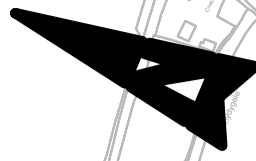


0 10 100  
Millimetres



Option 12 (previously option J): Provide a highway link, tying into the A487 to the south of Bay View Farm at its northern end and east of Wood Farm at its southern end, retaining the existing highway with maintenance for a reasonable period of time (maximum 20 years). Will include community adaptations (60 years)		
	Undiscounted (£'000s)	Net Present Cost (£'000s)
Opening value	6,243	6,243
Construction Capital	10,459	8,846
Coastal adaptations	2,525	1,820
Lifecycle Costs	2,159	744
Revenue/Current Cost	1,486	726
Risk Retained	2,810	2,459
Optimism Bias	3,433	3,188
Total costs	29,115	24,026
Plus Land purchase (less capital receipts)	631	552
Costs net cash savings	29,745	24,578
Total	29,745	24,578

BRAWDY

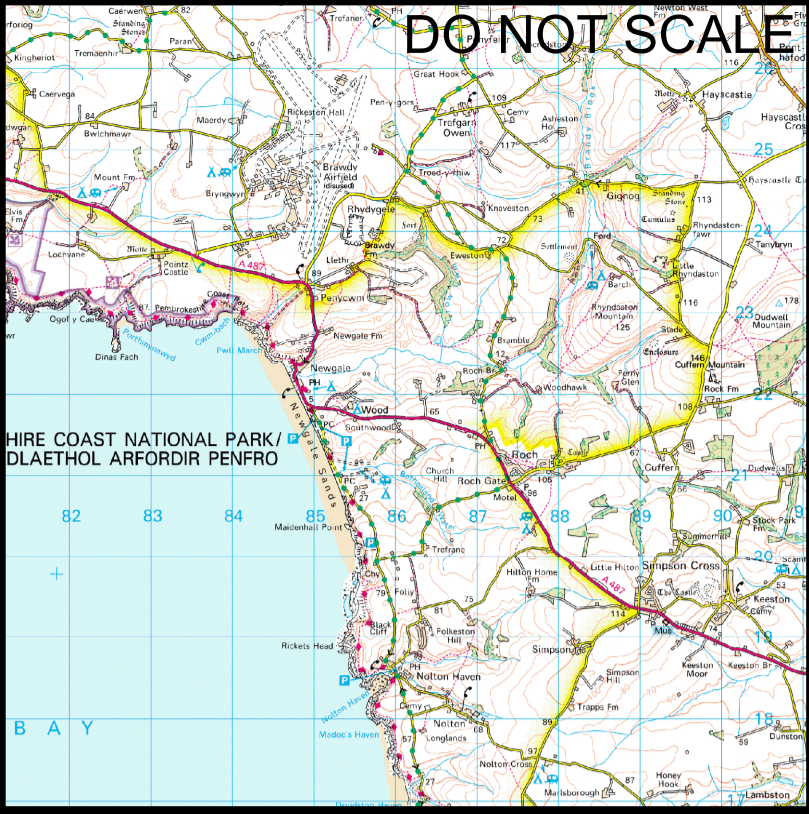
PENYCW

WOOD

NEWGALE

NEWGALE  
SANDS

Option 12 - Provide a new highway route a hybrid option tying into the A487 to the south of Bay View Farm and east of Wood Farm at its southern end, retaining the existing highway with maintenance for a reasonable period of time (maximum 20 years). Will include community adaptations. (WelTAG option J)	
Advantages	Disadvantages
<ul style="list-style-type: none"><li>Would provide a new route which would not be vulnerable to coastal change and so ensures connectivity with the St David's Peninsula.</li><li>Would provide an improvement to the highway network, by improving journey times.</li><li>Would reduce traffic through Newgale village.</li><li>Provides the best access to the 'iconic' view of the inland routes.</li><li>No demolition required and only minor impact on other land (i.e. Southwood Lodge)</li><li>Has strong public support.</li><li>Community adaptations will ensure car parking and linkages to beach and village is provided.</li></ul>	<ul style="list-style-type: none"><li>Large capital investment required.</li><li>Would contain a number of departures from highways standards.</li><li>Adverse impact on landscape character, existing features and visual amenity.</li><li>Negative impact on bio-diversity.</li><li>The route has an appearance of a disjointed route at its southern end and will be discontinuous as it will require a roundabout.</li><li>A roundabout requiring signs/lighting would be required for this option which would cause light pollution.</li><li>Community adoptions would be challenged by distance of route away from Newgale.</li></ul>



SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION			
In addition to the hazards/risks normally associated with the types of work detailed on this drawing, note the following:			
CONSTRUCTION			
MAINTENANCE/CLEANING			
DECOMMISSIONING/DEMOLITION			
It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved method statement			
Rev.	Date	Description	By Chk'd App'd

F	20/02/2017	ALIGNMENT AMENDED	S.W.	R.M.	D.F.
E	03/11/2016	LAYOUT AMENDED	S.W.	C.R.	C.R.
D	01/11/2016	LAYOUT AMENDED	S.W.	C.R.	C.R.
C	25/10/2016	LAYOUT AMENDED	S.W.	C.R.	C.R.
B	18/10/2016	FIRST REVISION	S.W.	C.R.	C.R.
A	21/08/2016	FIRST ISSUE	S.W.	C.R.	C.R.

WORK IN PROGRESS

ATKINS

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Drawing Status

Suitability

Client

SO

Project Title NEWGALE BEACH ROAD					
Drawing Title OPTION J PLAN AND PROFILE DRAWING					
Scale 1:5000	Designed S.W.	Drawn S.W.	Checked R.M.	Authorised D.F.	
Original Size A1	Date 20/02/17	Date 20/02/17	Date 20/02/17	Date 20/02/17	
Drawing Number 20160152-XX-ZZ-ATK-DR-D-2004				Revision P1.6	