



Llywodraeth Cymru
Welsh Government

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A487 New Dyfi Bridge

Environmental Statement –
Volume 1: Chapter 14
Community and Private Assets

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Contents

	Page	
14	Community and Private Assets	1
14.1	Introduction	1
14.2	Legislation, Policy Context and Guidance	2
14.3	Study Area	8
14.4	Methodology	8
14.5	Baseline Environment	16
14.6	Assessment of Potential Construction Effects - Before Mitigation	20
14.7	Assessment of Potential Operational Effects - Before Mitigation	26
14.8	Mitigation and Monitoring	34
14.9	Residual Construction Effects	36
14.10	Residual Operational Effects	45
14.11	Assessment of Cumulative Effects	58
14.12	Inter-relationships	59
14.13	Summary of Effects	59

14 Community and Private Assets

14.1 Introduction

14.1.1 This chapter has assessed likely significant effects arising from the Scheme on communities and individuals from impacts on public and private assets.

14.1.2 Existing conditions have been characterised to establish the baseline against which likely significant effects from both the construction and operational phases of the Scheme have been assessed. It should be noted that effects on Public Rights of Way (PRoW) used for recreational walking are assessed within Chapter 13 Effects on Travellers.

14.1.3 This chapter covers the likely impact on:

- Agricultural land and farming business e.g. land take on agricultural land;
- Effects on land used by the community e.g. direct land take on open space, open access land;
- Effects on private property in terms of demolition e.g. demolition of residential property;
- Effects on local businesses e.g. land take on local businesses; and
- Effects on development land allocations e.g. land take on land allocated for industry and housing.

14.1.4 The assessment has been undertaken in accordance with guidance for 'Community and Private Assets' introduced into highway environmental assessment guidance in Wales through IAN 125/09(W) (Welsh Government 2010a). The assessment topic combines some guidance from DMRB Volume 11, Section 3, Part 6, 'Land Use' with the 'Community Effects' element in DMRB Volume 11, Section 3, Part 8 'Pedestrians, Equestrians, Cyclists and Community Effects'.

14.1.5 The proposed A487 New Pont-ar-Ddyfi Scheme consists of a new viaduct structure across the floodplain located within agricultural land. The viaduct superstructure would be supported by pairs of concrete columns on piled foundations with the bridge deck structure being a multi span steel/concrete composite construction.

14.1.6 The Scheme crosses the Afon Dyfi and its floodplain on a structure, from a short embankment north of the Cambrian Line Railway Bridge over the A487 on the edge of Machynlleth. A

simple priority junction is provided at the southern end of the Scheme connecting the proposed works with the realigned existing A487 and the Dyfi Eco Park.

14.1.7 At the northern end of the Scheme the alignment ties into the existing A487 in the area of the completed Ffridd Gate Improvement and the existing A487 would be renumbered as the A493, joining the new A487 alignment via a ghost island 'tee' junction (i.e. a painted traffic island to indicate that vehicles should not enter).

14.1.8 Two new pumped drainage systems would be installed at the Cambrian Line Railway Bridge and at the Pen-y-Bont cottages which combined with upgraded drainage systems where appropriate, will address flooding issues in both these areas. At the Cambrian Line Railway Bridge the western flood bund would prevent overland flow from river flooding, and the pumped drainage system would discharge to the west of the bund via the normal highway drainage outfalls. At Pen-y-Bont cottages, the existing surface water drainage would be upgraded and a pumped system will discharge to the Afon Dyfi during storm events.

14.2 Legislation, Policy Context and Guidance

Legislation Context

14.2.1 The following legislation is relevant to the assessment of Community and Private Assets and have guided our approach:

Well-being of Future Generations (Wales) Act (2015)

14.2.2 The objective of the Act is to improve the social, economic, environmental and cultural well-being of Wales. The Act requires identified public bodies to have more consideration of and work more closely with people and communities to prevent problems and take a more joined-up approach. The Act identified seven well-being goals, one of the aims is a country of cohesive communities:

- A prosperous Wales;
- A resilient Wales;
- A healthier Wales;
- A more equal Wales;
- A Wales of cohesive communities;
- A Wales of vibrant culture and thriving Welsh language; and

- A globally responsible Wales.

14.2.3 The Act identifies the five sustainability development principles that public bodies must take account of:

- Long term - the importance of balancing short term needs with the need to safeguard the ability to also meet long-term needs;
- Integration - considering how the public body's well-being objectives may impact upon each of the well-being goals, on their other objectives, or on the objectives of other public bodies;
- Involvement - the importance of involving people with an interest in achieving the well-being goals, and ensuring that those people reflect the diversity of the area which the body serves;
- Collaboration - Acting in collaboration with any other person (or different parts of the body itself) that could help the body to meet its well-being objectives; and
- Prevention - How acting to prevent problems occurring or getting worse may help public bodies meet their objectives.

Countryside and Rights of Way Act (2000)

14.2.4 This legislation provides for public access on foot to areas of open land comprising mountain, moor, heath, down, and registered common land; amends the law relating to PRowS; increases protection for Sites of Special Scientific Interest (SSSIs) and strengthens wildlife enforcement legislation; and also provides for better management of Areas of Outstanding Natural Beauty (AONB).

14.2.5 Within this assessment, land used by the community includes land which is designated for Open Space (amenity, public and private) in the Powys County Council Adopted UDP. It also includes land on which the public have the 'right to roam' under the Countryside Rights of Way Act, known as 'Open Access Land' within the vicinity of the Scheme.

Policy Context

National and Regional Policy

14.2.6 The following National policies are relevant to the assessment of Community and Private Assets and have guided our approach:

Planning Policy Wales (Edition 8) - Planning Policy Wales (PPW) (Welsh Government, 2016)

- 14.2.7** PPW sets out the land use planning policies of the Welsh Government, managing the development and use of public land, with the overall aim of achieving sustainable development.
- 14.2.8** PPW states that Local Development Plans (LDPs) should take account of social considerations relevant to land use issues, such as the relationship of planning policies and proposals to social needs and problems, including the likely impact of policies and proposals on the whole community, on women and men, on children and families, or on groups such as elderly and disabled people, single parent families, ethnic minorities, disadvantaged and deprived people. As part of this it is identified that LDPs should make provision for land for schools, further and higher education, places of worship, recreation and other community facilities.
- 14.2.9** PPW defines the best and most versatile agricultural land (BMV) as land in Grades 1, 2 and 3a of the Agricultural Land Classification (ALC) and identifies this land as a finite resource to be conserved for the future. Land in Grades 1, 2 and 3a should only be developed if there is an overriding need for the development and either previously developed land or land in lower agricultural grades is unavailable, or available land in a lower grade has an environmental value which outweighs agricultural considerations.

Technical Advice Note 6: Planning for Sustainable Rural Communities (July 2010)

- 14.2.10** TAN6 provides guidance on how the planning system can support, sustainable rural communities. The document details that when preparing development plans planning authorities should obtain information on the availability of services across the area - this will help to identify the most sustainable locations for development intended to meet general need and locations where a more proactive approach should be taken to meet essential community service requirements.
- 14.2.11** TAN6 advises on factors to consider when assessing the effects of development on agricultural land (section 6.2) including:
- The effects on farm size and structure;
 - The effects on the efficient use of buildings, fixed equipment and capital investment; and
 - The effects on drainage, both surface water and land drainage systems.

The Wales Spatial Plan: People, Places, Futures (2004) and Wales Spatial Plan (2008 Update)

14.2.12 The Plan is structured according to five guiding themes of Building Sustainable Communities, Promoting a Sustainable Economy, Valuing our Environment, Achieving Sustainable Accessibility and Respecting Distinctiveness. Under these themes a number of all-Wales objectives and actions have been identified.

14.2.13 Of particular relevance to assessment of Community and Private Assets is the theme Building Sustainable Communities which identifies that the future of Wales “*depends on the vitality of our communities as attractive places to live & work. We need to reduce inequalities between communities while retaining their character and distinctiveness*”.

14.2.14 Powys (see Section 14.2.17) lies within the Central Wales Spatial Plan Area, the WSP vision for this area is as follows:

“High-quality living and working in smaller-scale settlements set within a superb environment, providing dynamic models of rural sustainable development, moving all sectors to higher value-added activities”.

One Wales: One Planet (May 2009)

14.2.15 The Welsh Government’s Sustainable Development Scheme, which sets out the Welsh Government’s vision of a sustainable society for Wales as follows:

“Safe, sustainable, attractive communities in which people live and work, have access to services, and enjoy good health and can play their full roles as citizens”.

14.2.16 One of the key outcomes identified under this vision is that:

“All have access to better homes so that we reduce carbon emissions and tackle fuel poverty, and new homes and community facilities are sited in sustainable locations, free from the risk of flooding”.

Rural Health Plan – Improving integrated service delivery across Wales (2009)

14.2.17 The aim of this plan is “*to focus on the health of people living in rural communities – their well-being, their healthcare and health and social care needs to enable them to live happy and fulfilled lives as independently as possible*”.

The plan highlights the following issues as the main focus of the plan - Access, Integration and Community Cohesion &

Engagement Access is an important key issue that relates not only to the distances that patients, friends and family need to travel but also the accessibility through Information and Communications Technology (ICT) systems to provide online health services. Transport is a key factor in increasing the accessibility to health services, which will be referred to locally in the Regional Transport Plan (2009). These commitments to communities can also be seen in the Well-being of Future Generations (Wales) Act 2015, please refer to section 14.2.2.

Local Planning Policy

14.2.18 The following local planning policies are relevant to the assessment of Community and Private Assets and have guided our approach:

Powys Unitary Development Plan 2001-2016

14.2.19 The following policies from the Powys Unitary Development Plan are relevant to the Community and Private Assets assessment:

- Policy CS1: Land Safeguarded for Community Facilities - This policy ensures that residents throughout the County have access to a wide range of community facilities, the Council will seek as far as possible, to safeguard existing community premises from redevelopment.
- Policy CS2: Protecting Existing Community Facilities and Services - In some instances, new development and in particular new housing may place a greater demand on local community facilities because of the additional users it is likely to generate. When considering such proposals, the Council will assess whether there is a requirement for additional or improved essential community facilities as a result of the development. This will also ensure that no gaps in the provision of education, leisure or social service facilities occur as a result of new residential or other developments.
- Policy ENV1: Agricultural land notes that Best Most Versatile (BMV) land will be safeguarded wherever possible. It notes that it may be appropriate to safeguard lower quality land in situations where such land is of particular value to agriculture in the locality.

