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Welsh Government

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A487 New Dyfi Bridge

Environmental Statement –
Volume 3: Appendix 14.1

Land Use and Ownership Report

900237-ARP-ZZ-ZZ-RP-YP-00003

Final Issue | September 2017



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1 Introduction

1.1 Context

The Welsh Government proposes to provide a new section of the A487 Fishguard to Bangor trunk road incorporating the provision of a new river crossing of the Afon Dyfi.

The existing bridge is located immediately north of Machynlleth in North Powys, close to the border with Gwynedd and Ceredigion. The existing A487 bridge (Pont ar Ddyfi) is the first crossing of Afon Dyfi upstream of its mouth, with the next crossing approximately 8km east at Jubilee Bridge, Grofft. Pont ar Ddyfi is on the southern boundary of Snowdonia National Park.

The existing bridge is on the A487 Fishguard to Bangor trunk road, which is the principal strategic north-south route along the west coast of Wales. The bridge is directly south of the A487/A493 T-junction (with the A493 forming the minor arm of this junction).

Continued use of existing bridge is significantly affected by two issues:

- Repeated flooding from Afon Dyfi of the A487 just south of the bridge, with dangerously high flood water at the bridge itself, and
- Ongoing deterioration of the existing masonry which necessitates on going repair and strengthening works to keep the bridge in operation.

There have been several studies into the area to look at operation, suitability, online and off-line improvements and traffic management. In November 2000, a Powys TRA Stage II Technical Appraisal Report, supported by an Environmental Statement, concluded that for the trunk road to remain accessible at all times the recommended option was to construct an offline multi-span viaduct across the river and floodplain.

1.2 The Scheme

The A487 New Dyfi Bridge scheme is a 1220m section of new single carriageway road. The proposed route is to the southeast of the existing route and Pont ar Ddyfi. The scheme includes a 725m viaduct and river bridge across the Afon Dyfi and associated floodplain. The existing A487 would be de-trunked between the two ends of the scheme.

1.3 Purpose of this Report

The objectives of this report is to present details on the existing use of the land which is likely to be affected, either directly or indirectly and to identify not just the ownership of such land, but other interests. This will allow the effect of the scheme to be assessed against the continued use of the residual land and property, and severance (especially in relation to farmland).

As scheme development progresses some changes in design may take place, any resultant changes in the land affected will be recorded at that stage.

2 Land Registry Searches

Land Registry search documentation provided information on registered land interests affected by the scheme.

The Land Registry Information has been summarised in the following drawings included in the Appendix:

- 900237-ARP-XX-XX-DR-YP-00100 (Impacted Land Owners, Absolute & Possessory Freehold)

This drawing shows land affected by the scheme, the proprietor and Absolute or Possessory class titles. The Absolute Freehold title is the highest class of ownership so the Land Registry can guarantee the owner absolutely against the risk of some other person claiming a right to the land. Alternatively, the Land Registry will grant a Possessory Freehold title if the owner cannot produce sufficient documentary evidence of title or where the owner claims to have acquired the land by adverse possession such as a squatter.

- 900237-ARP-XX-XX-DR-YP-00150 (Impacted Land Owners, Caution & Leasehold)

This drawing shows land affected by the scheme, the proprietor and the Absolute Leasehold or Caution class title. The Absolute Leasehold means that the landlord holds an Absolute Freehold title for the estate and the Land Registry are in a position to verify that the landlord was entitled to grant the lease. The Caution title occurs when an estate is unregistered and where a person other than the owner claims an interest in the estate (for example an easement), therefore there is a caution against the first registration of the estate.

- 900237-ARP-XX-XX-DR-YP-00160 (Impacted Land Owners, Mineral Rights)

This drawing shows land affected by the scheme, the proprietor and the Qualified class title. The Qualified title class occurs when the title submitted for registration is subject to certain reservations, such as mineral rights or is identified to have a specific defect that cannot be disregarded.

The Land Registry search documentation will be used to complete the appropriate columns of the Land Reference schedule, CPO schedule and associated Plans. For example, the Absolute Freehold, Possessory Freehold and Absolute Leasehold will be used to complete columns related to ownership and Lessees. The Caution and Qualified title classes will be used to complete columns related to those who have an interest in the land. The Land Reference Schedule, CPO schedule and associated Plans will be completed in accordance with the Welsh Government Memorandum TR138 (D) (W) 'Notes on the Preparation of Land Reference Plans and Schedules and CPO Maps and Schedules'.

3 Land Ownership Questionnaires

Land Ownership Questionnaires, an example of which is shown in Appendix B, were sent out on 23rd November 2015 to affected, and adjacent landowners listed in the table below:

Name	Address	Land Registry Reference
Mr Michael Richards	Argoed, Penegoes, Machynlleth, Powys, SY20 8NN	CYM61860
Mr & Mrs Evan Evans	Y Ffridd, Machynlleth, Powys, SY20 9QY	Unregistered land
Mr & Mrs Hywel Evans	Marchlyn, Machynlleth, Powys, SY20 9JS	Unregistered land
Mr & Mrs Evan Parry	Glanfechan, Machynlleth, Powys SY20 8QQ	CYM10335 and other unregistered land
Mr Richard Evans	Dyfi Anglers, Y Plas, Machynlleth, SY20 8ER	
Ms Sarah J Reisz	Pantstyllen, Penegoes, Machynlleth, Powys	WA595703
Mr David Davies	Hafod, Penegoes, Machynlleth, SY20 8NM	CYM157520
Mr Nigel Roberts	Mid Wales Storage Centre, Heol Y Doll, Machynlleth, Powys, SY20 8BQ	WA595703

Each questionnaire was sent with an individual land plan to help land owners confirm the extent of their land ownership.

3.1 Land Ownership Questionnaire Responses

At the time of writing, 4 No. Questionnaire responses have been received

Name	Comments
Mr & Mrs E Evans	Confirmed extent of land parcel as shown by 'UD' on drawing 900237-ARP-XX-XX-DR-YP-00100
Mr D Davies	Confirmed extent of land parcel as shown by 'E-A' on drawing 900237-ARP-XX-XX-DR-YP-00100
Mr M Richards	Confirmed extent of land parcel as shown by 'A-A' on drawing 900237-ARP-XX-XX-DR-YP-00100
Ms S J Reisz	Confirmed extent of land parcel as shown by 'C-A' on drawing 900237-ARP-XX-XX-DR-YP-00100 and also claimed ownership of 'B-A' + adjacent plot to east 'UJ'

4 Existing Land Owners/ Users

4.1 Business Premises/ Land

Business premises that would be affected by the scheme are mainly located within Dyfi Eco Park. Initial discussions have taken place with many of the owners/ occupiers within the Eco Park. As the project develops further dialogue will continue in order to keep all parties up-to-date.

The business properties on or close to the line of the route are as follows:

Property/ location	Reference	Owners/ Occupiers	Effect of the scheme
Garden Centre, Eco Park	Land Registry: WA 595703 'C' on drawing 900237-ARP-XX- XX-DR-YP- 00100	Sarah Judith Reisz (Owner)	Proposed southern tie-in to A487, with widened verge encroaches onto north west corner of land parcel.
Re-cycling Yard, adjacent workshop & yard to the east, Eco Park	Land Registry: WA 880421 'E' on drawing 900237-ARP-XX- XX-DR-YP- 00100	Mr David Davies (Owner) Lloyds Coaches (Occupier of yard to east)	No direct effect on land parcel
Dyfi Autocraft, Eco Park	Land Registry: WA 609776 'D' on drawing 900237-ARP-XX- XX-DR-YP- 00100	Mr Nigel Roberts	No direct effect on land parcel
Solar Design Company, Eco Park		Mr Chris Laughton (Owner)	No direct effect on land parcel

Also located within the Eco Park are Plant i Ltd, Byteback Limited and Dulas Limited. Land take is unlikely from any of these properties but their owners/ occupiers will be kept informed due to the close proximity of the scheme and the location of the Eco Park access from the A487.

