Lee Kendall

From:	Lee Kendall
Sent:	12 September 2025 13:54
To:	'Keith Edwards'; 'Kerry Williams'
Cc:	'Christmas Farm'; 'Steve Goodwin'; 'Dafydd Thomas'; 'Jenni Perkins'; 'Matthew Phillips'; 'Cerys Jones'; 'Phil Palmer'; 'Jamie Edge'
Subject:	[Filed on 2025-09-12] RE: P/2025/0300 Updated Highways Comments
Attachments:	3034-01-D02G - Proposed Site Access Arrangements and Visibility Splays.pdf; 3034-01-ATR01E - Swept Path Assessment Plan.pdf; 2025-08 Cefn-y-Bedd RSA1 - Rev 0.pdf; RSA1 Designer's Response - Christmas Farm.pdf
Categories:	Filed to CloudFiler

Hi Keith,

I hope you are well.

Further to our site meeting on 15th July 2025 and our subsequent email exchanges in respect of the above planning application at Christmas Farm, please find attached the following drawing revisions:-

1. **3034-01-D02 Rev G** – Proposed Site Access Arrangements and Visibility Splays
2. **3034-01-ATR01 Rev E** – Swept Path Assessment Plan

These drawings have also been submitted formally to the LPA earlier today.

Please also find attached an independent stage 1 Road Safety Audit (RSA), carried out by Sevenairs Consulting Ltd, and a Designer's Response produced by Axis.

Turning to the RSA first, this identified one problem / recommendation, associated with the risk of pedestrians / other users falling down the ditch near the proposed footpath at the site access. The recommendation to install a protective barrier / guardrail has been fully accepted and a note has therefore been included on the latest drawing revision to this effect. The attached Designer's Response also confirms the same. The detail of the guardrail is considered to be a detailed design matter, to be agreed following any grant of permission and secured via condition.

Turning to the revised site access more generally, you may note that, as a result of the observations made by you and colleagues at our recent meeting, we have reviewed the position of the access again, on-site, and came to realise that the field boundary hedgerow on the other side of Llay Road does not properly follow the line of the adopted highway boundary corridor. In other words, the hedge line follows a skewed alignment and transgresses into what should be the highway verge at a critical point. This thereby impinges on the intervisibility for right turning traffic shown on the previous drawing.

We have therefore slightly repositioned and simplified the design to that shown on the attached drawing 3034-01-D02 Rev G (note these changes were also made to Rev F – the version sent to the safety auditor). The access centreline, and the position of a driver turning right into the access, now work in terms of the requisite intervisibility and SSD between right turning drivers and other approaching vehicles.

Note that the position of the proposed pedestrian crossing is the same as it was previously, and as we noted on site, suitable visibility is available in both directions from that crossing point. The redesign has also allowed for the crossing to have a shorter crossing distance than previously, which I recall was another one of the observations that you and colleagues made during our recent site visit.

Having regard to the above and the attached, I would therefore be grateful if you we could arrange a further site visit to hopefully agree the details?

I hope this is OK and look forward to hearing from you at the earliest convenience.

Best, Lee

Regards
Lee Kendall
Technical Director

E: leekendall@axis.co.uk
T: 0344 8700 007
M: 07974 686045

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From: Lee Kendall
Sent: 23 July 2025 15:06
To: Keith Edwards <Keith.Edwards@wrexham.gov.uk>; Kerry Williams <Kerry.Williams@wrexham.gov.uk>
Cc: Christmas Farm <info@christmasfarmuk.com>; Steve Goodwin <s.goodwin@goodwinplanning.com>; Dafydd Thomas <Dafydd.Thomas@wrexham.gov.uk>; Jenni Perkins <Jenni.Perkins@wrexham.gov.uk>; Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>; Cerys Jones <Cerys.Jones@wrexham.gov.uk>; Phil Palmer <Phil.Palmer@wrexham.gov.uk>; Jamie Edge <Jamie.Edge@wrexham.gov.uk>
Subject: [Filed on 2025-07-23] RE: P/2025/0300 Updated Highways Comments

Hi Keith,

I think that is slightly different to our understanding, but in any event, we have just commissioned Sevenairs Consulting Ltd to carry out the independent RSA1, as per your request.