One Powys Plan: A Single Delivery Plan for Powys 2014 – 2017

14.2.20 One of the main priorities of the One Powys Plan is to achieve stronger, safer and economically viable communities by:

‘Bringing people together in Powys so they feel that they matter, belong and can contribute to their community’.

Powys Regeneration Strategy (2011)

14.2.21 The Powys Regeneration Strategy provides a framework within which the County Council and its partners will ensure that regeneration is embedded into everyday practice, to deliver outcomes which will have a positive impact upon not just the physical, social, environmental, but the economic and cultural attributes of the county as well.

14.2.22 It is based around a vision that:

14.2.23 “Regeneration in Powys will nurture and promote the County’s assets and strengths as the means to addressing its weaknesses, by establishing a robust and sustainable economy that is based upon vibrant communities, and which enhances and protects the physical, social and cultural environment of Powys.”

Eryri Local Development Plan 2007- 2022 (adopted in July 2011)

- Strategic Policy Ng: Community Services and Facilities (Ng) - Access to community services and facilities is an essential element of sustainable and inclusive communities. Community facilities such as schools, post offices, village halls and chapels often serve a network of small settlements and are essential to reduce the amount of travelling to reach alternative community facilities. The loss of local services and facilities will lower community sustainability. The Authority will support and encourage the retention and improvement of community facilities and services which provide an essential facility to support the sustainability of National Park communities.

Relevant Guidance

14.2.24 The Community and Private Assets assessment is based on the following guidance:

- Interim Advice Note 125/09 Supplementary guidance for users of DMRB Volume 11 ‘Environmental Assessment’;
- DMRB Volume 11, Section 3, Part 6, ‘Land Use’; and
- DMRB Volume 11, Section 3, Part 8 ‘Pedestrians, Equestrians, Cyclists and Community Effects’.

14.3 Study Area

- 14.3.1** The study area adopted for this assessment has taken account of the wide range of topics incorporated under the assessment of Community and Private Assets. The agricultural land and farms assessment has considered the footprint of the Scheme and adjacent land which may be severed. Community land and private property have been considered within approximately 1km of the Scheme. A 1km study area has been used in order to capture the likely effects from severance to access community land as well as direct land take near Machynlleth which is the nearest town within 1km of the Scheme, refer to Volume 2 Figure 14.1 UDP – Employment Land Allocation, Housing Land Allocation and Community Land.
- 14.3.2** Development land is considered within 500m of the Scheme, though major planning applications up to 1km from the Scheme have been considered where potential impacts have been identified. For the purposes of this assessment, future changes in land use for which planning permission has been granted may also be relevant to the assessment of a Scheme.

14.4 Methodology

Identification of Baseline

- 14.4.1** Community facilities have been identified in the study area and considered within approximately 1km of the Scheme in order to capture the likely effects of the Scheme from direct land take. It should be noted that the Scheme's impact on community severance is assessed within Chapter 13 Effects on Travellers of this ES.
- 14.4.2** ALC grading information has been obtained from the 1:250,000 provisional ALC map for Wales (MAFF, 1988).
- 14.4.3** Farming businesses have been considered for assessment where a portion of the holding is potentially affected by the Scheme's footprint, including planting proposals. This may involve a loss of productive land or loss of access to land resulting from alteration in the way the land must be farmed. Ownership and access routes have been considered during the impact assessment of these receptors. Farm holdings are assessed individually in line with the stated criteria, with a likely worst case approach being adopted where there is uncertainty.
- 14.4.4** Private assets considered in this assessment have generally been limited to those properties directly affected by land take for the Scheme for which access routes may be affected. The viability of these assets has been considered in conjunction with these factors.

14.4.5 Planning applications that have been considered relevant include new build or significant extensions for which the Scheme may be of consequence, and which have been submitted in the previous three years to December 2015.

14.4.6 Potential impacts on development land allocations include land take and land access, as well as amenity impacts and whether the intended use of the land becomes less viable due to the Scheme as a result.

Methodology for Construction and Operational Impacts

Land Used by the Community

14.4.7 Within this assessment, land used by the community includes land which is designated for Open Space (amenity, public and private) in the Powys County Council UDP. It also includes land on which the public have the ‘right to roam’ under the Countryside Rights of Way Act, known as ‘Open Access Land’ within the vicinity of the Scheme.

14.4.8 Land used by the community also includes Common Land defined as ‘land subject to rights of common’ and town/village green defined as ‘land which has been allotted by or under any Act for the exercise or recreation of the inhabitants of any locality who have a customary right to indulge in lawful sports or pastimes, or on which the inhabitants of any locality have indulged in such sports and pastimes as of right for not less than 20 years’ (Highways Agency 2001).

14.4.9 It should be noted that separately Chapter 13 Effects on Travellers assesses “the separation of residents from facilities and services they use within their community caused by new or improved roads or by changes in traffic flows” defined as community severance in DMRB Volume 11, Section 3, Part 8.

Private Assets

14.4.10 DMRB Vol.11 Section 3 Part 6 states that the assessment for Land Use should be sufficient “*to identify the type and number of properties which might need to be demolished*”. This includes residential, commercial and agricultural assets.

14.4.11 The overall approach is to examine the existing land use pattern, assess the areas of land lost and the resultant effect on land use.

14.4.12 The main effects examined by the assessment are as follows:

- Demolition of private property and associated land take;
- Effects on local businesses;

- Effects on development land; and
- Effects on agricultural land and assessment of land loss and severance.

14.4.13 Private property considers the demolition of private properties and the effects on business/commercial properties. Land Registry search documentation provided information on registered land interests affected by the Scheme, please refer to Volume 2 Figure 14.3 Impacted Land Owners. Land ownership questionnaires were sent out on 23 November 2015 to affected and adjacent landowners listed in Table 14.9 and Table 14.11. Each questionnaire was sent with an individual land plan to help land owners confirm the extent of their land ownership, please refer to Volume 3 Appendix 14.1 A487 New Pont-ar-Ddyfi Land Use and Ownership report.

14.4.14 Development land is land identified in local and regional development plans that has been allocated for potential future development. The development may be housing, industry or business based. Information concerning valid planning permissions and development land allocations within the adopted local plans was sought and collated from the Planning Service.

14.4.15 Agricultural land is land currently used or with the potential to be used for the production of crops and/or to support livestock.

14.4.16 Agricultural BMV land is defined as Grades 1 to 3a according to the ALC system which was published by the then Ministry of Agriculture and Fisheries and Food (MAFF) UK (now the Department for Environment, Food and Rural Affairs (Defra)). The system classified agricultural land in England and Wales by grade according to the extent to which its physical or chemical characteristics impose long term limitations on agricultural use for the production of food. Table 14.1 outlines the grades within the ALC system. Figure 14.2 in Volume 2 outlines the ALC within the vicinity of the Scheme.

Table 14.1: ALC System Grades and Classifications

Agricultural Grade	Classification of Grade
Grade 1	Excellent
Grade 2	Very Good
Grade 3a	Good
Grade 3b	Moderate
Grade 4	Poor
Grade 5	Very Poor

Assessment Criteria and Assignment of Significance

14.4.17 The receptors relevant to the community and private assets assessment comprise the community facilities, private property and land (including local businesses), land used by the community, development land and agricultural land and farm holdings which may be affected by the Scheme.

14.4.18 The value or sensitivity of these receptors relates to the importance of the resource or facility or receptor together with its sensitivity to change. The community and private assets assessment uses the categories of sensitivity/ value (i.e. high, medium, low or negligible) described in Table 14.2 (for agricultural and farm holdings see Table 14.3).

Table 14.2: Definitions of Sensitivity or Value for Community and Private Assets (excluding Agricultural and Farm holdings)

Value (Sensitivity)	Typical Descriptors
Very high	Very high importance and rarity, international scale and very limited potential for substitution.
High	High importance and rarity, national scale, and limited potential for substitution.
Medium	High or medium importance and rarity, regional scale, limited potential for substitution.
Low (or Lower)	Low or medium importance and rarity, local scale.
Negligible	Very low importance and rarity, local scale.

Table 14.3: Definitions of Sensitivity or Value for Agricultural and Farm Holdings

Value (Sensitivity)	Typical Descriptors
Very high	Grade 1 agricultural land, specialised horticultural, intensive agricultural units.
High	Grade 1 and 2 agricultural land, annual horticultural cropping
Medium	Grades 2 and 3a agricultural land, arable land and annual horticultural cropping and intensive grassland based enterprises
Low (or Lower)	Grades 3b and lower quality land, arable and grassland areas.
Negligible	Grade 4 or 5 agricultural land, grassland/limited arable areas

14.4.19 The magnitude of change (adverse or beneficial) on community and private assets resources or receptors has been described using the levels of impact set out in Tables 14.4 and 14.5.

Table 14.4: Definitions of Impact Magnitude for Community and Private Assets (excluding Agricultural and Farm Holdings and Land Take)

Magnitude of Impact	Typical Criteria Descriptors
Major	Loss of resource and/or quality and integrity of resource; severe damage to key characteristics, features or elements (Adverse).
	Large scale or major improvement of resource quality; extensive restoration or enhancement; major improvement of attribute quality (Beneficial).
Moderate	Loss of resource, but not adversely affecting the integrity; partial loss of/damage to key characteristics, features or elements (Adverse).
	Benefit to, or addition of, key characteristics, features or elements; improvement of attribute quality (Beneficial).
Minor	Some measurable change in attributes, quality or vulnerability; minor loss of, or alteration to, one (maybe more) key characteristics, features or elements (Adverse).
	Minor benefit to, or addition of, one (maybe more) key characteristics, features or elements; some beneficial impact on attribute or a reduced risk of negative impact occurring (Beneficial).
Negligible	Very minor loss or detrimental alteration to one or more characteristics, features or elements (Adverse).
	Very minor benefit to or positive addition of one or more characteristics, features or elements (Beneficial).
No change	No loss or alteration of characteristics, features or elements; no observable impact in either direction.

