

Our Ref: RNP/MG/H1419075
Your Ref: qA1316455/R0026

Regulated by RICS

Re: A40 Llanddewi Velfrey to Penblewin Improvements Scheme.

Public Inquiry at Llanddewi Velfrey Village Hall.
17th March 2020.

Statement of Objection on behalf of Margaret Rhian Thomas of Pencaerminau, Llanddewi Velfrey, SA67 7NY.

My name is Rodney Powell of Edward H Perkins Chartered Surveyors, Haverfordwest. I wish to make a statement of objection on behalf of our client, Margaret Rhian Thomas of Pencaerminau, Llanddewi Velfrey.

Mrs Thomas initially had several objections to the scheme. She has withdrawn all of these objections with the exception of one - the one remaining objection being the lack of vehicular access to the east of Pencaerminau.

I wish to rely on correspondence submitted to the Welsh Government and the Public Inquiry on 16th March 2020 as a basis for this statement.

The proposed use of Trefangor Lane as an alternative access route to Pencaerminau provides a suitable solution for passage to and from the west, however, it causes much inconvenience for access to and from Llanddewi Velfrey, and should be supplemented by a Private Means of Access (PMA) to the east.

The proposals have a significant impact upon our client (Mrs Rhian Thomas) and also her daughter (Ms Ruth Thomas) who lives at Brominau, at the southern end of Pencaerminau lane. Ruth Thomas is a pharmaceutical technician at Glangwili Hospital, Carmarthen, and works Monday to Friday. The additional 2.8km diversion via Penblewin will result in an extra 5.6km journey every day (morning and night). This equates to 28.0km extra travel each week for Ruth alone. This causes inconvenience when travelling east to Llanddewi Velfrey and beyond, and also causes additional wear and tear to vehicles, longer journey times and increased fuel costs.

Rhian Thomas also regularly travels east to provide childcare for her grandchildren in Cardiff. Both Rhian and Ruth also attend events in Whitland and Camarthen on evenings and weekends.

We kindly request that the Welsh Government reconsiders creating a PMA to link the southern end of Pencaerminau lane to the western end of Ffynnon Lane (proposed adopted highway), to facilitate easier access to and from the east.

This proposal requires no additional land take and could utilise the footprint of the proposed bridleway. The bridleway could then pass along the PMA. Part of the PMA will be on our client's land and part will be within the scheme boundary.

Construction costs could be minimised/reduced because the PMA would not have to be built to adopted road standards.

With regard to your concerns that the proposed PMA would be used as a through road, there are measures that could be taken in order to prevent this from happening. We suggest that a gateway or barrier with lock could be installed (controlled by Rhian Thomas), together with signs stating 'No Through Road' or 'Private Access Only'. This would deter the use of this route by general members of the public.

A narrow gateway, wide enough for a car, would prevent access by tractors and agricultural machinery.

In terms of alternative access, our client is one of the worst affected land owners on this scheme, as a result of the proposals. We would be grateful if one final effort could be made to address our client's concerns regarding access from the east.

That concludes the statement.

Thank you.

A handwritten signature in black ink, appearing to read 'Rodney N Powell', with a stylized flourish at the end.

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