I attach herewith the CVs of the audit team.

We will revert in due course with the RSA, the designer's response and any drawing revisions that arise from any accepted recommendations.

Best, Lee

Regards
Lee Kendall
Technical Director

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T: 0344 8700 007
M: 07974 686045

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From: Keith Edwards <Keith.Edwards@wrexham.gov.uk>
Sent: 23 July 2025 14:10
To: Lee Kendall <leekendall@axis.co.uk>; Kerry Williams <Kerry.Williams@wrexham.gov.uk>
Cc: Christmas Farm <info@christmasfarmuk.com>; Steve Goodwin <s.goodwin@goodwinplanning.com>; Dafydd Thomas <Dafydd.Thomas@wrexham.gov.uk>; Jenni Perkins <Jenni.Perkins@wrexham.gov.uk>; Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>; Cerys Jones <Cerys.Jones@wrexham.gov.uk>; Phil Palmer <Phil.Palmer@wrexham.gov.uk>; Jamie Edge Jamie.Edge@wrexham.gov.uk
Subject: RE: P/2025/0300 Updated Highways Comments

Afternoon Lee,

Apologies for missing your calls and the delay in responding.

There appears to be some confusion between parties about the requirements:-

- The understanding that was taken away from the meeting by the Authorities Officers, was that the RSA would be carried out and submitted.
- Once this information had been reviewed a meeting on site with the proposed location of the junction and crossing etc., would be held to discuss the Application and main points in more detail.

I hope this clarifies the situation and provides a way forward.

Regards
Keith

From: Lee Kendall <leekendall@axis.co.uk>
Sent: 23 July 2025 09:58
To: Keith Edwards <Keith.Edwards@wrexham.gov.uk>; Kerry Williams <Kerry.Williams@wrexham.gov.uk>
Cc: Christmas Farm <info@christmasfarmuk.com>; Steve Goodwin <s.goodwin@goodwinplanning.com>; Dafydd Thomas <Dafydd.Thomas@wrexham.gov.uk>; Jenni Perkins <Jenni.Perkins@wrexham.gov.uk>; Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>; Cerys Jones <Cerys.Jones@wrexham.gov.uk>; Phil Palmer <Phil.Palmer@wrexham.gov.uk>; Jamie Edge <Jamie.Edge@wrexham.gov.uk>
Subject: RE: P/2025/0300 Updated Highways Comments

Hi Keith,

I tried calling yesterday and left a voicemail, and have just left another, but just wanted to follow up here by email too.

I appreciate that a Stage 1 Road Safety Audit (RSA1) will be required, and our client is fully committed to commissioning one. I have a couple of quotes from two independent and qualified auditors (please advise if you would like to see the briefing emails and comment, as per GG119 advice).

However, our recollection of the meeting last week is that we would first reconvene on-site to agree the basic principles / location of the access centreline, so that you have assurance that right turning visibility is satisfactory and were able to better visualise the proposed junction marked out on the ground, before we instruct the safety auditor?

This is considered to be the more logical sequence / way to approach the issue, because, for obvious reasons, we do not want to commission a RSA1 and for it to be abortive work, that may then need redoing, if the LHA might still have further comments or want further changes to be made?

Note that we have already tweaked the drawing following some of the comments you and colleagues made last week – see the attached **drawing 3034-D02 Rev E** – to include:-

1. more recent OS mapping to help better cross reference to existing features
2. removed the grey hatching on the previous drawing to help see the existing features better
3. slight shortening the left turn lane so the crossing does not go across it (although
4. addition of centreline hatching to the minor arm to help encourage slower turn in speeds and further improve right-turning visibility

This is the arrangement that we intend to mark out (where possible) on site with temporary spray paint. As I say above, our recollection is that, before the meeting finished, Cerys had agreed that we would all reconvene to look at / agree on that before going through the RSA process?

I hope this is OK and look forward to hearing from you.

