

Welsh Government

**A40 Llanddewi Velfrey to Penblewin
Improvements**

Environmental Statement

Appendix 21.1: Development Matrix:

Allocated Sites and Planning Applications

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

MATRIX 1 - IDENTIFICATION OF 'OTHER DEVELOPMENT ' FOR CEA A40 FOR PLANNING

OTHER DEVELOPMENT' DETAILS

OTHER DEVELOPMENT' DETAILS					STAGE 1	STAGE 2					
ID	APPLICATION REFERENCE	BRIEF DESCRIPTION of location	Approximate Distance and direction from Scheme	STATUS	TIER LEVEL (1-3 HIGHEST 1,LOWEST 3.)	WITHIN SPECIFIC /ALL ZONES OF INFLUENCE	PROGRESS TO STAGE 2?	Overlap in temporal scope	Is there potential to effect the same receptors as the Scheme	Other factors	Progress to Stage 3
1	Local Development Plan site allocation for residential use (12 no. units)	North of the Village Hall,Llanddewi Velfrey	Directly south	Currently, without the benefit of planning permission. Housing allocation HSG/057/LDP/01 for the village of Llanddewi Felfrey for 12 units. The Local Planning Authority has confirmed that the LDP Plan review commenced on 5th May 2017 and a public consultation on the Delivery Agreement and Review Report is scheduled for 9th November 2017– 5th January 2018. The Delivery Agreement sets out a timetable for preparation of the Replacement Plan and contains a proposed Community Involvement Scheme. The review is therefore in the very early stages review and LDP2 preparation and Candidate Site process or consequent site assessments yet to be undertaken.	Level 3	Within all project Zones	Yes	Development could be issued and construction commencing	yes - limited to traffic and pollution prevention.	The potential for the LDP review to extend/withdraw the site, especially given the lack of availability of the existing sewerage treatment works in the locality	yes. 1
2	Local Development Plan site allocation for residential use - allocation HSG/088/LDP/00077 for Narberth village - Land adjacent to Rushacre Farm .		2km south	Planning Reference code 09/0419/PA granted in March 2014 for full planning permission for 54 dwellings, defined as a major application . Grid reference 210946 215372	Level 1	Landscape	yes	as above	yes - limited to traffic and pollution prevention	construction traffic and associated env'l cumulative impacts	yes.2
3	Local Development Plan site allocation for residential use -allocation HSG/088/LDP/00078 for Narberth village - West of Bloomfield Garden		2km south	Currently, without the benefit of planning permission.	Level 3	Landscape	Yes	As above, overlap in temporal scope	yes - limited to traffic and pollution prevention	construction traffic and associated env'l cumulative impacts	No
4	Local Development Plan site allocation for employment use -EMP/088/LDP/01		2km south	The planning applications on this site are as follows: 12/0721/PA – extension to existing enterprise park – conditionally approved 01/05/13 16/0273/PA – variation of conditions 3 (to extend the timeframe for the submission of reserved matters) and 6 (to allow the northern plots to be developed) – relating to 12/0721/PA – conditionally approved 23/08/16 16/0733/PA – reserved matters (access) relating to 16/0273/PA – conditionally approved 20/12/16 16/0745/PA – B8 delivery office with associated access, car parking, operational yard and landscaping – conditionally approved 13/01/17 17/0262/NM – non-material amendment to 16/0745/PA – unconditionally approved 11/07/17 17/0517/PA – discharge of conditions 6 and 7 of 16/0745/PA – cancelled 29/08/17 The LPA confirms that work has commenced on access into the LDP employment allocation, but there is no other development at present.	Level 1	Landscape	Yes	As above.	yes -landscape and traffic and pollution prevention	construction traffic and associated env'l cumulative impacts	yes. 3
