

Website:
Email:
VAT Number:

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

Our Ref:

Regulated by RICS

Your Ref: _

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: Talfan Evans & Vera Elizabeth Jayne Evans,

Landowner (Plots 3/4).

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

Reference qA1316455

Three of our Client's fields will be directly affected by the above scheme (land take). The majority of their field which includes Plots 3/4 to 3/4g is being acquired, however, the Order does not include the north eastern corner of the enclosure. We request that the Order be amended/expanded to include the north eastern corner of the field, because it will not be capable of being farmed when the new road is built. The entire field should be acquired.

Reference aA1316456

The proposals show that existing Private Means of Access (PMA) 3/8, in the vicinity of _____, is to be stopped up. Alternative access is to be created in the form of a PMA 3/8a, through another of our Client's fields. Our Client is one of several users that rely on the existing track for vehicular access.

We strongly object to the proposed PMA designation for 3/8a and believe strongly that the new access route should be an adopted council maintained highway, from the new roundabout down to the junction with the existing track.

There are many different users of this route, who cannot be expected to take on responsibility for the road's future upkeep. It is neither practical or appropriate to make this road a PMA.

It is not clear from the plans, how wide this access road is to be. The road must have two lanes, to ensure that two vehicles can pass one another. The road will be used by large agricultural machines, as well as cars. There must also be a sufficient turning radius at the eastern end of the road, at the point where it joins the existing stone track.

On a separate matter, our Client has a mains water supply for their fields nearby. The scheme works are likely to sever this supply. We request confirmation that a new metered water 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 points 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 stylized flourish extending to the right.

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