Thanks, Lee

Regards
Lee Kendall
Technical Director

E: leekendall@axis.co.uk
T: 0344 8700 007
M: 07974 686045

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From: Keith Edwards <Keith.Edwards@wrexham.gov.uk>
Sent: 22 July 2025 08:36
To: Lee Kendall <leekendall@axis.co.uk>; Kerry Williams <Kerry.Williams@wrexham.gov.uk>
Cc: Christmas Farm <info@christmasfarmuk.com>; Steve Goodwin <s.goodwin@goodwinplanning.com>; Dafydd Thomas <Dafydd.Thomas@wrexham.gov.uk>; Jenni Perkins <Jenni.Perkins@wrexham.gov.uk>; Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>; Cerys Jones <Cerys.Jones@wrexham.gov.uk>; Phil Palmer <Phil.Palmer@wrexham.gov.uk>; Jamie Edge <Jamie.Edge@wrexham.gov.uk>
Subject: RE: P/2025/0300 Updated Highways Comments

Morning Lee,

Further to the email below, it was agreed in the site meeting last week that an RSA be carried out and submitted to support the Application.

Once this has been submitted and considered by the relevant parties a site meeting can be arranged.

Regards
Keith

Keith Edwards IEng.M.I.C.E.
Rheolwr Contractau a Pheirianneg/Contracts And Engineering Manager
☎ 01978 729732 / 07800 688986
✉ Cyngor Bwrdeistref Sirol Wrecsam, Adran Amgylchedd a Thechnegol, De Ffordd yr Abaty, Ystad Ddiwydiannol, Wrecsam, LL139PW
✉ Environment & Technical Department, Wrexham County Borough Council, Abbey Road South, Wrexham LL139PW

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www.twitter.com/wrexhamcbc
www.facebook.com/wrexhamcouncil

From: Lee Kendall <leekendall@axis.co.uk>
Sent: 21 July 2025 15:01
To: Keith Edwards <Keith.Edwards@wrexham.gov.uk>; Kerry Williams <Kerry.Williams@wrexham.gov.uk>
Cc: Christmas Farm <info@christmasfarmuk.com>; Steve Goodwin <s.goodwin@goodwinplanning.com>; Dafydd Thomas <Dafydd.Thomas@wrexham.gov.uk>; Jenni Perkins <Jenni.Perkins@wrexham.gov.uk>; Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>; Cerys Jones <Cerys.Jones@wrexham.gov.uk>; Phil Palmer <Phil.Palmer@wrexham.gov.uk>; Jamie Edge <Jamie.Edge@wrexham.gov.uk>
Subject: RE: P/2025/0300 Updated Highways Comments

Dear Kerry / Keith,

Thank you again for meeting us last week at the Christmas Farm site in Cefn-y-Bedd.

Just to recap, we met to discuss establishing the accurate position for the proposed pedestrian crossing, and the available visibility from that location. As discussed, this was the only residual highway issue arising from the Inspector's recent appeal decision (attached for info).

My reading of the discussion was that, when we used the What3Words coordinates shown on the D02 Rev D drawing, the location of the crossing was not particularly contentious, and we speculated whether the previous highway officer and the Inspector *may* have perceived it to be further east because of cross referencing it to existing features (the start of the existing layby), which would be altered as part of the improvement works.

Unless you advise otherwise, I believe that issue is now agreed, however there were two other observations that were then made, which related to the level of visibility to and from vehicles turning right into the access, and also the crossing passing marginally over the start of the deceleration lane. We believe that both issues can be satisfactorily addressed.

It was agreed during the meeting that, due to difficulty in cross referencing the proposed layout of the area with the existing features, that we would mark out the proposed access centreline and reconvene on site to discuss and agree the details, and that you would be able to re-attend another meeting quite quickly.

To this end, I therefore wondered if you would be available this Wednesday, say at 11:30am (please advise if there is a better time)?

I hope this is OK and thanks in advance.