4.2 Farm Holdings and Agricultural Land

The following farm holdings are located on or adjacent to the proposed scheme:

Holding	Reference	Owners/ Occupiers	Effect of the scheme
Argoed, Penegoes, Machynlleth, Powys, SY20 8NN	Land Registry: CYM61860 'A' on drawing 900237-ARP- XX-XX-DR- YP-00100	Mr Michael Richards (Owner)	The proposed flood bund will encroach along west of A487 will encroach on land.
Y Ffridd, Machynlleth, Powys, SY20 9QY	'UD' on drawing 900237-ARP- XX-XX-DR- YP-00100	Mr & Mrs E Evans (Owner)	The scheme will involve realignment of the existing access to Y Ffridd Farm and land acquisition for the northern bridge abutment, new A493 alignment and new A487/A493 junction. To the South, the proposed new A487 alignment and the viaduct will extend across land owned by Mr & Mrs Evans. Cattle pens located to the south east of the existing bridge – will need access to these via existing bridge in times of flooding.
Marchlyn Farm, Machynlleth, Powys, SY20 9JS	'UB', 'UF' and 'UG' on drawing 900237-ARP- XX-XX-DR- YP-00100	Mr & Mrs Hywel Evans (Owner)	The proposed A487 southern embankment will traverse land owned by Mr & Mrs H Evans.
Glanfechan Farm, Machynlleth, Powys SY20 8QQ	'F', 'UA', 'UC' and 'UE' on drawing 900237-ARP- XX-XX-DR- YP-00100	Mr & Mrs E Parry (Owner)	The proposed new A487 viaduct will extend across land owned by Mr & Mrs E Parry.
Hendreseifion, Machynlleth, Powys, SY20 8QQ		Mr & Mrs Huw Evans (Owner)	No direct effect on land parcel

4.3 Residential Properties

The greatest indirect effect on residential properties will be to those located immediately to the north of Pont-ar-Ddyfi.

The following residential properties are located directly off the A487 or A493 within the scheme boundary.

House No. / Name	Reference	Owners/ tenants	Effect of the scheme
1 Pont ar Ddyfi, Machynleth, Powys, SY20 9JO	Land Registry: CYM97432 'I' on drawing 900237-ARP- XX-XX-DR-YP- 00100	Mrs Yiangou (Owner)	Resident close to construction works
2 Pont ar Ddyfi, Machynleth, Powys, SY20 9JO		Mr P Buckley (Owner)	Resident close to construction works
3 Pont ar Ddyfi, Machynleth, Powys, SY20 9JO	Land Registry: CYM121179 'M' on drawing 900237-ARP- XX-XX-DR-YP- 00100	Mr Stephen & Mrs Helen Veszpremi (Owner)	Resident close to construction works
4 Pont ar Ddyfi, Machynleth, Powys, SY20 9JO		Owner	Resident close to construction works
5 Pont ar Ddyfi, Machynleth, Powys, SY20 9JO	Land Registry: WA563306 'H' on drawing 900237-ARP- XX-XX-DR-YP- 00100	Mr John Butler (Owner)	Resident close to construction works
6 Pont ar Ddyfi, Machynleth, Powys, SY20 9JO	Land Registry: CYM642325 'N' on drawing 900237-ARP- XX-XX-DR-YP- 00100	Mr Martin & Mrs Sarah Stoker (Owner)	Resident close to construction works

Minafon, 7 Pont ar Ddyfi, Machynleth, Powys, SY20 9JO		Mr Jeremy Paige	Resident close to construction works
8 Pont ar Ddyfi, Machynleth, Powys, SY20 9JO		Mr Gethin Lewis, (Owner)	Resident close to construction works
Ysgol Lle, Pont Y Dyfi, Machynleth, Powys		Mrs Gillian Baldwin, (Owner)	Resident close to construction works
Old station, Machynlleth, Powys, SY20 8AX		Mr Chris Laughton (Owner) Residential property above business	Resident close to construction works

None of the above residential properties would be directly affected by land take other than of half width of existing road.

The owners and occupants will be kept informed as the scheme progresses.

4.4 Other Land Users

Statutory Undertakers

Full consultation will be carried out with Statutory Undertakers whose apparatus will be affected by the scheme

Statutory Undertaker	Effect of the scheme
British Telecom (BT)	BT ducting is located along side of existing A487 and may require diversion as part of proposed A487/ A493 junction works
Dwr Cymru Welsh Water (DCWW)	A Trunk and Distribution Main are located alongside A487 north of river and may require diversion as part of proposed A487/ A493 junction works
SP Energy Networks	Proposed A487 will pass existing 11kV overhead lines at approx. Ch470 & Ch530 and existing 33kV overhead line at approx. Ch 260 These overhead lines would require diverting as result of the scheme
Wales & West Utilities	The Proposed A487 crosses high pressure gas main at approx. Ch240. The high pressure gas mains is also in the vicinity of the proposed flood bund east of the new A487 Trunk Road. This gas main may require works to protect the pipe.

Dyfi Angling

Dyfi Anglers own fishing rights on the River Dyfi and own the wooded area to the north of the Dyfi between the river and the A487.

National Resource Wales

There is an existing NRW gauging station located on the northern bank of the Dyfi, approx. 100m upstream from Pont-ar-Ddyfi.

Discussions with NRW will be ongoing in order to ensure impacts on the gauging station are minimised.

Public Rights of Way

Discussions will be held with Powys County Council and Gynedd Council to ensure disruption to Public Rights of Way is minimised both during and after construction works. The Snowdonia National Park Authority will also be consulted regarding disruption to Public Rights of Way.