5	Planning application 15/0060/PA	Dingle Caravan Park, Jesse Road, Narberth, Pembrokeshire, SA67 7DP. The delegated report accompanying the decision describes the site as part of an existing caravan site within the settlement of Narberth, with existing residential properties to the south and east, with access served off the existing highway		15/0060/PA Decision Date: 17-Feb-2016 Decision: Conditionally Approved Application Type: Major (Res Mttrs) Full Description: Residential Development (33 units) with play area - application 08/0098/PA Decision Date: 17-Feb-2016. Proposal includes children's play space.	Level 1	Landscape	Yes	Overlap in temporal scope	change of sensitivity in receptors a possibility	construction traffic and associated env'l cumulative impacts	Yes.4
6	Planning application 10/0238/PA	Land at Redstone Road, Narberth		Full planning permission February 2011 for 50 dwellings and associated works. Aerial imagery 2018 indicates site completed.	Level 1	NA	No - works completed				
7	Planning application 13/0889/PA and 17/0170/NM	Land north west of Greenhill, Station Road, Narberth GR 211972 214 572		Outline residential planning permission originally granted in 2015 (MAJOR) under code 13/0889/PA, with variations approved to some of the planning conditions in May 2017 under reference 16/1269/PA . Further amendments approved in June 2017 under planning reference 17/0170/NM, Reserved matters refused in July 2017 under code 17/0129/PA. Planning application for reserved matters code 17/0680/PA approved May 2017 , with further amendments and approvals	Level 1	Landscape	No	Marginal	No	Commencement date and construction traffic will be controlled	No
8	Planning applications - various - for residential	Land off Jesse Road and Station Road, Narberth GR 211972 214572		Outline residential planning permission approved in 2014 (12/0316/PA), with a negative EIA Screening Opinion. Revisions to conditions approved in 2016. code number 15/1044/PA.Planning condition number 2 requires reserved matters details to be submitted by the 1 September 2017. Reserved matters approved on the 11 September 2017 for 104 dwellings (code 16/1242/PA), together with other works, including access. Discharge of conditions (code 17/0612/DC) Construction Traffic Management Plan (CTMP)) of Planning Permission 12/0316/PA. part approved/refused 1 November 2017. Planing	Level 1	Landscape	yes	Overlap in temporal scope - significant change in number of receptors in this locality.	Yes construction traffic and associated env'l cumulative impacts	Commencement date and construction traffic and associated env'l cumulative impacts	Yes
9	Planning application 16/0028/PA- for residential	Sunnybank Residential Home, Northfield Road, Narberth SA67 7EP GR210894 215043		Granted 20 July 2016 for redevelopment of site for 25 houses, with a number of conditions discharged in 2016 and 2017	Level 1	Landscape	No - 2017 imagery indicates 6 dwellings completed on site.				No