Table 14.5: Definitions of Impact for Agricultural and Farm Holdings

Magnitude of Impact	Typical Criteria Guidelines
Major	Loss of more than 50 hectares (ha) of the best and most versatile land. Agricultural production affected at a regional level with full time farming enterprises rendered unworkable
Moderate	Loss of more than 20 ha of best and most versatile land. Agricultural production affected at a local level. Full-time farming enterprise/s rendered unworkable
Minor	Loss of 5 – 20 ha best and most versatile land. Affects the workability of individual farming enterprises, but farming can continue as before.
Negligible	Loss of less than 5 ha best and most versatile land. No adverse effects on farming enterprises or production
No change	No effects on agricultural land or soils.

14.4.20 The sensitivity of the receptor and the magnitude of impact have been identified separately and contribute to the evaluation of the likely significance of the effect. The evaluation of significance is based on community and private assets objectives for the Scheme, outcomes of consultation to date with relevant stakeholders and professional judgement, and has been assessed in accordance with the approach recommended by the DMRB Volume 11, Section 2, Part 5 and supplementary advice in Interim Advice Note 125/09(W) (Welsh Assembly Government, 2010b). This is set out in the significance matrix in Table 14.6 below.

Table 14.6: Significance of Impact

Value/ Sensitivity	Magnitude of Impact				
	No change	Negligible	Minor	Moderate	Major
Negligible	Neutral	Neutral	Neutral or slight	Neutral or slight	Slight
Low	Neutral	Neutral or slight	Neutral or slight	Slight	Slight or Moderate
Medium	Neutral	Neutral or slight	Slight	Moderate	Moderate or Large
High	Neutral	Slight	Slight or Moderate	Moderate or Large	Large or Very Large
Very High	Neutral	Slight	Moderate or Large	Large or Very Large	Very Large

Consultation

- 14.4.1** Table 14.7 summarises the consultation with stakeholders and/or consultees at the Environmental Liaison Group (ELG) held on 16 September 2015, refer to Volume 3 Appendix 4.1 for the ELG minutes.
- 14.4.2** The New Dyfi Fishery Association were consulted on 2 December 2016 on the Scheme and potential impacts on anglers using that stretch of the Afon Dyfi during construction and operation as outlined in Table 14.7.

Table 14.7: Consultation Responses Relevant to Community and Private Assets

Date	Consultee and Issue Raised	How/Where Addressed
16 September 2015 – Environmental Liaison Group meeting	New Dyfi Fishery Association are a key contact and confirmed that they own the riverbed and banks of the Afon Dyfi. It was noted that they should be made aware of any temporary works and potential issues.	Addressed impacts on anglers in Land used by Community within this assessment The riverbed is owned by the Marquis of Londonderry, this is stated in Section 14.5.
2 December 2016	<p>The following issues were raised at the meeting:</p> <ul style="list-style-type: none"> - Compulsory Purchase Order (CPO); - Pollution effects during construction; - Access during construction; - Proposals for the de-trunked A487 south of the Pont-ar-Ddyfi; - Afon Dyfi is in the top three sea trout fishing rivers. Any discolouration or silt discharge into the river during construction is the major concern as this has an immediate effect on the anglers (paying to fish) and also further ecological issues; - Lighting from the structure could adversely affect the fish. 	<p>As Dyfi Angling own land on the north river bank just downstream of the proposed Pont-ar-Ddyfi they are included within the CPO as this land abuts the A487.</p> <p>During construction water management and silt management will be undertaken, refer to Volume 3 Appendix 17.1 Pre-CEMP.</p> <p>Anglers won't be able to fish around the footprint of the proposed viaduct/bridge due to restricted/no access to the river bank during construction (Health and Safety). There will be a footway/ cycleway through the works with a controlled crossing allowing fisherman access to the river bank.</p> <p>Proposals for the de-trunked A487 south of the existing Pont-ar-Ddyfi where access will be maintained and parking areas created for anglers.</p> <p>There will be no lighting from the structure to reduce impact on fisheries.</p> <p>As soon as the Scheme commences, the New Dovey Fishery Association will be included in regular liaison meetings to inform them of proposed activities and planned works.</p>

Limitations and Assumptions

- 14.4.3** There is no published guidance on the assigning of magnitude of impact and receptor sensitivity for effects on community and private assets. The criteria on which the assessment is based (as shown in Tables 14.2-14.6) has been provided to logically qualify the levels of impact and sensitivity so an assessment can be made and has been based on best practice.
- 14.4.4** Agricultural land quality information has been obtained from the provisional ALC map for Wales. This does not provide ALC grading at a detailed scale and, as advised in TAN6, should be used as a generalised indication of land quality. The Scheme is identified in an area of Grade 4 surrounded by wide areas of Grade 5. It is assumed, therefore, that land quality is unlikely to be of BMV quality.

14.5 Baseline Environment

Private property, local businesses and associated land take

- 14.5.1** The following residential properties are located directly off the A487 or A493 within the Scheme boundary.

Table 14.8: Residential properties adjacent to the Scheme

House No. / Name	Reference
1 Pont ar Ddyfi, Machynleth, Powys, SY20 9JO	Land Registry: CYM97432 'I-A' on Figure 14.3, Volume 2
2 Pont ar Ddyfi, Machynleth, Powys, SY20 9JO	'UM' on Figure 14.3, Volume 2
3 Pont ar Ddyfi, Machynleth, Powys, SY20 9JO	Land Registry: CYM121179 'M-A' on Figure 14.3, Volume 2
4 Pont ar Ddyfi, Machynleth, Powys, SY20 9JO	'UN' on Figure 14.3, Volume 2
5 Pont ar Ddyfi, Machynleth, Powys, SY20 9JO	Land Registry: WA563306 'H-A' on Figure 14.3, Volume 2
6 Pont ar Ddyfi, Machynleth, Powys, SY20 9JO	Land Registry: CYM642325 'N-A' on Figure 14.3, Volume 2
Minafon, 7 Pont ar Ddyfi, Machynleth, Powys, SY20 9JO	Land Registry: WA758673 'Q-A' on Figure 14.3, Volume 2
8 Pont ar Ddyfi, Machynleth, Powys, SY20 9JO	'UP' on Figure 14.3, Volume 2
Ysgoldy, Pont ar Ddyfi, Machynleth, Powys	Land Registry: WA532984 'L-A' on Figure 14.3, Volume 2
Old station, Machynleth, Powys, SY20 8AX	Land Registry: CYM114270 'Y-A' on Figure 14.3, Volume 2

- 14.5.2** The key land use types and private assets within the study area are agricultural land, road infrastructure, commerce and residential, refer to Volume 3 Figure 14.1 UDP - Employment Land Allocation, Housing Land Allocation and Community Land.

- 14.5.3** On the north side of the railway and east of the A487 there is a small industrial development known as the Dyfi Eco Park. Between the railway and the Afon Dyfi the land on both sides of the A487 is pastureland. Adjacent to the T- junction on the north side of the existing Pont-ar-Ddyfi bridge there is a small hamlet of Pont-ar-Ddyfi consisting some 11 dwellings.
- 14.5.4** New Dovey Fishery Association own fishing rights on the Afon Dyfi. The Marquis of Londonderry owns the river bed and the relevant landowner owns the river banks.
- 14.5.5** The business properties on or close to the line of the route are as follows:

Table 14.9: Business properties on or close to the line of the route

Business	Reference
Garden Centre, Eco Park	Land Registry: WA 595703 'C-A' on Figure 14.3, Volume 2
Re-cycling Yard, adjacent workshop and yard to the east in Eco Park	Land Registry: WA 880421 'E-A' on Figure 14.3, Volume 2
Dyfi Autocraft, Eco Park	Land Registry: WA 609776 'D-A' on Figure 14.3, Volume 2

Agricultural Land and farm holdings

- 14.5.6** Agricultural land is provisionally classified as 'Poor' within the study area as it is within an area of Grade 4 ALC land on the provisional ALC map (Volume 2 Figure 14.2 Agricultural Land Classification).
- 14.5.7** The area surrounding the Scheme is characterised by poorer quality mountain grazing with occasional areas of improved grassland on individual farm holdings and Common Land. Despite the Scheme being in a predominantly upland area, the pasture/meadows affected by the Scheme are of a 'lowland' nature.
- 14.5.8** Four farm holdings are described in Table 14.10 within the Scheme's footprint. Agricultural land occupation around the Scheme is shown at Figure 14.3 in Volume 2.

Table 14.10: Farm holdings located on or adjacent to the Scheme

Receptor	Reference	Description of farming business
Y Ffridd, Machynlleth, Powys SY20 9QY	'UD' and 'US' on Figure 14.3, Volume 2	Approximately 107 ha holding, comprising approx. 70 ha farmland plus areas of managed woodland. Agricultural land is grassland, grazing by beef stores and sheep. Approximately 35 ha are lowland grassland with the remainder being sloping upland nature. The holding is divided by the A487 and by the Afon Dyfi. Land within the Scheme provides grazing for cattle. Cattle and sheep are currently walked across the A487 to fields to the north of the A487
Glanfechan Farm, Machynlleth, Powys, SY20 8QQ	'F-P', 'UA', 'UC' and 'UE' on Figure 14.3, Volume 2	Approximately 400 ha holding of which around 320 ha are owned and approximately 80 ha are rented on a long-term basis. Of the 400 ha, the majority is sloping, hill pasture and used for grazing. Approximately 113 ha are lowland grassland, including land affected by the Scheme. The holding is divided by the Afon Dyfi, Afon Dulas, the A487 and land to the south of the railway line. Land affected by the Scheme, to the south of the Afon Dyfi, is used for silage production and grazing.
Marchlyn Farm, Machynlleth, Powys, SY20 9JS	'UB', 'UF', and 'UG' on Figure 14.3, Volume 2	Holding extending to 123 ha, most of which is grassland grazed by a beef suckler herd and sheep flock. The business occupies 38 ha of lowland grassland in the valley and the remainder is on the hills. The business operates a B&B diversification enterprise in converted farm buildings. The land is separated by the A487 and the Afon Dyfi. Land affected by the Scheme is used for silage production and grazing.
Argoed Penegoes Machynlleth SY20 8NN	'A-A' on Figure 14.3, Volume 2	Land to the west of the A487 is occupied on a grazing licence basis by a mixed dairy and sheep business based at Dolygelyn Farm to the north-east of the Scheme. The business occupies 5 ha of land to the west of the A487 for 10 months of the year (February to November inclusive), agreed with the landowner on an annual basis. The fields are used for silage production and livestock grazing in connection with its dairy and sheep enterprises