5 Summary

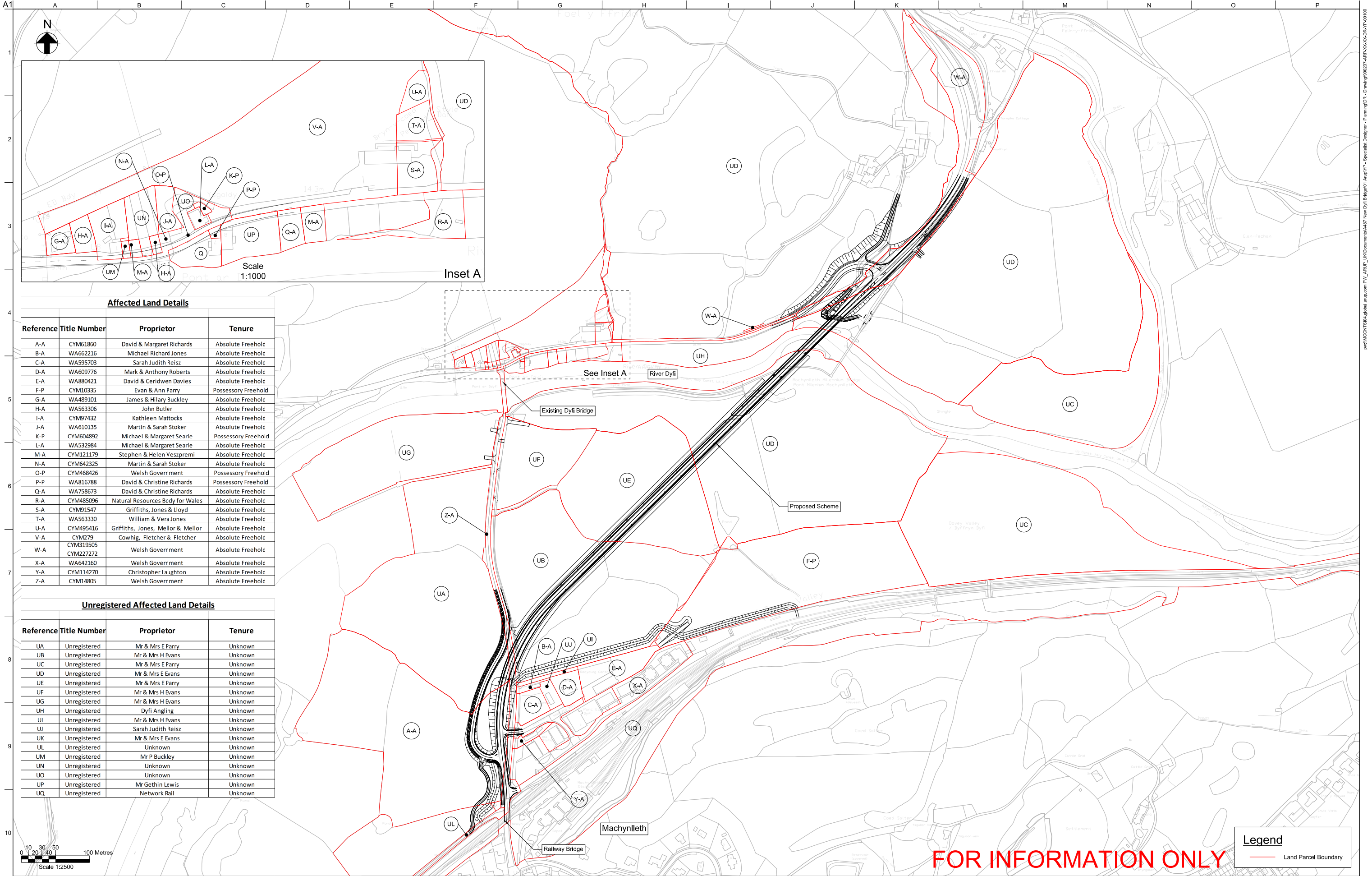
The proposed 1220m section of new A487 single carriageway will run through a rural, open countryside area.

No demolition of residential or business/commercial property is proposed for the scheme.

Agricultural land will be lost as a result of the scheme, affecting 4 agricultural land owners.

Appendix A

Land Owners Drawings



Affected Land Details

Reference	Title Number	Proprietor	Tenure
A-A	CYM61860	David & Margaret Richards	Absolute Freehold
B-A	WA662216	Michael Richard Jones	Absolute Freehold
C-A	WA595703	Sarah Judith Reisz	Absolute Freehold
D-A	WA609776	Mark & Anthony Roberts	Absolute Freehold
E-A	WA880421	David & Ceridwen Davies	Absolute Freehold
F-P	CYM10335	Evan & Ann Parry	Possessory Freehold
G-A	WA489101	James & Hilary Buckley	Absolute Freehold
H-A	WA563306	John Butler	Absolute Freehold
I-A	CYM97432	Kathleen Mattocks	Absolute Freehold
J-A	WA610135	Martin & Sarah Stoker	Absolute Freehold
K-P	CYM604892	Michael & Margaret Searle	Possessory Freehold
L-A	WA532984	Michael & Margaret Searle	Absolute Freehold
M-A	CYM121179	Stephen & Helen Veszpremi	Absolute Freehold
N-A	CYM642325	Martin & Sarah Stoker	Absolute Freehold
O-P	CYM468426	Welsh Government	Possessory Freehold
P-P	WA816788	David & Christine Richards	Possessory Freehold
Q-A	WA758673	David & Christine Richards	Absolute Freehold
R-A	CYM485096	Natural Resources Bcdy for Wales	Absolute Freehold
S-A	CYM91547	Griffiths, Jones & Lloyd	Absolute Freehold
T-A	WA563330	William & Vera Jones	Absolute Freehold
U-A	CYM495416	Griffiths, Jones, Mellor & Mellor	Absolute Freehold
V-A	CYM2279	Cowhig, Fletcher & Fletcher	Absolute Freehold
W-A	CYM319505	Welsh Government	Absolute Freehold
X-A	WA642160	Welsh Government	Absolute Freehold
Y-A	CYM114270	Christopher Laughron	Absolute Freehold
Z-A	CYM14805	Welsh Government	Absolute Freehold

Unregistered Affected Land Details

Reference	Title Number	Proprietor	Tenure
UA	Unregistered	Mr & Mrs E Parry	Unknown
UB	Unregistered	Mr & Mrs H Evans	Unknown
UC	Unregistered	Mr & Mrs E Parry	Unknown
UD	Unregistered	Mr & Mrs E Evans	Unknown
UE	Unregistered	Mr & Mrs E Parry	Unknown
UF	Unregistered	Mr & Mrs H Evans	Unknown
UG	Unregistered	Mr & Mrs H Evans	Unknown
UH	Unregistered	Dyfi Angling	Unknown
UI	Unregistered	Mr & Mrs H Evans	Unknown
UJ	Unregistered	Sarah Judith Reisz	Unknown
UK	Unregistered	Mr & Mrs E Evans	Unknown
UL	Unregistered	Unknown	Unknown
UM	Unregistered	Mr P Buckley	Unknown
UN	Unregistered	Unknown	Unknown
UO	Unregistered	Unknown	Unknown
UP	Unregistered	Mr Gethin Lewis	Unknown
UQ	Unregistered	Network Rail	Unknown

- Notes:
- This drawing includes Absolute Freehold & Possessory Freehold tenures only.
 - To be read in conjunction with drawing 900237-ARP-XX-XX-DR-YP-00150 for Caution & Leasehold tenures and drawing 900237-ARP-XX-XX-DR-YP-00160 for Qualified Freehold tenures.