Best, Lee

Regards
Lee Kendall
Technical Director

E: leekendall@axis.co.uk
T: 0344 8700 007
M: 07974 686045

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From: Steve Goodwin <s.goodwin@goodwinplanning.com>
Sent: 20 June 2025 11:21
To: Lee Kendall <leekendall@axis.co.uk>; Christmas Farm <info@christmasfarmuk.com>
Subject: Re: P/2025/0300 Updated Highways Comments

Hi Both

Meeting confirmed Tues 15th July on site at 2pm (planning, highways and Councillor).

See you both there around 1.30pm.

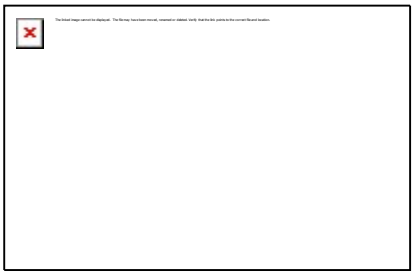
Regards

Steve

Goodwin Planning Services Ltd
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Kelsall

Cheshire
CW6 0QJ

Tel: 01829 752851
Mob: 07767 358703
Web: www.goodwinplanning.com



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From: Steve Goodwin <s.goodwin@goodwinplanning.com>
Sent: 18 June 2025 14:29
To: Lee Kendall <leekendall@axis.co.uk>; Christmas Farm <info@christmasfarmuk.com>
Subject: Fw: P/2025/0300 Updated Highways Comments

Hi Both

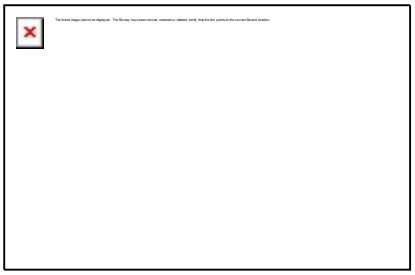
Looks like the Council can't do next week. I am away the following week. Can you let me know your availability w/c 7th July and 14th July.

Regards

Steve

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From: Steve Goodwin <s.goodwin@goodwinplanning.com>
Sent: 18 June 2025 14:21
To: Keith Edwards <Keith.Edwards@wrexham.gov.uk>
Cc: Jenni Perkins <Jenni.Perkins@wrexham.gov.uk>; Doug Bailey <Doug.Bailey@wrexham.gov.uk>; Cerys Jones <Cerys.Jones@wrexham.gov.uk>; Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Subject: Re: P/2025/0300 Updated Highways Comments

Hi Keith

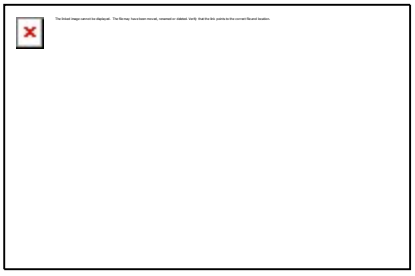
Over the 2 weeks you requested the dates given in my email are the only ones we can make as I am on leave from 30th June to 4th July inclusive.

Regards

Steve

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From: Keith Edwards <Keith.Edwards@wrexham.gov.uk>
Sent: 18 June 2025 13:07
To: Steve Goodwin <s.goodwin@goodwinplanning.com>
Cc: Jenni Perkins <Jenni.Perkins@wrexham.gov.uk>; Doug Bailey <Doug.Bailey@wrexham.gov.uk>; Cerys Jones <Cerys.Jones@wrexham.gov.uk>; Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Subject: RE: P/2025/0300 Updated Highways Comments

Afternoon All,

Are any of the following dates suitable?

Monday 30th June: 11am-12pm
Friday 3rd July: 1.30-5pm

Regards
Keith

From: Steve Goodwin <s.goodwin@goodwinplanning.com>
Sent: 18 June 2025 09:34
To: Keith Edwards <Keith.Edwards@wrexham.gov.uk>
Cc: Jenni Perkins <Jenni.Perkins@wrexham.gov.uk>; Doug Bailey <Doug.Bailey@wrexham.gov.uk>; Cerys Jones <Cerys.Jones@wrexham.gov.uk>; Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Subject: Re: P/2025/0300 Updated Highways Comments

Hi Keith

Thanks for the email.

