary defences at a CVCost of £1.4M PVBenefit of £0.6M and a PVCost of £0.9M.	Maintenance of secondary defences at a CVCost of £3.2M PVBenefit of £1.2M and a PVCost of £1.2M.	Future proposed studies for Chichester Harbour e.g. private landowner management plan would provide more detailed assessment for the longer-term management of historic towns, land use and heritage features. Value of assets at risk likely to be underestimated. Proposed MR on private land. Private owned and maintained defences. See Sensitivity tables for alternative The Plan for this policy unit is considered Economically Marginal , but private owners may consider works affordable.
5A09	Chidham Point to Nutbourne	Epoch 1 HTL Epoch 2 HTL Epoch 3 HTL	No Previous Studies have been referred to	NAI Damages Tidal flood losses include 37 properties at a minimum total CVCost of £9.2M By 2025 0.13 By 2055 3.92 By 2105 9.61 Preferred Plan Damages By 2025 0.00 By 2055 0.00 By 2105 0.00	Linear defences to be replaced and maintained at a CVCost of £4.2M PVBenefit of £0.09M and a PVCost of £3M.	Maintenance of defences at a CVCost of £0.9M PVBenefit of £1.4M and a PVCost of £3.3M.	Maintenance of defences at a CVCost of £1.6M PVBenefit of £3.6M and a PVCost of £3.5M.	Private owned and maintained defences; replacement/maintenance works not viable for public funding. Value of assets at risk likely to be underestimated. MR works would be publicly funded. See Sensitivity tables for alternative scenarios. The Plan for this policy unit is considered Economically Marginal , but private owners may consider works affordable.

Location		Preferred Policy	Calculation of Damages & Benefits (CV) (£M)		Assumed Defence Works & Costs (CV)			Comment
			Previous studies	Broad Scale Review	Broad Scale Review			
					Years 0 to 20	Years 20 to 50	Years 50 to 100	
5A10	Nutbourne	Epoch 1 MR Epoch 2 MR (HTRL) Epoch 3 MR (HTRL)	No Previous Studies have been referred to	<p>NAI Damages. Tidal flood losses include 46 properties at a minimum total CVCost of £10.8M; Erosion losses include 12ha of Grade 3 agricultural land with a CVCost £0.04M</p> <p>By 2025 0.80 By 2055 4.82 By 2105 10.85</p> <p>Preferred Plan Damages</p> <p>By 2025 0.17 By 2055 0.02 By 2105 0.05</p>	Realignment of linear defences and construction of secondary defences, for flood risk management and habitat creation, and subsequent maintenance of defences at a CVCost of £2.6M. Includes the cost for offsetting loss of transitional freshwater habitats resulting from MR works	Maintenance of defences at a CVCost of £0.3M	Maintenance of defences at a CVCost of £0.8M	<p>Realignment of EA maintained defence. Future proposed studies for Chichester Harbour e.g. private landowner management plan would provide more detailed assessment for the longer-term management of historic towns, land use and heritage features. Value of assets at risk likely to be underestimated. See Sensitivity tables for alternative scenarios.</p> <p>The Plan for this policy unit is considered Economically Marginal.</p>
5A11	Nutbourne to Prinsted	Epoch 1 HTL Epoch 2 HTL Epoch 3 HTL	No Previous Studies have been referred to	<p>NAI Damages Tidal flood losses include 95 properties at a minimum total CVCost of £20.3M</p> <p>By 2025 9.51 By 2055 14.03 By 2105 20.80</p> <p>Preferred Plan Damages</p> <p>By 2025 0.00 By 2055 0.00 By 2105 0.00</p>	Linear defences to be replaced and maintained at a CVCost of £6.2M	Maintenance of defences at a CVCost of £1.3M	Maintenance of defences at a CVCost of £2.4M	<p>Defences maintained by EA. Future proposed studies for Chichester Harbour e.g. private landowner management plan would provide more detailed assessment for the longer-term management of historic towns, land use and heritage features.</p> <p>The Plan for this policy unit is considered Economically Viable.</p>
5A12	Prinsted to Stanbury Point	Epoch 1 HTL Epoch 2 HTL Epoch 3 MR	No Previous Studies have been referred to	<p>NAI Damages. Minimal tidal flood losses to properties</p> <p>By 2025 13.65 By 2055 13.98 By 2105 14.49</p> <p>Preferred Plan Damages</p> <p>By 2025 3.33 By 2055 0.00 By 2105 0.77</p>	Linear defences to be maintained in advance of future potential habitat creation (if to be counted as compensation habitats) at a CVCost of £11.6M. Includes the cost for offsetting loss of transitional freshwater habitats resulting from MR works	Maintenance of defences at a CVCost of £1.3M	Realignment of linear defences and construction of secondary defences for flood risk management and habitat creation, and subsequent maintenance of defences at a CVCost of £4.3M.	<p>Defences owned and maintained by MOD and EA. Management of Thorney Island dependent on MOD. See Sensitivity tables for alternative scenarios.</p> <p>The Plan for this policy unit is considered Economically Viable (to be considered jointly with policies for 5A15)</p>
5A13	Stanbury Point to Marker Point	Epoch 1 HTL Epoch 2 HTL Epoch 3 HTL	No Previous Studies have been referred to	<p>NAI Damages Tidal flood losses include 4 properties at a minimum total CVCost of £0.7M</p> <p>By 2025 1.28 By 2055 0.77 By 2105 0.77</p> <p>Preferred Plan Damages</p> <p>By 2025 0.00 By 2055 0.00 By 2105 0.00</p>	Linear defences to be replaced and maintained at a CVCost of £10.8M	Maintenance of defences at a CVCost of £2.3M	Maintenance of defences at a CVCost of £4.2M	<p>Future proposed studies for Chichester Harbour e.g. private landowner management plan would provide more detailed assessment for the longer-term management of historic towns, land use and heritage features. Defences owned and maintained by MOD. Management of Thorney Island dependent on MOD. MOD Assets and other intangibles not included in assessment</p> <p>The Plan for this policy unit is considered Not Economically viable but owned and maintained by MOD.</p>

Location		Preferred Policy	Calculation of Damages & Benefits (CV) (£M)		Assumed Defence Works & Costs (CV)			Comment
			Previous studies	Broad Scale Review	Broad Scale Review			
					Years 0 to 20	Years 20 to 50	Years 50 to 100	
5A14	Marker Point to Wickor Point	Epoch 1 MR Epoch 2 MR (HTRL) Epoch 3 MR (HTRL)	No Previous Studies have been referred to	<p>NAI Damages. Tidal flood losses include 189 properties at a minimum total CVCost of £47.7M</p> <p>By 2025 40.58 By 2055 43.43 By 2105 47.72</p> <p>Preferred Plan Damages By 2025 2.22 By 2055 0.00 By 2105 0.00</p>	<p>Realignment of linear defences and construction of secondary defences for flood risk management and habitat creation, and subsequent maintenance of defences at a CVCost of £4.2M. Includes cost for offsetting loss of transitional freshwater habitats resulting from MR works</p> <p>PVBenefit of £28.8M and a PVCost of £3M.</p>	<p>Maintenance of defences at a CVCost of £1.4M</p> <p>PVBenefit of £71M and a PVCost of £3.4M.</p>	<p>Maintenance of defences at a CVCost of £3.2M</p> <p>PVBenefit of £117M and a PVCost of £3.7M.</p>	<p>Future proposed studies for Chichester Harbour e.g. private landowner management plan would provide more detailed assessment for the longer-term management of historic towns, land use and heritage features. Defences owned and maintained by MOD and EA. Management of Thorney Island dependent on MOD. See Sensitivity tables for alternative scenarios.</p> <p>The Plan for this policy unit is considered Economically Viable</p>
5A15	Wickor Point to Emsworth Yacht Haven	Epoch 1 HTL Epoch 2 HTL Epoch 3 MR	No Previous Studies have been referred to	<p>NAI Damages. Tidal flood losses include 59 properties at a minimum total CVCost of £13.7M</p> <p>By 2025 13.65 By 2055 13.98 By 2105 14.49</p> <p>Preferred Plan Damages By 2025 3.33 By 2055 0.00 By 2105 0.77</p>	<p>Linear defences to be maintained in advance of future potential habitat creation (if to be counted as compensation habitats) at a CVCost of £7.1M. Includes the cost for offsetting loss of transitional freshwater habitats resulting from MR works</p> <p>PVBenefit of £9.7M and a PVCost of £5M.</p>	<p>Maintenance of defences at a CVCost of £1.6M</p> <p>PVBenefit of £23.6M and a PVCost of £5.5M.</p>	<p>Realignment of linear defences and construction of secondary defences for flood risk management and habitat creation, and subsequent maintenance of defences at a CVCost of £4.3M.</p> <p>PVBenefit of £39M and a PVCost of £5.9M.</p>	<p>Future proposed studies for Chichester Harbour e.g. private landowner management plan would provide more detailed assessment for the longer-term management of historic towns, land use and heritage features. Defences owned and maintained by MOD and EA. Management of Thorney Island dependent on MOD. See Sensitivity tables for alternative scenarios.</p> <p>The Plan for this policy unit is considered Economically Viable (to be considered jointly with policies for 5A12)</p>
5A16	Emsworth Yacht Haven to Maisemore Gardens	Epoch 1 HTL Epoch 2 HTL Epoch 3 HTL	Portchester to Emsworth Coastal Defence Study	<p>NAI Damages Tidal flood losses include 358 properties at a minimum total CVCost of £88.2M; Erosion losses are minimal</p> <p>By 2025 46.60 By 2055 53.79 By 2105 64.82</p> <p>Preferred Plan Damages By 2025 0.00 By 2055 0.00 By 2105 0.00</p>	<p>Linear defences to be replaced and maintained at a CVCost of £14.8M</p> <p>PVBenefit of £33M and a PVCost of £10.5M.</p>	<p>Maintenance of defences at a CVCost of £3.1M</p> <p>PVBenefit of £82.6M and a PVCost of £11.5M.</p>	<p>Maintenance of defences at a CVCost of £5.8M</p> <p>PVBenefit of £138.8M and a PVCost of £12M.</p>	<p>Refer to Pagham to East Head CDS for more detailed economic analysis of options. Future proposed studies for Chichester Harbour e.g. private landowner management plan would provide more detailed assessment for the longer-term management of historic towns, land use and heritage features.</p> <p>The Plan for this policy unit is considered Economically Viable</p>

Location		Preferred Policy	Calculation of Damages & Benefits (CV) (£M)		Assumed Defence Works & Costs (CV)			Comment
			Previous studies	Broad Scale Review	Broad Scale Review			
					Years 0 to 20	Years 20 to 50	Years 50 to 100	
5A17	Maisemore Gardens to Wade Lane	Epoch 1 HTL (potential MR Conigar) Epoch 2 HTL Epoch 3 HTL (potential MR Warblington)	Portchester to Emsworth Coastal Defence Study	<p>NAI Damages. Tidal flood losses are minimal</p> <p>By 2025 0.07 By 2055 0.10 By 2105 0.14</p> <p>Preferred Plan Damages</p> <p>By 2025 0.17 By 2055 0.00 By 2105 0.00</p>	Linear defences to be replaced and maintained at a CVCost of £7.4M. Includes the cost for offsetting loss of transitional freshwater habitats resulting from localised managed realignment at Conigar (epoch 1) and Warblington (epoch 2). No secondary defences required at Conigar	Maintenance of defences at a CVCost of £1.5M	Maintenance of defences and secondary defences at Warblington at a CVCost of £2.8M.	Objective-led policies marginal. Future proposed studies for Chichester Harbour e.g. private landowner management plan would provide more detailed assessment for the longer-term management of historic towns, land use and heritage features. See Sensitivity tables for alternative scenarios. Private/LA owned and maintained defences; replacement/maintenance works not viable for, or likely to attract, public funding. MR works would be publicly funded. Refer to Pagham to East Head CDS for more detailed analysis. The Plan for this policy unit is considered Not Economically viable , but private owners may consider works affordable.
5A18	Wade Lane to Southmoor Lane	Epoch 1 HTL Epoch 2 HTL (potential MR Southmoor) Epoch 3 HTL	Portchester to Emsworth Coastal Defence Study	<p>NAI Damages. Tidal flood losses include 151 properties at a minimum total CVCost of £40.6M</p> <p>By 2025 39.00 By 2055 39.82 By 2105 41.05</p> <p>Preferred Plan Damages</p> <p>By 2025 0.49 By 2055 0.00 By 2105 0.00</p>	Linear defences to be replaced and maintained at a CVCost of £16.7M. Includes the cost for offsetting loss of transitional freshwater habitats resulting from localised managed realignment at Southmoor (epoch 2)	Maintenance of defences and secondary defences at Southmoor at a CVCost of £4M.	Maintenance of defences at a CVCost of £7.3M	Refer to Pagham to East Head CDS for more detailed economic analysis of options The Plan for this policy unit is considered Economically Viable
5A19	Southmoor Lane to Farlington Marshes (east)	Epoch 1 HTL Epoch 2 HTL Epoch 3 HTL	Portchester to Emsworth Coastal Defence Study	<p>NAI Damages Tidal flood losses include 99 properties at a minimum total CVCost of £19M</p> <p>By 2025 15.11 By 2055 16.83 By 2105 19.41</p> <p>Preferred Plan Damages</p> <p>By 2025 0.00 By 2055 0.00 By 2105 0.00</p>	Linear defences to be replaced and maintained at a CVCost of £14.4M	Maintenance of defences at a CVCost of £3.1M	Maintenance of defences at a CVCost of £5.6M	Refer to Pagham to East Head CDS for more detailed economic analysis of options The Plan for this policy unit is considered Economically Viable

Location		Preferred Policy	Calculation of Damages & Benefits (CV) (£M)		Assumed Defence Works & Costs (CV)			Comment
			Previous studies	Broad Scale Review	Broad Scale Review			
					Years 0 to 20	Years 20 to 50	Years 50 to 100	
5A20	Farlington Marshes	Epoch 1 HTL Epoch 2 HTL Epoch 3 MR (Full)	Portchester to Emsworth Coastal Defence Study; Farlington Feasibility Study	<p>NAI Damages. Tidal flood losses (north of the motorway) include 326 properties at a minimum total CVCost of £48.4M</p> <p>By 2025 46.70 By 2055 47.37 By 2105 48.39</p> <p>Preferred Plan Damages By 2025 0.00 By 2055 0.00 By 2105 0.00</p>	Linear defences to be maintained at a CVCost of £6.4M. Includes the CVCost of offsetting loss of transitional freshwater habitats resulting from MR works	Maintenance of defences at a CVCost of £3.6M	Realignment of linear defences and construction of secondary defences for flood risk management and habitat creation, and subsequent maintenance of defences at a CVCost of £15.4M.	Based on Full MR (back to Motorway) and includes benefits north of motorway. Refer to Pagham to East Head CDS for more detailed economic analysis of options. The location and alignment of defences will need to be determined through more detailed and site specific studies. See Sensitivity tables for alternative scenarios.
5A20	Farlington Marshes	Epoch 1 HTL Epoch 2 HTL Epoch 3 MR (Partial)	Portchester to Emsworth Coastal Defence Study; Farlington Feasibility Study	<p>NAI Damages. Tidal flood losses (north of the motorway) include 326 properties at a minimum total CVCost of £48.4M</p> <p>By 2025 46.70 By 2055 47.37 By 2105 48.39</p> <p>Preferred Plan Damages By 2025 2.59 By 2055 0.00 By 2105 0.00</p>	Linear defences to be maintained at a CVCost of £5.4M. Includes the CVCost of offsetting loss of transitional freshwater habitats resulting from MR works	Maintenance of defences at a CVCost of £3.6M	Realignment of linear defences and construction of secondary defences for flood risk management and habitat creation, and subsequent maintenance of defences at a CVCost of £31.8M.	Based on Partial MR and includes benefits north of motorway. Refer to Pagham to East Head CDS for more detailed economic analysis of options. The location and alignment of defences will need to be determined through more detailed and site specific studies. See Sensitivity tables for alternative scenarios.
5A21	Farlington Marshes (west) to Cadour Drive	Epoch 1 HTL Epoch 2 HTL Epoch 3 HTL	Portchester to Emsworth Coastal Defence Study	<p>NAI Damages Tidal flood losses include 6381 properties at a minimum total CVCost of £1,066M</p> <p>By 2025 2,474.14 By 2055 1,910.88 By 2105 1,066.00</p> <p>Preferred Plan Damages By 2025 0.00 By 2055 0.00 By 2105 0.00</p>	Linear defences to be replaced and maintained at a CVCost of £68M	Maintenance of defences at a CVCost of £14.4M	Maintenance of defences at a CVCost of £26.4M	Refer to Pagham to East Head CDS for more detailed economic analysis of options
				<p>Preferred Plan Damages By 2025 0.00 By 2055 0.00 By 2105 0.00</p>	PVBenefits of £33.1M and a PVCost of £4.5M.	PVBenefits of £80.7M and a PVCost of £5.6M.	PVBenefits of £132.9M and a PVCost of £7.1M.	The Plan for this policy unit is considered Economically viable . Environmental importance, amenity value and other intangibles not included in assessment
				<p>Preferred Plan Damages By 2025 2.59 By 2055 0.00 By 2105 0.00</p>	PVBenefits of £33.1M and a PVCost of £3.8M.	PVBenefits of £80.7M and a PVCost of £4.9M.	PVBenefits of £132.9M and a PVCost of £7.9M.	The Plan for this policy unit is considered Economically viable (and less viable than full MR option) . Environmental importance, amenity value and other intangibles not included in assessment
					PVBenefit of £1,754.2M and a PVCost of £48.3M.	PVBenefit of £4,095M and a PVCost of £52.7M.	PVBenefit of £6,536M and a PVCost of £55.2M.	The Plan for this policy unit is considered Economically Viable

