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To

FAO Mr Martin Gallimore

Dear Sirs

Response to draft orders for the A40 Llanddewi Velfrey to Penblewin Scheme

I write regarding land comprising part of _____ and _____ owned by Mr Rayner Peett and Mrs Carol Peett with regards to the proposed A40 Llanddewi Velfrey to Penblewin Scheme.

Having recently received the documentation and inspected the details provided in the Public Exhibitions, I write on behalf of our clients with objections towards the following matters:

1. Our clients are concerned about the permanent diminution in value of their retained residential property _____. The new road will be on an embankment and both noise and light pollution will be increased when the road is in operation and the disruption during constructions which will also include dust and mud will be unbearable. The long term impact will be a significant devaluation of the property.
2. Our clients run a B&B business from their home and both during construction and after, the nature of its setting will be adversely affected having a serious negative impact on our clients' business. The business is highly successful; its USP and one of its main selling points is its tranquil location.
3. The sight lines from the proposed PMA entering onto the A478 from the Eastern direction of _____ are inadequate and do not provide for safe passage of traffic on and off the PMA. The current design is potentially dangerous and requires further design work.
4. The proposed PMA entrance would be better located near _____ on the de-trunked A40 with then an underpass to the entrance to Bounty Farm. Whilst we

recognise that this location was considered, we feel very strongly that it was not considered enough and should be reconsidered.

5. Noise monitoring surveying has not been undertaken at . Whilst software based noise modelling has been undertaken, this is inadequate and a flawed approach that potentially underplays the impact on our retained property, particularly as all bedrooms and the garden are on the A40 side of the property. An on-going and comprehensive noise survey at must be undertaken.
6. At the entrance to there are ongoing issues regarding surface run off from the highway (existing A487), the proposed new PMA to the south will potentially lead to greater issues here and the former needs to be resolved and the latter have adequate provision for capture of surface run off to be made so as to not further impede the driveway of .
7. The access to the field south of is going to be located directly adjacent to the new PMA which is unacceptable and potentially causes a traffic danger. This must be rethought.
8. The current speed limit on the A487 towards the A40 must be reduced before it reaches the entrance to the PMA. The speed limit should be no more than 30 mph from the electricity sub station to the north up to the roundabout. Traffic approaches the current roundabout too fast and the speed must be reduced, especially if farm traffic is to be coming on to the A487 off the PMA.
9. We have yet to see plans for accommodation works during construction and put on file that any fencing or temporary fencing along the works sites and on our clients ground must be stockproof at all times and also dog proof.

In view of the items above, our clients object towards the proposed Road Scheme on the grounds that there are further works that need to be accommodated for and further design work is required and that the current plans are unacceptable.

We await to hear from you.

Yours faithfully

Lloyd James MRICS FAAV
Acting as Agent for Mr & Mrs Peett