Land used by the community

- 14.5.9** Within this assessment, land used by the community includes land which is designated as open space (amenity, public and private) in the Powys County Council Adopted UDP. It also includes land on which the public have the ‘right to roam’ under the Countryside Rights of Way Act, known as ‘open access land’ within the vicinity of the Scheme.
- 14.5.10** Common Land, a town/village Green or garden allotments are not present within the study area.
- 14.5.11** The following community facilities are within 1km of the Scheme, refer to Volume 2 Figure 13.1 Community Facilities:
- Places of Worship;
 - St Peters Parish Church;
 - Capel Maengwyn;
 - Saint Mair Catholic Church;
 - Supermarkets;
 - Heol Maengwyn Spar and Post Office;
 - The Co-operative;
 - Public Houses;
 - Bus Stops;
 - Railway Station;
 - Machynlleth railway station;
 - Schools;
 - Ysgol Bro Ddyfi;
 - Machynlleth Community Nursery;
 - Machynlleth Community Primary School;
 - Community centres and facilities; and;
 - Bro Ddyfi Community Hospital;
 - Machynlleth Health Centre;
 - Leisure Centres and Sports Facilities;
 - Machynlleth Bowling Club; and
 - Bro Dyfi Leisure Centre.

Development Land

- 14.5.12** There are areas of land within the vicinity of the Scheme that are designated for Housing Land Allocation, Employment Allocation, and Community Facilities under the Powys County Council Adopted UDP. These sites are shown in Volume 2 Figure 14.1 UDP - Employment Land Allocation, Housing Land Allocation and Community Land.
- 14.5.13** Key UDP development designations such as housing land allocation are south of the study area within the town of Machynlleth, (Figure 14.1 within the UDP - Employment Land Allocation, Housing Land Allocation and Community Land in Volume 2). There are four sites allocated for housing development within the study area as indicated on Volume 2 Figure 14.1:
- **M172 HA1** - Mynydd Griffiths, Phase 2 (0.92Ha.);
 - **M172 HA2** - Garsiwn (0.15Ha.);
 - **M172 HA3** - Land to the east of the Vicarage, Newtown Road (0.55Ha.);
 - **M172 HA4** - OS1546, Aberystwyth Road (1.33Ha.)
- 14.5.14** There is one site allocated for employment development within the study area as indicated on Volume 2 Figure 14.1:
- **M172 EA1** – Land at Treowain has been allocated as a Special Employment Site (1.35Ha.)
- 14.5.15** There are no major planning applications within the study area to consider within this assessment.

14.6 Assessment of Potential Construction Effects - Before Mitigation

Private property, local businesses and associated land take

- 14.6.1** The Scheme would not result in the demolition of residential properties during the construction phase. Residential properties will experience short-term moderate adverse effects from construction activities such as noise and dust. There would be temporary land take during the construction stage, please refer to Table 14.11 for individual land take on private properties.
- 14.6.2** Access would remain similar to currently provided for the Dyfi Eco Park. The Dyfi Eco Park would experience short term moderate adverse effects from temporary traffic management and construction activities, such as noise and dust.

Agricultural Land and farm holdings

- 14.6.3** The Scheme requires the temporary acquisition of 26,358m² or 2.64 hectares (ha) of agricultural land. This will commence during the construction phase. It should be noted that temporary land take is in relation to temporary land acquisition. .
- 14.6.4** All land within the Scheme is identified as Grade 4 on provisional ALC map for Wales and is therefore unlikely to contain BMV agricultural land. Given there is no special protection of poorer quality land (i.e. Subgrade 3b, Grades 4 and 5), the impact of the temporary loss of 2.64 ha of non-BMV agricultural land is negligible magnitude (if <10 ha) on a receptor of low sensitivity. This will result in an effect of Neutral significance.
- 14.6.5** Four farm holdings are directly affected, please refer to Table 14.11 for the assessment on construction impacts on private property and agricultural land prior to mitigation. The impacts on the farm units comprise permanent land-take, which will commence during construction and continue through the operational stage, and short-term access constraints and severance during the construction phase which may have periodic implications for the management of agricultural and diversified activities. Permanent severance effects are considered under the operational stage.
- 14.6.6** The Scheme will temporarily affect an access road leading to Y Ffridd within the Snowdonia National Park due to severance and temporary disturbance by construction activities.
- 14.6.7** The impacts on private property, agricultural land and agricultural businesses prior to mitigation, during the construction phase are shown in Table 14.11.

Table 14.11: Construction impacts on private property, local businesses and agricultural land prior to mitigation

Receptor	Description of impact (Permanent/ Temporary)	Sensitivity	Magnitude	Significance
Local businesses				
Garden centre, Eco Dyfi Park Ref 'C-A' on Figure 14.3, Volume 2	Possible impacts from temporary traffic management, noise and dust during construction activities	Medium	Minor	Slight adverse
Re-cycling Yard, adjacent workshop and yard to the east in Eco Park Ref 'E-A' on Figure 14.3, Volume 2	Possible impacts from temporary traffic management, noise and dust during construction activities	Medium	Minor	Slight adverse
Dyfi Autocraft, Eco Park Ref 'D-A' on Figure 14.3, Volume 2	Possible impacts from temporary traffic management, noise and dust during construction activities	Medium	Minor	Slight adverse
Agricultural land and farm holdings				
Y Ffridd, Machynlleth, Powys SY20 9QY Ref 'UD' and 'US' on Figure 14.3, Volume 2	Temporary impacts upon vehicular access track to Y Fridd Farm during construction Temporary land-take at the northern end of the Scheme (south of the A487) for construction compound area, and south of the river for haul road and crane platform. Temporary land take = 11,492m ² or 1.14ha	Low	Minor	Slight adverse
Glanfechan Farm, Machynlleth, Powys, SY20 8QQ Ref 'F-P', 'UA', 'UC' and 'UE' on Figure 14.3, Volume 2	Temporary land required to construct highway boundary fence, new drainage ditch, culvert and to treat Himalayan Balsam Temporary land take = 746m ² or 0.33ha	Low	Minor	Slight adverse
Marchlyn Farm, Machynlleth, Powys, SY20 9JS Ref 'UB', 'UF', and 'UG' on Figure 14.3, Volume 2	Temporary land-take in the valley south of the river to east of existing trunk road for construction area and haul road. Temporary land take required to east of existing trunk road for construction of drainage ditch, culvert and to treat Himalayan Balsam.	Low	Minor	Slight adverse

Receptor	Description of impact (Permanent/ Temporary)	Sensitivity	Magnitude	Significance
	Temporary land take = 13,822m ² or 1.38ha			
Argoed Penegoes Machynlleth SY20 8NN Ref 'A-A' on Figure 14.3, Volume 2	Temporary land required to construct highway boundary fence. Temporary land take = 298m ² or 0.02ha	Low	Minor	Slight adverse
Private properties				
1 Pont ar Ddyfi, Machynlleth, Powys, SY20 9JO Ref 'I-A' on Figure 14.3, Volume 2	Temporary land take of hard standing to west of cottage property to enable construction of below ground pumped drainage system. Temporary land take during construction (20.m ² or 0.002ha) Short-term moderate adverse effects from construction activities such as noise and dust	Low	Minor	Slight adverse
2 Pont ar Ddyfi, Machynlleth, Powys, SY20 9JO Ref 'UM' on Figure 14.3, Volume 2	Short-term moderate adverse effects from construction activities such as noise and dust	Low	Minor	Slight adverse
3 Pont ar Ddyfi, Machynlleth, Powys, SY20 9JO Ref 'M-A' on Figure 14.3, Volume 2	Short-term moderate adverse effects from construction activities such as noise and dust	Low	Minor	Slight adverse
4 Pont ar Ddyfi, Machynlleth, Powys, SY20 9JO Ref 'UN' on Figure 14.3, Volume 2	Short-term moderate adverse effects from construction activities such as noise and dust	Low	Minor	Slight adverse

Receptor	Description of impact (Permanent/ Temporary)	Sensitivity	Magnitude	Significance
5 Pont ar Ddyfi, Machynleth, Powys, SY20 9JO Ref 'H-A' on Figure 14.3, Volume 2	Short-term moderate adverse effects from construction activities such as noise and dust	Low	Minor	Slight adverse
6 Pont ar Ddyfi, Machynleth, Powys, SY20 9JO Ref 'N-A' on Figure 14.3, Volume 2	Short-term moderate adverse effects from construction activities such as noise and dust	Low	Minor	Slight adverse
7 Pont ar Ddyfi, Machynleth, Powys, SY20 9JO Ref 'Q-A' on Figure 14.3, Volume 2	Short-term moderate adverse effects from construction activities such as noise and dust	Low	Minor	Slight adverse
8 Pont ar Ddyfi, Machynleth, Powys, SY20 9JO Ref 'UP' on Figure 14.3, Volume 2	Short-term moderate adverse effects from construction activities such as noise and dust	Low	Minor	Slight adverse
Ysgoldy, Pont ar Ddyfi, Machynleth, Powys Ref 'L-A' on Figure 14.3, Volume 2	Short-term moderate adverse effects from construction activities such as noise and dust	Low	Minor	Slight adverse
Old station, Machynlleth, Powys, SY20 8AX Ref 'Y-A' on Figure 14.3, Volume 2	Short-term moderate adverse effects from construction activities such as noise and dust	Low	Minor	Slight adverse
Network Rail Floor 5 5 Callaghan Square Cardiff	Temporary land required to construct flood bunds. Temporary land take = 309m ² or 0.03ha	Low	Minor	Slight adverse

Receptor	Description of impact (Permanent/ Temporary)	Sensitivity	Magnitude	Significance
South Glamorgan CF10 5BT Ref 'UQ' on Figure 14.3, Volume 2	Short-term moderate adverse effects from construction activities such as noise and dust			
The New Dovey Fishery Association (1929) Limited Y Plas Aberystwyth Road Machynlleth Powys SY20 8ER Ref 'UH' on Figure 14.3, Volume 2	Temporary land take required to construct new highway. Temporary land take = 400m ² or 0.04ha Short-term moderate adverse effects from construction activities such as noise and dust	Low	Minor	Slight adverse

Land used by community

- 14.6.8** No land allocated as open access land would be affected by the Scheme.
- 14.6.9** Anglers using the Afon Dyfi would be affected during construction which would affect the amenity of fishing due to construction noise. The magnitude of impact would be minor and temporary therefore the significance of effect would be **minor adverse**. There would be no provision for fishing for anglers around the footprint of the proposed viaduct/bridge due to restricted and/or no access to the river bank during construction for health and safety reasons.
- 14.6.10** No land allocated for community facilities and indoor recreation within the Powys County Council Adopted UDP would be affected.
- 14.6.11** Community facilities would not be directly affected during the construction of the Scheme. Access arrangements to community facilities within Machynlleth would be via the existing road network which would largely be kept open during the construction phase, with traffic management along some roads as required. These arrangements are described in Chapter 13 Effects on Travellers. The magnitude of impact would be negligible and the potential construction effects on community facilities are assessed to be temporary, short to medium term and of **neutral** significance.