Location		Preferred Policy	Calculation of Damages & Benefits (CV) (£M)		Assumed Defence Works & Costs (CV)			Comment
			Previous studies	Broad Scale Review	Broad Scale Review			
					Years 0 to 20	Years 20 to 50	Years 50 to 100	
5A22	Cador Drive to A27	Epoch 1 HTL Epoch 2 HTL Epoch 3 HTL	No Previous Studies have been referred to	<p>NAI Damages Tidal flood losses are minimal</p> <p>By 2025 0.05 By 2055 0.20 By 2105 0.43</p> <p>Preferred Plan Damages</p> <p>By 2025 0.00 By 2055 0.01 By 2105 0.03</p>	<p>Linear defences to be maintained at a CVCost of £25.4M.</p> <p>PVBenefit of £0.03M and a PVCost of £18M.</p>	<p>Maintenance of defences at a CVCost of £3.7M</p> <p>PVBenefit of £0.1M and a PVCost of £19.2M.</p>	<p>Maintenance of defences at a CVCost of £6.94M</p> <p>PVBenefit of £0.3M and a PVCost of £19.8M.</p>	<p>Proposed Portchester to Hoeford Lake CDS and contaminated land investigations will determine longer-term management of site. Value of assets at risk likely to be underestimated.</p> <p>The Plan for this policy unit is considered Not Economically viable (but defences need to be maintained until contaminated land investigations determine longer-term management of defences and shoreline)</p>
5A23	A27 to Fleetlands (MOD boundary)	Epoch 1 HTL Epoch 2 HTL Epoch 3 HTL	No Previous Studies have been referred to	<p>NAI Damages Tidal flood losses include 419 properties at a minimum total CVCost of £109.6M; Erosion losses include 8 properties with a CVCost of £1.5M</p> <p>By 2025 0.00 By 2055 44.98 By 2105 110.13</p> <p>Preferred Plan Damages</p> <p>By 2025 0.00 By 2055 0.00 By 2105 0.00</p>	<p>Linear defences to be replaced and maintained at a CVCost of £16.4M</p> <p>PVBenefit of £0.002M and a PVCost of £11.7M.</p>	<p>Maintenance of defences at a CVCost of £3.5M</p> <p>PVBenefit of £13.8M and a PVCost of £12.7M.</p>	<p>Maintenance of defences at a CVCost of £6.4M</p> <p>PVBenefit of £38M and a PVCost of £13.3M.</p>	<p>Value of assets at risk likely to be underestimated.</p> <p>The Plan for this policy unit is considered Economically Marginal</p>
5A24	Fleetlands (MOD Boundary) to Quay Lane (MOD boundary)	Epoch 1 HTL Epoch 2 HTL Epoch 3 HTL	No Previous Studies have been referred to	<p>NAI Damages Type and value of MOD assets potentially at risk have not been available</p> <p>By 2025 0.00 By 2055 0.00 By 2105 0.00</p> <p>Preferred Plan Damages</p> <p>By 2025 0.00 By 2055 0.00 By 2105 0.00</p>	<p>Linear defences to be replaced and maintained at a CVCost of £29.9M</p> <p>No PVBenefits calculated and a PVCost of £21.2M.</p>	<p>Maintenance of defences at a CVCost of £6.3M</p> <p>No PVBenefits calculated and a PVCost of £23.2M.</p>	<p>Maintenance of defences at a CVCost of £11.7M</p> <p>No PVBenefits calculated and a PVCost of £24.3M.</p>	<p>Defences owned and maintained by MOD. Value of assets at risk likely to be underestimated.</p> <p>The Plan for this policy unit is considered Not Economically viable but owned and maintained by MOD.</p>

Location		Preferred Policy	Calculation of Damages & Benefits (CV) (£M)		Assumed Defence Works & Costs (CV)			Comment
			Previous studies	Broad Scale Review	Broad Scale Review			
					Years 0 to 20	Years 20 to 50	Years 50 to 100	
5A25	Quay Lane (MOD boundary) to Portsmouth Harbour entrance (west)	Epoch 1 HTL Epoch 2 HTL Epoch 3 HTL	No Previous Studies have been referred to	<p>NAI Damages Tidal flood losses include 3312 properties at a minimum total CVCost of £490M; Erosion losses include 34 properties with a CVCost of £4.9M</p> <p>By 2025 130.91 By 2055 274.62 By 2105 495.13</p> <p>Preferred Plan Damages By 2025 0.00 By 2055 0.00 By 2105 0.00</p>	Linear defences to be replaced and maintained at a CVCost of £69M	Maintenance of defences at a CVCost of £14.6M	Maintenance of defences at a CVCost of £26.8M	The Plan for this policy unit is considered Economically Viable
5B01	Portsmouth Harbour entrance to Gilkicker Point	Epoch 1 HTL Epoch 2 HTL Epoch 3 HTL	No Previous Studies have been referred to	<p>NAI Damages Tidal flood losses are minimal</p> <p>By 2025 0.00 By 2055 0.12 By 2105 0.29</p> <p>Preferred Plan Damages By 2025 0.00 By 2055 0.00 By 2105 0.00</p>	Linear defences and groynes to be replaced and maintained at a CVCost of £2.1M	Groyne renewal and maintenance of defences at a CVCost of £36.2M	Groyne replacement and maintenance of defences at a CVCost of £6.2M	Valuation of commercial or MOD assets not available, and therefore not included in assessment. Value of assets at risk likely to be underestimated. Frontage would benefit from beach recharge at Lee-on-the-Solent. Further detailed The Plan for this policy unit is considered Not Economically viable but majority of assets are owned and maintained by MOD.
5B02	Gilkicker Point to Meon Road, Titchfield Haven	Epoch 1 HTL Epoch 2 HTL Epoch 3 HTL (potential RTE Titchfield)	No Previous Studies have been referred to	<p>NAI Damages Tidal flood losses include 410 properties at a minimum total CVCost of £61.3M. Erosion losses include 0.5ha of Grade 4 agricultural land, and 12 properties with a CVCost of £1.9M</p> <p>By 2025 16.30 By 2055 33.73</p> <p>By 2105 61.29</p> <p>Preferred Plan Damages By 2025 0.00 By 2055 0.00 By 2105 0.00</p>	Linear defences and groynes to be replaced and maintained at a CVCost of £28.9M. Includes the CVCost of offsetting loss of transitional freshwater habitats resulting from MR works	Groyne replacement, beach recharge and maintenance of defences at a CVCost of £69.3M. Beach recharge will benefit frontages between site and harbour entrance	Groyne replacement and maintenance of defences and secondary defences at a CVCost of £34M	Value of assets at risk likely to be underestimated. Frontage would benefit from beach recharge at Lee-on-the-Solent; localised HTL to defend important highway link; possible raising of inland structures required to limit overtopping but towards end of epoch 3 and dependent on conditions. Further detailed study required. See Sensitivity tables for alternative scenarios. The Plan for this policy unit is considered Economically Marginal
5B03	Meon Road, Titchfield Haven to Hook Park	Epoch 1 NAI (HTL for cross-Solent infra-structure) Epoch 2 NAI (HTL for cross-Solent infra-structure) Epoch 3 NAI (HTL for cross-Solent infra-structure)	No Previous Studies have been referred to	<p>NAI Damages Tidal flood losses include 97 properties at a minimum total CVCost of £19.1M; Erosion losses include 13ha of Grade 2, 3 and 4 agricultural land with a CVCost £0.09M and 7 properties with a CVCost of £1.5M</p> <p>By 2025 12.21 By 2055 15.46</p> <p>By 2105 22.06</p> <p>Preferred Plan Damages By 2025 0.55 By 2055 0.58 By 2105 10.20</p>	No defence works identified	No defence works identified	No defence works identified	Solent Breezes, chalet homes. Value of assets at risk likely to be underestimated; Caravan parks not included in Defra economic criteria. The Plan for this policy unit is considered Economically Viable

Location		Preferred Policy	Calculation of Damages & Benefits (CV) (£M)		Assumed Defence Works & Costs (CV)			Comment
			Previous studies	Broad Scale Review	Broad Scale Review			
					Years 0 to 20	Years 20 to 50	Years 50 to 100	
5C01	Hook Park to Warsash North	Epoch 1 NAI Epoch 2 MR Epoch 3 MR (HTRL)	Itchen, Woolston, Netley and Itchen Coastal Defence Strategy (in preparation)	<p>NAI Damages Tidal flood losses include 16 properties at a minimum total CVCost of £1.9M</p> <p>By 2025 1.55 By 2055 2.24 By 2105 1.90</p> <p>Preferred Plan Damages By 2025 1.18 By 2055 1.26 By 2105 0.00</p>	No defence works identified.	Linear defences to be realigned (for flood risk management) and maintained at a CVCost of £5M. PVBenefit of £2.9M and a PVCost of £1.5M.	Groyne replacement and maintenance of defences and realigned seawall at a CVCost of £1.1M PVBenefit of £4.9M and a PVCost of £1.6M.	Refer to Itchen, Woolston, Netley and Itchen CDS for more detailed economic analysis of options. Value of assets at risk likely to be underestimated. The Plan for this policy unit is considered Economically Viable
5C02	Warsash North to Swanwick Shore Road	Epoch 1 NAI Epoch 2 NAI Epoch 3 NAI	Itchen, Woolston, Netley and Itchen Coastal Defence Strategy (in preparation)	<p>NAI Damages Tidal flood losses include 6 properties at a minimum total CVCost of £0.8M; Erosion losses include 2.5ha of Grade 4 agricultural land with a CVCost £0.01M</p> <p>By 2025 2.12 By 2055 1.59 By 2105 0.92</p> <p>Preferred Plan Damages By 2025 0.00 By 2055 0.00 By 2105 0.12</p>	No defence works identified.	No defence works identified	No defence works identified	Refer to Itchen, Woolston, Netley and Itchen CDS for more detailed economic analysis of options. See Sensitivity tables for alternative scenarios. Private owned and maintained defences The Plan for this policy unit is considered Economically Viable
5C03	Swanwick Shore Road to Bursledon Bridge	Epoch 1 HTL Epoch 2 HTL Epoch 3 NAI	Itchen, Woolston, Netley and Itchen Coastal Defence Strategy (in preparation)	<p>NAI Damages Tidal flood losses include 41 properties at a minimum total CVCost of £7.4M; Erosion losses include 0.8ha of Grade 3 and 4 agricultural land with a CVCost £0.05M</p> <p>By 2025 4.34 By 2055 5.57 By 2105 7.47</p> <p>Preferred Plan Damages By 2025 0.00 By 2055 0.00 By 2105 0.05</p>	Linear defences to be replaced and maintained at a CVCost of £3.2M	Maintenance of defences at a CVCost of £0.7M.	No defence works identified.	Refer to Itchen, Woolston, Netley and Itchen CDS for more detailed economic analysis of options. Site to be developed and will therefore include flood risk management measures. See Sensitivity tables for alternative scenarios. Private owned and maintained defences The Plan for this policy unit is considered Economically Viable
5C04	Bursledon Bridge to Curbridge to Botley to Satchell Marshes	Epoch 1 NAI Epoch 2 NAI Epoch 3 NAI	Itchen, Woolston, Netley and Itchen Coastal Defence Strategy (in preparation)	<p>NAI Damages Tidal flood losses include 54 properties at a minimum total CVCost of £9.1M; Erosion losses include 20ha of Grade 1, 2, 3, 4 and 5 agricultural land with a CVCost £0.01M and 1 property</p> <p>By 2025 2.09 By 2055 3.62 By 2105 6.64</p> <p>Preferred Plan Damages By 2025 0.10 By 2055 0.11 By 2105 0.84</p>	No defence works identified.	No defence works identified	No defence works identified	Refer to Itchen, Woolston, Netley and Itchen CDS for more detailed economic analysis of options. See Sensitivity tables for alternative scenarios. Majority of shoreline is undefended. Individual properties mainly located south of Bursledon Bridge. The Plan for this policy unit is considered Economically Viable

Location		Preferred Policy	Calculation of Damages & Benefits (CV) (£M)		Assumed Defence Works & Costs (CV)			Comment
			Previous studies	Broad Scale Review	Broad Scale Review			
					Years 0 to 20	Years 20 to 50	Years 50 to 100	
5C05	Satchell Marshes to Hamble Common Point	Epoch 1 NAI (HTL for Rope Walk and the Quay) Epoch 2 NAI (HTL for Rope Walk and the Quay) Epoch 3 NAI (HTL for Rope Walk and the Quay)	Itchen, Woolston, Netley and Itchen Coastal Defence Strategy (in preparation)	NAI Damages Tidal flood losses include 21 properties at a minimum total CVCost of £1.6M By 2025 2.38 By 2055 2.11 By 2105 1.65 Preferred Plan Damages By 2025 0.04 By 2055 0.04 By 2105 0.00	For the majority of the frontage no works have been identified. For the Hamble village section linear defences to be replaced and maintained at a CVCost of £4.6M PVBenefit of £1.7M and a PVCost of £3.3M.	For the majority of the frontage no works have been identified. For the Hamble village section linear defences to be maintained at a CVCost of £0.7M PVBenefit of £4M and a PVCost of £3.5M.	For the majority of the frontage no works have been identified. For the Hamble village section linear defences to be maintained at a CVCost of £1.6M PVBenefit of £6.5M and a PVCost of £3.7M.	Refer to Itchen, Woolston, Netley and Itchen CDS for more detailed economic analysis of options. Value of assets at risk likely to be underestimated. See Sensitivity tables for alternative scenarios. The Plan for this policy unit is considered Economically Marginal , but private owners may consider works affordable.
5C06	Hamble Common Point to Hamble Oil Terminal	Epoch 1 NAI Epoch 2 NAI Epoch 3 NAI	Itchen, Woolston, Netley and Itchen Coastal Defence Strategy (in preparation)	NAI Damages Tidal flood losses include 32 properties at a minimum total CVCost of £4.8M By 2025 6.69 By 2055 6.24 By 2105 4.87 Preferred Plan Damages By 2025 0.00 By 2055 0.00 By 2105 0.00	Maintenance of defences discontinued	Maintenance of defences discontinued	Maintenance of defences discontinued	Refer to Itchen, Woolston, Netley and Itchen CDS for more detailed economic analysis of options. The Plan for this policy unit is considered Economically Viable
5C07	Hamble Oil Terminal to Ensign Industrial Park	Epoch 1 HTL Epoch 2 HTL Epoch 3 NAI	Itchen, Woolston, Netley and Itchen Coastal Defence Strategy (in preparation)	NAI Damages Tidal flood losses include 11 properties at a minimum total CVCost of £1.7M By 2025 0.00 By 2055 0.70 By 2105 1.76 Preferred Plan Damages By 2025 0.00 By 2055 0.00 By 2105 0.00	Linear defences to be replaced and maintained at a CVCost of £2.9M	Maintenance of defences at a CVCost of £0.6M PVBenefit of £0.2M and a PVCost of £2.3M.	Maintenance of defences discontinued PVBenefit of £0.6M and a PVCost of £2.3M.	Refer to Itchen, Woolston, Netley and Itchen CDS for more detailed economic analysis of options. See Sensitivity tables for alternative scenarios. Private owned and maintained defences. Valuation of the Oil Terminal and supporting infrastructure not included, but assumed to be significant. The Plan for this policy unit is considered Not Economically viable

Location		Preferred Policy	Calculation of Damages & Benefits (CV) (£M)		Assumed Defence Works & Costs (CV)			Comment
			Previous studies	Broad Scale Review	Broad Scale Review			
					Years 0 to 20	Years 20 to 50	Years 50 to 100	
5C08	Ensign Industrial Park to Cliff House	Epoch 1 NAI Epoch 2 NAI Epoch 3 NAI	Itchen, Woolston, Netley and Itchen Coastal Defence Strategy (in preparation)	<p>NAI Damages Tidal flood losses are minimal</p> <p>By 2025 0.00 By 2055 0.00 By 2105 0.00</p> <p>Preferred Plan Damages</p> <p>By 2025 0.00 By 2055 0.00 By 2105 0.00</p>	No defence works identified.	No defence works identified	No defence works identified	<p>Refer to Itchen, Woolston, Netley and Itchen CDS for more detailed economic analysis of options.</p> <p>The Plan for this policy unit is considered Economically Viable, but valuation of the Oil Terminal and supporting infrastructure not included</p>
5C09	Cliff House to Netley Castle	Epoch 1 HTL Epoch 2 HTL Epoch 3 NAI	Itchen, Woolston, Netley and Itchen Coastal Defence Strategy (in preparation)	<p>NAI Damages Tidal flood losses include 38 properties at a minimum total CVCost of £8.1M</p> <p>By 2025 1.93 By 2055 4.43 By 2105 8.17</p> <p>Preferred Plan Damages</p> <p>By 2025 0.00 By 2055 0.00 By 2105 0.00</p>	Linear defences to be replaced and maintained and beach recharge at a CVCost of £16.7M	Maintenance of defences at a CVCost of £2.1M.	Maintenance of defences discontinued	<p>Refer to Itchen, Woolston, Netley and Itchen CDS for more detailed economic analysis of options. Value of assets at risk likely to be underestimated, and amenity value and other intangibles not included. Residential properties include groups of flats, which are not identified using the National Property Dataset. Therefore the Value of properties is an underestimate. The CDS has identified 196 properties compared to the 38 from NPD. See Sensitivity tables for alternative scenarios.</p> <p>The Plan for this policy unit is considered Not Economically viable. CDS determined this policy to be economically viable.</p>
5C10	Netley Castle to Weston Point	Epoch 1 HTL Epoch 2 HTL Epoch 3 HTL	Itchen, Woolston, Netley and Itchen Coastal Defence Strategy (in preparation)	<p>NAI Damages Tidal flood losses include 49 properties at a minimum total CVCost of £7.85M</p> <p>By 2025 30.60 By 2055 21.50 By 2105 7.85</p> <p>Preferred Plan Damages</p> <p>By 2025 0.00 By 2055 0.00 By 2105 0.00</p>	No defence works identified.	No defence works identified	No defence works identified	<p>Refer to Itchen, Woolston, Netley and Itchen CDS for more detailed economic analysis of options.</p> <p>The Plan for this policy unit is considered Economically Viable</p>