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				STAGE 1		STAGE 2				
10	Minerals Planning application 11/0480/MN	Rushacre Farm, Redstone Road, Narberth, SA67 7ES	0.33 km to the south	Quarrying of mineral for use in multiple industry Conditionally Approved 19/07/2012. 10 year period on planning application details. Comments submitted by the County lanscape Officer describes the proposal : <i>This application is for a small extension to an existing quarry, cutting deeper into a gently rising hill. The existing quarry is located in a valleyside situation where there is no over-look from any nearby properties, and it should not be visible form the road (Redstone Road). The visual impact is therefore not significant. The shape of the excavation is not in sympathy with the surrounding landform and so cuts across the 'grain' of the landscape. However, this is a small development and I do not consider its landscape impact to be significant. If there is over-burden generated from the scheme I suggest that it is utilised as backfill to the current excavated area or formed into a bund to the perimeter that could be planted to integrate or screen the quarry rather than being pushed to the side and around existing tree trunks, as appears to have been in the past. A tree survey and proposals report has been submitted, and although there will be some loss of trees (a sporadic line of young to mature ash mainly) they are not considered to be significant.</i> Comments submitted by the County Highways and also the Pubic Protection Officers provide further site specific issues with the minerals permission: and the EA mention the si	Level 1	Landscape	No	Scale and impact of limited reference	N	N
				The quarry area is located within agricultural land that adjoins an area of mixed residential and commercial uses. The nearest residential property is approximately 340 meters distant to the development site.						
				<p>Groundwater Our only comment is on the potential for below water table workings. If the site works below the water table we can offer further advice and guidance.</p> <p>Pollution prevention Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground water. Pollution prevention guidance is available on our website at http://www.environment.gov.uk/business/topics/pollution/30003.aspx.</p> <p>Narberth Brook is falling under the Water Framework Directive and is known to be impacted by silts, which can smother fish, eggs and the food of fish. Silts can come from denuded soils which are stored without being needed or from surfaces over which vehicles track. Rain mixes with the particles, which are carried to watercourses. We recommend that overburden storage areas are well planned so that silt-contaminated runoff is minimised. Tracks and bare areas should be drained so that flows can naturally attenuate in adjoining grassy areas, such as fields. If the quarry installs settlement ponds, an environmental permit under the Environmental Permitting (England and Wales) Regulations 2010 may be required to control any discharge to watercourses/ground.</p> <p>We note within the submission that no oil, fuels etc are to be stored on site. Spill kits and spillage procedures should be in place in case of leaks/accidents with the plant on site. Further guidance is available in our pollution prevention guidance as indicated above.</p>						
11	Minerals planning application 14/0128/MN	Pen-lan farm, Bethesda,, Clunderwen, Pembrokeshire, SA62 6XA	4km to the north	Permission for continued use granted in 2011 and extension to extraction area in 2014. The accompanying Scoping Opinion issued by the MPA states : <i>The site itself is located within a rural area, with a very sparse population; there are very few noise sensitive properties in the vicinity of the area and the topography and vegetation of the surrounding area effectively screen the quarry meaning it is not readily visible. Operations at the site are often sporadic, depending on local demand, and very low key, the current planning permission for the site limits the output to 8,000 tonnes per annum, there is no proposal to increase this output. Therefore, any effects from noise, dust or traffic related impacts are not considered to be adverse in any way and any impacts from the site are limited in nature.</i> <i>The site is in close proximity to the Cleddau Rivers Special Area of Conservation and various protected species inhabit the ancient woodlands in close proximity to the site. However, it is not considered that the additional area of quarrying outlined in the application would have any adverse impacts upon the above listed sites or species, the low key nature of the operations on site would not have any adverse impacts upon ecology in the area. The potential ecological impacts were assessed for the current planning permission and there were no major issues identified, it is not felt that a small extension to this site would cause enough additional harm to the environment to justify the need for an Environmental Impact Assessment.</i>	Level 1 - although no details available on the web.	Landscape	No	Existing developmen, but on periphery of the 5 km buffer zone. Some distance away from the Scheme.	Based on the available information, no.	No
12	Planning application 12/0624/PA	Hill Farm, Ludchurch, Narberth Grid reference 213344 212172		Erection of wind turbine 72 m to blade to tip, etc allowed on appeal July 2014. Scoping Opinion issued by the Welsh Government - Cadw and the NRW were consulted - Historic locality and pollution prevention measures.	Level 1	Landscape	No -latest 2017 imagery confirms development completed			No
13	Planning application 16/0530/DC and 09/0208/PA for residential	Site south of Victoria Close, Narberth	2km south	Erection of an apartment building for 8 units	Level 1	Landscape	No - limited small scale relative to other developments and the main project.	This is relatively a small scale development. Some distance away from the main scheme.		No
14	Planning applications 12/0971/PA & 972/PA AND 974/PA	Noble Court Holiday Park, Redstone Road, Narberth SA67 7ES	1.3 km south west	Various leisure developments including 53 static caravans and new hotel. Variation to conditons attached to 974 approved in 2016.	Level 1	Landscape	Yes	Overlap in temporal scope and permant change in receptors at the site.	Yes Occupation of additional static caravans - change in receptors and background noise . Cosntruction traffic issues with potential impliactions if developed at same time.	Yes
15	Planning application 14/0724/PA for mixed development	Former Narberth CP School, Moorfield Road, Narberth, Pembrokeshire, SA67 7AG	2km south west	Demolition of former school buildings and erection of convenience food-store, and other developments including apartments granted in 2014. Variation to planning conditons approved in 2016 under code no.15/1058/PA.	Level 1	Landscape	Yes	Overlap in temporal scope	Yes change of sensitivity in receptors and additional traffic activity in town centre point.	Yes
16	Planning application 13/0700/PA for residential	Land adjacent to Templeton CP School, Templeton, Narberth, Pembrokeshire SA67 8RS	4KM south west	Residential Development (24 dwellings) approved in 2014, with a 5 year time period. Latest aerial imagery confirms development completed.	Level 1	Landscape	No	No overall issues, distance sufficiently away from the main activities of the Scheme	No	No
17	Planning application 14/0581/PA	Great Chapel Hill, Templeton, Narberth, Pembrokeshire, SA67 8SQ	4.5km south west	Agricultural building for housing cattle (Major) granted in 2014, Latest aerila imagery confirms developemnt completed.	Level 1	Landscape	No	No overall issues, distance sufficiently away from the main activities of the Scheme	No	No