Development land

- 14.6.12** No land allocated for housing, employment or retail development within the Powys County Council Adopted UDP would be affected by the Scheme, therefore there are no effects on development land by the Scheme.

14.7 Assessment of Potential Operational Effects - Before Mitigation

Private property, local businesses and associated land take

- 14.7.1** A new pumped drainage chamber will be located under hard standing to the west in the gardens of 1 Pen-y-Bont cottage as shown in Table 14.12, this would require small permanent land take as the new pumped drainage system would be below ground.

Agricultural land and farm holdings

- 14.7.2** The Scheme will require permanent agricultural land take during operation of approximately 49,876m² or 4.99ha. As per the construction phase, this represents a minor impact (if <10 ha) on a receptor of low sensitivity, resulting in a **neutral** effect.
- 14.7.3** Four farm holdings are directly affected as listed in Table 14.12.
- 14.7.4** The impacts on private property and agricultural land prior to mitigation, during the operational phase are shown in Table 14.12.

Table 14.12: Operational impacts on private property, local businesses and agricultural land prior to mitigation

Receptor	Description of impact (temporary/permanent)	Sensitivity	Magnitude	Significance
Local businesses				
Garden centre, Eco Dyfi Park Ref 'C-A' on Figure 14.3	No direct effect on land parcel	Medium	Negligible	Neutral
Re-cycling Yard, adjacent workshop and yard to the east in Eco Park Ref 'E-A' on Figure 14.3	Permanent land take through plot in order to provide a private means of access for land owners and Welsh Government.	Medium	Negligible	Neutral
Dyfi Autocraft, Eco Park Ref 'D-A' on Figure 14.3	No direct effect on land parcel	Medium	Negligible	Neutral
Agricultural land and farm holdings				
Y Ffridd, Machynlleth, Powys SY20 9QY Ref 'UD' and 'US' on Figure 14.3	<p>Permanent land-take at the northern end of the Scheme (north and south of the A487), for new junction and re-configuration of private farm access track.</p> <p>Farm land in the valley south of the river would be affected by permanent land take for piers. Potential reduced grass growth beneath the viaduct, affecting forage yields. Potential for increased poaching if livestock shelter around piers.</p> <p>Restriction of vehicular traffic across Pont-ar-Ddyfi to emergency access by the landowner at times of flood, and subject to an appropriate weight limit, will sever the existing access route to land south of the river and result in an increased journey length via the new Scheme.</p>	Low	Minor	Slight adverse

Receptor	Description of impact (temporary/permanent)	Sensitivity	Magnitude	Significance
	<p>Permanent land take to the south of the Scheme, a small area of land to the west of existing A487, north of Cambrian Railway will be taken to form a flood bund and diverted access track.</p> <p>Permanent land take= 19,073m² or 1.95ha</p>			
<p>Glanfechan Farm, Machynlleth, Powys, SY20 8QQ Ref 'F-P', 'UA', 'UC' and 'UE' on Figure 14.3</p>	<p>Farm land in the valley south of the river would be affected by permanent land take for piers and flood bund. Potential reduced grass growth beneath the viaduct, affecting forage yields. Potential for increased poaching if livestock shelter around piers.</p> <p>Permanent land take to the south of the river, west of existing trunk road for construction of new trunk road, highway embankments, planting and drainage ditch.</p> <p>Restriction of vehicular traffic across Pont-ar-Ddyfi to emergency access by the landowner at times of flood, and subject to an appropriate weight limit, will sever the existing access route to land south of the river and result in an increased journey length via the new Scheme.</p> <p>Permanent land take = 10,896m² or 1.08ha</p>	Low	Minor	Slight adverse
<p>Marchlyn Farm, Machynlleth, Powys, SY20 9JS Ref 'UB', 'UF', and 'UG' on Figure 14.3</p>	<p>Farm land in the valley south of the river would be affected by permanent land take for piers. Potential reduced grass growth beneath the viaduct, affecting forage yields. Potential for increased poaching if livestock shelter around piers.</p> <p>Permanent land take to the south of the river, west of existing trunk road for construction of new drainage ditch.</p>	Low	Minor	Slight adverse

Receptor	Description of impact (temporary/permanent)	Sensitivity	Magnitude	Significance
	Restriction of vehicular traffic across Pont-ar-Ddyfi to emergency access by the landowner at times of flood, and subject to an appropriate weight limit, will sever the existing access route to land south of the river and result in an increased journey length via the new Scheme. Permanent land take = 12,028m ² or 1.2ha			
Argoed Penegoes Machynlleth SY20 8NN Ref 'A-A' on Figure 14.3	Permanent land take for new trunk road, highway, embankments, access track, planting and flood bund. The existing field access from existing trunk road will be stopped up and replaced with new access from unnamed access track. Permanent land take = 7,879m ² or 0.78ha	Low	Minor	Slight adverse
Private Properties				
1 Pont ar Ddyfi, Machynlleth, Powys, SY20 9JO Ref 'I-A' on Figure 14.3	Permanent land take of half width of the existing A493 classified road, located west of existing A487/ A493 junction to form new improved highway, traffic calming and highway drainage. Permanent land take of hard standing to west of cottage property to locate new below ground pumped drainage chambers. Permanent land take = 59m ² or 0.006ha	Low	Minor	Slight adverse
2 Pont ar Ddyfi, Machynlleth, Powys, SY20 9JO Ref 'UM' on Figure 14.3	Permanent land take of half width of the existing A493 classified road, located west of existing A487/ A493 junction to form new improved highway, traffic calming and highway drainage. Permanent land take = 14m ² or 0.001ha	Low	Minor	Slight adverse

Receptor	Description of impact (temporary/permanent)	Sensitivity	Magnitude	Significance
3 Dyfi Cottages Dyfi Bridge Machynlleth Gwynedd SY20 9JP Ref 'M-A' on Figure 14.3	Permanent land take of half width of the existing A493 classified road, located west of existing A487/ A493 junction to form new improved highway, traffic calming and highway drainage. Permanent land take = 21m ² or 0.002ha	Low	Minor	Slight adverse
4 Dyfi Cottages Dyfi Bridge Machynlleth Gwynedd SY20 9JP Ref 'UN' on Figure 14.3	Permanent land take of half width of the existing A493 classified road, located west of existing A487/ A493 junction to form new improved highway, traffic calming and highway drainage. Permanent land take = 21m ² or 0.002ha	Low	Minor	Slight adverse
5 Dyfi Cottages Dyfi Bridge Machynlleth Gwynedd SY20 9JP Ref 'H-A' on Figure 14.3	Permanent land take of half width of the existing A493 classified road, located west of existing A487/ A493 junction to form new improved highway, traffic calming and highway drainage. Permanent land take = 18m ² or 0.001ha	Low	Minor	Slight adverse
6 Dyfi Cottages Dyfi Bridge Machynlleth Gwynedd SY20 9JP Ref 'N-A' on Figure 14.3	Permanent land take of half width of the existing A493 classified road, located west of existing A487/ A493 junction to form new improved highway, traffic calming and highway drainage. Permanent land take = 21m ² or 0.002ha	Low	Minor	Slight adverse

Receptor	Description of impact (temporary/permanent)	Sensitivity	Magnitude	Significance
7 Dyfi Cottages, Machynlleth. SY20 9JP Ref 'Q-A' on Figure 14.3	Permanent land take of half width of the existing A493 classified road, located west of existing A487/ A493 junction to form new improved highway, traffic calming and highway drainage. Permanent land take = 108m ² or 0.01ha	Low	Minor	Slight adverse
8 Dyfi Cottages Dyfi Bridge Machynlleth Gwynedd SY20 9JP Ref 'UP' on Figure 14.3	Permanent land take of half width of the existing A493 classified road, located west of existing A487/ A493 junction to form new improved highway, traffic calming and highway drainage. Permanent land take = 25m ² or 0.002ha	Low	Minor	Slight adverse
The New Dovey Fishery Association (1929) Limited Y Plas Aberystwyth Road Machynlleth Powys SY20 8ER Ref 'UH' on Figure 14.3	Permanent land take of half width of the existing A487 trunk road and river bank located north of river. Permanent land take = 229m ² or 0.02ha	Low	Minor	Slight adverse
Hen Capel (Ysgaldy) Dyfi Bridge Machynlleth Gwynedd SY20 9JP Ref 'L-A' on Figure 14.3	Permanent land take of half width of the existing A487 trunk road, located east of existing A487/ A493 junction. Permanent land take = 132m ² or 0.01ha	Low	Minor	Slight adverse

Receptor	Description of impact (temporary/permanent)	Sensitivity	Magnitude	Significance
Old Station Heol Y Doll Machynlleth Powys SY20 8BL Ref 'Y-A' on Figure 14.3	<p>Permanent land take of half width of the existing A487 Trunk Road and verge.</p> <p>No direct impact on existing land parcel.</p> <p>Permanent land take = 103m² or 0.01ha</p>	Low	Minor	Slight adverse
Network Rail Floor 5 5 Callaghan Square Cardiff South Glamorgan CF10 5BT Ref 'UQ' on Figure 14.3	<p>Permanent land take to the south of the scheme in the vicinity of the existing railway bridge for construction of new trunk road, Network Rail access track and flood bund.</p> <p>Permanent land take required to east of Eco Park for construction of new flood bund.</p> <p>Permanent land take = 349m² or 0.03ha</p>	Low	Minor	Slight adverse

Land used by community

- 14.7.5** No land allocated as open access land would be affected by the Scheme.
- 14.7.6** No land allocated for community facilities and indoor recreation within the Powys County Council Adopted UDP would be affected, therefore there are no effects on land used by the community.
- 14.7.7** During the operational phase, access will be maintained and parking areas created for anglers at the de-trunked A487 south of the existing Pont-ar-Ddyfi, the magnitude on this impact on anglers is deemed as moderate. There will be no lighting on the structure of the viaduct to minimise the impact on fisheries. The overall effect on anglers during the operation phase is **moderate beneficial**. Anglers would be able to fish underneath the bridge structure.
- 14.7.8** During the operational phase, community facilities would not be directly affected by the Scheme. Access arrangements to community facilities would continue to be provided by the existing road network.