Location		Preferred Policy	Calculation of Damages & Benefits (CV) (£M)		Assumed Defence Works & Costs (CV)			Comment
			Previous studies	Broad Scale Review	Broad Scale Review			
					Years 0 to 20	Years 20 to 50	Years 50 to 100	
5C11	Weston Point to Woodmill Lane	Epoch 1 HTL Epoch 2 HTL Epoch 3 NAI	Itchen, Woolston, Netley and Itchen Coastal Defence Strategy (in preparation)	<p>NAI Damages Tidal flood losses include 882 properties at a minimum total CVCost of £149M</p> <p>By 2025 52.84 By 2055 91.33 By 2105 149.08</p> <p>Preferred Plan Damages By 2025 0.00 By 2055 0.00 By 2105 0.00</p>	Linear defences to be replaced and maintained at a CVCost of £41.7M	Maintenance of defences at a CVCost of £8.8M.	Maintenance of defences discontinued	<p>A significant proportion of defences are privately owed or maintained. See Sensitivity tables for alternative scenarios.</p> <p>The Plan for this policy unit is considered Economically Viable</p>
5C12	Woodmill Lane to Redbridge	Epoch 1 HTL Epoch 2 HTL Epoch 3 HTL	No Previous Studies have been referred to	<p>NAI Damages Tidal flood losses include 5555 properties at a minimum total CVCost of £5,031M</p> <p>By 2025 432.48 By 2055 2,271.69 By 2105 5,030.51</p> <p>Preferred Plan Damages By 2025 0.00 By 2055 0.00 By 2105 0.00</p>	Linear defences to be replaced and maintained at a CVCost of £107M	Maintenance of defences at a CVCost of £22.7M.	Maintenance of defences at a CVCost of £41.6M.	<p>A significant proportion of defences are privately owed or maintained</p> <p>The Plan for this policy unit is considered Economically Viable</p>
5C13	Lower Test Valley	Epoch 1 NAI Epoch 2 NAI Epoch 3 NAI	No Previous Studies have been referred to	<p>NAI Damages Tidal flood losses to agricultural land in 50-100years</p> <p>By 2025 0.00 By 2055 0.00 By 2105 1.05</p> <p>Preferred Plan Damages By 2025 0.00 By 2055 0.00 By 2105 1.05</p>	No defence works identified.	No defence works identified	No defence works identified	<p>Privately owned land, no existing defences</p> <p>The Plan for this policy unit is considered Economically Viable</p>
5C14	Redbridge to Calshot Spit	Epoch 1 HTL Epoch 2 HTL Epoch 3 HTL	No Previous Studies have been referred to	<p>NAI Damages Tidal flood losses include 1446 properties at a minimum total CVCost of £355.2M; Erosion losses include 5ha of Grade 4 agricultural land with a CVCost £0.03M</p> <p>By 2025 192.06 By 2055 257.32 By 2105 355.76</p> <p>Preferred Plan Damages By 2025 0.00 By 2055 0.00 By 2105 0.00</p>	Maintenance of defences at a CVCost of £11.7M	Linear defences to be replaced and maintained at a CVCost of £134.6M	Maintenance of defences at a CVCost of £34.5M.	<p>See Sensitivity tables for alternative scenarios. The majority of defences on this frontage are privately owned or maintained by industrial or commercial parties. Significant value in the industrial and commercial assets and supporting infrastructure that are not available or included in this assessment.</p> <p>The Plan for this policy unit is considered Economically Viable</p>

Location		Preferred Policy	Calculation of Damages & Benefits (CV) (£M)		Assumed Defence Works & Costs (CV)			Comment
			Previous studies	Broad Scale Review	Broad Scale Review			
					Years 0 to 20	Years 20 to 50	Years 50 to 100	
5C15	Calshot Spit	Epoch 1 HTL Epoch 2 HTL Epoch 3 NAI	No Previous Studies have been referred to	<p>NAI Damages CVCost of the facilities and amenities at risk from tidal flooding have not been available</p> <p>By 2025 0.88 By 2055 0.95 By 2105 0.00</p> <p>Preferred Plan Damages</p> <p>By 2025 0.00 By 2055 0.00 By 2105 0.00</p>	Maintenance of defences at a CVCost of £1.6M. PVBenefit of £0.6M and a PVCost of £1.1M.	Linear defences to be replaced and maintained at a CVCost of £4.5M PVBenefit of £1.5M and a PVCost of £2.5M.	Maintenance of defences discontinued due to predicted flood risk. PVBenefit of £2.5M and a PVCost of £2.5M.	See Sensitivity tables for alternative scenarios. Value of assets at risk likely to be underestimated but amenity and other intangibles not included in assessment The Plan for this policy unit is considered Economically Marginal
5C16	Calshot Spit to Inchmery	Epoch 1 NAI Epoch 2 NAI Epoch 3 NAI	No Previous Studies have been referred to	<p>NAI Damages. Erosion losses include 12ha of Grade 2, 3 and 5 agricultural land with a CVCost £0.8M and 12 properties with a CVCost of £2.1M</p> <p>By 2025 0.65 By 2055 0.72 By 2105 3.14</p> <p>Preferred Plan Damages</p> <p>By 2025 0.39 By 2055 0.46 By 2105 0.97</p>	No defence works identified.	No defence works identified.	No defence works identified.	See Sensitivity tables for alternative scenarios. Private owned and maintained defences. Value of assets at risk likely to be underestimated. The Plan for this policy unit is considered Economically Viable
5C17	Inchmery to Salternshill	Epoch 1 NAI Epoch 2 NAI Epoch 3 NAI	No Previous Studies have been referred to	<p>NAI Damages Tidal flood losses include 40 properties at a minimum total CVCost of £9.8M; Erosion losses include 5ha of Grade 2 and 4 agricultural land with a CVCost £0.03M</p> <p>By 2025 0.26 By 2055 4.08 By 2105 10.13</p> <p>Preferred Plan Damages</p> <p>By 2025 0.00 By 2055 0.00 By 2105 0.33</p>	No defence works identified.	No defence works identified.	No defence works identified.	Private owned and maintained defences. Value of assets at risk likely to be underestimated. The Plan for this policy unit is considered Economically Viable
5C18	Salternshill to Park Shore	Epoch 1 HTL Epoch 2 HTL Epoch 3 MR	No Previous Studies have been referred to	<p>NAI Damages. Tidal flood losses include 17 properties at a minimum total CVCost of £4.1M; Erosion losses include 3ha of Grade 2 and 4 agricultural land with a CVCost £0.01M</p> <p>By 2025 4.40 By 2055 4.60 By 2105 5.01</p> <p>Preferred Plan Damages</p> <p>By 2025 0.00 By 2055 0.00 By 2105 0.85</p>	Linear defences and groynes to be maintained at a CVCost of £17.6M. Includes the CVCost of offsetting loss of transitional freshwater habitats resulting from MR works PVBenefit of £3.1M and a PVCost of £12.5M.	Linear defences and groynes to be replaced and maintained at a CVCost of £9.1M PVBenefit of £7.6M and a PVCost of £15.3M.	Realignment of linear defences and construction of secondary defences for flood risk management and habitat creation, and subsequent maintenance of defences at a CVCost of £9.2M. PVBenefit of £12.6M and a PVCost of £16.1M.	See Sensitivity tables for alternative scenarios. Private owned and maintained defences. Value of assets at risk likely to be underestimated. The Plan for this policy unit is considered Economically Marginal , as value of assets at risk likely to be underestimated.

Location		Preferred Policy	Calculation of Damages & Benefits (CV) (£M)		Assumed Defence Works & Costs (CV)			Comment
			Previous studies	Broad Scale Review	Broad Scale Review			
					Years 0 to 20	Years 20 to 50	Years 50 to 100	
5C22	Lymington Yacht Haven to Saltgrass Lane	Epoch 1 HTL (potential MR Saltgrass Lane) Epoch 2 HTL (potential RTE Avon Water) Epoch 3 HTL	No Previous Studies have been referred to	NAI Damages. Tidal flood losses include 353 properties at a minimum total CVCost of £86.8M By 2025 29.84 By 2055 52.85 By 2105 89.31 Preferred Plan Damages By 2025 1.25 By 2055 0.00 By 2105 0.00	Maintenance of defences at a CVCost of £7.6M. Includes the cost for offsetting loss of transitional freshwater habitats resulting from localised MR works at Avon Water (none for Saltgrass Lane) PVBenefit of £21.1M and a PVCost of £5.4M.	Maintenance of defences and secondary defences at a CVCost of £91.5M PVBenefit of £58.5M and a PVCost of £33.5M.	Maintenance of defences at a CVCost of £23.5M. PVBenefit of £104.3M and a PVCost of £35.7M.	Value of assets at risk likely to be underestimated, and amenity values and other intangibles not included The Plan for this policy unit is considered Economically Viable
5F01	Hurst Spit	Epoch 1 HTL Epoch 2 HTL Epoch 3 HTL	No Previous Studies have been referred to	NAI Damages Tidal flood losses are considerable (combination of losses in adjacent Policy units) By 2025 16.71 By 2055 23.46 By 2105 33.27 Preferred Plan Damages By 2025 1.42 By 2055 0.00 By 2105 0.00	Beach recharge at end of epoch at a CVCost of £12.2M. PVBenefit of £11.8M and a PVCost of £8.7M.	Maintenance through beach recycling at a CVCost of £2.9M. PVBenefit of £30.9M and a PVCost of £9.6M.	Beach recharge and maintenance through beach recycling at a CVCost of £38.9M. PVBenefit of £53M and a PVCost of £13.2M.	Value of assets at risk are underestimated, as assets potentially at risk throughout West Solent and Lee-on-the-Solent; amenity values and other intangibles not included The Plan for this policy unit is considered Economically Viable
5API01	Langstone Harbour entrance (west) (harbour) to Portsmouth Harbour entrance (east)	Epoch 1 HTL Epoch 2 HTL Epoch 3 HTL	No Previous Studies have been referred to	NAI Damages Tidal flood losses include 13245 properties at a minimum total CVCost of £2,028M; Erosion losses include 1 property By 2025 965.36 By 2055 1,391.42 By 2105 2,028.15 Preferred Plan Damages By 2025 0.00 By 2055 0.00 By 2105 0.00	Linear defences to be replaced and maintained at a CVCost of £140.2M PVBenefit of £684.4M and a PVCost of £99.4M.	Maintenance of defences at a CVCost of £29.7M. PVBenefit of £1,796M and a PVCost of £108.5M.	Maintenance of defences at a CVCost of £54.5M. PVBenefit of £3,098.3M and a PVCost of £113.7M.	Refer to Portsea Island CDS for more detailed economic analysis of options. The Plan for this policy unit is considered Economically Viable

Location		Preferred Policy	Calculation of Damages & Benefits (CV) (£M)		Assumed Defence Works & Costs (CV)			Comment
			Previous studies	Broad Scale Review	Broad Scale Review			
					Years 0 to 20	Years 20 to 50	Years 50 to 100	
5API02	Langstone Harbour entrance (west) (open coast) to Portsmouth Harbour entrance (east)	Epoch 1 HTL Epoch 2 HTL Epoch 3 HTL	No Previous Studies have been referred to	<p>NAI Damages Tidal flood losses include 9730 properties at a minimum total CVCost of £1,354M; Erosion losses include 1 property</p> <p>By 2025 754.94 By 2055 994.75 By 2105 1,353.80</p> <p>Preferred Plan Damages By 2025 0.00 By 2055 0.00 By 2105 0.00</p>	Linear defences and groynes to be replaced and maintained at a CVCost of £38.9M	Linear defences and groynes to be replaced and maintained, and beach recharge at a CVCost of £22M	Maintenance of defences at a CVCost of £16.6M.	Refer to Portsea Island CDS for more detailed economic analysis of options.
					PVBenefit of £535.2M and a PVCost of £27.6M.	PVBenefit of £1,375.9M and a PVCost of £34.4M.	PVBenefit of £2,343.8M and a PVCost of £35.9M.	The Plan for this policy unit is considered Economically Viable
5AHI01	Langstone Bridge to Northney Farm	Epoch 1 HTL Epoch 2 HTL Epoch 3 HTL	No Previous Studies have been referred to	<p>NAI Damages Tidal flood losses include 97 properties at a minimum total CVCost of £14.9M and agricultural</p> <p>By 2025 9.92 By 2055 11.97 By 2105 15.36</p> <p>Preferred Plan Damages By 2025 0.00 By 2055 0.00 By 2105 0.00</p>	Linear defences to be replaced and maintained at a CVCost of £13.7M	Maintenance of defences at a CVCost of £2.9M.	Maintenance of defences at a CVCost of £5.4M.	Proportion of defences on this frontage are privately owned or maintained. Value of assets at risk likely to be underestimated, and amenity values and other intangibles not included. Future proposed studies for Chichester Harbour e.g. private landowner
					PVBenefit of £7M and a PVCost of £9.7M.	PVBenefit of £17.7M and a PVCost of £10.6M.	PVBenefit of £29.9M and a PVCost of £11.1M.	The Plan for this policy unit is considered Economically Marginal but private owners may consider works
5AHI02	Northney Farm	Epoch 1 MR Epoch 2 HTL Epoch 3 HTL	No Previous Studies have been referred to	<p>NAI Damages. Tidal flood losses include 85 properties at a minimum total CVCost of £15.9M</p> <p>By 2025 1.35 By 2055 6.86 By 2105 15.90</p> <p>Preferred Plan Damages By 2025 0.00 By 2055 0.00 By 2105 0.78</p>	Realignment of existing defences and construction of secondary defences and maintained at a CVCost of £3M. Includes the cost for offsetting loss of transitional freshwater habitats resulting from MR works	Maintenance of defences at a CVCost of £1M.	Maintenance of defences at a CVCost of £2.2M.	See Sensitivity tables for privately funded replacement and maintenance CVCosts. Private owned and maintained defences. Value of assets at risk likely to be underestimated, and amenity values and other intangibles not included. Future proposed studies for Chichester Harbour e.g. private landowner management plan would provide more detailed assessment for the lo
					PVBenefit of £1M and a PVCost of £2.1M.	PVBenefit of £4M and a PVCost of £2.5M.	PVBenefit of £8.6M and a PVCost of £2.7M.	The Plan for this policy unit is considered Economically Viable

Location		Preferred Policy	Calculation of Damages & Benefits (CV) (£M)		Assumed Defence Works & Costs (CV)			Comment
			Previous studies	Broad Scale Review	Broad Scale Review			
					Years 0 to 20	Years 20 to 50	Years 50 to 100	
5AHI03	Northney Farm to Mengham	Epoch 1 HTL Epoch 2 HTL Epoch 3 MR	No Previous Studies have been referred to	<p>NAI Damages. Tidal flood losses include 189 properties at a minimum total CVCost of £36.4M</p> <p>By 2025 8.46 By 2055 19.07 By 2105 36.37</p> <p>Preferred Plan Damages By 2025 1.61 By 2055 0.00 By 2105 1.39</p>	<p>Maintenance of defences at a CVCost of £8.6M. Includes the cost for offsetting loss of transitional freshwater habitats resulting from MR works</p> <p>PVBenefit of £6M and a PVCost of £6.1M.</p>	<p>Maintenance of defences at a CVCost of £9.4M.</p> <p>PVBenefit of £17.8M and a PVCost of £9M.</p>	<p>Realignment of existing defences and construction of secondary defences and maintained at a CVCost of £10.4M.</p> <p>PVBenefit of £33.1M and a PVCost of £10M.</p>	<p>See Sensitivity tables for alternative scenarios. Private owned and maintained defences. Value of assets at risk likely to be underestimated, and amenity values and other intangibles not included. Future proposed studies for Chichester Harbour e.g. private landowner management plan would provide more detailed assessment for the longer-term management of historic towns, land use and heritage features.</p> <p>The Plan for this policy unit is considered Economically Marginal but private owners may consider works affordable.</p>
5AHI04	Mengham to Chichester Harbour entrance (west)	Epoch 1 HTL Epoch 2 HTL Epoch 3 HTL	No Previous Studies have been referred to	<p>NAI Damages Tidal flood losses include 990 properties at a minimum total CVCost of £182.2M</p> <p>By 2025 93.83 By 2055 129.20 By 2105 182.26</p> <p>Preferred Plan Damages By 2025 1.72 By 2055 0.00 By 2105 0.00</p>	<p>Linear defences to be replaced and maintained at a CVCost of £25.2M</p> <p>PVBenefit of £66.5M and a PVCost of £17.9M.</p>	<p>Maintenance of defences at a CVCost of £5.4M.</p> <p>PVBenefit of £172.7M and a PVCost of £19.5M.</p>	<p>Maintenance of defences at a CVCost of £9.8M.</p> <p>PVBenefit of £296M and a PVCost of £20.4M.</p>	<p>Value of assets at risk likely to be underestimated, and amenity values and other intangibles not included.</p> <p>The Plan for this policy unit is considered Economically Viable</p>
5AHI05	Chichester Harbour entrance (west) to Langstone Harbour entrance (east)	Epoch 1 HTL Epoch 2 HTL Epoch 3 HTL	No Previous Studies have been referred to	<p>NAI Damages Tidal flood losses include 850 properties at a minimum total CVCost of £152.8M; Erosion losses include 112 properties with a CVCost of £19.7M</p> <p>By 2025 94.66 By 2055 135.05 By 2105 172.57</p> <p>Preferred Plan Damages By 2025 0.00 By 2055 0.00 By 2105 0.00</p>	<p>Linear defences to be replaced and maintained at a CVCost of £40.7M</p> <p>PVBenefit of £67.1M and a PVCost of £28.9M.</p>	<p>Maintenance of defences and beach recharge at a CVCost of £68.1M.</p> <p>PVBenefit of £176M and a PVCost of £49.8M.</p>	<p>Maintenance of defences and beach recycling at a CVCost of £38.2M.</p> <p>PVBenefit of £300.5M and a PVCost of £53.4M.</p>	<p>Value of assets at risk likely to be underestimated, and amenity values and other intangibles not included.</p> <p>The Plan for this policy unit is considered Economically Viable</p>

Location		Preferred Policy	Calculation of Damages & Benefits (CV) (£M)		Assumed Defence Works & Costs (CV)			Comment
			Previous studies	Broad Scale Review	Broad Scale Review			
					Years 0 to 20	Years 20 to 50	Years 50 to 100	
5AHI06	Langstone Harbour entrance (east) to North Shore Road, New Town	Epoch 1 HTL Epoch 2 HTL Epoch 3 HTL	No Previous Studies have been referred to	<p>NAI Damages Tidal flood losses include 128 properties at a minimum total CVCost of £23.6M</p> <p>By 2025 12.74 By 2055 17.40 By 2105 23.61</p> <p>Preferred Plan Damages By 2025 0.47 By 2055 0.59 By 2105 0.00</p>	<p>Linear defences to be replaced and maintained at a CVCost of £14.7M</p> <p>PVBenefit of £9M and a PVCost of £10.4M.</p>	<p>Maintenance of defences and beach recharge at a CVCost of £3.1M.</p> <p>PVBenefit of £23.4M and a PVCost of £11.4M.</p>	<p>Maintenance of defences and beach recycling at a CVCost of £5.7M.</p> <p>PVBenefit of £40M and a PVCost of £11.9M.</p>	<p>See Sensitivity tables for alternative scenarios. Private owned and maintained defences. Amenity values and other intangibles not included.</p> <p>The Plan for this policy unit is considered Economically Marginal but amenity and other intangibles not included in assessment</p>
5AHI07	North Shore Road, New Town to West Lane (Stoke)	Epoch 1 NAI (HTL Newtown) Epoch 2 NAI (HTL Newtown) Epoch 3 NAI (HTL Newtown)	No Previous Studies have been referred to	<p>NAI Damages Tidal flood losses include 88 properties at a minimum total CVCost of £16.2M</p> <p>By 2025 5.65</p> <p>By 2055 10.87</p> <p>By 2105 16.43</p> <p>Preferred Plan Damages By 2025 5.83 By 2055 11.09 By 2105 16.61</p>	<p>Linear defences to be replaced and maintained at a CVCost of £13.5M</p> <p>PVBenefit of £4M and a PVCost of £9.5M.</p>	<p>Maintenance of defences and beach recharge at a CVCost of £2.1M.</p> <p>PVBenefit of £11.3M and a PVCost of £10.2M.</p>	<p>Maintenance of defences and beach recycling at a CVCost of £4.6M.</p> <p>PVBenefit of £20.2M and a PVCost of £10.6M.</p>	<p>See Sensitivity tables for alternative scenarios. Private owned and maintained defences. Value of assets at risk likely to be underestimated, and amenity values and other intangibles not included.</p> <p>The Plan for this policy unit is considered Economically Marginal but amenity and other intangibles not included in assessment</p>
5AHI08	West Lane (Stoke) to Langstone Bridge	Epoch 1 HTL (potential MR West Northney & Stoke) Epoch 2 HTL Epoch 3 HTL	No Previous Studies have been referred to	<p>NAI Damages. Tidal flood losses include 236 properties at a minimum total CVCost of £43.9M</p> <p>By 2025 17.32 By 2055 27.96 By 2105 44.47</p> <p>Preferred Plan Damages By 2025 0.00 By 2055 0.00 By 2105 0.00</p>	<p>Linear defences to be replaced and maintained and construction of secondary defences at a CVCost of £15.4M</p> <p>PVBenefit of £12.3M and a PVCost of £10.9M.</p>	<p>Maintenance of defences at a CVCost of £3.2M.</p> <p>PVBenefit of £33.1M and a PVCost of £11.9M.</p>	<p>Realignment of existing defences and maintained at a CVCost of £6M.</p> <p>PVBenefit of £58.2M and a PVCost of £12.5M.</p>	<p>Value of assets at risk likely to be underestimated, and amenity values and other intangibles not included.</p> <p>The Plan for this policy unit is considered Economically Viable</p>

H5 SENSITIVITY TESTING FINAL SUMMARY TABLE

The following table below provides a summary of the economic reviews undertaken for selected locations that required a sensitivity assessment. The economic viability of alternative defence policies has been assessed as a sensitivity case, where the alternative to the objective-led policy scenario is potentially economically viable. The objective-led policies with the localised potential MR or environmental enhancement through regulated tidal exchange (RTE), or localised HTL policy caveats have been considered within the Sensitivity Testing.