CARMARTHENSHIRE LPA BOUNDARY - ONLY A LIMITED PART OF THE COUNTY LIES WITHIN THE 5 KM PROJECT BUFFER ZONE

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OTHER DEVELOPMENT' DETAILS **STAGE 1** **STAGE 2**

18	Local Developemnt Plan site allocation T2/6/H1 for residential - Lon Hywel - allocated for 32 residential units (30% affordable housing viability level indicated)	Directly adjoins southerly lane/boundary of the A40, just under 0.5km north west from the main A40 junction with Whitland and to the east is the residential estate, ' Lon Hywel'.	Approximately 0.5 km to the north west of the A40 Whitand junction.	Reference C/184/02 in the Joint Land Availability Study 2017. 10 units indicated as potential commencement in 2020 and completed by 2022. Outline planning permission previously granted in 2007 (W/16385) for residential, with a Section 106 obligation. Information attached with the outline permision includes the advice of Transport Wales: see extract. Vehicular access to the site via the C3204 road. A number of -pre- commencement conditions attached. A further application to extend the time period for submission of reserved details was approved in 2014, under reference w/30421. http://planning.carmarthenshire.gov.uk/AnitePublicDocs/53298373.pdf This allowed a period of 6 years for the submission of reserved matters from the decision date i.e. to 22/08/2020. Background details to the site indicates as below extract, with coal consultation constraints	Level 3.	Landscape	YES	Despite only marginally within the Landscape ZTV and construction site lies directly next to the A40 and within walking distance of the Whitland A40 roundabout . Cumulation with other proposals in the locally and the more westerly developments at either end of the project , with sites at Narberth.	YES - limited to traffic	Carmarthenshire LPA recently confirmed that the second AMR 16/17 assessed the LDP's performance and concluded a Review Report should be completed on the LDP.	Yes
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5 Transport Wales advises of the following:

- (a) Details of the barrier between the site and the A40 trunk road cutting shall be submitted to the trunk road agent for agreement prior to the commencement of any part of the development hereby permitted.
- (b) No part of the development should interfere with the A40 bridge structures.
- (c) Depending on the site access road layout and levels, a length of close boarded fencing may be required to prevent traffic on the trunk road from being dazzled by lights from vehicles on the site access road.
- (d) There should be no connection to, or interference with, the trunk road drainage system, including boundary drainage, without prior written approval from Transport Wales.