Development land

- 14.7.9** No land allocated for housing, employment or retail development within the Powys County Council Adopted UDP would be affected by the Scheme.
- 14.7.10** The magnitude of impacts on land allocated for housing, employment or retail development is therefore considered neutral.

14.8 Mitigation and Monitoring

- 14.8.1** Refer to Chapter 17 Environmental Management Plan for the Outline Pollution Control and Prevention Plan, the Outline Ground and Surface Water Management Plan and the Outline Ecological Management Plan for the overall environmental management of the Scheme during the construction phase.

Construction Mitigation

Private property and associated land take

- 14.8.2** Where access is affected to private properties and businesses, temporary alternative access would be provided.

Agricultural land

- 14.8.3** The Scheme involves the permanent land take of 4.99ha of agricultural land. Wherever possible land required in addition for construction, for example areas identified for re-grading would be returned to an agricultural use.
- 14.8.4** Severance during construction will be mitigated in places by new temporary and permanent accesses. An agricultural underpass would be constructed at the northern end of the Scheme to allow agricultural practices to continue for Y Ffridd.

Land used by community

- 14.8.5** Nuisance due to noise, dust and visual impacts due to movement of construction vehicles will be mitigated through considerate construction management including the use of screening (temporary or permanent), refer to Volume 3 Appendix 17.1 pre-CEMP.
- 14.8.6** There will be a footway/ cycleway through the works with a controlled crossing allowing anglers access to the river bank.
- 14.8.7** There would be no direct effects on community facilities as a result of land take or construction works therefore no mitigation measures are required.

Development land

- 14.8.8** Mitigation is not required.

Operational Mitigation

Private property, local businesses and associated land take

There would be localised flood protection measures undertaken at the properties at the northern end of the existing Pont-ar-Ddyfi. Two new pumped drainage systems would be installed at the Cambrian Line Railway Bridge and at the Pen-y-Bont cottages which combined with upgraded drainage systems where appropriate, will address flooding issues in both these areas. At the Cambrian Line Railway Bridge the western flood bund would prevent overland flow from river flooding, and the pumped drainage system would discharge to the west of the bund via the normal highway drainage outfalls. At Pen-y-Bont cottages, the existing surface water drainage would be upgraded and a pumped system will discharge to the Afon Dyfi during storm events.

Agricultural land

- 14.8.9** Severance during operation can be mitigated in places by the provision of permanent accesses. An agricultural underpass will be constructed at the northern end of the Scheme to allow agricultural practices to continue for Y Ffridd. There will also be private means of access under the viaduct for landowners to prevent segregation of land parcels through the middle section of the Scheme.
- 14.8.10** When the Scheme is operational, farmers would have vehicular access (subject to an appropriate weight limit) across Pont-ar-Ddyfi only during times of flooding to enable safe access and egress.
- 14.8.11** Replacement livestock handling pens would be installed at the access point from Dyfi Eco Park across the flood bund for Glanfechan Farm. New livestock handling pens for Marchlyn Farm would alleviate access issues to the land affected by the raised-bank road and flood bund.

Land used by community

- 14.8.12** Access would be maintained and parking areas created for anglers and walkers at the de-trunked A487 south of the existing Pont-ar-Ddyfi.
- 14.8.13** There would be no direct effects on community facilities as a result of land take, construction works or the operation of the Scheme and therefore no mitigation measures are required.

Development land

- 14.8.14** Mitigation is not required.

14.9 Residual Construction Effects

Private property, local businesses and associated land take

- 14.9.1** The construction impacts following mitigation on private property are shown in Table 14.13. Following mitigation, the businesses within the Eco Park as outlined in Table 14.4 would experience slight adverse impacts from noise and dust during construction activities with Best Construction Management Practices in place.

Agricultural land and farm holdings

- 14.9.2** The construction impacts following mitigation on agricultural land are shown in Table 14.13. Following mitigation, agricultural land and farm holdings outlined in Table 14.13 would experience

possible Minor adverse impacts due to severance of land during construction of the piers and flood bund. However, access will be maintained across agricultural land as far as practicable during construction.

Table 14.13: Construction impacts on private property, local businesses and agricultural land following mitigation

Receptor	Description of impact (temporary/permanent)	Sensitivity	Magnitude (prior to mitigation)	Significance (prior to mitigation)	Mitigation	Magnitude (following mitigation)	Significance (following mitigation)
Local businesses							
Garden centre, Eco Dyfi Park Ref 'C-A' on Figure 14.3	Possible impacts from traffic management, noise and dust during construction activities	Medium	Minor	Slight adverse	Best Construction Management Practices, refer to Volume 3 Appendix 17.1 Pre-CEMP	Minor	Slight adverse
Re-cycling Yard, adjacent workshop and yard to the east in Eco Park Ref 'E-A' on Figure 14.3	Possible impacts from traffic management, noise and dust during construction activities	Medium	Minor	Slight adverse	Best Construction Management Practices, refer to Volume 3 Appendix 17.1 Pre-CEMP	Minor	Slight adverse
Dyfi Autocraft, Eco Park Ref 'D-A' on Figure 14.3	Possible impacts from traffic management, noise and dust during construction activities	Medium	Minor	Slight adverse	Best Construction Management Practices, refer to Volume 3 Appendix 17.1 Pre-CEMP	Minor	Slight adverse
Agricultural land and farm holdings							
Y Ffridd, Machynlleth, Powys SY20 9QY	Temporary land-take at the northern end of the Scheme	Low	Minor	Slight adverse	Access maintained across site throughout construction.	Minor	Slight adverse

Receptor	Description of impact (temporary/permanent)	Sensitivity	Magnitude (prior to mitigation)	Significance (prior to mitigation)	Mitigation	Magnitude (following mitigation)	Significance (following mitigation)
Ref 'UD' on Figure 14.3, Volume 2	(south of the A487) for construction compound area, and south of the river for haul road and crane platform. Temporary land take = 11,492m ² or 1.14ha						
Glanfechan Farm, Machynlleth, Powys, SY20 8QQ Ref 'F-P', 'UA', 'UC' and 'UE' on Figure 14.3, Volume 2	Temporary land required to construct highway boundary fence, new drainage ditch, culvert and to treat Himalayan Balsam Temporary land take = 746m ² or 0.07ha	Low	Minor	Slight adverse	Access maintained across site throughout construction.	Minor	Slight adverse
Marchlyn Farm, Machynlleth, Powys, SY20 9JS Ref 'UB', 'UF', and 'UG' on Figure 14.3, Volume 2	Temporary land-take in the valley south of the river to east of existing trunk road for construction area and haul road. Temporary land take required to east of existing trunk road for construction of drainage ditch, culvert and to treat Himalayan Balsam.	Low	Minor	Slight Adverse	Access maintained across site throughout construction.	Minor	Slight adverse

Receptor	Description of impact (temporary/permanent)	Sensitivity	Magnitude (prior to mitigation)	Significance (prior to mitigation)	Mitigation	Magnitude (following mitigation)	Significance (following mitigation)
	Temporary land take = 13,822m ² or 1.38ha						
Argoed Penegoes Machynlleth SY20 8NN Ref 'A-A' on Figure 14.3, Volume 2	Temporary land required to construct highway boundary fence. Temporary land take = 298m ² or 0.02ha	Low	Minor	Slight Adverse	Access maintained throughout construction.	Minor	Slight adverse
Private properties							
1 Pont ar Ddyfi, Machynlleth, Powys, SY20 9JO Ref 'I-A' on Figure 14.3, Volume 2	Temporary land take of hard standing to west of cottage property to enable construction of below ground pumped drainage system. Temporary land take during construction (20.335m ² or 0.002ha) Short-term moderate adverse effects from construction activities such as noise and dust	Low	Minor	Slight Adverse	Access maintained throughout construction. Best Construction Management Practices	Minor	Slight adverse

Receptor	Description of impact (temporary/permanent)	Sensitivity	Magnitude (prior to mitigation)	Significance (prior to mitigation)	Mitigation	Magnitude (following mitigation)	Significance (following mitigation)
2 Pont ar Ddyfi, Machynleth, Powys, SY20 9JO Ref 'UM' on Figure 14.3, Volume 2	Short-term moderate adverse effects from construction activities such as noise and dust	Low	Minor	Slight Adverse	Access maintained throughout construction. Best Construction Management Practices	Minor	Slight adverse
3 Pont ar Ddyfi, Machynleth, Powys, SY20 9JO Ref 'M-A' on Figure 14.3, Volume 2	Short-term moderate adverse effects from construction activities such as noise and dust	Low	Minor	Slight Adverse	Access maintained throughout construction. Best Construction Management Practices	Minor	Slight adverse
4 Pont ar Ddyfi, Machynleth, Powys, SY20 9JO Ref 'UN' on Figure 14.3, Volume 2	Short-term moderate adverse effects from construction activities such as noise and dust	Low	Minor	Slight Adverse	Access maintained throughout construction. Best Construction Management Practices	Minor	Slight adverse