Within the appraisal of frontages identified with localised HTL, indicative estimates of primary defences and costs associated with inter-tidal habitat creation, for offsetting coastal squeeze, have been included.

Where necessary, secondary defence requirements for localised MR (as presented in the Solent Dynamic Coast Project) and compensation costs associated with creating coastal grazing marsh resulting from the localised MR, have been included within the assessment.

Within the Sensitivity Testing appraisals, a comparison between the policy scenario with and without the localised policy caveat has been undertaken to determine the most economically viable option for that Policy Unit.

Where the objective-led policy with the localised policy is considered more economically viable than without the localised policy, the policy definition for the Policy Unit includes the localised policy option.

Further more detailed and site specific studies will need to consider the identified potential localised opportunities where the objective-led policy with the localised policy is considered less economically viable without the localised policy. For these Policy Units, the localised policy has been considered as a caveat and not within the policy definition for the Policy Unit.

Location		Preferred Policy	Calculation of Damages & Benefits (CV) (£M)		Assumed Defence Works & Costs (CV)			Comment
			Previous studies	Broad Scale Review	Broad Scale Review			
					Years 0 to 20	Years 20 to 50	Years 50 to 100	
5A05	Ella Nore Lane to Fishbourne	Epoch 1 HTL Epoch 2 HTL Epoch 3 HTL	No Previous Studies have been referred to	<p>NAI Damages. Tidal flood losses include 231 properties at a minimum total CVCost of £53.4M</p> <p>By 2025 18.73 By 2055 33.48 By 2105 55.62</p> <p>Preferred Plan Damages</p> <p>By 2025 0.20 By 2055 0.00 By 2105 0.00</p>	Linear defences to be replaced and maintained at a CVCost of £33.9M	Maintenance of defences at a CVCost of £7.2M.	Maintenance of defences at a CVCost of £13.18M.	<p>Hold the Line for each epoch with no habitat creation managed realignment. Private owned and maintained defences. Future proposed studies for Chichester Harbour e.g. private landowner management plan would provide more detailed assessment for the longer-term management of historic towns, land use and heritage features. Value of assets at risk likely to be underestimated.</p> <p>The Plan for this policy unit is considered Economically Marginal, but private owners may consider works affordable.</p>
5A06	Fishbourne	Epoch 1 HTL Epoch 2 HTL Epoch 3 HTL	No Previous Studies have been referred to	<p>NAI Damages Tidal flood losses include 20 properties at a minimum total CVCost of £4.8M</p> <p>By 2025 0.26 By 2055 2.26 By 2105 5.27</p> <p>Preferred Plan Damages</p> <p>By 2025 0.00 By 2055 0.00 By 2105 0.42</p>	Linear defences to be maintained at a CVCost of £3.3M	Maintenance of defences at a CVCost of £0.7M	Maintenance of defences at a CVCost of £1.3M	<p>Hold the Line for each epoch with no habitat creation managed realignment. Private owned and maintained defences. Future proposed studies for Chichester Harbour e.g. private landowner management plan would provide more detailed assessment for the longer-term management of historic towns, land use and heritage features. Value of assets at risk likely to be underestimated.</p> <p>The Plan for this policy unit is considered Economically Marginal in long-term, but private owners may consider works affordable.</p>
5A07	Fishbourne to west of Cobnor Point	Epoch 1 HTL Epoch 2 HTL Epoch 3 HTL	No Previous Studies have been referred to	<p>NAI Damages. Tidal flood losses include 582 properties at a minimum total CVCost of £142.4M</p> <p>By 2025 11.78 By 2055 64.95 By 2105 144.70</p> <p>Preferred Plan Damages</p> <p>By 2025 0.00 By 2055 0.00 By 2105 0.00</p>	Linear defences to be replaced and maintained at a CVCost of £53.2M.	Maintenance of defences at a CVCost of £11.3M	Maintenance of defences at a CVCost of £20.7M	<p>Hold the Line for each epoch with no habitat creation managed realignment. Private owned and maintained defences. Future proposed studies for Chichester Harbour e.g. private landowner management plan would provide more detailed assessment for the longer-term management of historic towns, land use and heritage features. Value of assets at risk likely to be underestimated.</p> <p>The Plan for this policy unit is considered Economically Marginal, but private owners may consider works affordable.</p>

Location		Preferred Policy	Calculation of Damages & Benefits (CV) (£M)		Assumed Defence Works & Costs (CV)			Comment
			Previous studies	Broad Scale Review	Broad Scale Review			
					Years 0 to 20	Years 20 to 50	Years 50 to 100	
5A10	Nutbourne	Epoch 1 HTL Epoch 2 HTL Epoch 3 HTL	No Previous Studies have been referred to	NAI Damages. Tidal flood losses include 46 properties at a minimum total CVCost of £10.8M; Erosion losses include 12ha of Grade 3 agricultural land with a CVCost £0.04M By 2025 0.80 By 2055 4.82 By 2105 10.85 Preferred Plan Damages By 2025 0.17 By 2055 0.02 By 2105 0.05	Maintenance of defences at a CVCost of £0.8M. PVBenefit of £0.5M and a PVCost of £4.6M.	Maintenance of defences at a CVCost of £1.4M PVBenefit of £2.6M and a PVCost of £5M.	Linear defences to be replaced and maintained at a CVCost of £13.8M PVBenefit of £5.7M and a PVCost of £2.3M.	Hold the Line for each epoch with no habitat creation managed realignment. Private owned and maintained defences. Future proposed studies for Chichester Harbour e.g. private landowner management plan would provide more detailed assessment for the longer-term management of historic towns, land use and heritage features. Value of assets at risk likely to be underestimated. The Plan for this policy unit is considered Economically Marginal , but private owners may consider works affordable.
5A12	Prinsted to Stanbury Point	Epoch 1 HTL Epoch 2 HTL Epoch 3 HTL	No Previous Studies have been referred to	NAI Damages. Minimal tidal flood losses to properties By 2025 13.65 By 2055 13.98 By 2105 14.49 Preferred Plan Damages By 2025 3.33 By 2055 0.00 By 2105 0.77	Linear defences to be replaced and maintained at a CVCost of £6.3M. PVBenefit of £9.7M and a PVCost of £4.5M.	Maintenance of defences at a CVCost of £1.3M PVBenefit of £23.6M and a PVCost of £4.9M.	Maintenance of defences at a CVCost of £2.5M PVBenefit of £39M and a PVCost of £5.1M.	Hold the Line for each epoch with no habitat creation managed realignment. Defences owned and maintained by MOD and EA. Management of Thorney Island dependent on MOD. The Plan for this policy unit is considered Economically Viable (to be considered jointly with policies for 5A15)
5A14	Marker Point to Wickor Point	Epoch 1 HTL Epoch 2 HTL Epoch 3 HTL	No Previous Studies have been referred to	NAI Damages. Tidal flood losses include 189 properties at a minimum total CVCost of £47.7M By 2025 40.58 By 2055 43.43 By 2105 47.72 Preferred Plan Damages By 2025 2.22 By 2055 0.00 By 2105 0.00	Linear defences to be replaced and maintained at a CVCost of £1.8M. PVBenefit of £28.8M and a PVCost of £1.3M.	Maintenance of defences at a CVCost of £2.9M PVBenefit of £71M and a PVCost of £2.2M.	Maintenance of defences at a CVCost of £5.4M PVBenefit of £117M and a PVCost of £2.7M.	Hold the Line for each epoch with no habitat creation managed realignment. Future proposed studies for Chichester Harbour e.g. private landowner management plan would provide more detailed assessment for the longer-term management of historic towns, land use and heritage features. Defences owned and maintained by MOD and EA. Management of Thorney Island dependent on MOD. The Plan for this policy unit is considered Economically Viable
5A15	Wickor Point to Emsworth Yacht Haven	Epoch 1 HTL Epoch 2 HTL Epoch 3 HTL	No Previous Studies have been referred to	NAI Damages. Tidal flood losses include 59 properties at a minimum total CVCost of £13.7M By 2025 13.65 By 2055 13.98 By 2105 14.49 Preferred Plan Damages By 2025 3.33 By 2055 0.00 By 2105 0.77	Linear defences to be replaced and maintained at a CVCost of £7.6M. PVBenefit of £9.7M and a PVCost of £5.4M.	Maintenance of defences at a CVCost of £1.6M PVBenefit of £23.6M and a PVCost of £5.9M.	Maintenance of defences at a CVCost of £2.9M PVBenefit of £39M and a PVCost of £6.1M.	Hold the Line for each epoch with no habitat creation managed realignment. Defences owned and maintained by MOD and EA. Management of Thorney Island dependent on MOD. The Plan for this policy unit is considered Economically Viable (to be considered jointly with policies for 5A12)

Location		Preferred Policy	Calculation of Damages & Benefits (CV) (£M)		Assumed Defence Works & Costs (CV)			Comment
			Previous studies	Broad Scale Review	Broad Scale Review			
					Years 0 to 20	Years 20 to 50	Years 50 to 100	
5A17	Maisemore Gardens to Wade Lane	Epoch 1 HTL Epoch 2 HTL Epoch 3 HTL	Portchester to Emsworth Coastal Defence Study	<p>NAI Damages. Tidal flood losses are minimal</p> <p>By 2025 0.07 By 2055 0.10 By 2105 0.14</p> <p>Preferred Plan Damages</p> <p>By 2025 0.17 By 2055 0.00 By 2105 0.00</p>	Linear defences to be replaced and maintained at a CVCost of £9.2M.	Maintenance of defences at a CVCost of £1.9M	Maintenance of defences at a CVCost of £3.6M.	Hold the Line for each epoch with no habitat creation managed realignment. Objective-led policies marginal. Future proposed studies for Chichester Harbour e.g. private landowner management plan would provide more detailed assessment for the longer-term management of historic towns, land use and heritage features. Private/LA owned and maintained defences. Refer to Portchester to Emsworth Coastal Defence Study for more detailed The Plan for this policy unit is considered Not Economically viable , but private owners may consider works affordable.
5A20	Farlington Marshes	Epoch 1 HTL Epoch 2 HTL Epoch 3 HTL	Portchester to Emsworth Coastal Defence Study; Farlington Feasibility Study	<p>NAI Damages. Tidal flood losses (north of the motorway) include 326 properties at a minimum total CVCost of £48.4M</p> <p>By 2025 46.70 By 2055 47.37 By 2105 48.39</p> <p>Preferred Plan Damages</p> <p>By 2025 0.00 By 2055 0.00 By 2105 0.00</p>	Linear defences to be replaced and maintained at a CVCost of £24.6M.	Maintenance of defences at a CVCost of £3.6M	Maintenance of defences at a CVCost of £6.7M.	Hold the Line for each epoch with no habitat creation managed realignment. Refer to Portchester to Emsworth Coastal Defence Study; Farlington Feasibility Study for economic analysis of options. Environmental importance, amenity value and other intangibles not included in assessment The Plan for this policy unit is considered Economically viable .
5C16	Calshot Spit to Inchmery	Epoch 1 HTL (potential MR Stansore Point and Stanswood Valley) Epoch 2 HTL Epoch 3 HTL	No Previous Studies have been referred to	<p>NAI Damages. Erosion losses include 12ha of Grade 2, 3 and 5 agricultural land with a CVCost £0.8M and 12 properties with a CVCost of £2.1M</p> <p>By 2025 0.65 By 2055 0.72</p> <p>Preferred Plan Damages</p> <p>By 2025 0.39 By 2055 0.46 By 2105 0.97</p>	Linear defences to be replaced and maintained at a CVCost of £29.4M.	Maintenance of defences at a CVCost of £14.6M	Maintenance of defences at a CVCost of £24.7M.	Hold the Line for each epoch with habitat creation managed realignment at Stansore Point and Stanswood Valley. Value of assets at risk likely to be underestimated, and amenity values and other intangibles not included The Plan for this policy unit is considered Not Economically viable , but private owners may consider works affordable.
5C18	Salternshill to Park Shore	Epoch 1 HTL Epoch 2 HTL Epoch 3 HTL	No Previous Studies have been referred to	<p>NAI Damages. Tidal flood losses include 17 properties at a minimum total CVCost of £4.1M; Erosion losses include 3ha of Grade 2 and 4 agricultural land with a CVCost £0.01M</p> <p>By 2025 4.40 By 2055 4.60 By 2105 5.01</p> <p>Preferred Plan Damages</p> <p>By 2025 0.00 By 2055 0.00 By 2105 0.85</p>	Linear defences to be replaced and maintained at a CVCost of £30.3M.	Maintenance of defences at a CVCost of £10.26M	Maintenance of defences at a CVCost of £17.9M.	Hold the Line for each epoch with no habitat creation managed realignment. Value of assets at risk likely to be underestimated, and amenity values and other intangibles not included The Plan for this policy unit is considered Not Economically viable , but private owners may consider works affordable.

Location		Preferred Policy	Calculation of Damages & Benefits (CV) (£M)		Assumed Defence Works & Costs (CV)			Comment
			Previous studies	Broad Scale Review	Broad Scale Review			
					Years 0 to 20	Years 20 to 50	Years 50 to 100	
5C22	Lymington Yacht Haven to Saltgrass Lane	Epoch 1 HTL	No Previous Studies have been referred to	<p>NAI Damages. Tidal flood losses include 353 properties at a minimum total CVCost of £86.8M</p> <p>By 2025 29.84 By 2055 52.85 By 2105 89.31</p> <p>Preferred Plan Damages</p> <p>By 2025 1.25 By 2055 0.00 By 2105 0.00</p>	<p>Linear defences to be replaced and maintained at a CVCost of £5.3M.</p> <p>PVBenefit of £21.1M and a PVCost of £3.8M.</p>	<p>Maintenance of defences at a CVCost of £8.6M</p> <p>PVBenefit of £58.5M and a PVCost of £6.4M.</p>	<p>Maintenance of defences at a CVCost of £86M.</p> <p>PVBenefit of £104.3M and a PVCost of £14.5M.</p>	<p>Hold the Line for each epoch with no habitat creation managed realignment. Value of assets at risk likely to be underestimated, and amenity values and other intangibles not included</p> <p>The Plan for this policy unit is considered Economically Viable</p>
		Epoch 2 HTL						
		Epoch 3 HTL						
5AHI02	Northney Farm	Epoch 1 HTL	No Previous Studies have been referred to	<p>NAI Damages. Tidal flood losses include 85 properties at a minimum total CVCost of £15.9M</p> <p>By 2025 1.35 By 2055 6.86 By 2105 15.90</p> <p>Preferred Plan Damages</p> <p>By 2025 0.00 By 2055 0.00 By 2105 0.78</p>	<p>Linear defences to be replaced and maintained at a CVCost of £9.6M.</p> <p>PVBenefit of £0.1M and a PVCost of £6.8M.</p>	<p>Maintenance of defences at a CVCost of £2M</p> <p>PVBenefit of £4M and a PVCost of £7.4M.</p>	<p>Maintenance of defences at a CVCost of £3.7M.</p> <p>PVBenefit of £8.6M and a PVCost of £7.8M.</p>	<p>Hold the Line for each epoch with no habitat creation managed realignment. Value of assets at risk likely to be underestimated, and amenity values and other intangibles not included. Private owned and maintained defences. Value of assets at risk likely to be underestimated, and amenity values and other intangibles not included. Future proposed studies for Chichester Harbour</p> <p>The Plan for this policy unit is considered Economically Marginal but private owners may consider works affordable.</p>
		Epoch 2 HTL						
		Epoch 3 HTL						
5AHI03	Northney Farm to Mengham	Epoch 1 HTL	No Previous Studies have been referred to	<p>NAI Damages. Tidal flood losses include 189 properties at a minimum total CVCost of £36.4M</p> <p>By 2025 8.46 By 2055 19.07 By 2105 36.37</p> <p>Preferred Plan Damages</p> <p>By 2025 1.61 By 2055 0.00 By 2105 1.39</p>	<p>Linear defences to be replaced and maintained at a CVCost of £5.8M.</p> <p>PVBenefit of £6M and a PVCost of £4.1M.</p>	<p>Maintenance of defences at a CVCost of £9.4M</p> <p>PVBenefit of £17.8M and a PVCost of £7M.</p>	<p>Maintenance of defences at a CVCost of £17.4M.</p> <p>PVBenefit of £33.1M and a PVCost of £8.7M.</p>	<p>Hold the Line for each epoch with no habitat creation managed realignment. Value of assets at risk likely to be underestimated, and amenity values and other intangibles not included. Private owned and maintained defences. Value of assets at risk likely to be underestimated, and amenity values and other intangibles not included. Future proposed studies for Chichester Harbour</p> <p>The Plan for this policy unit is considered Not Economically Viable but private owners may consider works affordable.</p>
		Epoch 2 HTL						
		Epoch 3 HTL						
5AHI08	West Lane (Stoke) to Langstone Bridge	Epoch 1 HTL	No Previous Studies have been referred to	<p>NAI Damages. Tidal flood losses include 236 properties at a minimum total CVCost of £43.9M</p> <p>By 2025 17.32 By 2055 27.96 By 2105 44.47</p> <p>Preferred Plan Damages</p> <p>By 2025 0.00 By 2055 0.00 By 2105 0.00</p>	<p>Linear defences to be replaced and maintained at a CVCost of £14.5M.</p> <p>PVBenefit of £12.3M and a PVCost of £10.29M.</p>	<p>Maintenance of defences at a CVCost of £3M</p> <p>PVBenefit of £33.1M and a PVCost of £11.2M.</p>	<p>Maintenance of defences at a CVCost of £5.6M.</p> <p>PVBenefit of £58.2M and a PVCost of £11.7M.</p>	<p>Hold the Line for each epoch with no habitat creation managed realignment. Value of assets at risk likely to be underestimated, and amenity values and other intangibles not included. Private owned and maintained defences. Value of assets at risk likely to be underestimated, and amenity values and other intangibles not included.</p> <p>The Plan for this policy unit is considered Economically Viable</p>
		Epoch 2 HTL						
		Epoch 3 HTL						