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P02.2	--	--	--	--
Issue	Date	By	Chkd	Appld

ARUP

GRIFFITHS

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Client



Llywodraeth Cymru
Welsh Government

Project Title
A487 New Dyfi Bridge

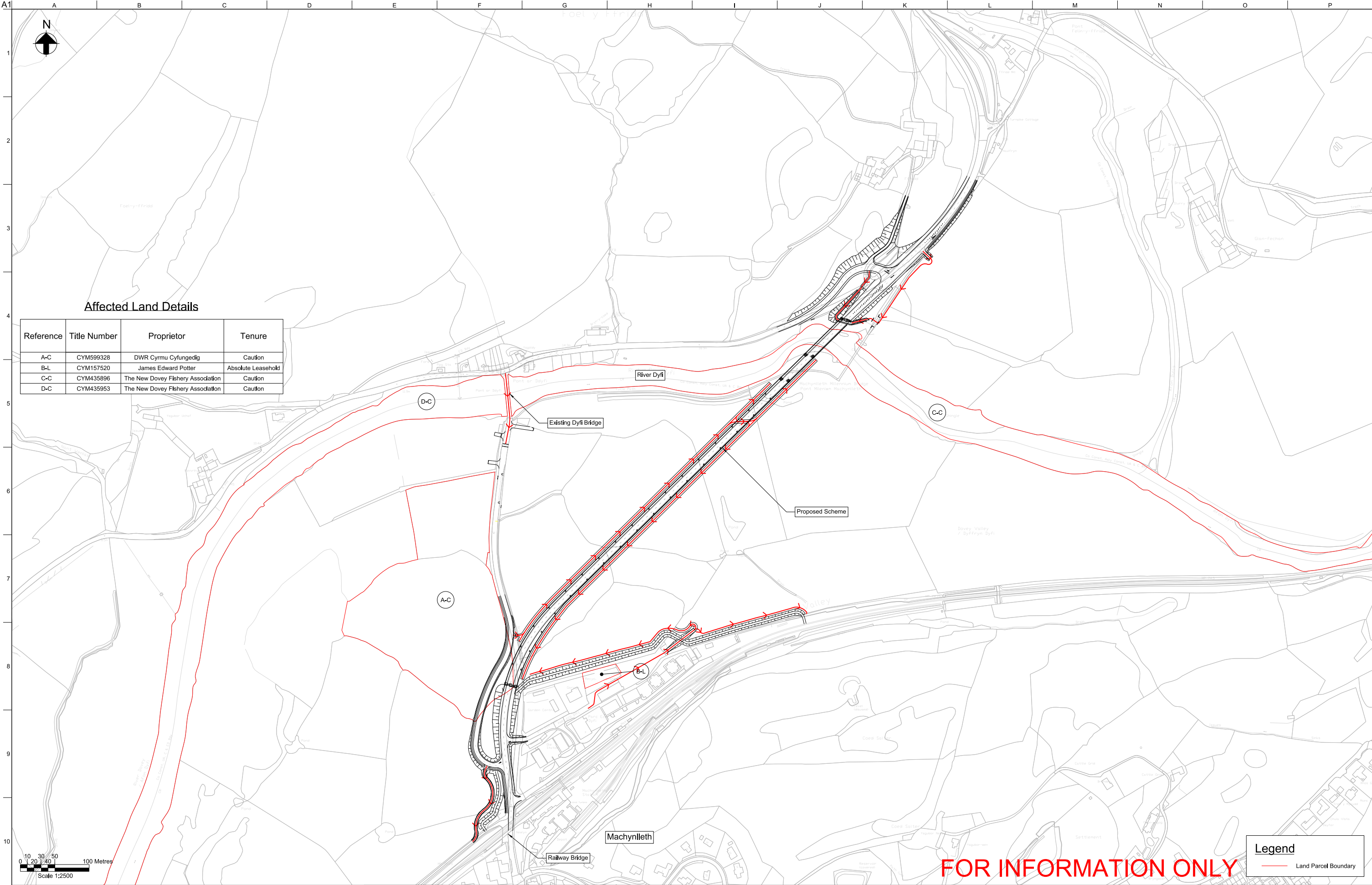
Drawing Title
Impacted Land Owners
Absolute & Possessory Freehold
Master Plan

Scale at A1	
Role	Specialist Designer - Planning
Suitability	S0 - Initial non-contractual
Arup Job No	244562-00
Name	900237-ARP-XX-XX-DR-YP-00100
Rev	P02.2

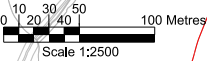
FOR INFORMATION ONLY

Legend

Land Parcel Boundary



Affected Land Details			
Reference	Title Number	Proprietor	Tenure
A-C	CYM599328	DWR Cymru Cyfngedig	Caution
B-L	CYM157520	James Edward Potter	Absolute Leasehold
C-C	CYM435896	The New Dovey Fishery Association	Caution
D-C	CYM435953	The New Dovey Fishery Association	Caution



- Notes:
- This drawing includes Absolute Freehold & Possessory Freehold tenures only.
 - To be read in conjunction with drawing 900237-ARP-XX-XX-DR-YP-00150 for Caution & Leasehold tenures and drawing 900237-ARP-XX-XX-DR-YP-00160 for Qualified Freehold tenures.

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P02.2	--	--	--	--
Issue	Date	By	Chkd	Appd

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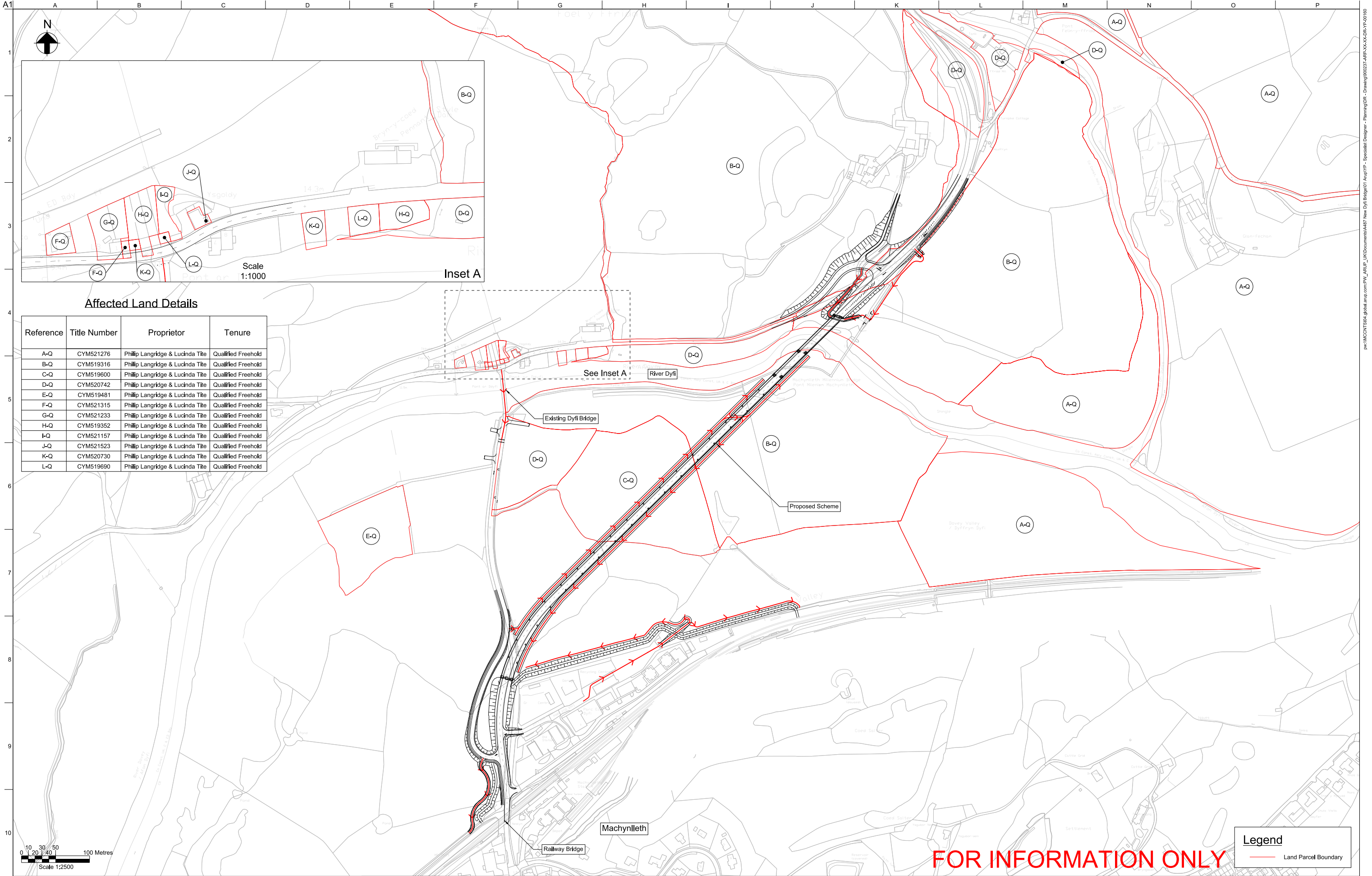
Llywodraeth Cymru
Welsh Government