Receptor	Description of impact (temporary/permanent)	Sensitivity	Magnitude (prior to mitigation)	Significance (prior to mitigation)	Mitigation	Magnitude (following mitigation)	Significance (following mitigation)
5 Pont ar Ddyfi, Machynleth, Powys, SY20 9JO Ref 'H-A' on Figure 14.3, Volume 2	Short-term moderate adverse effects from construction activities such as noise and dust	Low	Minor	Slight Adverse	Access maintained throughout construction. Best Construction Management Practices	Minor	Slight adverse
6 Pont ar Ddyfi, Machynleth, Powys, SY20 9JO Ref 'N-A' on Figure 14.3, Volume 2	Short-term moderate adverse effects from construction activities such as noise and dust	Low	Minor	Slight Adverse	Access maintained throughout construction. Best Construction Management Practices	Minor	Slight adverse
7 Pont ar Ddyfi, Machynleth, Powys, SY20 9JO Ref 'Q-A' on Figure 14.3, Volume 2	Short-term moderate adverse effects from construction activities such as noise and dust	Low	Minor	Slight Adverse	Access maintained throughout construction. Best Construction Management Practices	Minor	Slight adverse

Receptor	Description of impact (temporary/permanent)	Sensitivity	Magnitude (prior to mitigation)	Significance (prior to mitigation)	Mitigation	Magnitude (following mitigation)	Significance (following mitigation)
8 Pont ar Ddyfi, Machynleth, Powys, SY20 9JO Ref 'UP' on Figure 14.3, Volume 2	Short-term moderate adverse effects from construction activities such as noise and dust	Low	Minor	Slight Adverse	Access maintained throughout construction. Best Construction Management Practices	Minor	Slight adverse
Network Rail Floor 5 5 Callaghan Square Cardiff South Glamorgan CF10 5BT Ref 'UQ' on Figure 14.3, Volume 2	Temporary land required to construct flood bunds and new Railway Access track. Temporary land take = 309m ² or 0.03ha Short-term moderate adverse effects from construction activities such as noise and dust	Low	Minor	Slight adverse	Access maintained throughout construction. Best Construction Management Practices	Minor	Slight adverse
The New Dovey Fishery Association (1929) Limited	Temporary land take required to construct new highway.	Low	Minor	Slight adverse	Access maintained throughout construction.	Minor	Slight adverse

Receptor	Description of impact (temporary/permanent)	Sensitivity	Magnitude (prior to mitigation)	Significance (prior to mitigation)	Mitigation	Magnitude (following mitigation)	Significance (following mitigation)
Y Plas Aberystwyth Road Machynlleth Powys SY20 8ER Ref 'UH' on Figure 14.3, Volume 2	Temporary land take = 399m ² or 0.039ha Short-term moderate adverse effects from construction activities such as noise and dust				Best Construction Management Practices		

Land used by community

- 14.9.3** The effects on anglers using the Afon Ddyfi during the construction stage following mitigation outlined in Section 14.8 would be a temporary minor adverse significance.
- 14.9.4** There would be no direct effects on community facilities during the construction of the Scheme and therefore no mitigation measures are required. The construction effects on community facilities therefore remain as assessed above in Section 14.6 i.e. temporary and of neutral significance.

Development land

- 14.9.5** As no mitigation has been identified in relation to loss of development land the magnitude and significance of impacts are the same as stated in Section 1.7.

14.10 Residual Operational Effects

Private property, local businesses and associated land take

- 14.10.1** The operational impacts following mitigation on private property are shown in Table 14.14 there will be no direct effect on land parcels on other businesses within the Eco Park as outlined in Table 14.16.
- 14.10.2** It should be noted that two new pumped drainage systems would be installed at the Cambrian Line Railway Bridge and at the Pen-y-Bont cottages which combined with upgraded drainage systems where appropriate, will address flooding issues in both these areas. At the Cambrian Line Railway Bridge the western flood bund would prevent overland flow from river flooding, and the pumped drainage system would discharge to the west of the bund via the normal highway drainage outfalls. At Pen-y-Bont cottages, the existing surface water drainage would be upgraded and a pumped system will discharge to the Afon Dyfi during storm events. This would have a Moderate Beneficial effect due to reducing the risk of flooding at Pen-y-Bont cottages.

Agricultural land and farm holdings

- 14.10.3** The operational impacts following mitigation on agricultural land are shown in Table 14.14. Following mitigation, farm holdings outlined in Table 14.14 will have a Minor adverse effect from permanent land take from the piers and flood bund due to agricultural underpasses for continued movement of livestock across the A493 / A487, continued livestock and vehicular

access beneath the viaduct and continued restricted access to livestock pens via Pont-ar-Ddyfi.

- 14.10.4** Farm holdings as outlined in Table 14.14 will have a Minor adverse effect from restriction of vehicular traffic across Pont-ar-Ddyfi to emergency access by landowner in times of flood, and subject to an appropriate weight limit which will sever the existing access route to land south of the river and result in an increased journey length via the new Scheme.

Table 14.14: Operational impacts on private property, local businesses and agricultural land following mitigation

Receptor	Description of impact (temporary/permanent)	Sensitivity	Magnitude (prior to mitigation)	Significance (prior to mitigation)	Mitigation	Magnitude (following mitigation)	Significance (following mitigation)
Local businesses							
Garden centre, Eco Dyfi Park Ref 'C-A' on Figure 14.3	No direct effect on land parcel	Medium	Negligible	Neutral	N/A	Negligible	Neutral
Re-cycling Yard, adjacent workshop and yard to the east in Eco Park Ref 'E-A' on Figure 14.3	Permanent private means of access for land owners and Welsh Government.	Medium	Negligible	Neutral	N/A	Negligible	Neutral
Dyfi Autocraft, Eco Park Ref 'D-A' on Figure 14.3	No direct effect on land parcel	Medium	Negligible	Neutral	N/A	Negligible	Neutral
Agricultural land and farm holdings							
Y Ffridd, Machynlleth, Powys SY20 9QY Ref 'UD' and 'US' on Figure 14.3	Permanent land-take at the northern end of the Scheme (north and south of the A487), for new junction and re-configuration of private farm access track.	Low	Minor	Slight Adverse	Agricultural underpasses for continued movement of livestock across the A493 / A487.	Minor	Slight Adverse

Receptor	Description of impact (temporary/permanent)	Sensitivity	Magnitude (prior to mitigation)	Significance (prior to mitigation)	Mitigation	Magnitude (following mitigation)	Significance (following mitigation)
	<p>Farm land in the valley south of the river would be affected by permanent land take for piers. Potential reduced grass growth beneath the viaduct, affecting forage yields. Potential for increased poaching if livestock shelter around piers.</p> <p>Restriction of vehicular traffic across Pont-ar-Ddyfi to emergency access by the landowner in times of flood, and subject to an appropriate weight limit, will sever the existing access route to land south of the river and result in an increased journey length via the new Scheme.</p> <p>Permanent land take to the south of the Scheme, a small area of land to the west of existing A487, north of Cambrian Railway will be taken to form a flood</p>				<p>Restricted access across Pont-ar-Ddyfi</p> <p>Continued livestock and vehicular access beneath the viaduct.</p>		

Receptor	Description of impact (temporary/permanent)	Sensitivity	Magnitude (prior to mitigation)	Significance (prior to mitigation)	Mitigation	Magnitude (following mitigation)	Significance (following mitigation)
	<p>bund and diverted access track.</p> <p>Permanent land take= 19,073m² or 1.91ha</p>						
<p>Glanfechan Farm, Machynlleth, Powys, SY20 8QQ Ref 'F-P', 'UA', 'UC' and 'UE' on Figure 14.3</p>	<p>Farm land in the valley south of the river would be affected by permanent land take for piers and flood bund. Potential reduced grass growth beneath the viaduct, affecting forage yields. Potential for increased poaching if livestock shelter around piers.</p> <p>Permanent land take to the south of the river, west of existing trunk road for construction of new trunk road, highway embankments, planting and drainage ditch.</p> <p>Restriction of vehicular traffic across Pont-ar-Ddyfi to emergency access by the landowner in times of flood, and subject to an</p>	Low	Minor	Slight adverse	<p>Access across flood bund provided.</p> <p>Continued access to fields to west of the closed A487.</p> <p>Restricted access across Pont-ar-Ddyfi</p> <p>Continued vehicular and livestock access beneath the viaduct.</p>	Minor	Slight Adverse

Receptor	Description of impact (temporary/permanent)	Sensitivity	Magnitude (prior to mitigation)	Significance (prior to mitigation)	Mitigation	Magnitude (following mitigation)	Significance (following mitigation)
	<p>appropriate weight limit, will sever the existing access route to land south of the river and result in an increased journey length via the new Scheme.</p> <p>Permanent land take = 10,896m² or 1.08ha</p>						
<p>Marchlyn Farm, Machynlleth, Powys, SY20 9JS Ref 'UB', 'UF', and 'UG' on Figure 14.3</p>	<p>Farm land in the valley south of the river would be affected by permanent land take for piers. Potential reduced grass growth beneath the viaduct, affecting forage yields. Potential for increased poaching if livestock shelter around piers.</p> <p>Permanent land take to the south of the river, west of existing trunk road for construction of new drainage ditch.</p>	Low	Minor	Slight adverse	<p>Continued access beneath the viaduct for livestock and low vehicles only.</p> <p>Restricted access across Pont-ar-Ddyfi</p> <p>Relocation of livestock handling pens to the south of the Scheme.</p>	Minor	Slight Adverse

Receptor	Description of impact (temporary/permanent)	Sensitivity	Magnitude (prior to mitigation)	Significance (prior to mitigation)	Mitigation	Magnitude (following mitigation)	Significance (following mitigation)
	<p>Restriction of vehicular traffic across Pont-ar-Ddyfi to emergency access by the landowner in times of flood, and subject to an appropriate weight limit, will sever the existing access route to land south of the river and result in an increased journey length via the new Scheme.</p> <p>Permanent land take = 12,028m² or 1.2ha</p>						
<p>Argoed Penegoes Machynlleth SY20 8NN</p> <p>Ref 'A-A' on Figure 14.3</p>	<p>Permanent land take for new trunk road, highway, embankments, access track, planting and flood bund. The existing field access from existing trunk road will be stopped up and replaced with new access from unnamed access track.</p> <p>Permanent land take = 7,879m² or 0.79ha</p>	Low	Minor	Slight Adverse	Provision of replacement access.	Minor	Slight-adverse
Private Properties							