Our Highway consultant and I can do Mon 23rd (after 2pm), Tues 24th, or Wed 25th next week if any of those are convenient.

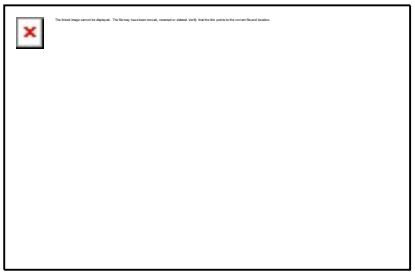
Regards

Steve

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From: Keith Edwards <Keith.Edwards@wrexham.gov.uk>
Sent: 18 June 2025 08:12
To: Steve Goodwin <s.goodwin@goodwinplanning.com>
Cc: Jenni Perkins <Jenni.Perkins@wrexham.gov.uk>; Doug Bailey <Doug.Bailey@wrexham.gov.uk>; Cerys Jones <Cerys.Jones@wrexham.gov.uk>; Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Subject: RE: P/2025/0300 Updated Highways Comments

Morning Steve,

Hope you are well.

Have you got some dates when you are free over the next couple of weeks to pencil a site meeting in?

Regards
Keith

From: Steve Goodwin <s.goodwin@goodwinplanning.com>
Sent: 05 June 2025 16:08
To: Keith Edwards <Keith.Edwards@wrexham.gov.uk>; Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Cc: Jenni Perkins <Jenni.Perkins@wrexham.gov.uk>
Subject: Re: P/2025/0300 Updated Highways Comments

Thanks Keith

I'll await hearing.

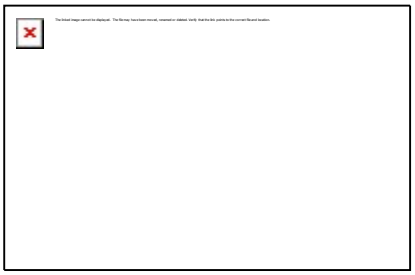
Regards

Steve

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From: Keith Edwards <Keith.Edwards@wrexham.gov.uk>
Sent: 05 June 2025 15:19
To: Steve Goodwin <s.goodwin@goodwinplanning.com>; Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Cc: Jenni Perkins <Jenni.Perkins@wrexham.gov.uk>
Subject: RE: P/2025/0300 Updated Highways Comments

Afternoon Steve,

Thank you for your emails.

I will look to get some dates over to you so a meeting can be arranged.

It will most likely be towards the end of June, due to the issues outlined in previous emails.

Regards
Keith

From: Steve Goodwin <s.goodwin@goodwinplanning.com>
Sent: 05 June 2025 15:14
To: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Cc: Keith Edwards <Keith.Edwards@wrexham.gov.uk>; Jenni Perkins <Jenni.Perkins@wrexham.gov.uk>
Subject: Re: P/2025/0300 Updated Highways Comments

Thanks Matthew

I agree, it's not something you would need to attend.

There is obviously disagreement between the Highways experts as to exactly where the crossing is shown on the plan and the best way to sort this seems to me to be for them both to meet on site and

agree the actual position. I had asked for a meeting on at least 3 separate occasions and my requests were unanswered - hence my feeling the need to ask you for help in facilitating the meeting.

I look forward to hearing from Keith with some potential dates. As set out in one of my previous emails, our Highways consultant is back on Monday from a weeks leave so hopefully we can fit it in soon.

Regards

Steve

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From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Sent: 05 June 2025 14:12
To: Steve Goodwin <s.goodwin@goodwinplanning.com>
Cc: Keith Edwards <Keith.Edwards@wrexham.gov.uk>; Jenni Perkins <Jenni.Perkins@wrexham.gov.uk>
Subject: RE: P/2025/0300 Updated Highways Comments

Steve,

The position of colleagues in Highways is that the advice previously given is robust and clear. We are also confident the Inspector considered the appeal correctly.

As you might be aware, Michelle Zenner is leaving the authority tomorrow. I discussed the matter with Keith Edwards, who I have copied into this response. Resources within the team are limited at the present time, but Keith is agreeable to meeting with you.

