

Website:  
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**Tel:** / **Fax:**  
St John House, Salutation Square, Haverfordwest, Pembrokeshire, SA61 2LG.

Our Ref:  
Your Ref:

Regulated by RICS

18<sup>th</sup> September 2019

Orders Branch  
Transport  
Welsh Government  
Cathays Park  
CARDIFF  
CF10 3NQ

Dear Sir/Madam

**Re: A40 Llanddewi Velfrey to Penblewin Road Improvement Scheme.**

**The Welsh Ministers (The London to Fishguard Trunk Road (A40)  
(Llanddewi Velfrey to Penblewin Improvement) Compulsory Purchase Order 201 –  
Reference qA1316455**

**The London to Fishguard Trunk Road (A40) (Llanddewi Velfrey to Penblewin  
Improvement and De-Trunking) Order 201 –  
Reference qA1316457**

**The London to Fishguard Trunk Road (A40) (Llanddewi Velfrey to Penblewin  
Improvement) (Side Roads) Order 201 –  
Reference qA1316456**

**Our Client: John Glover Smith & Linda Susan Smith,**

**No interest being acquired, but the client relies on the access lane from**

We write on behalf of our client, to raise objection, concerns and queries relating to the three orders outlined above.

**Reference qA1316456**

Our client relies on the existing Private Means of Access (PMA) which meets the A40 at to access their property. It is proposed that section 3/8 of the existing PMA be stopped up, and replaced by a new PMA shown as 3/8a.

We strongly object to the proposed PMA classification, and request that the new road (3/8a) be adopted and maintained by the local highway authority. PMA designation is neither practical or feasible because of the many residential users (six houses in the valley) and additional agricultural users. It is highly unlikely that any one party would be prepared to accept responsibility for future repair and maintenance, and there is far too much potential for disagreement/conflict between road users, if funds are allocated for repairs and maintenance, but no works are actually carried out in the future. The proposal has to be reconsidered.

On a separate matter, our client has a metered mains water connection in the roadside gateway on the southern edge of plot 3/4z. This connection is likely to be severed to create the new roundabout.

We request confirmation and assurance that an alternative mains water connection will be provided for our client, with any capital payments required for new easements (over third party land) being covered by the acquiring authority.

The same is true of our client's broadband connection, which crosses land required for the scheme. We request an assurance that a new connection will be provided as part of the works.

We would be grateful to receive confirmation that this letter has been received, and would welcome an opportunity to discuss the matters raised herein. Thank you.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rodney N Powell', with a large, sweeping flourish extending to the right.

Rodney N Powell MRICS FAAV  
For and on behalf of Edward H Perkins Rural Chartered Surveyors