Code	Sub code
Development Limits	Within Development Limits
Coalfield Consultation Area	OffCoal
UDP Designation	Housing Allocation (part of application site)

19	Planning application code W35693 approved for the change of use into120-150 self storage container facility on the 16/02/2018. See : http://online.carmarthenshire.gov.uk/eaccessv2/pa-applicationsummary.aspx?applicationnumber=W/35693	Directly adjacent to the Whitland A40 roundabout - land adjacent to Whitland Waste Transfer/Recycling site, West Street. Whitland	Directly adjacent to the Whitland A40 roundabout	Site partly within the LDP boundary. See response from the Network Rail amd WG Trunk Road regarding <i>drainage at their site and there are no impacts with runoff . Also the WG soft estate should not be interfered with. Regards Richard Richard Jones Peiriannydd Ffyrdd / Route Engineer Is-adran Rheoli'r Rhydwaiath - Network Management Division Trafnidiaeth / Transport Llywodraeth Cymru / Welsh Government Parc Cathays / Cathays Park Caerdydd / Cardiff Ffôn / Tel: 03000 256573</i>	Level 3 - CURRENTLY BUT THIS MAY CHANGE.	Landscape	Yes	Despite only marginally within the Landscape ZTV and construction site lies directly next to the A40 and within walking distance of the Whitland west A40 roundabout Cumulation with other proposals in the locally and the more westerly developments at either end of the project , with sites at Narberth.	YES - limited to traffic	The proposal, if approved, will impact on the existing traffic movements and baseline to/from the A40 westerly roundabout at Whitland.	yes
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TAN 15 (Development & Flood Risk)	Zone B (partly within)
TAN 15 (Development & Flood Risk)	Zone C1 (partly within)
Biodiversity	Dense/continuous scrub
Coalfield Consultation Area	OffCoal
Biodiversity	Phase 1: Bare Ground
LDP Designation	Affordable Housing Viability Targets - 30% sub
LDP Mineral Safeguarding Area MPP3	Cat 2 - Sand and Gravel
LDP Designation	Development Limits - Partly Inside/Outside - GP2

20	Planning application W/36386 granted for planning conditions in relation to 70 dwellings http://online.carmarthenshire.gov.uk/eaccessv2/pa-applicationsummary.aspx?applicationnumber=W/36386 . Site allocation in LDP as T26/H/4	LAND ADJACENT TO SPRING GARDENS, WHITLAND, CARMS, SA34 OHP. The site lies on the westerly edge of Whitland, with access of/onto the B4326 and then to/from the easterly roundbaout at Whitland	1km to the east of the project buffer zone	The site can commence, following all pre- commencemnet conditions approved. The 2017 JHLS indicaates the site likely to commence in 2018/19.	Level 1	Landscape	yes	Despite outside buffer zone - site lies directly next to the A40 and within walking distance of the Whitland A40 east roundabout Cumulation with other proposals in the locally and the more developments at Whitland.	yes - cumulatively with other development projects and consructiontraffic	The proposal could be completed before the construction of the A40 improvemments	yes
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MATRIX 1 - IDENTIFICATION OF 'OTHER DEVELOPMENT ' FOR CEA A40 FOR PLANNING

OTHER DEVELOPMENT' DETAILS

						STAGE 1	STAGE 2			
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21	Planning permission for extension to existing industrial building granted in 2014, http://online.carmarthenshire.gov.uk/eaccessv2/pa-applicationsummary.aspx?applicationnumber=W/3078 4. Site allocation as T2/6/E2		Just over a kilometre to the east of the buffer zone and 0.5 km south west of the 140 Whitland west roundabout.	Welsh Government project, with a planning pre-commencement condition approved in 2015.	Level 1	Landscape	NO		The site close to the A40 roundabout. The limited scale of the proposal, with an existing industrial use means limited impact only.	no
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WHITLAND INDUSTRIAL ESTATE, WF