In terms of agreeing dates/ times etc, this would be between you, Keith and also Jenni. It isn't something Id be minded to attend at the present time.

Regards

Matthew Phillips
Pennaeth Gwasanaeth, Cynllunio, Rheoli Datblygu/Head of Service, Planning Development Management
Economi a Chynllunio/Economy and Planning



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facebook.com/wrexhamcouncil | facebook.com/cyngorwrecsam

From: Steve Goodwin <s.goodwin@goodwinplanning.com>
Sent: 05 June 2025 09:13
To: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Subject: Fw: P/2025/0300 Updated Highways Comments

Hi Matthew

Please can you help in facilitating a meeting with your highways engineer on the above application.

The email trail below (and in the email to follow) details the position. However, in summary there seems to still be a dispute over where the latest plan shows the crossing point. Your highway engineer initially referenced the wrong plan (an earlier superseded one). She has now amended her reference to the plan but still seems to be referring to the old crossing point.

There is clearly a dispute between the 2highway experts as to where the crossing point is shown. It seems to me that, as this is a factual matter, the position of the crossing point could be easily agreed by the 2 experts on site rather than simply disagreeing in emails which will no doubt lead to a further appeal. I have asked for a meeting on site on at least 3 occasions now but seem to be getting no response to the request.

A short meeting on site to agree the location of the crossing point as shown on the plan could avoid the need for a further unnecessary and costly appeal. I would therefore greatly appreciate your assistance in facilitating a site meeting so this can be agreed before the application is determined.

Regards

Steve

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Old Church Hall
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Web: www.goodwinplanning.com

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From: Steve Goodwin <s.goodwin@goodwinplanning.com>
Sent: 05 June 2025 08:24
To: Jenni Perkins <Jenni.Perkins@wrexham.gov.uk>
Subject: Re: P/2025/0300 Updated Highways Comments

Hi Jenni

Thank you for sending this through.

I am still concerned that the Highways officer seems to be assessing the wrong crossing point (despite now saying they have looked at the latest plan). Clearly there is a difference of opinion as to where the crossing point is between your Highways officer and our Highways consultant. Both can't be correct. I note that you have not responded to my request for a site meeting with the Highways officer.

As previously stated, the location as shown on the submitted plan (which is a factual matter not opinion) could be easily resolved by the two experts meeting on site to agree the correct point. This simple site meeting could therefore avoid a further lengthy and unnecessary appeal.

I would therefore again request that you provide some dates when you and the Highways officer could meet on site.

Regards

Steve

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CW6 0QJ

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Web: www.goodwinplanning.com

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From: Jenni Perkins <Jenni.Perkins@wrexham.gov.uk>
Sent: 03 June 2025 13:47
To: Steve Goodwin <s.goodwin@goodwinplanning.com>
Subject: FW: P/2025/0300 Updated Highways Comments

Hi Steve,

Please see attached.

Kind regards,

Jenni

Jenni Perkins
Uwch Swyddog Cynllunio / Senior Planning Officer
Economi a Chynllunio / Economy and Planning
Cyngor Bwrdeistref Sirol Wrecsam / Wrexham County Borough Council

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facebook.com/cyngorwrecsam facebook.com/wrexhamcouncil

From: highwaysplanning <highwaysplanning@wrexham.gov.uk>
Sent: 03 June 2025 13:23
To: planning_admin <planning_admin@wrexham.gov.uk>
Cc: Jenni Perkins <Jenni.Perkins@wrexham.gov.uk>
Subject: P/2025/0300 Updated Comments

Hi,

There were a couple of errors on the previously submitted comments which I have now updated, please find attached. I can confirm that the drawing reviewed was 3034-01-D02 Revision D, despite what the comments previously stated.

Regards

Michelle Zenner BSc (Hons) MSc MCIHT

Uwch Beiriannydd Rheoli Datblygu
Gwasanaethau Amgylcheddol a Thechnegol

Senior Engineer Development Control
Environment and Technical Services

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