Project Title
A487 New Dyfi Bridge

Drawing Title
Impacted Land Owners
Caution & Leasehold
Master Plan

Scale at A1	
Role	Specialist - Planning
Suitability	S0 - Initial non-contractual
Arup Job No	Rev
244562-00	P02.2
Name	
900237-ARP-XX-XX-DR-YP-00150	

FOR INFORMATION ONLY



Reference	Title Number	Proprietor	Tenure
A-Q	CYM521276	Philip Langridge & Lucinda Tite	Qualified Freehold
B-Q	CYM519316	Philip Langridge & Lucinda Tite	Qualified Freehold
C-Q	CYM519600	Philip Langridge & Lucinda Tite	Qualified Freehold
D-Q	CYM520742	Philip Langridge & Lucinda Tite	Qualified Freehold
E-Q	CYM519481	Philip Langridge & Lucinda Tite	Qualified Freehold
F-Q	CYM521315	Philip Langridge & Lucinda Tite	Qualified Freehold
G-Q	CYM521233	Philip Langridge & Lucinda Tite	Qualified Freehold
H-Q	CYM519352	Philip Langridge & Lucinda Tite	Qualified Freehold
I-Q	CYM521157	Philip Langridge & Lucinda Tite	Qualified Freehold
J-Q	CYM521523	Philip Langridge & Lucinda Tite	Qualified Freehold
K-Q	CYM520730	Philip Langridge & Lucinda Tite	Qualified Freehold
L-Q	CYM519690	Philip Langridge & Lucinda Tite	Qualified Freehold

Notes:

1. This drawing includes Absolute Freehold & Possessory Freehold tenures only.

2. To be read in conjunction with drawing 900237-ARP-XX-XX-DR-YP-00150 for Caution & Leasehold tenures and drawing 900237-ARP-XX-XX-DR-YP-00160 for Qualified Freehold tenures.

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Issue	Date	By	Chkd	Appd

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Welsh Government

Project Title

A487 New Dyfi Bridge

Drawing Title

Impacted Land Owners
Mineral Rights
Master Plan

Scale at A1

Role	Specialist - Planning
Suitability	S0 - Initial non-contractual
Arup Job No	244562-00
Name	900237-ARP-XX-XX-DR-YP-00160
Rev	P02.2

FOR INFORMATION ONLY

Legend

Land Parcel Boundary

Do not scale

© Arup

Appendix B

Example Land Ownership Questionnaire

To the Landowner or Occupier
Mr Michael Richards
Argoed, Penegoes
Machynlleth, Powys
SY20 8NN

Eich cyf . Your ref
Ein cyf . Our ref 900237-ARP-XX-XX-CO-YP-00131



Llywodraeth Cynulliad Cymru
Welsh Assembly Government

Dear Mr Richards,

Scheme: A487 New Dyfi Bridge

**HIGHWAYS ACT 1980, ACQUISITION OF LAND ACT 1981, COMPULSORY PURCHASE ACT 1965
REQUEST FOR INFORMATION OF LAND OWNERSHIP ETC**

In connection with the A487 New Dyfi Bridge Scheme, Economy, Science and Transport will be preparing draft Orders. To commence this process we need, in accordance with the Highways Act 1980, Acquisition of Land Act 1981 and Compulsory Purchase Act 1965 detailed information about your property. This is necessary so that the draft Order(s) are based upon accurate and current information. This is to ensure that the Order(s) are served on the appropriate persons in due course who will in turn have the opportunity to object or make representation at that time. When draft Order(s) are published the effect on land will be the minimum necessary to construct the works.

Our Contractor, Alun Griffiths Contractors Ltd, is requesting this information from you on our behalf and can explain how you may be affected by the scheme. Everybody who could possibly be affected will be contacted including those where there is a possibility that the scheme will not directly affect them. This is because we endeavour to obtain as much information as possible at this stage to avoid delays by having to seek it later, should that become necessary.

I should be grateful therefore if you would complete, as best as you are able, the enclosed questionnaire and return it – along with the enclosed land plan on which we would request that you indicate the extent of your property boundaries along with any service information (such as electricity cables, gas mains or water mains) that you may be aware of. Other required information to be added is described in the following questionnaire. If you would return the completed documentation to me at the address below by the 7th December I would be grateful. I have enclosed a pre-paid addressed envelope for this purpose. The completed questionnaires will then be forwarded to our Contractor, for the purpose of completing the schedules of information required under the above Acts to identify all persons and organisations that have a legal interest in the land and/or property.

Under the above Acts you are required by law to provide the information requested. The information you provide will be protected under the Data Protection Act. A Fair Practice Note is also enclosed to explain why we need this information, who will share it, how it will be used and how your personal details will be protected under the Data Protection Act.

If you have any concerns or queries relating to this please feel free to contact me. Thank you in advance for your co-operation in completing this questionnaire.

Yours sincerely

**Sarn Mynach
Cyffordd Llandudno LL31 9RZ**

At y Perchennog Tir neu'r
Meddiannydd
Mr Michael Richards
Argoed, Penegoes
Machynlleth, Powys
SY20 8NN



Llywodraeth Cynulliad Cymru
Welsh Assembly Government

Eich cyf . Your ref
Ein cyf . Our ref 900237-ARP-XX-XX-CO-YP-00131

Annwyl Mr Richards,

Pont A487 Newydd Dyfi

DEDDF PRIFFYRDD 1980, DEDDF CAFFAEL TIR 1981, DEDDF PRYNU GORFODOL 1965 CAIS AM WYBODAETH AM BERCHNOGAETH TIR ETC

Bydd Trafnidiaeth ac Adfywio Strategol yn paratoi Gorchmynion drafft mewn cysylltiad â'r Llwybr a Ffeirir a gyhoeddwyd ar gyfer y cynllun hwn ar **[insert date and weblink]**. Er mwyn dechrau'r broses hon, yn unol â'r Ddeddf Priffyrdd 1980, y Ddeddf Caffael Tir 1981 a'r Ddeddf Prynu Gorfodol 1965, mae angen gwybodaeth fanwl arnom am eich eiddo. Mae hyn yn hanfodol fel bod y Gorchmyn (Gorchmynion) drafft yn seiliedig ar wybodaeth gywir a chyfredol. Mae hyn i sicrhau y caiff y Gorchmyn (Gorchmynion) ei roi i'r personau priodol maes o law a fydd, yn eu tro, yn cael cyfle i wrthwynebu neu roi sylwadau bryd hynny. Bydd yr effaith leiaf bosibl ar dir i wneud y gwaith adeiladu ar ôl cyhoeddi'r Gorchmyn (Gorchmynion) drafft.