22	Planning permission granted in June 2017 for the erection of 28 dwellings	FORMER WHITLAND CREAMERY SITE, MARKET STREET, WHITLAND, SA34 0HN	Within Whitland Town Centre		Level 1	In recognising that the site lies outside the 5 km buffer zone, the site lies close to the A40 roundabout and the potential cumulative impact with other larger development and projects in the locality should be taken into full consideration.	yes	As above	As above	yes
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Code	Sub code
Public Rights of Way	Footpaths
TAN 15 (Development & Flood Risk)	Zone B (partly within)
TAN 15 (Development & Flood Risk)	Zone C1 (partly within)
Coastfield Consultation Area	OffCoal
Coastfield Consultation Area	OffCoal
Contaminated Land	Food Processing - Major
LDP Designation	Existing Employment Areas - EMP1
LDP Designation	Proposed Employment Areas - SP7, EMP1
LDP Designation	Affordable Housing Viability Targets - 30% sub
LDP Designation	Development Limits - Inside - GP2

Part of the re-development of the former Creamery site, identified as an employment site in the current LDP plan as T2/6/MU1. Site information background identified in extract above.

23	Planning permission for major agricultural buildings	Drefach Farm, Hennlan Amgoed	3 km north east	A number of relatively large scale agricultural buildings approved in October 2017	Level 1	Landscape	No	Unlikely - as construction of the buildings likely to take place quickly, given agricultural practices.	No	Existing collection of farm buildings on the site	No
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OSP					
W/36004	DREFACH, HENLLAN AMGOED, WHITLAND, SA34 OSP	NEW PARLOUR AND LIVESTOCK HANDLING BUILDING	Full Granted	11/10/2017	
W/36002	DREFACH, HENLLAN AMGOED, WHITLAND, SA34 OSP	LIVESTOCK CARE BUILDING	Full Granted	11/10/2017	
W/36003	DREFACH, HENLLAN AMGOED, WHITLAND, SA34 OSP	LIVESTOCK BUILDING	Full Granted	11/10/2017	

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Appendix 21.2: Development Matrix

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	MATRX 1 Assessment Matrix	MATRIX 2	
SITE 1D	DESCRIPTION OF CUMULATIVE EFFECTS	SCHEME MITIGATION	Residual
1	The site is greenfield, on the edge of the village settlement, with pp for residential. Likely impacts to include construction and operational stages, with likely impacts of accessibility, noise, pollution and infrastructure /services links.	Identify measures for existing noise levels and include appropriate noise attenuation measures. Enusre appropraite service and infrastructure connections not adversely affected	The site should remain with the same noise levels, possibly with an improvement. The site should remain with no additional infrastructure or service burdens, likley to cause additional works and impacts.
2	The site is greenfield, on the edge of the town settlement. Likely impacst will include construction and operational stages, with likely impacts of accessibility, noise, pollution and infrastructure /services links	The site lies near the centre of Narberth town and allocated for residential use. The main impact likely to include a cumulative impact with all 'other developments' as listed and the capacity and accessibility of sites, including adjacent sites, both during and after construction stage and scheme timetable. Avoidance of additional traffic and pollution during construction stage.	The site should remain with the same noise levels, possibly with an improvement. The site should remain with no additional infrastructure or service burdens, likley to cause additional works and impacts.
4	Predominantly greenfield (with commencement made) for employment use. Likely impacts to include construction and operational stages, with likely impacts of accessibility, noise, pollution and infrastructure /services links.	The site lies on the periphery of the centre of Narberth town. The main impact likely to include a cumulative impact with all 'other developments' as listed and the capacity and accessibility of sites both during and after construction stage and scheme timetable. Avoidance of additional traffic and pollution during construction stage. Consider limiting full scale views of the site to enable the new development to assimilate with backdrop of existing Narberth built developlment. Consider the capacity and accessibility of this site and neighbouring sites both during and after construciton stage and scheme timetable.	Additional landscaping and enhancement to/form the site, with added noise mitigation potential measures, with increased accessibility and demand
5	Existing caravan site on edge of settlement, which will include a change to receptors for permanent occupation. Likely impacts to include construction and operational stages, with likely impacts of accessibility, noise, pollution and infrastructure /services links.	The main impact likely to include a change in additional viewpoints amd cumulative impact with all 'other developments' as listed and the capacity and accessibility of sites both during and after construciton stage and scheme timetable. Avoidance of additional traffic and pollution during construction stage. Consideration of views for permanent occupiers.	Additional landscaping and enhancement to/form the site, with added noise mitigation potential measures, with increased accessibility and demand
8	Major developoment for residential on southern edge of town. Baseline details included in the CEMP details Likely impacts to include construction and operational stages, with likely impacts of accessibility, noise, pollution and infrastructure /services links.	The main impact likely to include a change in additional viewpoints amd cumulative impact with all 'other developments' as listed and the capacity and accessibility of sites both during and after construciton stage and scheme timetable. Avoidance of additional traffic and pollution during construction stage. Consideration of views for significant number of new permanent occupiers.	Increased landscape enhancement, accessibility and better traffic management to/form the southern edge of the town.
14	Existing leisure site, with limited receptors, close to the westerly A40 Junction point. Major re-developoment proposals,with large scale Hotel.Likely impact will include construction and operational stages, with likely impacts of accessibility, noise, pollution and infrastructure /services link.	Avoid traffic and construction cumulative effects - consider additiional traffic routes to/from.	Increased accessibility and better traffic management to/form the northern edge of the town.