Receptor	Description of impact (temporary/permanent)	Sensitivity	Magnitude (prior to mitigation)	Significance (prior to mitigation)	Mitigation	Magnitude (following mitigation)	Significance (following mitigation)
1 Pont ar Ddyfi, Machynleth, Powys, SY20 9JO Ref 'I-A' on Figure 14.3	<p>Permanent land take of half width of the existing A493 classified road, located west of existing A487/ A493 junction to form new improved highway, traffic calming and highway drainage.</p> <p>Permanent land take of hard standing to west of cottage property to locate new below ground pumped drainage chambers.</p> <p>Permanent land take = 59m² or 0.005ha</p>	Low	Minor	Slight adverse	<p>Reinstatement of hard standing access to west of property</p> <p>Continued access through garden as per existing</p> <p>Raised footway along front of property to provide improved pedestrian access</p>	Minor	Slight adverse
2 Pont ar Ddyfi, Machynleth, Powys, SY20 9JO Ref 'UM' on Figure 14.3	<p>Permanent land take of half width of the existing A493 classified road, located west of existing A487/ A493 junction to form new improved highway, traffic calming and highway drainage.</p> <p>Permanent land take = 14m² or 0.001ha</p>	Low	Minor	Slight adverse	<p>Continued access through garden as per existing</p> <p>Raised footway along front of property to provide improved pedestrian access</p>	Minor	Slight adverse

Receptor	Description of impact (temporary/permanent)	Sensitivity	Magnitude (prior to mitigation)	Significance (prior to mitigation)	Mitigation	Magnitude (following mitigation)	Significance (following mitigation)
3 Dyfi Cottages Dyfi Bridge Machynlleth Gwynedd SY20 9JP Ref 'M-A' on Figure 14.3	Permanent land take of half width of the existing A493 classified road, located west of existing A487/ A493 junction to form new improved highway, traffic calming and highway drainage. Permanent land take = 21m ² or 0.002ha	Low	Minor	Slight adverse	Continued access through garden as per existing Raised footway along front of property to provide improved pedestrian access	Minor	Slight adverse
4 Dyfi Cottages Dyfi Bridge Machynlleth Gwynedd SY20 9JP Ref 'UN' on Figure 14.3	Permanent land take of half width of the existing A493 classified road, located west of existing A487/ A493 junction to form new improved highway, traffic calming and highway drainage. Permanent land take = 21m ² or 0.002ha	Low	Minor	Slight adverse	Continued access through garden as per existing Raised footway along front of property to provide improved pedestrian access	Minor	Slight adverse
5 Dyfi Cottages Dyfi Bridge Machynlleth Gwynedd SY20 9JP	Permanent land take of half width of the existing A493 classified road, located west of existing A487/ A493 junction to form new improved	Low	Minor	Slight adverse	Continued access through garden as per existing Raised footway along front of	Minor	Slight adverse

Receptor	Description of impact (temporary/permanent)	Sensitivity	Magnitude (prior to mitigation)	Significance (prior to mitigation)	Mitigation	Magnitude (following mitigation)	Significance (following mitigation)
Ref 'H-A' on Figure 14.3	highway, traffic calming and highway drainage. Permanent land take = 18m ² or 0.001ha				property to provide improved pedestrian access		
6 Dyfi Cottages Dyfi Bridge Machynlleth Gwynedd SY20 9JP Ref 'N-A' on Figure 14.3	Permanent land take of half width of the existing A493 classified road, located west of existing A487/ A493 junction to form new improved highway, traffic calming and highway drainage. Permanent land take = 21m ² or 0.002ha	Low	Minor	Slight adverse	Continued access through garden as per existing Raised footway along front of property to provide improved pedestrian access	Minor	Slight adverse
7 Dyfi Cottages, Machynlleth. SY20 9JP Ref 'Q-A' on Figure 14.3	Permanent land take of half width of the existing A493 classified road, located west of existing A487/ A493 junction to form new improved highway, traffic calming and highway drainage. Permanent land take = 108m ² or 0.01ha	Low	Minor	Slight adverse	Continued vehicular access through garden as per existing	Minor	Slight adverse

Receptor	Description of impact (temporary/permanent)	Sensitivity	Magnitude (prior to mitigation)	Significance (prior to mitigation)	Mitigation	Magnitude (following mitigation)	Significance (following mitigation)
8 Dyfi Cottages Dyfi Bridge Machynlleth Gwynedd SY20 9JP Ref 'UP' on Figure 14.3	Permanent land take of half width of the existing A493 classified road, located west of existing A487/ A493 junction to form new improved highway, traffic calming and highway drainage. Permanent land take = 25m ² or 0.002ha	Low	Minor	Slight adverse	Continued access through garden as per existing	Minor	Slight adverse
The New Dovey Fishery Association (1929) Limited Y Plas Aberystwyth Road Machynlleth Powys SY20 8ER Ref 'UH' on Figure 14.3	Permanent land take of half width of the existing A487 trunk road and river bank located north of river. Permanent land take = 229m ² or 0.02ha	Low	Minor	Slight adverse	N/A	Minor	Slight adverse
Hen Capel (Ysgaldy) Dyfi Bridge Machynlleth	Permanent land take of half width of the existing A487 trunk road, located east of existing A487/ A493 junction.	Low	Minor	Slight adverse	Continued vehicular access through garden as per existing	Minor	Slight adverse

Receptor	Description of impact (temporary/permanent)	Sensitivity	Magnitude (prior to mitigation)	Significance (prior to mitigation)	Mitigation	Magnitude (following mitigation)	Significance (following mitigation)
Gwynedd SY20 9JP Ref 'L-A' on Figure 14.3	Permanent land take = 132m ² or 0.01ha						
Old Station Heol Y Doll Machynlleth Powys SY20 8BL Ref 'Y-A' on Figure 14.3	Permanent land take of half width of the existing A487 Trunk Road and verge. No direct impact on existing land parcel. Permanent land take = 103m ² or 0.01ha	Low	Minor	Slight adverse	N/A	Minor	Slight adverse
Network Rail Floor 5 5 Callaghan Square Cardiff South Glamorgan CF10 5BT Ref 'UQ' on Figure 14.3	Permanent land take to the south of the scheme in the vicinity of the existing railway bridge for construction of new trunk road, Network Rail access track and flood bund. Permanent land take required to east of Eco Park for construction of new flood bund.	Low	Minor	Slight adverse	N/A	Minor	Slight adverse

Receptor	Description of impact (temporary/permanent)	Sensitivity	Magnitude (prior to mitigation)	Significance (prior to mitigation)	Mitigation	Magnitude (following mitigation)	Significance (following mitigation)
	Permanent land take = 349m ² or 0.03ha						

Land used by community

- 14.10.5** No land allocated as ‘Open Access Land’ would be affected by the Scheme.
- 14.10.6** No land allocated for Community Facilities and Indoor Recreation within the Powys County Council Adopted UDP would be affected, therefore there are no effects on land used by the community.
- 14.10.7** Following mitigation, the operational phase on anglers will remain Moderate beneficial. Access will be maintained and parking areas created for anglers at the de-trunked A487 south of the existing Pont-ar-Ddyfi. There would be no lighting from the viaduct structure, therefore there would be no impact on fish during operation.
- 14.10.8** There would be no direct effects on community facilities during the operation of the Scheme and therefore no mitigation measures are required. The construction effects on community facilities therefore remain as assessed above in Section 14.7 i.e. temporary and of neutral significance.

Development land

- 14.10.9** As no mitigation has been identified in relation to loss of development land the magnitude and significance of impacts are the same as stated in Section 14.7.

14.11 Assessment of Cumulative Effects

- 14.11.1** There are no major developments identified within the following categories that would cause cumulative effects upon Community and Private Assets:
- development under construction;
 - application(s) permitted but which are not yet implemented;
 - submitted applications not yet determined, and which, if permitted, would affect the proposed development in the scoping request; and
 - development identified in the adopted and emerging development plan (with appropriate weight being given as they move closer to adoption) recognising that much information on any relevant proposals will be limited.
- 14.11.2** Therefore no cumulative effects are considered as part of this assessment.

14.12 Inter-relationships

14.12.1 During the construction phase, nuisance due to noise, dust and visual impacts due to movement of construction vehicles on nearby residential properties and anglers using the Afon Dyfi will be mitigated through considerate construction management including the use of visual screening, refer to Volume 3 Appendix 17.1 Pre-CEMP. These inter-relationship effects have already been factored into the overall assessment and are deemed to be short-term moderate adverse.

14.13 Summary of Effects

14.13.1 The Scheme would affect a number of private agricultural lands. The greatest impacts would result from the land take at the realigned junctions, flood bund and by the piers for the viaduct. The following farm holdings will be affected (minor adverse post mitigation): Y Ffridd, Glanfechan Farm, Marchlyn Farm and a farm holding occupying land to the west of the A487.

14.13.2 An agricultural underpass would be constructed at the northern end of the Scheme to allow agricultural practices to continue for the Y Ffridd Farm.

14.13.3 All farm holdings will continue to have access to agricultural land off the de-trunked A487 south of the river.

14.13.4 Restricted vehicular access (subject to an appropriate weight limit) would be provided for the landowners south of Pont-ar-Ddyfi, currently Y Fridd, Glanfechan and Marchlyn across Pont-ar-Ddyfi for use in times of flood to enable safe access/ egress. Alternative unrestricted vehicular access would be obtained via the new Scheme requiring a minor increase in journey time.

14.13.5 The Scheme would not impact any land designated as 'open access' land under the CRoW Act, or 'Open Space' within the Adopted UDP or 'Community Facilities and Indoor Recreation' within the Deposit LDP. Access will be maintained and parking areas created for anglers and walkers at the de-trunked A487 south of the existing Pont-ar-Ddyfi.

14.13.6 No land allocated for housing, employment or retail development under the Powys Adopted UDP or for Housing and Economic Development under the Deposit LDP would be acquired for the Scheme.

14.13.7 As the Scheme does not acquire any land designated for development or Open Space within the Powys UDP, it can be concluded that the Scheme conforms to this plan. There is also no conflict with other policy, legislation or guidance that pertains to private property, land take, land used by the community and development land.