Mae ein Hasiant, Alun Griffiths Ltd, yn gofyn am wybodaeth gennych ar ein rhan a gall esbonio sut gallai'r cynllun hwn effeithio arnoch. Cysylltir â phawb y gallai hyn o bosibl effeithio arnynt, gan gynnwys y rheiny lle mae posibilrwydd na fydd y cynllun yn effeithio arnynt yn uniongyrchol. Mae hyn oherwydd ein bod yn ceisio cael cymaint o wybodaeth â phosibl ar hyn o bryd er mwyn osgoi oedi drwy orfod ei cheisio'n hwyrach, os bydd hynny'n angenrheidiol.

Byddwn yn ddiolchgar felly pe gallech lenwi'r holiadur amgaeedig gystal â phosibl a'i ddychwelyd a'r cynllun(iau) wedi'u marcio ataf i yn y cyfeiriad isod erbyn **[nodwch y dyddiad]**. Rwyf wedi amgáu amlen â chyfeiriad a stamp at y diben hwn. Wedyn, bydd yr holiaduron yn cael eu hanfon at ein Hasiant er mwyn cwblhau'r atodlenni gwybodaeth sy'n ofynnol o dan y Deddfau uchod i adnabod pob person a sefydliad sydd â diddordeb cyfreithiol yn y tir a/neu'r eiddo.

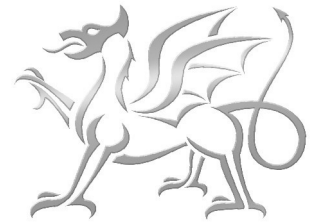
O dan y Deddfau uchod mae'n ofynnol i chi yn ôl y gyfraith ddarparu'r wybodaeth a geisir.

Bydd yr wybodaeth a rowch yn cael ei diogelu o dan y Ddeddf Diogelu Data. Mae Nodyn Arfer Teg hefyd wedi'i amgáu i esbonio pam fod angen yr wybodaeth hon arnom, pwy fydd yn ei rhannu, sut bydd yn cael ei defnyddio a sut bydd eich manylion personol yn cael eu diogelu o dan y Ddeddf Diogelu Data.

Os oes gennych unrhyw ymholiadau neu bryderon ynglŷn â hyn, mae croeso i chi gysylltu â mi. Diolch ymlaen llawn am eich cydweithrediad drwy lenwi'r holiadur hwn.

Yn gywir

Sarn Mynach
Cyffordd Llandudno LL31 9RZ



Llywodraeth Cynulliad Cymru
Welsh Assembly Government

DATA PROTECTION ACT 1998: FAIR PROCESSING NOTICE

This notice tells you how the New Roads Project teams, Compulsory Purchase and Land Acquisition teams of the Welsh Government process personal data held in connection with the acquisition of land, rights and licences for road improvement schemes.

What is Personal Data?

Personal data, as defined by the Data Protection Act 1998, is information that we have, or are likely to have in the future, relating to a living individual who can be identified by that information. Examples may include: name, address, telephone number and details of land ownership and, where the property is subject to a mortgage, details of the mortgage company and individual's account number.

Why do we Process Personal Data?

All the information that we request from you is for the purpose of:

- Identifying land and property interests
- acquiring legal transfer of your land into the ownership of the Welsh Ministers
- acquiring legal rights over your land by a form of deed;
- acquiring permission to use your land by licence and
- payment of compensation to you.

How do we Use this Personal Data?

This information is used in the schedule to the Compulsory Purchase Order which is a published document and in the administrative process of acquiring land, rights and licences outlined above which includes:

- instructing our valuer to negotiate and agree compensation you or your agent;
- instructing our solicitors to investigate and establish that you own the land or property required for the road scheme;
- completing legal transfers, deeds and receipts, and
- paying compensation.

In order to complete this process, your details may be shared with our valuer, solicitors and other experts. If there is a dispute about the level of compensation or obtaining vacant possession, the Lands Tribunal and the courts may be involved and your details may be shared with them. They may also be shared with the consulting engineer or Trunk Road Agency, contractor and scheme engineer who may contact you or your representatives to discuss and resolve issues arising in connection with the road works.

We may use the information to prepare and publish statistical analysis reports (from which people cannot be identified). The information you provide will primarily be used by those who are involved in the acquisition of land and property as described above. It will be held on databases and manually. Paper copies will be stored securely and disposed of securely after 12 years from the date that the road opened to the public.

The Welsh Government may disclose your data to the police, government departments, local authorities or other bodies where the disclosure is necessary to enable them to carry out their legal functions relating to the prevention of crime, taxation or the administration of benefits.

We will treat the information provided by you in accordance with the Data Protection Act 1998. All requests for the disclosure of any of the information provided will be considered by the Welsh Government under its Code of Practice on Public Access to Information 3rd edition (2004).

Your Rights under the Data Protection Act

The Data Protection Act 1998 gives individuals certain rights in respect of the personal data held on them. Whilst not intending to be exhaustive, examples of these rights includes:

- The right for any personal data held about you to be processed fairly and lawfully
- The right to ask for and receive copies of the personal data the National Assembly for Wales holds about you, although some information can sometimes be legitimately withheld;
- The right, in some circumstances, to prevent the processing of personal data if doing so will cause damage or distress;
- The right to ask for wrong information to be put right;

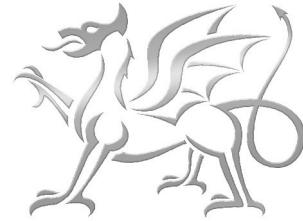
You also have the right to ask the information commissioner, who enforces and oversees the Data Protection Act 1998, to assess whether or not the processing of your personal data is likely to comply with the provisions of the act.

Further Information

For further information about the personal data collected and its use, if you have any concerns about the accuracy of personal data, or wish to exercise any of your rights under the Data Protection Act 1998, you should contact:

- Land Acquisition Team, Economy, Science and Transport, Cathays Park, Cardiff, CF10 3NQ
- The Welsh Government's Data Protection Officer, National Assembly for Wales, Cathays Park, Cardiff, CF10 3NQ
- The Information Commissioners Office help line can be contacted on 01625 545745;

Further information on Data Protection may be obtained at; www.informationcommissioner.gov.uk



Llywodraeth Cynulliad Cymru
Welsh Assembly Government

DEDDF DIOGELU DATA 1998: HYSBYSIAD PROSESU TEG

Mae'r hysbysiad hwn yn esbonio sut y bydd y Timau Prosiect Ffyrdd Newydd, a thimau Prynu Gorfodol a Chaffael Tir yn Trafnidiaeth ac Adfiwio Strategol yn Llywodraeth Cynulliad Cymru'n prosesu data personol a gedwir mewn perthynas â chaffael tir, hawliau a thrwyddedau ar gyfer cynlluniau gwella ffyrdd.

Beth yw Data Personol?

Yn ôl Deddf Diogelu Data 1998, gwybodaeth yw data personol sydd gennym, neu yr ydym yn debygol o'i chael yn y dyfodol, am unigolyn byw y mae modd ei adnabod trwy'r wybodaeth honno. Er enghraifft: enw, cyfeiriad, rhif ffôn a manylion perchnogaeth tir a, lle mae morgais i'r eiddo, manylion y cwmni morgais a rhif cyfrif yr unigolyn.

