



Rodney Powell
Edward H Perkins

By email:

Your Ref: RNP/ABW/H1419087
Our Ref: qA1316455 / R0029
Date: 13 January 2020

Dear Mr Powell,

**A40 LLANDDEWI VELFREY TO PENBLEWIN IMPROVEMENTS
PETER THOMAS, HUW THOMAS, RUTH THOMAS, MAI JOHNS AND LINDA BOLTON,**

I refer to your correspondence dated 18 September 2019 in relation to the draft Statutory Orders associated with the Welsh Government's proposals for the A40 Llanddewi Velfrey to Penblewin ("the Scheme").

All correspondence is classified as either an objection or a statement of support. Due to the contents of your correspondence, it has been classified as an objection to the draft Statutory Orders. I understand your objection to be based on the following:

1. The draft Compulsory Purchase Order (CPO) documents incorrectly display plot 3/6p as being in the ownership of Leslie Beaumont Rowlands, when part of the land is in the ownership of your clients;
2. Confirmation of access arrangements into your clients' plot once the Scheme is in place; and
3. Confirmation whether the earth embankment on the northern edge of plot is required for improvements to the roadside pavement.

The project team met with you on 4 November 2019 to discuss your clients' objections, including that of Mr Peter Thomas et al., at which many of the points raised above were discussed. I enclose to this letter the minutes of that meeting for information (document numbered A40LVP-ARP-LSI-SWI-MI-C-0002_P01).

I shall address each of the above points below:

- 1. The draft CPO documents incorrectly display plot 3/6p as being in the ownership of Leslie Beaumont Rowlands, when part of the land is in the ownership of your clients;**
 - 1.1 The published draft CPO listed the owner of plot 3/6p as being in the ownership of Leslie Beaumont Rowlands of
 - 1.2 Mr Peter Thomas attended the Draft Orders exhibition on the 5 September 2019 and stated his claim to the land to one of the members of staff at the exhibition.
 - 1.3 A subsequent search of land ownership details through Land Registry confirmed that the land is unregistered. As such, in an email sent on 14 October 2019, Martin Gallimore requested documentation that would support your clients' claim to the plot in question. In an email dated 17 October 2019 you sent through an Assent proving transfer of the land to your clients in 1991.
 - 1.4 Similar requests for land ownership details from adjoining land owners confirm that there are no conflicting ownership claims to this plot of land. We have also received confirmation from Ms Sandra Rowlands of that the land in question is not part of the holding.
 - 1.5 As such, we are satisfied that your clients' claim to the land in question is accurate. We are currently in the process to drafting a modification to the draft CPO which would list your clients as the owners of the plots outlined within the Assent provided, as well as being owners of the half width of road fronting the plot. We will liaise with you to confirm that the details shown on the modification is accurate and this modification would be presented to the Inspector at the forthcoming Public Local Inquiry.
- 2. Confirmation of access arrangements into your clients' plot once the Scheme is in place**
 - 2.1 I can confirm that there is no proposal to alter / amend your clients' existing access arrangements into the plot. As such, access would be maintained from the highway. It is not intended to provide access from the cul-de-sac which would be located to the east of the plot.
- 3. Confirmation whether the earth embankment on the northern edge of plot is required for improvements to the roadside pavement.**
 - 3.1 Whilst a plot has been included within the draft CPO as title to construct the new link road into the village, the intention would be to tie the new road into the existing highway. There is no intention to amend the earth bund / embankment on the northern edge of the plot.

Further information, including the Environmental Statement and other reporting, is available at <https://gov.wales/a40-llanddewi-velfrey-penblewin>.

In light of the above I would be grateful if you could confirm in writing if you are now content to withdraw your objection to the draft Statutory Orders.

Should you require clarification, or wish to discuss the above prior to responding, please do not hesitate to contact the project public liaison officer, Martin Gallimore, on A40enquiries@arup.com or 07923 887119.

Yours sincerely



Mark Dixon
Project Director

Cc:

Peter Thomas, Huw Thomas, Ruth Thomas, Mai Johns, Linda Bolton

Enclosures:

Document A40LVP-ARP-LSI-SWI-MI-C-0002_P01 – Minutes of Meeting held on 04/11/19

Minutes



Minutes



Minutes



Minutes



Minutes



Minutes

