

**Rob Howell**

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[REDACTED]

Hi Rob,

Yes thank you for the meeting and I concur with your comments below.

Just to note for the future the temporary closure will need to be applied for a minimum six weeks before it is needed and the application is made to Traffic

[REDACTED]

Regards

Matt

[REDACTED]

Hi Matt,

Thanks again to you and Rhian for taking time out to meet myself and Nick on site this morning, very beneficial for us moving forward.

As reviewed and agreed in principal, the attached drawing MP-06\_Prelim identifying the proposed access to the LDP allocation HSG/114/LDP/01 will have little or no impact on the public right of way PP80/36 and Bridleway PP80/29 running parallel with the south-west boundary of the site. Details of finishes, levels/gradients and drop kerbs etc to be agreed where the new access off Pilgrims Way meets the western end of the bridleway and footpath. We note your comments/advice in relation to temporary closures during construction works.

We will keep you informed of progress/developments and the scheme design evolves.

Thanks again, much appreciated.

Kind Regards, Rob

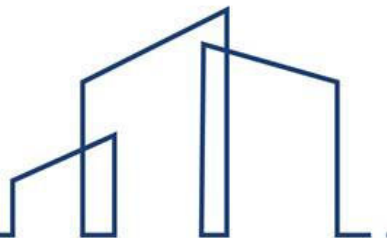
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[REDACTED]

Hi Rob,

Ok, shall we say 10am at the western end of the bridleway and footpath?

Thanks  
Matt

[REDACTED]  
Subject: RE: R534 Land adjacent to Maes y Ffynnon, Church Road, Roch

Hi Matt,

Thank you for looking at this with us, much appreciated. We want to be absolutely certain there no impacts moving forward, happy to meet next Wednesday just let me know a time that's good for you.

Kind Regards, Rob

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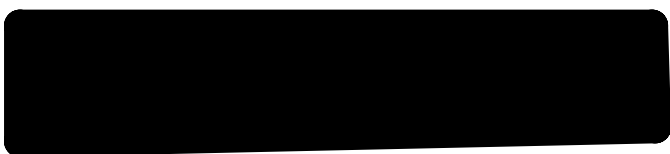
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Hi Rob,

Thanks for your email. Having had a quick look at your proposal it looks as though a diversion of the paths will not be required necessary to enable development to be carried out, which is probably beneficial to the project. I would take a guess the footpath has received limited maintenance etc because of the more user friendly condition of the bridleway, however as you know we must regard all as highway in relation to planning etc.

I feel a visit to the site would be useful and was thinking next Wednesday 15<sup>th</sup>, sometime late morning if you are available? I was involved with diversions to facilitate development at the eastern end some ten years ago so will be good to familiarise myself with the site.

Regards

Matt



Hi Matt,

I hope you are well.

We are currently looking at the current PCC LDP1 Allocation in Roch with AKEFILED DEVELOPMENTS PEMBROKESHIRE LTD.

The allocation HSG/114/LDP/01 is 2.19Ha is allocated for 44 dwellings, although the LPA have indicated an increase in density is likely to be acceptable. The Development Sites Supplementary Planning Guidance has made reference to the site access being shared between Maes Ffynnon and Pilgrim's Way with no more than 25% of dwellings being accessed off Maes Fynnon.

We are mindful of the public right of way PP80/36 and Bridleway PP80/29 running parallel with the south-west boundary of the site. In forming the access off Pilgrims Way we are attempting to tie in and link the footpath at the junction with both footpath and Bridleway. Whilst the footpath is registered its overgrown and we think people are naturally directed down the Bridleway. I have walked the footpath from the Maes Fynnon side but only got as far as the last house backing onto the field before the brambles got too much.

I've attached the following drawing for your information and review:

- 21.07.27 R534 MP-01A \_ Topographic Survey & Location Plan
- 21.07.27 R534 MP-02A\_ Site Services & Constraints Plan
- 21.08.12 R534 MP-03B \_ Feasibility Site Plan

We have a scheme of 47 units, 15 units accessed off Maes Ffynnon, 32 units off Pilgrims Way. We understand from conveyance documents that the right of access is retained into the field off Pilgrim's Way, but we need to understand if Authority would consider there to be any impact on the footpath and or bridleway in forming the new access into the site.

We would be happy to meet with you on site or set up a teams call if you have time to discuss?

If you are able to review the attached documents and comment we would be very grateful, happy to assist with any queries or questions you may have relating to the proposals.

We look forward to hearing from you.

Kind Regards, Rob

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[Redacted]

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