SUPPORTING ECONOMIC APPRAISAL DATA

Annexes

- EXPLANATIONS OF COLUMN HEADINGS FOR APPRAISAL SUMMARY AND SENSITIVITY TESTING APPRAISAL SUMMARY TABLES
- ANNEX H1: APPRAISAL SUMMARY
- ANNEX H2: SENSITIVITY TESTING APPRAISAL SUMMARY
- ANNEX H3: NAI EROSION-ONLY LOSSES
- ANNEX H4: NAI FLOOD LOSSES
- EXPLANATIONS OF COLUMN HEADINGS FOR DEFENCE WORK COSTS AND SENSITIVITY TESTING DEFENCE WORK COSTS TABLES
- ANNEX H5: DEFENCE WORK COSTS
- ANNEX H6: SENSITIVITY TESTING DEFENCE WORK COSTS

EXPLANATIONS OF COLUMN HEADINGS FOR APPRAISAL SUMMARY AND SENSITIVITY TESTING APPRAISAL SUMMARY TABLES

(a)	Policy Unit	These relate to the stretches of shoreline defined in main SMP document
(b)	Epoch	These relate to time periods used for policy setting
(c)	Asset Value Loss per Epoch (Damages) : NAI	The calculated capital value (CV) of property (£) that would be lost during the identified time period for NAI
(d)	Asset Value Loss per Epoch (Damages) : Preferred Plan	The calculated capital value of property (£) that would be lost during the identified time period for Preferred Plan
(e)	Cumulative Property Damage or Loss (PV): NAI	The Present Value of property loss under the NAI scenario i.e. values from (c) discounted to reflect timing of loss. This is a cumulative measure, i.e. the 50 year value includes all losses or damages from year 0-50
(f)	Cumulative Property Damage or Loss (PV): Preferred Plan	The Present Value of property loss under the Preferred Plan scenario i.e. values from (c) discounted to reflect timing of loss. This is a cumulative measure i.e. the 50 year value includes all losses or damages from year 0-50, and the 100 year value indicates all losses or damages from year 0-100
(g)	Management Cost Per Epoch (CV) (Preferred Policy Scenario)	The calculated cost of defence and management measures for Preferred Plan during the identified time period. The calculation of these values is presented in the subsequent table
(h)	Preferred Policy Benefits & Damages Averted (PV)	The cumulative benefits expressed in terms of Present Value. This is the difference between the Preferred Plan damages (f) and the NAI damages (e)
(i)	Preferred Policy Costs (PV)	The Present Value of the costs of providing the Preferred Plan (i.e. the values from (g) discounted to reflect timing of activities). This is a cumulative measure. However, for years where no defence works are proposed, columns have been left blank

ANNEX H1: APPRAISAL SUMMARY

a		b	c		d	e		f	g	h		i
Policy Unit		Epoch	preferred policy scenario	Asset Current Value Loss per Epoch (Damages)		Cumulative Property Damage and Loss (PV)		Preferred Policy Scenario	Management Cost Per Epoch (CV) (Preferred Policy Scenario)	Cumulative Preferred Policy Scenario Costs (PV)		Management Costs (PV)
				NAI scenario	Preferred Policy Scenario	NAI scenario	Preferred Policy Scenario			Benefits and Damages Averted (PV)		
5A01	Selsey West Beach to Bracklesham (Medmerry)	0-20	MR	25,629,779	5,338,567		18,171,513		18,560,000	18,171,513	13,159,040	
		20-50	MR (HTRL)	27,342,032	5,826,009		26,565,517		2,880,000	44,737,030	14,043,200	
		50-100	MR (HTRL)	30,420,749	6,557,172		29,425,068		6,400,000	74,162,098	14,644,800	
5A02	Bracklesham to East Wittering	0-20	HTL	66,511,903			47,156,939		20,959,554	47,156,939	14,860,323	
		20-50	HTL	135,705,688			88,818,586		10,875,581	135,975,525	18,199,127	
		50-100	HTL	223,831,881			109,858,782		18,496,308	245,834,307	19,937,780	
5A03	East Wittering to Cakeham	0-20	HTL	13,238,366			9,386,002		2,945,666	9,386,002	2,088,477	
		20-50	MR	28,043,788			17,995,444		14,491,080	27,381,446	6,537,239	
		50-100	MR (HTRL)	51,400,180			22,827,061		8,269,934	50,208,508	7,314,613	
5A04	Cakeham (including East Head) to Ella Nore Lane	0-20	AM	4,091,635	476,000		2,900,969		11,736,130	2,900,969	8,320,916	
		20-50	AM	5,104,833			4,468,153		12,771,390	7,369,121	12,241,732	
		50-100	AM (potential MR at West Wittering)	6,624,631			5,090,868		7,226,716	12,459,989	12,921,044	
5A05	Ella Nore Lane to Fishbourne	0-20	HTL	18,728,064	203,000		13,278,197		34,261,120	13,278,197	24,291,134	
		20-50	HTL (potential MR Ella Nore)	33,484,680			23,557,994		7,180,800	36,836,192	26,495,640	
		50-100	HTL (potential MR Horse Pond)	55,619,605			28,786,237		13,164,800	65,622,429	27,733,131	
5A06	Fishbourne	0-20	HTL	257,345			182,458		1,625,760	182,458	1,152,664	
		20-50	HTL	2,261,481			876,733		696,960	1,059,190	1,366,631	
		50-100	MR	5,267,685	419,474		1,371,895		2,048,000	2,431,085	1,559,143	
5A07	Fishbourne to west of Cobnor Point	0-20	HTL (potential MR East Chidham & Bosham)	11,779,771			8,351,858		48,361,744	8,351,858	34,288,476	
		20-50	HTL	64,948,548			28,291,062		10,263,264	36,642,920	37,439,299	
		50-100	HTL	144,701,712			41,893,023		18,815,984	78,535,943	39,208,001	
5A08	west of Cobnor Point to Chidham Point	0-20	MR	337,238	337,238		239,102		640,000	239,102	453,760	
		20-50	MR (HTRL)	584,943	380,807		418,679		1,440,000	657,781	895,840	
		50-100	MR (HTRL)	956,500	446,162		508,590		3,200,000	1,166,371	1,196,640	
5A09	Chidham Point to Nutbourne	0-20	HTL	132,766			94,131		4,256,357	94,131	3,017,757	
		20-50	HTL	3,922,302			1,298,278		903,278	1,392,410	3,295,063	
		50-100	HTL	9,606,606			2,201,299		1,656,010	3,593,709	3,450,728	
5A10	Nutbourne	0-20	MR	803,904	171,529		569,968		2,588,800	569,968	1,835,459	
		20-50	MR (HTRL)	4,823,843	20,780		2,050,888		360,000	2,620,856	1,945,979	
		50-100	MR (HTRL)	10,853,752	46,655		3,071,141		800,000	5,691,996	2,021,179	
5A11	Nutbourne to Prinsted	0-20	HTL	9,512,453			6,744,329		6,250,111	6,744,329	4,431,329	
		20-50	HTL	14,027,759			11,050,851		1,326,390	17,795,181	4,838,530	
		50-100	HTL	20,800,716			13,006,119		2,431,715	30,801,300	5,067,112	
5A12	Prinsted to Stanbury Point	0-20	HTL	13,646,328	3,325,000		9,675,247		11,636,939	9,675,247	8,250,590	
		20-50	HTL	13,983,193			13,968,087		1,340,572	23,643,333	8,662,145	
		50-100	MR	14,488,491	765,349		15,330,005		4,304,000	38,973,338	9,066,721	
5A13	Stanbury Point to Marker Point	0-20	HTL	1,275,845			904,574		10,847,680	904,574	7,691,005	
		20-50	HTL	765,507			1,139,585		2,302,080	2,044,159	8,397,744	
		50-100	HTL	765,507			1,211,542		4,220,480	3,255,701	8,794,469	
5A14	Marker Point to Wickor Point	0-20	MR	40,575,323	2,218,952		28,767,904		4,184,800	28,767,904	2,967,023	
		20-50	MR (HTRL)	43,432,960	3,196		42,101,823		1,440,000	70,869,727	3,409,103	
		50-100	MR (HTRL)	47,719,416	2,813		46,587,448		3,200,000	117,457,175	3,709,903	
5A15	Wickor Point to Emsworth Yacht Haven	0-20	HTL	13,646,328	3,325,000		9,675,247		7,084,354	9,675,247	5,022,807	
		20-50	HTL	13,983,193			13,968,087		1,612,301	23,643,333	5,517,783	
		50-100	MR	14,488,491	765,349		15,330,005		4,304,000	38,973,338	5,922,359	
5A16	Emsworth Yacht Haven to Maisemore	0-20	HTL	46,599,218			33,038,846		14,848,664	33,038,846	10,527,703	
		20-50	HTL	53,785,944			49,551,131		3,419,963	82,589,977	11,577,631	
		50-100	HTL	64,821,201			55,644,323		5,777,133	138,234,300	12,120,682	

a	b	c	d	e	f	g	h	i										
									Policy Unit	Epoch	preferred policy scenario	Asset Current Value Loss per Epoch (Damages)		Cumulative Property Damage and Loss (PV)		Management Cost Per Epoch (CV) (Preferred Policy Scenario)	Cumulative Preferred Policy Scenario Costs (PV)	
												NAI scenario	Preferred Policy Scenario	NAI scenario	Preferred Policy Scenario		Benefits and Damages Averted (PV)	Management Costs (PV)
5A17	Maisemore Gardens to Wade Lane	HTL (potential MR Conigar)	0-20	70,025	168,000	49,648	7,124,757	49,648	5,051,453									
			20-50	96,641		79,317	2,290,406	128,965	5,754,608									
			50-100	136,564		92,154	2,772,012	221,118	6,015,177									
5A18	Wade Lane to Southmoor Lane	HTL (potential MR Warblington)	0-20	39,001,616	486,500	27,652,146	15,883,282	27,652,146	11,261,247									
			20-50	39,819,557		39,876,750	4,004,329	67,528,896	12,490,576									
			50-100	41,046,467		43,735,118	7,341,269	111,264,014	13,180,655									
5A19	Southmoor Lane to Farlington Marshes (east)	HTL	0-20	15,109,056		10,712,321	14,430,400	10,712,321	10,231,154									
			20-50	16,827,443		15,878,346	7,206,400	26,590,667	12,443,518									
			50-100	19,405,024		17,702,418	5,614,400	44,293,085	12,971,272									
5A20	Farlington Marshes (east) to Farlington Marshes (west)	HTL	0-20	46,697,099	2,590,000	33,108,243	2,257,597	33,108,243	1,600,636									
			20-50	47,374,835		47,652,318	6,742,181	80,760,561	3,670,486									
			50-100	48,391,439		52,201,113	11,245,867	132,961,674	4,727,597									
5A20	Farlington Marshes (east) to Farlington	MR full back to motorway	0-20	46,697,099	2,590,000	33,108,243	2,257,597	33,108,243	1,600,636									
			20-50	47,374,835		47,652,318	3,634,181	80,760,561	2,716,330									
			50-100	48,391,439		52,201,113	28,672,000	132,961,674	5,411,498									
5A21	Farlington Marshes (west) to Cadour Drive	HTL	0-20	2,474,139,590		1,754,164,969	68,071,680	1,754,164,969	48,262,821									
			20-50	1,910,883,563		2,340,806,223	14,446,080	4,094,971,192	52,697,768									
			50-100	1,065,999,522		2,441,010,178	26,484,480	6,535,981,370	55,187,309									
5A22	Cadour Drive to A27	HTL	0-20	52,711		37,372	25,391,370	37,372	18,002,481									
			20-50	203,561	14,914	99,866	3,757,467	137,238	19,156,024									
			50-100	429,836	32,087	140,270	6,888,690	277,508	19,803,561									
5A23	A27 to Fleetlands (MOD boundary)	HTL	0-20	3,466		2,457	16,465,208	2,457	11,673,832									
			20-50	44,976,773		13,810,327	3,494,224	13,812,784	12,746,559									
			50-100	110,125,622		24,162,135	6,406,078	37,974,919	13,348,730									
5A24	Fleetlands (MOD Boundary) to Quay Lane (MOD)	HTL	0-20				29,915,615		21,210,171									
			20-50				6,348,651		23,159,207									
			50-100				11,639,194		24,253,291									
5A25	Quay Lane (MOD boundary) to Portsmouth	HTL	0-20	130,906,220		92,812,510	69,017,120	92,812,510	48,933,138									
			20-50	274,620,040		177,120,862	14,646,720	269,933,372	53,429,681									
			50-100	495,125,019		223,662,614	26,852,320	493,595,986	55,953,799									
5B01	Portsmouth Harbour entrance to Gilkicker Point	HTL	0-20				2,138,123		1,515,930									
			20-50	117,769		36,155	36,152,601	36,155	12,614,778									
			50-100	294,422		63,831	6,232,570	99,986	13,200,640									
5B02	Gilkicker Point to Meon Road, Titchfield Haven	HTL	0-20	16,301,097		11,557,477	43,048,468	11,557,477	30,521,364									
			20-50	33,727,142		21,911,710	69,229,735	33,469,188	51,774,893									
			50-100	61,287,107		27,672,698	19,961,581	61,141,886	53,651,281									
5B03	Meon Road, Titchfield Haven to Hook Park	NAI (HTL cross-Solent infrastructure)	0-20	12,212,503	546,885	8,658,664		8,658,664										
			20-50	15,456,572	578,510	13,403,832		22,062,496										
			50-100	22,063,670	10,196,464	15,477,817		37,540,314										
5C01	Hook Park to Warsash North	NAI	0-20	1,549,294	1,180,084	1,098,450		1,098,450										
			20-50	2,240,373	1,258,636	1,786,244	5,040,000	2,884,694	1,547,280									
			50-100	1,900,527		1,964,894	1,120,000	4,849,588	1,652,560									
5C02	Warsash North to Swanwick Shore Road	MR(HTRL)	0-20	2,120,084		1,503,140		1,503,140										
			20-50	1,591,830		1,991,832		3,494,971										
			50-100	921,560	122,111	2,078,458		5,573,430										
5C03	Swanwick Shore Road to Bursledon Bridge	HTL	0-20	4,337,356		3,075,185	3,225,773	3,075,185	2,287,073									
			20-50	5,572,778		4,786,028	684,569	7,861,214	2,497,236									
			50-100	7,474,190	48,279	5,488,602		13,349,816	2,497,236									
5C04	Bursledon Bridge to Curbridge to Botley to Satchell	NAI	0-20	2,090,342	99,966	1,482,053		1,482,053										
			20-50	3,624,045	108,824	2,594,635		4,076,687										
			50-100	6,637,725	835,235	3,218,581	13,537.97	7,281,730										

