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Mr Mark Dixon  
Project Director

By email  
[A40enquiries@arup.com](mailto:A40enquiries@arup.com)

11<sup>th</sup> February 2020

**A40 LLANDDEWI VELFREY TO PENBLEWIN IMPROVEMENTS  
MR & MRS PEETT,**

Dear Mr Dixon

Thank you for your emailed letter of 14<sup>th</sup> January 2020 in response to our representations of objection dated 19<sup>th</sup> September 2019, in relation to the draft Statutory Orders associated with the Welsh Government's proposals for the A40 Llanddewi Velfrey to Penblewin Scheme.

Having studied your responses and having spoken to Martin Gallimore, I set out our responses for our client below using your numbering from your letter for simplicity:

- 1 (All points)  
As discussed with Martin Gallimore on the telephone, 1.1 is incorrect. Our clients have previously disclosed as part of the original Welsh Government data gathering exercise that they benefit from an option to purchase the freehold of land effected by the scheme. Copy of option agreement, as registered with the Land Registry, is enclosed herewith. The proceeding notes from 1.2 onwards are therefore incorrect in so far as our client will have land taken.
  
- 2 We do not agree with your comments. Our clients' property is likely to be visible from the new road and PMA. The measurements taken off cross sections are misleading and do not fully represent the situation on the ground. From the lowest point of the route, the property is not as stated, 15m below level. The property is visible from the edge of the proposed PMA. Similarly there is concern from our clients that the lights from large vehicles, such as tractors will shine and disturb people sleeping in the bedrooms of the property, which as is noted, is a bed and breakfast.



In light of the above, we do not agree with the conclusions arrived at in 2.2 and request that your comments are revisited. We also request that further modelling is undertaken to calculate the actual levels of the property from the PMA and Road.

- 3 Your comments are noted, however from the plans provided it is not clear whether the desirable minimum 251m sight line is achieved. The plans do not show any visibility splays being incorporated to the northern sight line. We request clarity on this point as in providing such visibility splay would require land take from our client's property, which does not appear to have been allowed for. Please clarify.
- 4 Your comments are noted, but our clients remain of the view that this option has not been considered fully and that issues of drainage are not insurmountable. We consider that the A487 option provides greater public safety risk than the alternate proposal.
- 5 We note that noise monitoring has since been completed.
- 6 We note Welsh Government's undertaking that there will be no increase in surface water from the amended A40, either onto the Local Authority highway or onto neighbouring land owned by our client and trust that if in the future that this is found to be the case that Welsh Government undertake to resolve such issues.
- 7 Our client remains concerned that a 25m separation from a considerable sized junction of the PMA, that is on the brow of a hill, represents a safety risk and that further review is required of this proposal.
- 8 Your comments are noted and we would welcome, if the scheme proceeds, for support from Welsh Government in working with Pembrokeshire County Council to see the speed of vehicles reduced as set out in your note.
- 9 Your comments are noted and request that if the scheme does progress that early consultation with Landowners by the Welsh Government contractors is undertaken to prevent any risk to our client's property and livestock.

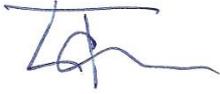
Our clients remain concerned of the impact of the scheme on their property. In addition and separate to this, they are concerned regarding the value for money for the tax payer of the scheme as well as the environmental impact of the scheme at such a time that the Welsh Government has declared a climate emergency.

Due to the foregoing points raised in response to your letter, our clients are unable to retrack their objection to the scheme.

We would welcome an early meeting to discuss the points raised further.

I look forward to hearing from you in due course once you have considered the points raised.

Yours sincerely

A handwritten signature in blue ink, appearing to be 'LJ' with a flourish extending to the right.

**Lloyd James**

**Acting as Agent for and on behalf of  
Mr & Mrs Peett**

Enc – Option Agreement

cc: Mr & Mrs Peett