Pam ydym ni'n Prosesu Data Personol?

Rydym yn defnyddio'r holl wybodaeth y gofynnwn ichi amdani i'r dibenion canlynol:

- Nodi buddiannau tir ac eiddo
- Caffael trosglwyddiad cyfreithiol eich tir i berchnogaeth Gweinidogion Cymru
- Caffael hawliau cyfreithiol dros eich tir drwy weithred;
- Caffael caniatâd i ddefnyddio eich tir drwy drwydded
- Talu iawndal i chi.

Sut ydym ni'n Defnyddio'r Data Personol?

Defnyddir yr wybodaeth hon yn yr atodlen i'r Gorchymyn Prynu Gorfodol, sy'n ddogfen a gyhoeddir ac yn y broses weinyddol o gaffael tir, hawliadau a thrwyddedau a amlinellir uchod sy'n cynnwys:

- Rhoi cyfarwyddyd i'n prisiwr i negodi a chytuno ar iawndal gyda chi neu'ch asiant;
- Rhoi cyfarwyddyd i'n cyfreithwyr i ymchwilio a sefydlu mai chi sy'n berchen ar y tir neu'r eiddo sydd ei angen ar gyfer y cynllun ffyrdd;
- Cwblhau trosglwyddiadau, gweithredoedd a thalebau cyfreithiol
- Talu iawndal.

Er mwyn cwblhau'r broses hon, gellir rhannu eich manylion â'n prisiwr, cyfreithwyr ac arbenigwyr eraill. Os oes anghydfod ynghylch lefel yr iawndal neu gael meddiant gwag, efallai y bydd y Tribiwnlys Tir a'r llysoedd yn cael eu cynnwys ac y rhennir eich manylion gyda hwy. Efallai hefyd y rhennir eich manylion â'r peiriannydd ymgynghorol neu'r Asiantaeth Priffyrdd, contractwr a pheiriannydd y cynllun a fydd o bosibl yn cysylltu â chi neu'ch cynrychiolwyr i drafod a datrys materion sy'n codi mewn cysylltiad â'r gwaith ar y ffyrdd.

Fe allwn hefyd ddefnyddio'r wybodaeth i baratoi a chyhoeddi adroddiadau dadansoddi ystadegol (ni fydd modd adnabod unigolion ynddynt). Dim ond y rheini sy'n ymwneud â chaffael tir a'r eiddo fel y disgrifir uchod fydd yn bennaf yn cael defnyddio'r wybodaeth y byddwch yn ei rhoi. Bydd yr wybodaeth yn cael ei chadw â llaw a bydd crynodebau ar gronfeydd data. Bydd copïau papur yn cael eu CADW'n ddiogel a byddwn yn cael gwared arnynt yn ddiogel 12 mlynedd ar ôl dyddiad agor y ffordd i'r cyhoedd.

Byddwn yn trin yr wybodaeth a gawn gennych yn unol â Deddf Diogelu Data 1998. Bydd Llywodraeth Cynulliad Cymru'n ystyried pob cais iddi ddatgelu gwybodaeth yn unol â'i God Ymarfer ar Ganiatáu i'r Cyhoedd Weld Gwybodaeth (3ydd argraffiad 2004).

Eich Hawliau o dan y Ddeddf Diogelu Data

Mae Deddf Diogelu Data 1998 yn rhoi hawliau penodol i unigolion mewn cysylltiad â'r data personol sy'n cael ei gadw amdanynt. Dyma enghreifftiau o'r hawliau hynny, er nid yw'r rhestr yn un llawn:

- Eich hawl i gael unrhyw ddata personol a gedwir amdanoch i gael ei brosesu'n deg ac yn gyfreithlon
- Yr hawl i ofyn am gopiâu o'r data personol a gedwir gan y Cynulliad Cenedlaethol amdanoch ac i'w cael, er y gellir gwrthod hynny o dan rai amgylchiadau;
- Yr hawl, o dan rai amgylchiadau, i'n gwrthod rhag prosesu data personol os gallai hynny achosi niwed neu ofid;
- Yr hawl i ofyn bod gwybodaeth anghywir yn cael ei chywiro;

Mae gennych yr hawl hefyd i ofyn i'r comisiynydd gwybodaeth, sy'n gorfodi ac yn Cadw Cadw golwg ar Ddeddf Diogelu Data 1998, i asesu a fydd prosesu'ch data personol yn debygol o gydymffurfio ag amodau'r ddeddf.

Mwy o Wybodaeth

Am fwy o wybodaeth am y data personol sy'n cael ei gasglu a'i ddefnyddio, os oes gennych bryderon ynghylch cywirdeb y data personol, neu os hoffech fanteisio ar eich hawliau o dan Ddeddf Diogelu Data 1998, cysylltwch â:

- Tîm Caffael Tir, Trafnidiaeth ac Adfiwio Strategol, Parc Cathays, Caerdydd, CF10 3NQ
- Swyddog Diogelu Data Llywodraeth Cynulliad Cymru, Parc Cathays, Caerdydd, CF10 3NQ
- Llinell gymorth Swyddfa'r Comisiynydd Gwybodaeth 01625 545745;

Cewch fwy o wybodaeth am Ddiogelu Data ar; www.informationcommissioner.gov.uk



ECONOMY, SCIENCE AND TRANSPORT

LAND OWNERSHIP QUESTIONNAIRE

SECTION A *(To be completed by Contractor)*

LANDOWNER / OCCUPIER Mr M Richards

INTEREST REF. NO. CYM61860

PROPERTY – *See attached drawing 900237-ARP-XX-XX-DR-YP-00131*

APPROXIMATE SIZE OF HOLDING 5 HECTARES/ACRES

DESCRIPTION & BELIEVED CURRENT USAGE OF LAND

- Field used for agricultural purposes.

Transport, Housing and Regeneration would be grateful if you would answer the following questions to the best of your knowledge. Where the answer is Yes/No please delete as appropriate:

SECTION B *(To be completed by landowner)*

1. Please confirm that the boundaries of your property outlined in red on the attached drawing are shown correctly to the best of your knowledge. If not would you please mark the necessary corrections.
2. Is the above description and current usage of the land correct?**Yes/No**
(Delete as appropriate)

If the answer is “No” please state the correct description and usage.

3. Please give the full name and address of the **OWNER** of the freehold of the land:
(if owned by a company please give company name and address and managing agent if known)

MR, MRS, MS, MISS

SURNAME

CHRISTIAN NAMES

ADDRESS

CONTACT TELEPHONE NO. :

NOTE: In the case of a limited company, its registered address should be given, but in the case of other companies, the name and address of each member of the partnership or, in the case of a Trust or Estate, the name and address of each Trustee or Executor should be given).

4. Please give the full name and address of the **LEASEHOLDER**, if any, of the land and indicate on the attached plan his/her boundary if different from 1 above and provide brief details of the terms of the Leasehold Agreement.

MR, MRS, MS, MISS

SURNAME

CHRISTIAN NAMES

ADDRESS

CONTACT TELEPHONE NO. :

Details of the LEASE AGREEMENT

5. Please give the full name and address of the **TENANT OR OCCUPIER**, if any, and indicate on the attached plan the boundary of the tenanted land if different from 1 above and provide brief details of the terms of the tenancy and whether it is protected under the Rent Acts.