a	b	c	d	e	f	g	h	i						
									Asset Current Value Loss per Epoch (Damages)	Cumulative Property Damage and Loss (PV)		Management Cost Per Epoch (CV) (Preferred Policy Scenario)	Cumulative Preferred Policy Scenario Costs (PV)	
										NAI scenario	Preferred Policy Scenario		NAI scenario	Preferred Policy Scenario
Policy Unit	Epoch	preferred policy scenario	NAI scenario	Preferred Policy Scenario	NAI scenario	Preferred Policy Scenario	Management Cost Per Epoch (CV) (Preferred Policy Scenario)	Benefits and Damages Averted (PV)	Management Costs (PV)					
5C05	Satchell Marshes to Hamble Common Point	NAI (HTL for Rope Walk and Quay)	2,376,400	42,519	1,684,867		4,640,000	1,684,867	3,289,760					
		NAI (HTL for Rope Walk and Quay)	2,107,120	44,823	2,331,753		720,000	4,016,621	3,510,800					
		NAI (HTL for Rope Walk and Quay)	1,654,920		2,487,316		1,600,000	6,503,937	3,661,200					
5C06	Hamble Common Point to Hamble Oil Terminal	NAI	6,692,247		4,744,803			4,744,803						
		NAI	6,241,149		6,660,836			11,405,639						
		NAI	4,873,289		7,118,925			18,524,563						
5C07	Hamble Oil Terminal to Ensign Industrial Park	HTL					2,935,956		2,081,593					
		HTL	704,130		216,168		623,065	216,168	2,272,874					
		NAI	1,760,326		381,639			597,807	2,272,874					
5C08	Ensign Industrial Park to Cliff House	NAI												
		NAI												
		NAI												
5C09	Cliff House to Netley Castle	HTL	1,934,163		1,371,322		16,728,000	1,371,322	11,860,152					
		HTL	4,427,084		2,730,436		2,164,800	4,101,758	12,524,746					
		NAI	8,166,466		3,498,084			7,599,842	12,524,746					
5C10	Netley Castle to Weston Point	HTL	30,600,874		21,696,020			21,696,020						
		HTL	21,500,719		28,296,740			49,992,760						
		HTL	7,850,486		29,034,686			79,027,446						
5C11	Weston Point to Woodmill Lane	HTL	52,840,628		37,464,005		41,684,767	37,464,005	29,554,500					
		HTL	91,334,671		65,503,749		8,846,285	102,967,755	32,270,309					
		NAI	149,075,736		79,516,868			182,484,623	32,270,309					
5C12	Woodmill Lane to Redbridge	HTL	432,477,414		306,626,486		106,922,477	306,626,486	75,808,036					
		HTL	2,271,688,903		1,004,034,980		22,690,944	1,310,661,466	82,774,156					
		HTL	5,030,506,138		1,476,902,557		41,600,063	2,787,564,023	86,684,562					
5C13	Lower Test Valley	NAI												
		NAI												
		NAI	1,045,148	1,045,148	98,244			98,244						
5C14	Redbridge to Calshot Spit	HTL	192,056,092		136,167,769		11,718,315	136,167,769	8,308,286					
		HTL	257,316,126		215,163,820		134,617,721	351,331,589	49,635,926					
		HTL	355,758,396		248,605,109		34,583,321	599,936,698	52,886,758					
5C15	Calshot Spit	HTL	879,616		623,647		1,582,034	623,647	1,121,662					
		HTL	945,828		914,017		4,507,966	1,537,664	2,505,607					
		NAI	1,387	1,387	914,147			2,451,811	2,505,607					
5C16	Calshot Spit to Inchmery	NAI	652,603	392,438	462,696			462,696						
		NAI	716,516	456,351	682,666			1,145,362						
		NAI	3,136,709	965,224	977,517	21,972.50		2,100,906						
5C17	Inchmery to Salternshill	NAI	260,818	653	184,920			184,920						
		NAI	4,075,769	947	1,436,181		13,288,800	1,621,101	4,079,662					
		NAI	10,127,363	330,556	2,388,153			4,009,254	4,079,662					
5C18	Salternshill to Park Shore	HTL	4,403,939		3,122,393		4,299,644	3,122,393	3,048,448					
		HTL	4,600,009		4,534,596		10,257,570	7,656,989	6,197,521					
		MR	5,011,842	849,202	5,005,709		9,219,371	12,662,698	7,064,142					
5C19	Park Shore to Sowley	HTL	2,467,367		1,749,363		12,065,646	1,749,363	8,554,543					
		HTL	3,381,764		2,787,565		3,717,712	4,536,928	9,695,881					
		HTL	4,689,538		3,228,381		7,370,435	7,765,309	10,388,701					
5C20	Sowley to Elmer's Court	NAI	1,519,619	739,124	1,077,410			1,077,410						
		NAI	1,875,848	783,155	1,653,295		1,993,600	2,730,705	612,035					
		NAI	2,134,913	573,923	1,853,977			4,584,681	612,035					
5C21	Elmer's Court to Lyminster Yacht Haven	HTL	20,314,834		14,403,217		1,397,280	14,403,217	990,672					
		HTL	53,753,841		30,905,647		18,330,880	45,308,864	6,618,252					
		HTL (potential RTE Lyminster Reedbeds)	104,050,790		40,686,421		4,123,680	85,995,285	7,005,878					

a	b	c	d	e	f	g	h	i										
									Policy Unit	Epoch	preferred policy scenario	Asset Current Value Loss per Epoch (Damages)		Cumulative Property Damage and Loss (PV)		Management Cost Per Epoch (CV) (Preferred Policy Scenario)	Cumulative Preferred Policy Scenario Costs (PV)	
												NAI scenario	Preferred Policy Scenario	NAI scenario	Preferred Policy Scenario		Benefits and Damages Averted (PV)	Management Costs (PV)
5C22	Lyminster Yacht Haven to Saltgrass Lane	HTL (potential MR at Saltgrass Lane)	0-20	29,839,084	1,246,000	21,155,911	5,337,118	21,155,911	3,784,017									
			20-50	52,853,784		37,382,022	91,455,771	58,537,933	31,860,938									
			50-100	89,308,831		45,777,053	23,495,007	104,314,986	34,069,469									
5F01	Hurst Spit	HTL	0-20	16,712,136	1,424,500	11,848,904	12,240,000	11,848,904	8,678,160									
			20-50	23,464,124		19,052,390	2,880,000	30,901,295	9,562,320									
			50-100	33,270,957		22,179,860	38,880,000	53,081,155	13,217,040									
5API01	Langstone Harbour entrance (west) (harbour) to Portsmouth	HTL	0-20	965,357,249		684,438,290	140,201,427	684,438,290	99,402,812									
			20-50	1,391,421,564		1,111,604,710	29,753,358	1,796,043,000	108,537,093									
			50-100	2,028,152,312		1,302,251,027	54,547,822	3,098,294,027	113,664,588									
5API02	Langstone Harbour entrance (west) (open coast) to Portsmouth Harbour entrance	HTL	0-20	754,943,367		535,254,847	38,940,087	535,254,847	27,608,522									
			20-50	994,754,313		840,644,421	22,049,528	1,375,899,268	34,377,727									
			50-100	1,353,798,856		967,901,514	16,640,095	2,343,800,782	35,941,896									
5AH101	Langstone Bridge to Northney Farm	HTL	0-20	9,915,302		7,029,949	13,721,868	7,029,949	9,728,804									
			20-50	11,973,236		10,705,733	5,488,036	17,735,682	11,413,631									
			50-100	15,362,909		12,149,846	5,338,733	29,885,529	11,915,472									
5AH102	Northney Farm	MR	0-20	1,353,925		959,933	448,000	959,933	317,632									
			20-50	6,859,752		3,065,877	3,752,000	4,025,809	1,469,496									
			50-100	15,895,054	776,560	4,560,012	2,240,000	8,585,821	1,680,056									
5AH103	Northney Farm to Mengham	HTL	0-20	8,458,084	1,610,000	5,996,782	5,864,736	5,996,782	4,158,098									
			20-50	19,066,559		11,850,215	9,440,795	17,846,997	7,056,422									
			50-100	36,373,056	1,393,784	15,269,282	10,400,000	33,116,279	8,034,022									
5AH104	Mengham to Chichester Harbour entrance (west)	HTL	0-20	93,827,964	1,715,000	66,524,027	25,233,845	66,524,027	17,890,796									
			20-50	129,198,606		106,187,999	5,355,093	172,712,026	19,534,810									
			50-100	182,258,189		123,320,289	9,817,670	296,032,294	20,457,671									
5AH105	Chichester Harbour entrance (west) to	HTL	0-20	94,662,182		67,115,487	40,753,440	67,115,487	28,894,189									
			20-50	135,045,820		108,574,554	68,135,040	175,690,041	49,811,646									
			50-100	172,572,417		124,796,361	38,255,840	300,486,402	53,407,695									
5AH106	Langstone Harbour entrance (east) to North Shore Road, New	HTL	0-20	12,739,981	470,647	9,032,646	14,725,777	9,032,646	10,440,576									
			20-50	17,398,282	593,012	14,373,919	3,125,085	23,406,565	11,399,977									
			50-100	23,609,667	494	16,593,228	5,729,322	39,999,793	11,938,533									
5AH107	North Shore Road, New Town to West Lane (Stoke)	NAI (HTL Newtown)	0-20	5,652,762	5,833,061	4,007,808	4,085,874.12	13,485,293	-78,066	9,561,073								
			20-50	10,873,391	11,090,870	7,345,939	3,081,833.62	2,092,546	4,186,040	10,203,485								
			50-100	16,427,385	16,607,684	8,890,114	1,537,756.53	4,650,101	11,538,397	10,640,594								
5AH108	West Lane (Stoke) to Langstone Bridge	HTL (potential MR West Northney &	0-20	17,322,149		12,281,404	15,375,840	12,281,404	10,901,471									
			20-50	27,956,362		20,864,007	3,263,040	33,145,410	11,903,224									
			50-100	44,469,063		25,044,099	5,982,240	58,189,509	12,465,554									

ANNEX H2: SENSITIVITY TESTING APPRAISAL SUMMARY

a		b		c	d	e	f	g	h	i	
Policy Unit		Epoch	preferred policy scenario	Asset Current Value Loss per Epoch (Damages)		Cumulative Property Damage and Loss (PV)		Management Cost Per Epoch (CV) (Preferred Policy Scenario)	Cumulative Preferred Policy Scenario Costs (PV)		Description of Alternative tested
				NAI scenario	Preferred Policy	NAI scenario	Preferred Policy		Benefits and Damages Averted	Management Costs (PV)	
5A05	Ella Nore Lane to Fishbourne	0-20	HTL	18,728,064	203,000	13,278,197		33,936,320	13,278,197	24,060,851	Hold the Line for each epoch with no habitat creation
		20-50	HTL	33,484,680		23,557,994		7,201,920	36,836,192	26,271,840	
		50-100	HTL	55,619,605		28,786,237		13,203,520	65,622,429	27,512,971	
5A06	Fishbourne	0-20	HTL	257,345	745,500	182,458		3,284,160	182,458	2,328,469	Hold the Line for each epoch with no habitat creation
		20-50	HTL	2,261,481		876,733		696,960	1,059,190	2,542,436	
		50-100	HTL	5,267,685		1,371,895		1,277,760	2,431,085	2,662,546	
5A07	Fishbourne to west of Cobnor Point	0-20	HTL	11,779,771		8,351,858		53,193,440	8,351,858	37,714,149	Hold the Line for each epoch with no habitat creation
		20-50	HTL	64,948,548		28,291,062		11,288,640	36,642,920	41,179,761	
		50-100	HTL	144,701,712		41,893,023		20,695,840	78,535,943	43,125,170	
5A10	Nutbourne	0-20	HTL	803,904	168,000	569,968		856,834	569,968	607,495	Hold the Line for each epoch with no habitat creation
		20-50	HTL	4,823,843		2,050,888		1,379,293	2,620,856	1,030,938	
		50-100	HTL	10,853,752		3,071,141		13,813,832	5,691,996	2,329,438	
5A12	Prinsted to Stanbury Point	0-20	HTL	13,646,328	3,325,000	9,675,247		6,316,939	9,675,247	4,478,710	Hold the Line for each epoch with no habitat creation
		20-50	HTL	13,983,193		13,968,087		1,340,572	23,643,333	4,890,265	
		50-100	HTL	14,488,491		15,330,005		2,457,716	38,973,338	5,121,291	
5A14	Marker Point to Wickor Point	0-20	HTL	40,575,323	2,215,500	28,767,904		1,823,680	28,767,904	1,292,989	Hold the Line for each epoch with no habitat creation
		20-50	HTL	43,432,960		42,101,823		2,935,680	70,869,727	2,194,243	
		50-100	HTL	47,719,416		46,587,448		5,382,080	117,457,175	2,700,158	
5A15	Wickor Point to Emsworth Yacht Haven	0-20	HTL	13,646,328	3,325,000	9,675,247		7,597,359	9,675,247	5,386,527	Hold the Line for each epoch with no habitat creation
		20-50	HTL	13,983,193		13,968,087		1,612,301	23,643,333	5,881,504	
		50-100	HTL	14,488,491		15,330,005		2,955,886	38,973,338	6,159,357	
5A17	Maisemore Gardens to Wade Lane	0-20	HTL	70,025	168,000	49,648		9,189,797	49,648	6,515,566	Hold the Line for each epoch with no habitat creation
		20-50	HTL	96,641		79,317		1,950,246	128,965	7,114,292	
		50-100	HTL	136,564		92,154		3,575,452	221,118	7,450,384	
5A20	Farlington Marshes (east) to Farlington Marshes (west)	0-20	HTL	46,697,099	2,590,000	33,108,243		24,558,252	33,108,243	17,411,801	Hold the Line for each epoch with no habitat creation
		20-50	HTL	47,374,835		47,652,318		6,664,181	80,760,561	18,527,494	
		50-100	HTL	48,391,439		52,201,113		6,662,665	132,961,674	19,153,785	
5C16	Calshot Spit to Inchmery	0-20	HTL (potential MR Stansore Point and Stanswood Valley)	652,603		462,696		29,420,788	462,696	20,859,338	Hold the Line for each epoch with habitat creation managed realignment
		20-50	HTL	716,516		682,666		14,557,599	1,145,362	25,328,521	
		50-100	HTL	3,136,709	233,750	977,517	21,972.50	24,751,726	2,100,906	27,655,183	
5C18	Salternshill to Park Shore	0-20	HTL	4,403,939		3,122,393		30,287,349	3,122,393	21,473,731	Hold the Line for each epoch with no habitat creation
		20-50	HTL	4,600,009		4,534,596		10,257,570	7,656,989	24,622,805	
		50-100	HTL	5,011,842		5,005,709		17,913,123	12,662,698	26,306,638	
5C22	Lymington Yacht Haven to Saltgrass Lane	0-20	HTL	29,839,084		21,155,911		5,337,118	21,155,911	3,784,017	Hold the Line for each epoch with no habitat creation
		20-50	HTL	52,853,784		37,382,022		8,591,458	58,537,933	6,421,594	
		50-100	HTL	89,308,831		45,777,053		86,044,757	104,314,986	14,509,802	
5AHI02	Northney Farm	0-20	HTL	1,353,925		959,933		9,601,490	959,933	6,807,456	Hold the Line for each epoch with no habitat creation managed realignment
		20-50	HTL	6,859,752		3,065,877		2,037,615	4,025,809	7,433,004	
		50-100	HTL	15,895,054		4,560,012		3,735,628	8,585,821	7,784,153	
5AHI03	Northney Farm to Mengham	0-20	HTL	8,458,084	1,610,000	5,996,782		5,864,736	5,996,782	4,158,098	Hold the Line for each epoch with no habitat creation managed realignment
		20-50	HTL	19,066,559		11,850,215		9,440,795	17,846,997	7,056,422	
		50-100	HTL	36,373,056		15,269,282		17,308,123	33,116,279	8,683,385	
5AHI08	North Shore Road, New Town to West Lane (Stoke)	0-20	HTL	17,322,149	5,762,869	12,281,404		14,461,815	12,281,404	10,253,427	Hold the Line for each epoch with no habitat creation managed
		20-50	HTL	27,956,362	10,038,546	20,864,007		3,069,067	33,145,410	11,195,630	
		50-100	HTL	44,469,063	16,359,112	25,044,099		5,626,622	58,189,509	11,724,533	

ANNEX H3: NAI EROSION-ONLY LOSSES

Policy Unit	per epoch	Residential			Commercial			Total Residential & Commercial			Agricultural Land (ha)					Total area of Agricultural Land Lost (ha)	Agricultural Land (£)					Total CV Cost of Agricultural Land Lost per PU (£)		
		Number of Properties	Total CV value	PV	Number of Properties	Total CV value	PV	Number of Properties	Total CV value	PV	Grade 1	Grade 2	Grade 3	Grade 4	Grade 5		Grade 1	Grade 2	Grade 3	Grade 4	Grade 5			
5A24 Fleetlands (MOD Boundary) to Quay Lane (MOD boundary)	0-20																							
	20-50																							
	50-100																							
5A25 Quay Lane (MOD boundary) to Portsmouth Harbour entrance (west)	0-20																							
	20-50																							
	50-100	31	4,563,541	428,973	3	370,099.4	34,847	34	4,934,250	463,820														
5B01 Portsmouth Harbour entrance to Gilkicker Point	0-20																							
	20-50																							
	50-100																							
5B02 Gilkicker Point to Lee-on-the-Solent	0-20																							
	20-50																							
	50-100																							
5B03 Lee-on-the-Solent to Meon Road, Titchfield Haven	0-20																							
	20-50	1	220,106	67,573	1			2	220,106	67,573	2,191,267	252,862												
	50-100	8	1,760,348	165,520	4	210312.5	19,769	12	1,971,161	185,289														
5B04 Meon Road, Titchfield Haven to Hook Park	0-20																							
	20-50	1	220,106	67,573				1	220,106	67,573	1,760,848	212,402			1.45	0.02	0.40							
	50-100	7	1,540,742	144,830				7	1,540,742	144,830					2.42	0.59	0.54							
5C01 Hook Park to Warsash North	0-20																							
	20-50																							
	50-100																							
5C02 Warsash North to Swanwick Shore Road	0-20																							
	20-50																							
	50-100																							
5C03 Swanwick Shore Road to Bursledon Bridge	0-20																							
	20-50																							
	50-100																							
5C04 Bursledon Bridge to Curbridge to Bolley to Satchell Marshes	0-20																							
	20-50																							
	50-100																							
5C05 Satchell Marshes to Hamble Common Point	0-20																							
	20-50																							
	50-100																							
5C06 Hamble Common Point to Hamble Oil Terminal	0-20																							
	20-50																							
	50-100																							
5C07 Hamble Oil Terminal to Ensign Industrial Park	0-20																							
	20-50																							
	50-100																							
5C08 Ensign Industrial Park to Cliff House	0-20																							
	20-50																							
	50-100																							
5C09 Cliff House to Netley Castle	0-20																							
	20-50																							
	50-100																							
5C10 Netley Castle to Weston Point	0-20																							
	20-50																							
	50-100																							
5C11 Weston Point to Woodmill Lane	0-20																							
	20-50																							
	50-100																							
5C12 Woodmill Lane to Redbridge	0-20																							
	20-50																							
	50-100																							
5C13 Lower Test Valley	0-20																							
	20-50																							
	50-100																							
5C14 Redbridge to Calshot Spit	0-20																							
	20-50																							
	50-100																							
5C15 Calshot Spit	0-20																							
	20-50																							
	50-100																							
5C16 Calshot Spit to Inchmery	0-20																							
	20-50																							
	50-100	8	2,081,320	195,644	4	63750	5,993	12	2,145,070	201,637	2,145,070	201,637			0.44	0.73			0.22	11.71				
5C17 Inchmery to Salternshill	0-20																							
	20-50																							
	50-100																							
5C18 Salternshill to Park Shore	0-20																							
	20-50																							
	50-100																							
5C19 Park Shore to Sowley	0-20																							
	20-50																							
	50-100																							

