

Website:
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St John House, Salutation Square, Haverfordwest, Pembrokeshire, SA61 2LG.

Our Ref:
Your Ref:

Regulated by RICS

18th 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: Peter Thomas, Huw Thomas, Ruth Thomas, Mai Johns and Linda Bolton,

**Joint owners of the plot of land to the immediate west of
, which is shown on the plans as part of Plot 3/6p.**

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

Reference qA1316455

Please note the 'qualifying persons' detail you have recorded in the Schedule for Plot 3/6p is incorrect. The plot of land to the immediate west of Plot 3/7 is actually owned by our Client, and not by Leslie Beaumont Rowlands of . Our Client also claims the half width of A40 directly outside (north of) their plot. We would be grateful if the draft Order could be amended accordingly.

Please do not hesitate to contact us if you wish to discuss this further.

Our Client thinks that you may have the wrong ownership details for part of adjoining Plot 3/6m, because Leslie Beaumont Rowland may not own the land to the south of the A40. We ask that you confirm these details.

Reference qA1316456

Our Client's plot of land is currently accessed off the existing A40, however, it is not clear from the proposal plans, how it will be accessed once the scheme has been completed.

Whilst the majority of the plot appears to front onto the de-trunked section of A40, the north eastern corner of the plot appears to front onto the western end of the cul de sac being created for the several residential dwellings to the east.

We request further consultation on this matter before the final designs are approved. Our client would prefer vehicular access directly off the de-trunked section of A40 running through the village, however, if access is envisaged from the cul de sac, the width of the cul de sac must remain the same, to allow adequate turning area, and street lighting must remain in the interests of safety.

We would also like to know whether or not the earth embankment on the northern edge of the plot is required for improvements to the roadside pavement.

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

We look forward to speaking to you in due course. Thank you.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rodney N Powell', with a large, stylized initial 'R'.

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