MR, MRS, MS, MISS

SURNAME

CHRISTIAN NAMES

ADDRESS

CONTACT TELEPHONE NO. :

Details of the TENANCY

Protected under the Rent Acts? **Yes / No**

6. If you have appointed an **AGENT** to act for you in respect of land management etc and wish any or all correspondence in connection with this scheme to be sent to the agent in the first instance, please provide your agent's name and address below and your instructions regarding correspondence. (This is necessary to ensure that correspondence from the Welsh Government sent to an agent is with the Landowner's/Occupier's agreement)

AGENT

AGENT'S ADDRESS

CONTACT TELEPHONE NO. :

INSTRUCTIONS Please direct all correspondence to me/ my agent or as stated below*
(*Delete as appropriate)

7. Is any of your land subject to a mortgage or other legal charge? **Yes / No**

If Yes, could you please state the name and address of the mortgagee (lender of the mortgage) and show on the plan the land that is mortgaged.

NAME OF LENDER

ADDRESS

CONTACT TEL.NO.

- 8 Do you know of any other person(s)/organisation who have a legal interest in the land and state the nature of the interest (e.g. grazing, timber/coal extraction rights, riparian (fishing) rights, wayleaves/easement for Statutory Authorities etc.) This will also include people with rights of way over the land, anyone with a contract or option to purchase this land, and where the land is settled land or subject to a trust for sale, the tenants for life and trustees for sale respectively.

If yes, please indicate the details below and continue on a separate page if necessary

MR, MRS, MS, MISS

SURNAME

CHRISTIAN NAMES

ADDRESS

NATURE OF INTEREST

- 9 Are there any other restrictions on the land known to exist (e.g. planning permission to develop the site)? **Yes / No**

If Yes please provide details

- 10 Are there any public rights of way, footpaths, crossing the land? **Yes / No**

If Yes please provide details

11. Please indicate, on the plan, if possible, (a) the position of the access(es) to the property from public highways, identifying the main means of access (**A**) (b) any garage (**G**) or parking area (**P**) on your premises.

For agricultural holdings please indicate the position of **all** existing field access gates on the plan.

12. Are there any private means of access for persons other than yourself to cross your land? **Yes / No**

If “Yes” please provide details

13. Is there any land drainage installed in your fields?

Yes / No

If “Yes” please provide details if possible

14. Please indicate on the plan the location of any existing cattle watering places and the route of any private water service pipes across your land to watering troughs etc.

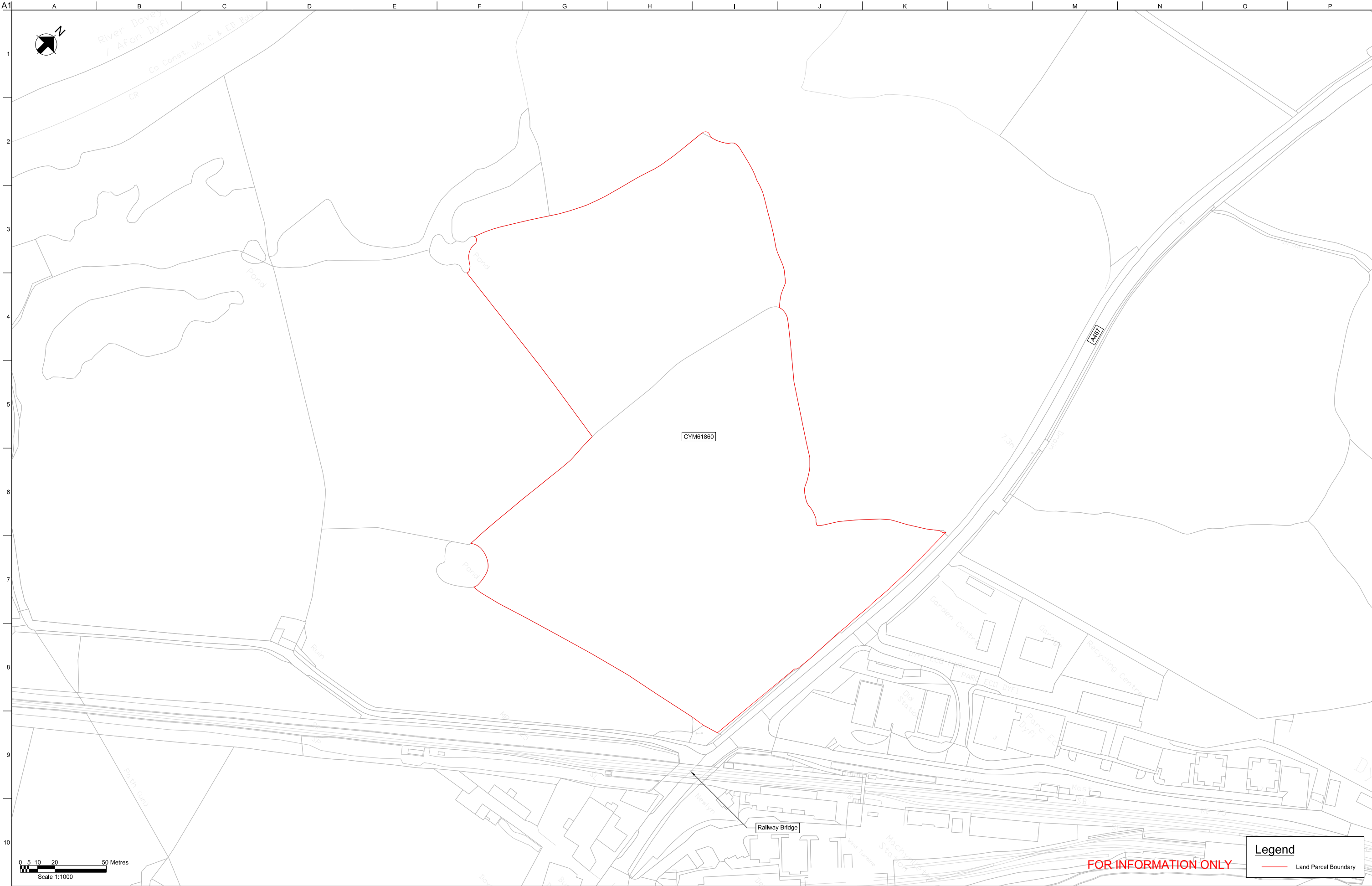
Signed

Name

Date

THANK YOU FOR COMPLETING THIS FORM.

**ECONOMY, SCIENCE AND TRANSPORT WOULD BE GRATEFUL IF YOU WOULD
PLEASE RETURN IT AND THE MARKED UP PLAN(S) IN THE POSTAGE PRE- PAID
ENVELOPE AT YOUR EARLIEST CONVENIENCE**



Notes:

P01.1	--	--	--	--
For Information				
Issue	Date	By	Chkd	Appd

ARUP

Blythe Gate Blythe Valley Park
Solihull B90 6AE
Tel +44 121 213 3000 Fax +44 121 213 3001
www.arup.com

GRIFFITHS

civil engineering and construction

WHS

Client


Llywodraeth Cymru
Welsh Government

Project Title
A487 New Dyfi Bridge

Drawing Title
Land Ownership Questionnaires
Mr M Richards
CYM61860

Scale at A1 1:1000	
Role Specialist Designer - Planning	
Suitability S0 - Initial non-contractual	
Arup Job No 244562-00	Rev P01.1
Name 900237-ARP-XX-XX-DR-YP-00131	