Policy Unit	per epoch	Residential			Commercial			Total Residential & Commercial			Agricultural Land (ha)					Total area of Agricultural Land Lost (ha)	Agricultural Land (£)					Total CV Cost of Agricultural Land Lost (£) per PU						
		Number of Properties	Total CV value	PV	Number of Properties	Total CV value	PV	Number of Properties	Total CV value	PV	Grade 1	Grade 2	Grade 3	Grade 4	Grade 5		Grade 1	Grade 2	Grade 3	Grade 4	Grade 5							
5C20 Sowley to Elmer's Court	0-20																7.29						1,412					55,886
	20-50																						4,164					
	50-100																		2.09	4.41			14,752	35,558				
5C21 Elmer's Court to Lyminster Yacht Haven	0-20																											
	20-50																											
	50-100																											
5C22 Lyminster Yacht Haven to Saltgrass Lane	0-20																											
	20-50																											
	50-100																											
5F01 Hurst Spit	0-20																											
	20-50																											
	50-100																											
5API01 Langstone Harbour entrance (west) (harbour) to Portsmouth Harbour	0-20											141,195	13,272															
	20-50																											
	50-100	1	141,195	13,272				1	141,195	13,272																		
5API02 Langstone Harbour entrance (west) (open coast) to Portsmouth	0-20																											
	20-50																											
	50-100																											
5AH01 Langstone Bridge to Northney Farm	0-20																											
	20-50																											
	50-100																											
5AH02 Northney Farm	0-20																											
	20-50																											
	50-100																											
5AH03 Northney Farm to Mengham	0-20																											
	20-50																											
	50-100																											
5AH04 Mengham to Chichester Harbour entrance (west)	0-20																											
	20-50																											
	50-100																											
5AH05 Chichester Harbour entrance (west) to Langstone Harbour	0-20																											
	20-50	92	17,102,708	5,250,531				92	17,102,708	5,250,531																		
	50-100	103	19,147,597	1,799,874	9	560,312.5	52,669	112	19,707,910	1,852,543																		
5AH06 Langstone Harbour entrance (east) to North Shore Road, New Town	0-20																											
	20-50																											
	50-100																											
5AH07 North Shore Road, New Town to West Lane (Stoke)	0-20																											
	20-50																											
	50-100																											
5AH08 West Lane (Stoke) to Langstone Bridge	0-20																											
	20-50																											
	50-100																											

ANNEX H4: NAI FLOOD LOSSES

Policy Unit		2007															
		Residential			Commercial			Total Residential & Commercial			Agricultural Land (£)					Total CV value	
		Number of Properties	Total CV value	PV	Number of Properties	Total CV value	PV	Number of Properties	Total CV value	PV	Grade 1	Grade 2	Grade 3	Grade 4	Grade 5		
5A01	Selsey West Beach to Bracklesham (Medmery)	78	19,903,182	3,920,927	9	388,030	76,442	87	20,291,212	3,997,369			992,311	4,338,374	7,882		5,338,567
5A02	Bracklesham to East Wittering	257	65,578,433	12,918,951	1	5,855	1,153	258	65,584,288	12,920,105			19,622	397,655			417,277
5A03	East Wittering to Cakeham	51	13,013,619	2,563,683	2	43,125	8,496	53	13,056,744	2,572,179				181,622			181,622
5A04	Cakeham (including East Head) to Ella Nore Lane	14	3,572,366	703,756				14	3,572,366	703,756			75,199	444,070			519,269
5A05	Ella Nore Lane to Fishbourne	65	16,585,985	3,267,439	15	744,701	146,706	80	17,330,686	3,414,145	336,116	635,528	425,734				1,397,378
5A06	Fishbourne										254,098	3,247					257,345
5A07	Fishbourne to west of Cobnor Point	43	10,972,267	2,161,537	2			45	10,972,267	2,161,537	502,691	84,205	220,608				807,504
5A08	west of Cobnor Point to Chidham Point										8,230	329,008					337,238
5A09	Chidham Point to Nutbourne										16,869	115,897					132,766
5A10	Nutbourne	3	765,507	150,805	1	34,868	6,869	4	800,375	157,674	3,529						3,529
5A11	Nutbourne to Prinsted	29	7,399,901	1,457,780	16	1,715,316	337,917	45	9,115,217	1,795,698	139,754	126,555			130,927		397,236
5A12	Prinsted to Stanbury Point				1			1				4,376			208,665		213,041
5A13	Stanbury Point to Marker Point	5	1,275,845	251,341	1			6	1,275,845	251,341							
5A14	Marker Point to Wickor Point	159	40,571,871	7,992,659	2			161	40,571,871	7,992,659					3,452		3,452
5A15	Wickor Point to Emsworth Yacht Haven	50	12,758,450	2,513,415	5	232,065	45,717	55	12,990,515	2,559,131	86,676	32,962			536,175		655,813
5A16	Emsworth Yacht Haven to Maisemore Gardens	246	45,731,154	9,009,037	17	859,258	169,274	263	46,590,412	9,178,311		2,541			6,265		8,806
5A17	Maisemore Gardens to Wade Lane										64,075	5,950					70,025
5A18	Wade Lane to Southmoor Lane	101	18,775,799	3,698,832	31	19,995,209	3,939,056	132	38,771,008	7,637,889	230,608						230,608
5A19	Southmoor Lane to Farlington Marshes (east)	55	10,224,445	2,014,216	25	4,728,475	931,510	80	14,952,920	2,945,725	156,136						156,136
5A20	Farlington Marshes (east) to Farlington Marshes (west)	294	41,511,330	8,177,732	20	5,185,769	1,021,596	314	46,697,099	9,199,329							
5A21	Farlington Marshes (west) to Cador Drive	4,351	614,339,445	121,024,871	364	1,859,800,004	366,380,601	4,715	2,474,139,449	487,405,471		141					141
5A22	Cador Drive to A27											52,711					52,711
5A23	A27 to Fleethands (MOD boundary)											3,466					3,466
5A24	Fleethands (MOD Boundary) to Quay Lane (MOD boundary)																
5A25	Quay Lane (MOD boundary) to Portsmouth Harbour entrance (west)	750	110,408,250	21,750,425	92	20,497,970	4,038,100	842	130,906,220	25,788,525							
5B01	Portsmouth Harbour entrance to Gilkicker Point																
5B02	Gilkicker Point to Meon Road, Titchfield Haven	110	16,193,210	3,190,062	3	107,887	21,254	113	16,301,097	3,211,316							
5B03	Meon Road, Titchfield Haven to Hook Park	53	11,665,618	2,298,127				53	11,665,618	2,298,127		91,003	61,336	394,546			546,885
5C01	Hook Park to Warsash North				7	369,211	72,734	7	369,211	72,734		122,094	445,247	612,743			1,180,084
5C02	Warsash North to Swanwick Shore Road	9	1,980,954	390,248	2	139,130	27,409	11	2,120,084	417,657							
5C03	Swanwick Shore Road to Bursledon Bridge	11	2,421,166	476,970	14	1,916,190	377,489	25	4,337,356	854,459							

Policy Unit		2025															
		Residential			Commercial			Total Residential & Commercial			Agricultural Land (£)					Total CV value	
		Number of Properties	Total CV value	PV	Number of Properties	Total CV value	PV	Number of Properties	Total CV value	PV	Grade 1	Grade 2	Grade 3	Grade 4	Grade 5		
5A01	Selsey West Beach to Bracklesham (Medmerry)	83	21,127,993	4,162,215	9	388,030	76,442	92	21,516,023	4,238,657			1,322,997	4,498,282	4,729		5,826,009
5A02	Bracklesham to East Wittering	445	113,448,137	22,349,283	2	38,731	7,630	446	113,486,868	22,356,913			157,307	683,736			841,043
5A03	East Wittering to Cakeham	97	24,751,393	4,876,024	6	246,717	48,603	103	24,998,110	4,924,628				238,819			238,819
5A04	Cakeham (including East Head) to Ella Nore Lane	18	4,593,042	904,829				18	4,593,042	904,829			77,475	434,316			511,791
5A05	Ella Nore Lane to Fishbourne	120	30,569,246	6,022,142	21	1,203,545	237,098	140	31,772,791	6,259,240	440,889	784,825	486,175				1,711,890
5A06	Fishbourne	8	1,939,284	382,039	0			8	1,939,284	382,039	304,720	17,476					322,197
5A07	Fishbourne to west of Cobnor Point	246	62,720,540	12,355,946	14	840,514	165,581	260	63,561,055	12,521,528	984,310	153,619	249,564				1,387,493
5A08	west of Cobnor Point to Chidham Point	1	204,135	40,215				1	204,135	40,215	78,937	301,870					380,807
5A09	Chidham Point to Nutbourne	14	3,572,366	703,756	1	91,250	17,976	15	3,663,616	721,732	134,912	123,774					258,686
5A10	Nutbourne	18	4,644,076	914,883	3	158,988	31,321	21	4,803,064	946,204	20,384	395					20,780
5A11	Nutbourne to Prinsted	46	11,686,740	2,302,288	19	1,924,536	379,134	65	13,611,276	2,681,421	158,142	128,334			130,007		416,483
5A12	Prinsted to Stanbury Point				1			1				4,037			207,054		211,091
5A13	Stanbury Point to Marker Point	3	765,507	150,805	1			4	765,507	150,805							
5A14	Marker Point to Wickor Point	170	43,429,764	8,555,663	2			172	43,429,764	8,555,663					3,196		3,196
5A15	Wickor Point to Emsworth Yacht Haven	51	13,064,653	2,573,737	5	218,913	43,126	57	13,283,566	2,616,862	104,322	60,998		534,308			699,627
5A16	Emsworth Yacht Haven to Maisemore Gardens	284	52,795,316	10,400,677	17	981,335	193,323	301	53,776,651	10,594,000		5,534		3,759			9,293
5A17	Maisemore Gardens to Wade Lane										85,761	10,880					96,641
5A18	Wade Lane to Southmoor Lane	108	20,114,272	3,962,512	31	19,410,186	3,823,807	140	39,524,458	7,786,318	295,099						295,099
5A19	Southmoor Lane to Farlington Marshes (east)	65	12,009,075	2,365,788	23	4,588,258	903,887	88	16,597,333	3,269,675	230,110						230,110
5A20	Farlington Marshes (east) to Farlington Marshes (west)	299	42,189,066	8,311,246	20	5,185,769	1,021,596	319	47,374,835	9,332,842							
5A21	Farlington Marshes (west) to Cador Drive	4,975	702,501,603	138,392,816	406	1,208,378,137	238,050,493	5,381	1,910,879,740	376,443,309		3,823					3,823
5A22	Cador Drive to A27	0	88,042	17,344	1			1	88,042	17,344		115,519					115,519
5A23	A27 to Fleetlands (MOD boundary)	137	30,198,543	5,949,113	30	13,662,786	2,691,569	168	43,861,329	8,640,682		14,914					14,914
5A24	Fleetlands (MOD Boundary) to Quay Lane (MOD boundary)																
5A25	Quay Lane (MOD boundary) to Portsmouth Harbour entrance (west)	1,655	243,604,763	47,990,138	175	31,015,277	6,110,010	1,830	274,620,040	54,100,148							
5B01	Portsmouth Harbour entrance to Gilkicker Point	1	117,769	23,200				1	117,769	23,200							
5B02	Gilkicker Point to Meon Road, Titchfield Haven	226	33,269,686	6,554,128	6	237,350	46,758	232	33,507,036	6,600,886							
5B03	Meon Road, Titchfield Haven to Hook Park	64	14,130,805	2,783,769	6	527,151	103,849	71	14,657,956	2,887,617		111,260	67,674	399,576			578,510
5C01	Hook Park to Warsash North	2	528,254	104,066	8	453,483	89,336	11	981,737	193,402	1,575	149,489	485,830	621,742			1,258,636
5C02	Warsash North to Swanwick Shore Road	7	1,452,700	286,182	2	139,130	27,409	9	1,591,830	313,591							
5C03	Swanwick Shore Road to Bursledon Bridge	16	3,477,675	685,102	16	2,095,103	412,735	31	5,572,778	1,097,837							

Policy Unit		2108/2115															Total CV value of Agricultural Land Lost £	Total PV value of Agricultural Land Lost £	Total PV Value of Agricultural Land Lost £
		Residential			Commercial			Total Residential & Commercial			Agricultural Land (£)								
		Number of Properties	Total CV value	PV	Number of Properties	Total CV value	PV	Number of Properties	Total CV value	PV	Grade 1	Grade 2	Grade 3	Grade 4	Grade 5				
5A01	Selsey West Beach to Bracklesham (Medmerry)	90	22,965,210	4,524,146	9	388,030	76,442	99	23,353,240	4,600,588		1,819,027	4,738,144			6,557,172	17,721,747	3,491,184	
5A02	Bracklesham to East Wittering	726	185,252,694	36,494,781	3	88,043	17,345	729	185,340,737	36,512,125		363,834	1,112,859			1,476,692	2,735,012	538,797	
5A03	East Wittering to Cakeham	166	42,358,054	8,344,537	11	552,104	108,764	177	42,910,158	8,453,301			324,614			324,614	745,055	146,776	
5A04	Cakeham (including East Head) to Ella Nore Lane	24	6,124,056	1,206,439				24	6,124,056	1,206,439		80,888	419,687			500,575	1,531,634	301,732	
5A05	Ella Nore Lane to Fishbourne	202	51,544,138	10,154,195	29	1,891,810	372,687	231	53,435,948	10,526,882	598,049	1,008,771	576,837			2,183,657	5,292,924	1,042,706	
5A06	Fishbourne	19	4,848,211	955,098	1			20	4,848,211	955,098	380,654	38,821			419,474	999,016	196,806		
5A07	Fishbourne to west of Cobnor Point	550	140,342,950	27,647,561	32	2,101,286	413,953	582	142,444,236	28,061,514	1,706,737	257,741	292,998			2,257,476	4,452,473	877,137	
5A08	west of Cobnor Point to Chidham Point	2	510,338	100,537				2	510,338	100,537	184,998	261,164			446,162	1,164,207	229,349		
5A09	Chidham Point to Nutbourne	35	8,930,915	1,759,390	2	228,125	44,941	37	9,159,040	1,804,331	311,976	135,590			447,566	839,019	165,287		
5A10	Nutbourne	41	10,461,929	2,061,000	5	345,167	67,998	46	10,807,096	2,128,998	45,667	988			46,655	70,964	13,980		
5A11	Nutbourne to Prinsted	71	18,116,999	3,569,049	24	2,238,365	440,958	95	20,355,364	4,010,007	185,725	131,002		128,626	445,352	1,259,072	248,037		
5A12	Prinsted to Stanbury Point				1			1				3,529		204,638	208,167	632,299	124,563		
5A13	Stanbury Point to Marker Point				4	765,507	150,805	4	765,507	150,805									
5A14	Marker Point to Wickor Point	187	47,716,603	9,400,171	2			189	47,716,603	9,400,171				2,813	2,813	9,462	1,864		
5A15	Wickor Point to Emsworth Yacht Haven	53	13,523,957	2,664,220	6	199,185	39,239	59	13,723,142	2,703,459	130,790	103,051		531,508	765,349	2,120,789	417,795		
5A16	Emsworth Yacht Haven to Maisemore Gardens	341	63,391,559	12,488,137	17	1,164,450	229,397	358	64,556,009	12,717,534		10,023			10,023	28,122	5,540		
5A17	Maisemore Gardens to Wade Lane										118,290	18,274			136,564	303,230	59,736		
5A18	Wade Lane to Southmoor Lane	119	22,121,981	4,358,030	32	18,532,652	3,650,932	151	40,654,633	8,008,963	391,834				391,834	917,541	180,756		
5A19	Southmoor Lane to Farlington Marshes (east)	79	14,686,021	2,893,146	20	4,377,932	862,453	99	19,063,953	3,755,599	341,071				341,071	727,317	143,281		
5A20	Farlington Marshes (east) to Farlington Marshes (west)	306	43,205,670	8,511,517	20	5,185,769	1,021,596	326	48,391,439	9,533,113									
5A21	Farlington Marshes (west) to Cador Drive	5912	834,744,840	164,444,733	469	231,245,337	45,555,331	6381	1,065,990,177	210,000,065		9,345			9,345	13,309	2,622		
5A22	Cador Drive to A27	1	220,106	43,361	2			3	220,106	43,361		209,730			209,730	377,960	74,458		
5A23	A27 to Fleetlands (MOD boundary)	343	75,496,358	14,872,783	76	34,156,965	6,728,922	419	109,653,323	21,601,705		32,087			32,087	50,467	9,942		
5A24	Fleetlands (MOD Boundary) to Quay Lane (MOD boundary)																		
5A25	Quay Lane (MOD boundary) to Portsmouth Harbour entrance (west)	3012	443,399,532	87,349,708	300	46,791,237	9,217,874	3312	490,190,769	96,567,581									
5B01	Portsmouth Harbour entrance to Gilkicker Point	2	294,422	58,001				2	294,422	58,001									
5B02	Gilkicker Point to Meon Road, Titchfield Haven	400	58,884,400	11,600,227	10	431,546	85,015	410	59,315,946	11,685,241									
5B03	Meon Road, Titchfield Haven to Hook Park	81	17,828,586	3,512,231	16	1,317,878	259,622	97	19,146,464	3,771,853	3,939	190,581	546,705	635,240	1,376,464	2,501,859	492,866		
5C01	Hook Park to Warsash North	6	1,320,636	260,165	10	579,891	114,239	16	1,900,527	374,404						2,438,720	480,428		
5C02	Warsash North to Swanwick Shore Road	3	660,318	130,083	3	139,130	27,409	6	799,448	157,491			122,111		122,111	122,111	24,056		
5C03	Swanwick Shore Road to Bursledon Bridge	23	5,062,438	997,300	18	2,363,473	465,604	41	7,425,911	1,462,904			48,279		48,279	48,279	9,511		

