



Mr Lloyd James

By email:

Your Ref: LJ/GEN/Plowden
Our Ref: qA1316455 / R0041
Date: 15 January 2020

Dear Mr James,

**A40 LLANDDEWI VELFREY TO PENBLEWIN IMPROVEMENTS
MS TESSA PLOWDEN,**

I refer to your correspondence, dated 20 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 displays plot 3/6p as being in the ownership of Leslie Beaumont Rowlands, when part of the land is in the ownership of your client;

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 client;**
 - 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 Following your objection letter, a 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 client's claim to the plot in question. In an email dated 22 October 2019, Carwyn Rees of Owen&Owen sent through details of land sold at private auction in 2013.
 - 1.3 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.

1.4 As such, we are satisfied that your client's 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 auction details, as sent by Carwyn Rees on 22 October, 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.

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

Yours sincerely



Mark Dixon
Project Director

Cc:
Ms Tessa Plowden,