29/07/2026

Your REF:P/2025/0854

Description

CHANGE OF USE OF LAND TO CREATE GLAMPING SITE (SEVEN UNITS)

Site Address

LAND SOUTH OF QUEENSBRIDGE FARM, OVERTON, WREXHAM, LL13 0LE

ADDITIONAL SUPPORTING STATEMENT

Independent Resident Evidence Demonstrating the Need for a Permanent Highway Improvement

Purpose of this Statement

This statement has been prepared to provide additional factual evidence in support of Planning Application P/2025/0854.

It is not intended to revisit the technical highway assessment already submitted, nor to comment upon the merits of individual objections. Those matters are addressed separately within the planning submission.

Instead, this statement provides independent contemporaneous evidence from regular users of Queensbridge Lane over a period of several years. Their comments demonstrate how the existing junction has operated in practice and provide valuable context to the professional highway evidence. It provides additional context for the proposed highway improvements by demonstrating the long-standing visibility concerns experienced by regular users of Queensbridge Lane.

Taken together, the chronology demonstrates four consistent themes:

- visibility concerns have existed for many years;
- The chronology demonstrates that repeated hedge maintenance has been relied upon to improve visibility.
- The existing arrangement relies upon continual intervention rather than providing a satisfactory long-term solution; and
- the proposed relocation of the hedge provides the opportunity to replace that recurring maintenance regime with a permanent highway improvement.

For privacy reasons, individuals are referred to as **Resident 1**, **Resident 2**, etc. Original correspondence can be provided to the Local Planning Authority if required.

Independent Evidence of a Long-Standing Highway Constraint

The comments demonstrate that visibility concerns significantly pre-date the submission of the planning application.

Resident 1 – May 2023

"The hedge has got a bit high so very tricky pulling out."

Resident 1 – April 2024

"Would you mind if [redacted] trimmed your hedge a bit as it is really difficult to see down the road now."

Resident 1 – April 2025

[redacted] please keep trimming the hedge. I can't see anything useful out the mirror."

These comments are important because they demonstrate that the issue is neither recent nor manufactured for the purposes of the planning application.

Instead, they establish that regular users of Queensbridge Lane have experienced recurring visibility difficulties over a number of years.

Temporary Maintenance Did Not Resolve the Problem

The chronology demonstrates that periodic hedge cutting improved visibility temporarily but did not permanently resolve the underlying highway constraint.

As vegetation naturally regrew, the same concerns repeatedly returned, requiring further intervention.

This is a critical distinction.

The issue is not whether the hedge could be cut again.

The issue is that the existing highway arrangement is inherently dependent upon repeated maintenance in order to maintain acceptable visibility.

That is not a permanent highway solution.

Residents Sought Additional Safety Measures

The chronology also demonstrates that users of the junction sought additional measures to compensate for the existing visibility limitations. This is in relation to a mirror at the end of the lane.

Resident 2

"Yes, I put that there yesterday as I found it impossible to see what was coming from the right when driving the [redacted]

The installation of a roadside mirror is significant because it demonstrates that residents were attempting to compensate for the limitations of the existing access.

The existing arrangement therefore relies not only upon continual hedge maintenance but also upon additional informal safety measures introduced by users of the lane. The comment also illustrates that visibility from the existing junction could vary depending on vehicle characteristics, reinforcing that the existing arrangement does not provide a consistently satisfactory level of visibility for all users.

Recognition of the Permanent Solution

Importantly, the chronology also records explicit support for the proposal itself.

Resident 3

"I've emailed Jenni Perkins this morning regarding your amendments and wholly supported the relocation of the hedges. This would be a definite safety gain for all users of the lane."

This comment is particularly persuasive because it recognises the distinction between temporary management and permanent improvement.

The proposal does not simply involve cutting the hedge again.

It permanently relocates the hedge outside the required visibility envelope, removing the recurring conflict between vegetation growth and highway visibility.

Historic Photographic Evidence

Historic Google Street View imagery dating from 2024 to 2025 demonstrates that the roadside hedge has remained at a broadly consistent maintained height over many years.

The photographic record reinforces the resident evidence.

It demonstrates that the visibility concerns experienced by lane users are not the result of recent neglect but arise from the physical relationship between the hedge and the existing access.

This further supports the conclusion that the issue requires a design solution rather than continued maintenance.

The photographic record demonstrates that, despite the hedge having been maintained over many years, the visibility issue persisted. This supports the conclusion that the limitation arises from the geometry of the existing access rather than from a temporary lack of maintenance.

2025



2024



What the Independent Evidence Demonstrates

When considered collectively, the evidence demonstrates that:

- Visibility concerns have existed for many years and significantly pre-date the planning application.
- The concerns have been expressed independently by multiple regular users of Queensbridge Lane.
- The issue has repeatedly reoccurred over successive years.
- Hedge maintenance has provided only temporary improvement before the same concerns returned.
- Visibility concerns continued to be raised over successive years despite repeated hedge maintenance.
- Additional measures, including roadside mirrors, were introduced because the existing arrangement remained unsatisfactory.
- Residents have independently recognised that relocating the hedge would provide a permanent highway safety benefit.
- The evidence consistently demonstrates that the limitation lies not in the maintenance of the hedge but in the design of the existing highway arrangement.

These conclusions independently support the professional highway evidence submitted with the application.

Relationship to the Highway Betterment Case

The Transport Technical Note concludes that the proposal delivers a measurable highway betterment through improved visibility splays and a purpose-designed access.

The independent resident evidence reaches the same conclusion from a different perspective.

Rather than relying upon measurements or technical standards, it records the lived experience of those who have used the junction over many years.

Both sources of evidence lead to the same conclusion.

The existing arrangement relies upon continual intervention to remain acceptable.

The proposed arrangement permanently removes the hedge from the visibility envelope and replaces a recurring maintenance regime with a permanent engineering solution.

This is the fundamental distinction between maintaining the existing situation and delivering genuine highway betterment.

Conclusion

The evidence contained within this statement is significant because it is entirely independent of the technical highway assessment.

Over a number of years, multiple regular users of Queensbridge Lane consistently described the same visibility concerns.

The chronology demonstrates that the issue repeatedly reoccurred despite hedge maintenance, that additional safety measures were introduced to compensate for the existing arrangement, and that residents themselves recognised the benefits of permanently relocating the hedge.

Collectively, the evidence demonstrates that the current highway arrangement is inherently dependent upon continual intervention. Visibility is maintained only through repeated hedge cutting, and even then concerns continue to arise as vegetation regrows.

The proposal breaks that cycle.

Rather than requiring ongoing maintenance to preserve visibility, it permanently removes the hedge from the required visibility envelope through a purpose-designed access that delivers lasting highway benefits.

The resident evidence therefore does not replace the professional highway assessment. Instead, it independently corroborates it.

The applicant respectfully submits that this statement should be afforded significant weight in the determination of the application, as it demonstrates through the lived experience of regular highway users that the proposal resolves a long-recognised highway constraint by replacing repeated temporary intervention with a permanent and measurable highway improvement.

The purpose of this evidence is not to establish compliance with highway standards. That assessment has been undertaken separately within the Transport Technical Note.

Rather, the evidence demonstrates that the existing highway arrangement has presented a recurring visibility issue for many years, recognised independently by regular users of Queensbridge Lane. It therefore provides factual context for the Transport Technical Note and supports the conclusion that relocating the hedge delivers a genuine and lasting highway betterment when compared with the existing situation.

Yours sincerely,

Steven Heighway
Applicant