Policy Unit		2007															
		Residential			Commercial			Total Residential & Commercial			Agricultural Land (£)					Total CV value	
		Number of Properties	Total CV value	PV	Number of Properties	Total CV value	PV	Number of Properties	Total CV value	PV	Grade 1	Grade 2	Grade 3	Grade 4	Grade 5		
5C04	Bursledon Bridge to Curbridge to Botley to Satchell Marshes	3	644,721	127,010	10	1,345,655	265,094	13	1,990,376	392,104				99,966		99,966	
5C05	Satchell Marshes to Hamble Common Point	9	1,934,163	381,030	18	399,718	78,744	27	2,333,881	459,774				42,519		42,519	
5C06	Hamble Common Point to Hamble Oil Terminal				54	6,229,096	1,227,132	54	6,229,096	1,227,132	110,745	11,364	203,594	43,536	93,912	463,151	
5C07	Hamble Oil Terminal to Ensign Industrial Park																
5C08	Ensign Industrial Park to Cliff House																
5C09	Cliff House to Netley Castle	9	1,934,163	381,030				9	1,934,163	381,030							
5C10	Netley Castle to Weston Point	191	30,600,874	6,028,372				191	30,600,874	6,028,372							
5C11	Weston Point to Woodmill Lane	235	37,650,290	7,417,107	61	15,190,338	2,992,497	296	52,840,628	10,409,604							
5C12	Woodmill Lane to Redbridge	1,283	205,554,562	40,494,249	581	226,922,852	44,703,802	1,864	432,477,414	85,198,051							
5C13	Lower Test Valley																
5C14	Redbridge to Calshot Spit	566	147,253,390	29,008,918	214	44,802,702	8,826,132	780	192,056,092	37,835,050							
5C15	Calshot Spit															879,616	879,616
5C16	Calshot Spit to Inchmery	1	260,165	51,253				1	260,165	51,253			2,911	389,527		392,438	
5C17	Inchmery to Salternshill	1	260,165	51,253				1	260,165	51,253			653			653	
5C18	Salternshill to Park Shore	16	4,162,640	820,040	1			17	4,162,640	820,040		28,939	3,951		208,409	241,299	
5C19	Park Shore to Sowley	9	2,341,485	461,273				9	2,341,485	461,273		35,997		89,885		125,882	
5C20	Sowley to Elmer's Court	3	780,495	153,758				3	780,495	153,758			57,893	681,230		739,124	
5C21	Elmer's Court to Lymington Yacht Haven	70	18,211,550	3,587,675	22	1,980,964	390,250	92	20,192,514	3,977,925		122,320				122,320	
5C22	Lymington Yacht Haven to Saltgrass Lane	109	28,357,985	5,586,523	23	1,177,736	232,014	132	29,535,721	5,818,537		87,593	215,770			303,363	
5F01	Hurst Spit	61	15,870,065	3,126,403	7	373,783	73,635	68	16,243,848	3,200,038		45,928	324,171	98,189		468,288	
5API01	Langstone Harbour entrance (west) (harbour) to Portsmouth Harbour entrance (east)	5,181	731,531,295	144,111,665	607	231,873,451	45,679,070	5,788	963,404,746	189,790,735		1,147,078		352,934	452,491	1,952,504	
5API02	Langstone Harbour entrance (west) (open coast) to Portsmouth Harbour entrance (east)	5,028	709,928,460	139,855,907	404	45,014,907	8,867,937	5,432	754,943,367	148,723,843							
5AHI01	Langstone Bridge to Northney Farm	48	8,923,152	1,757,861	12	695,252	136,965	60	9,618,404	1,894,826		67,597			229,302	296,899	
5AHI02	Northney Farm	7	1,301,293	256,355	1	52,632	10,368	8	1,353,925	266,723							
5AHI03	Northney Farm to Mengham	38	7,064,162	1,391,640	8	1,393,922	274,603	46	8,458,084	1,666,243							
5AHI04	Mengham to Chichester Harbour entrance (west)	504	93,693,096	18,457,540	4	134,868	26,569	508	93,827,964	18,484,109							
5AHI05	Chichester Harbour entrance (west) to Langstone Harbour entrance (east)	501	93,135,399	18,347,674	32	1,526,783	300,776	533	94,662,182	18,648,450							
5AHI06	Langstone Harbour entrance (east) to North Shore Road, New Town	66	12,269,334	2,417,059	1			67	12,269,334	2,417,059	120,697	349,950				470,647	
5AHI07	North Shore Road, New Town to West Lane (Stoke)	30	5,576,970	1,098,663	1	5,600	1,103	31	5,582,570	1,099,766		272,591		552,093		824,684	
5AHI08	West Lane (Stoke) to Langstone Bridge	89	16,545,011	3,259,367	2	775,493	152,772	91	17,320,504	3,412,139		1,645				1,645	

Policy Unit		2025															
		Residential			Commercial			Total Residential & Commercial			Agricultural Land (£)					Total CV value	
		Number of Properties	Total CV value	PV	Number of Properties	Total CV value	PV	Number of Properties	Total CV value	PV	Grade 1	Grade 2	Grade 3	Grade 4	Grade 5		
5C04	Bursledon Bridge to Curbridge to Botley to Satchell Marshes	13	2,707,828	533,442	17	807,393	159,056	29	3,515,221	692,499				108,824		108,824	
5C05	Satchell Marshes to Hamble Common Point	8	1,676,275	330,226	17	386,022	76,046	25	2,062,296	406,272				44,823		44,823	
5C06	Hamble Common Point to Hamble Oil Terminal				45	5,686,773	1,120,294	45	5,686,773	1,120,294	137,566	13,397	237,427	60,260	105,726	554,376	
5C07	Hamble Oil Terminal to Ensign Industrial Park				4	704,130	138,714	4	704,130	138,714							
5C08	Ensign Industrial Park to Cliff House																
5C09	Cliff House to Netley Castle	21	4,427,084	872,136				21	4,427,084	872,136							
5C10	Netley Castle to Weston Point	134	21,500,719	4,235,642				134	21,500,719	4,235,642							
5C11	Weston Point to Woodmill Lane	446	71,487,487	14,083,035	84	19,847,184	3,909,895	530	91,334,671	17,992,930							
5C12	Woodmill Lane to Redbridge	2,502	400,887,471	78,974,832	838	1,870,801,433	368,547,882	3,340	2,271,688,903	447,522,714							
5C13	Lower Test Valley																
5C14	Redbridge to Calshot Spit	810	210,629,584	41,494,028	237	46,686,542	9,197,249	1,046	257,316,126	50,691,277							
5C15	Calshot Spit															945,828	945,828
5C16	Calshot Spit to Inchmery	1	260,165	51,253				1	260,165	51,253			3,411	452,940		456,351	
5C17	Inchmery to Salternshill	15	3,798,409	748,287	2	276,413	54,453	17	4,074,822	802,740			947			947	
5C18	Salternshill to Park Shore	16	4,162,640	820,040	1			17	4,162,640	820,040		57,709	30,172		349,489	437,369	
5C19	Park Shore to Sowley	12	3,174,013	625,281				12	3,174,013	625,281		55,139		152,612		207,751	
5C20	Sowley to Elmer's Court	4	1,092,693	215,261				4	1,092,693	215,261		113	74,245	708,797		783,155	
5C21	Elmer's Court to Lymington Yacht Haven	192	49,951,680	9,840,481	34	3,622,076	713,549	226	53,573,756	10,554,030		180,085				180,085	
5C22	Lymington Yacht Haven to Saltgrass Lane	197	51,252,505	10,096,743	23	1,189,692	234,369	220	52,442,197	10,331,113		135,279	276,308			411,587	
5F01	Hurst Spit	85	22,114,025	4,356,463	17	907,058	178,690	102	23,021,083	4,535,153		55,765	328,363	58,913		443,042	
5API01	Langstone Harbour entrance (west) (harbour) to Portsmouth Harbour entrance (east)	8,052	1,136,930,379	223,975,285	719	252,316,915	49,706,432	8,771	1,389,247,294	273,681,717		1,452,589		397,933	323,748	2,174,270	
5API02	Langstone Harbour entrance (west) (open coast) to Portsmouth Harbour entrance (east)	6,632	936,461,718	184,482,958	519	58,023,845	11,430,697	7,151	994,485,563	195,913,656							
5AHI01	Langstone Bridge to Northney Farm	56	10,410,344	2,050,838	19	1,351,144	266,175	75	11,761,488	2,317,013		74,167			137,581	211,748	
5AHI02	Northney Farm	37	6,803,903	1,340,369	2	55,849	11,002	39	6,859,752	1,351,371							
5AHI03	Northney Farm to Mengham	95	17,697,585	3,486,424	8	1,368,974	269,688	103	19,066,559	3,756,112							
5AHI04	Mengham to Chichester Harbour entrance (west)	694	129,013,906	25,415,739	7	184,700	36,386	701	129,198,606	25,452,125							
5AHI05	Chichester Harbour entrance (west) to Langstone Harbour entrance (east)	626	116,409,954	22,932,761	34	1,533,158	302,032	660	117,943,112	23,234,793							
5AHI06	Langstone Harbour entrance (east) to North Shore Road, New Town	90	16,805,270	3,310,638	1			91	16,805,270	3,310,638	226,066	366,946				593,012	
5AHI07	North Shore Road, New Town to West Lane (Stoke)	53	9,815,467	1,933,647	1	5,600	1,103	54	9,821,067	1,934,750		468,289		584,035		1,052,324	
5AHI08	West Lane (Stoke) to Langstone Bridge	146	27,178,434	5,354,151	3	775,493	152,772	149	27,953,927	5,506,924		2,435				2,435	

Policy Unit		2108/2115															Total CV value of Agricultural Land Lost £	Total PV Value of Agricultural Land Lost £
		Residential			Commercial			Total Residential & Commercial			Agricultural Land (£)							
		Number of Properties	Total CV value	PV	Number of Properties	Total CV value	PV	Number of Properties	Total CV value	PV	Grade 1	Grade 2	Grade 3	Grade 4	Grade 5			
5C04	Bursledon Bridge to Curbridge to Botley to Satchell Marshes	27	5,802,489	1,143,090	27			54	5,802,489	1,143,090	177,798	16,446	288,177	85,346	123,447	691,214	900,004	177,301
5C05	Satchell Marshes to Hamble Common Point	6	1,289,442	254,020	15	365,478	71,999	21	1,654,920	326,019							87,343	17,207
5C06	Hamble Common Point to Hamble Oil Terminal				32	4,873,289	960,038	32	4,873,289	960,038							1,017,527	200,453
5C07	Hamble Oil Terminal to Ensign Industrial Park				11	1,760,326	346,784	11	1,760,326	346,784								
5C08	Ensign Industrial Park to Cliff House																	
5C09	Cliff House to Netley Castle	38	8,166,466	1,608,794				38	8,166,466	1,608,794								
5C10	Netley Castle to Weston Point	49	7,850,486	1,546,546				49	7,850,486	1,546,546								
5C11	Weston Point to Woodmill Lane	763	122,243,282	24,081,927	119	26,832,454	5,285,993	882	149,075,736	29,367,920								
5C12	Woodmill Lane to Redbridge	4331	693,886,834	136,695,706	1224	4,336,619,304	854,314,003	5555	5,030,506,138	991,009,709								
5C13	Lower Test Valley													1,045,148	1,045,148	1,045,148	205,894	
5C14	Redbridge to Calshot Spit	1175	305,693,875	60,221,693	271	49,512,301	9,753,923	1446	355,206,176	69,975,617			4,161	548,059		552,220	552,220	108,787
5C15	Calshot Spit												1,387			1,387	1,826,831	359,886
5C16	Calshot Spit to Inchmery	1	260,165	51,253				1	260,165	51,253		100,863	69,504		561,107	731,474	1,580,264	311,312
5C17	Inchmery to Salterns Hill	35	9,105,775	1,793,838	5	691,033	136,133	40	9,796,808	1,929,971		83,852		246,703		330,556	332,155	65,435
5C18	Salterns Hill to Park Shore	16	4,162,640	820,040	1			17	4,162,640	820,040		282	98,773	750,146		849,202	1,527,871	300,991
5C19	Park Shore to Sowley	17	4,422,805	871,293				17	4,422,805	871,293		266,733				266,733	600,366	118,272
5C20	Sowley to Elmer's Court	6	1,560,990	307,515				6	1,560,990	307,515		206,808	367,115			573,923	2,096,201	412,952
5C21	Elmer's Court to Lymington Yacht Haven	375	97,561,875	19,219,689	52	6,083,743	1,198,497	427	103,645,618	20,418,187		70,519	334,653			405,172	707,577	139,393
5C22	Lymington Yacht Haven to Saltgrass Lane	329	85,594,285	16,862,074	24	1,207,627	237,903	353	86,801,912	17,099,977		1,910,855		465,431	130,633	2,506,919	3,221,869	634,708
5F01	Hurst Spit	121	31,479,965	6,201,553	32	1,706,970	336,273	153	33,186,935	6,537,826		84,022				84,022	995,351	196,084
5API01	Langstone Harbour entrance (west) (harbour) to Portsmouth Harbour entrance (east)	12359	1,745,029,005	343,770,714	886	282,982,112	55,747,476	13245	2,028,011,117	399,518,190							4,126,773	812,974
5API02	Langstone Harbour entrance (west) (open coast) to Portsmouth Harbour entrance (east)	9039	1,276,261,605	251,423,536	691	77,537,251	15,274,838	9730	1,353,798,856	266,698,375								
5AHI01	Langstone Bridge to Northney Farm	68	12,641,132	2,490,303	29	2,334,983	459,992	97	14,976,115	2,950,295	78,629	308,165				386,794	895,441	176,402
5AHI02	Northney Farm	81	15,057,819	2,966,390	4	60,675	11,953	85	15,118,494	2,978,343	384,119	392,441				776,560	776,560	152,982
5AHI03	Northney Farm to Mengham	181	33,647,719	6,628,601	8	1,331,553	262,316	189	34,979,272	6,890,917		761,836		631,947		1,393,784	1,393,784	274,575
5AHI04	Mengham to Chichester Harbour entrance (west)	979	181,995,121	35,853,039	11	259,447	51,111	990	182,254,568	35,904,150		3,621				3,621	3,621	713
5AHI05	Chichester Harbour entrance (west) to Langstone Harbour entrance (east)	814	151,321,786	29,810,392	36	1,542,721	303,916	850	152,864,507	30,114,308								
5AHI06	Langstone Harbour entrance (east) to North Shore Road, New Town	127	23,609,173	4,651,007	1			128	23,609,173	4,651,007		494				494	1,064,153	209,638
5AHI07	North Shore Road, New Town to West Lane (Stoke)	87	16,173,213	3,186,123	1	5,600	1,103	88	16,178,813	3,187,226		248,572				248,572	2,125,580	418,739
5AHI08	West Lane (Stoke) to Langstone Bridge	232	43,128,568	8,496,328	4	775,493	152,772	236	43,904,061	8,649,100	326,001	239,001				565,002	569,082	112,109

EXPLANATIONS OF COLUMN HEADINGS FOR DEFENCE WORK COSTS AND SENSITIVITY TESTING DEFENCE WORK COSTS TABLES

a	Policy Unit	These relate to the shoreline frontages defined in main SMP document
b	Epoch	These relate to time periods used for policy setting (0-20 yrs; 20-50 yrs; 50-100 yrs)
c	Notes	Additional information on assumptions made
d	Replacement Length (B, L, G)	The length of shoreline (km) over which certain defence replacement activities are required during each epoch. B = beach schemes; L=linear defences; G=groynes or lower cost protection measures
e	Replacement Costs (£)	The cost of providing the replacement works in (d) during each epoch
f	Maintenance Length (B, L, G)	The length of shoreline (km) over which certain maintenance activities are required during each epoch. B = beach schemes; L=linear defences; G=groynes or lower cost protection measures
g	Maintenance Costs (£)	The cost of providing the maintenance works in (f) during each epoch
h	Transitional freshwater habitat creation (£/hectare)	The cost of creating transitional freshwater compensation habitat (includes secondary defences)
i	Offsetting HTL coastal squeeze (£/km of defence)	The cost of offsetting coastal squeeze caused by proposed HTL
j	Habitat creation costs (£)	The total cost of creating compensation habitat. Total of (h + i)
k	Total Cost (£m)	The total replacement, maintenance and habitat creation costs for epoch. This is the sum of (e + g + j)
l	Total with Optimism Bias (£m)	Optimism bias (at 60%) applied to all costs when examining viability, to reflect uncertainty in broad level analysis at SMP scale
m	Final Total (cumulative) (£m)	The cumulative total costs (including optimism bias)
n	PV Costs: Replacement (£m)	The Present Value of the costs of providing the Preferred Plan, in terms of replacement works. i.e. the values from (e) discounted to reflect timing of activities. This is a cumulative measure

o	PV Costs: Maintenance (£m)	The Present Value of the costs of providing the Preferred Plan, in terms of maintenance works. i.e. the values from (g) discounted to reflect timing of activities. This is a cumulative measure
p	PV Costs: Habitat Creation (£)	The Present Value of the costs of providing the Preferred Plan, in terms of habitat creation works. i.e. values from (j) discounted to reflect timing of activities. This is a cumulative measure
q	PV Cost: cumulative total (£m)	The sum of (n + o + p) per epoch
r	PV Cost: total (£m) per Policy Unit	The sum of (q) per policy unit

ANNEX H5: DEFENCE WORK COSTS

a	b	c	d			e			f			g	h	i	j	k			l	m	n	o			p	q	r
			Replacement			Maintenance			Total Cost							PV Costs											
			Length (km)			Length (km)			Replacement Costs (£)	Maintenance Costs (£)	Transitional freshwater habitat Creation (£/hectare)					Offsetting HTL coastal squeeze (£/km of defence)	Habitat Creation Costs £	Total Cost (£m)				Total with Optimism Bias (£m)	Final Total (cumulative) (£m)	PV Costs: Replacement (£m)			
B	L	G	B	L	G																						
5AH105	Chichester Harbour entrance (west) to Langstone Harbour	0-20	HTL		8.19		22,113,000		8.19		1,638,000		1,719,900	1,719,900	25,470,900	40,753,440	147,144,320	15,678,117	1,161,342	1,219,409	18,058,868					82,570,957	
		20-50	HTL	7.29			37,179,000		8.19		3,685,500		1,719,900	1,719,900	42,584,400	68,135,040		11,413,953	1,131,449	528,009	31,132,279						
5AH106	Langstone Harbour entrance (east) to North Shore Road,	0-20	HTL		2.96		7,990,273		2.96		391,842		621,466	621,466	3,203,611	14,725,777	23,580,183	5,685,104	2,085,860	161,671	33,379,810					21,111,929	
		20-50	HTL						2.96		1,331,712		621,466	621,466	1,953,178	3,125,085			408,836	190,790	7,124,986						
		50-100	HTL						2.96		2,959,360		621,466	621,466	3,580,826	5,729,322			278,180	58,418	7,461,583						
5AH107	North Shore Road, New Town to West Lane (Stoke)	0-20	NAI (HTL Newtown)		2.91		7,847,046		2.91		581,263				8,428,308	13,485,293	20,227,940	5,563,555	412,115		5,975,671					19,003,220	
		20-50	NAI (HTL Newtown)						2.91		1,307,841				1,307,841	2,092,546			401,507		6,377,178						
		50-100	NAI (HTL Newtown)						2.91		2,906,313				2,906,313	4,650,101			273,193		6,650,371						
5AH108	West Lane (Stoke) to Langstone Bridge	0-20	HTL (potential MR West Northney & Stoke)		3.09		8,343,000		3.09		618,000		648,900	648,900	9,609,900	15,375,840	24,621,120	5,915,187	438,162	460,070	6,813,419					22,043,906	
		20-50	HTL						3.09		1,390,500		648,900	648,900	2,039,400	3,263,040			426,884	199,212	7,439,515						
		50-100	HTL						3.09		3,090,000		648,900	648,900	3,738,900	5,982,240			290,460	60,997	7,790,972						

ANNEX H6: SENSITIVITY TESTING DEFENCE WORK COSTS