	MATRX 1 Assessment Matrix	MATRIX 2	
SITE 1D	DESCRIPTION OF CUMULATIVE EFFECTS	SCHEME MITIGATION	Residual
15	Within the town centre, with a potentially significant change in land use and additional town centre retail floorspace/ footfall/visitors. Likely impact will include construction and operational stages, with likely impacts of accessibility, noise, pollution and infrastructure /services link.	Avoid traffic and construcion cumulative effects - consider additional traffic routes to/from.	Increased accessibility and better traffic management to/form the centre of the town.
18	The site is greenfield, with pp for housing as a new developlment for the edge of Whitland town.. Likely impact will include construction and operational stages, with likely impacts of accessibility, noise, pollution and infrastructure /services link.	Consideration for phasing and Identify measures for existing noise and light pollution levels to/from the A40 and include appropriate attenuation measures. Ensure appropraite service and infrastrusture connections not adversely affected and landscape enhancement. No driect access onto A40 - consider additional accessibilty measures/features for non - car transport links/footpaths wih the A40	The site should remain with the same noise levels, and possibly with an improvement. The site should remain with no additional infrastructure or service burdens, likley to cause additional works and impacts.
19	The site represents the first site to/ from the A40 to/from the west of Whitland, with likely impacts to include construction and operational stages -including drainage and aggregates, with likely permanent impacts of accessibility, noise, pollution, flooding and infrastructure /services links.	Consideration for detailed drainage and flood mitigation, including surface water - potential for a SUDS approach, but local aggregate /soil condiions could prove impractical. Consider timing of development of this site and permanent noise and light pollution levels to/from the site and the A40. Ensure approrpriate measures included and infrastrusture connections not adversely affected	Overall, permanent anf integrated drainage management: increase in short journeys/visits to /from the locality, over potentially different tmes of the day/week i.e. change in trip generation and associated driver behavior patterns than the current A40 character.
20	The site represents a significant new greenfield housing development for 70 units and represenst the first new housing site to/ from the A40 to/from the easterly edge of f Whitland, with likely impacts to include construction and operational stages, with likely permanent impacts of accessibility, noise, pollution, flooding and infrastructure /services links.	Consideration for potential noise and light pollution from additional use of the A40 along the northerly boundary of the site.	Increased use of A40 junctions and change in local trip generations.
22	Part of a 'Brownfeld' site within the existing , town centre built up area of Whitland. Likely impacts to include construction and operational stage (avoidance of contaminated land) with likely permanent impacts of accessibility, pollution, flooding and infrastructure /services links.	Consideration for construction stage and routes to/from the site, with potentail for disposal of land /soil/contamination from the site to/along the A40. Consider the remaining larger	Increased use of A40 junctions , change in local trip generations and accessibility to/form town centre and the use of the B4326