Oak Court Enterprises Ltd
tom@oak-court.co.uk katherine@oak-court.co.uk
07917 723835 07866 177134

Oak Court Farm
Llewelyn Road
Vron, Tanyfron
Wrexham
LL11 5TW

28th October 2025

Dear Ms Perkins,

Re: Application ref: P/2025/0584 – Response to Highways Consultation Queries

Thank you for your email forwarding the memorandum from the Chief Officer, Environment & Technical, dated 24 October 2025. Please find below our responses and clarifications to the points raised.

1. Traffic Generation

The proposed static caravan is intended to provide essential on-site accommodation for the rural workers responsible for the farm. Three members of the applicants' household – myself and two adult sons – are engaged in the day-to-day management of the holding, undertaking all livestock care, horticultural work, and maintenance on the farm.

My husband is currently in full-time off-site employment in order to sustain the household during the start-up phase of the farm enterprise. As the business develops and becomes self-supporting, the intention is that all household members will be employed on the farm, thereby reducing the need for off-site commuting and associated vehicle movements. The notable exception will be the horse-drawn transport we are transitioning to, which we plan to use for deliveries of produce and other food products to customers in the local area. This approach is consistent with the farm's low-impact ethos and is expected to generate significantly less mud during wetter periods than a motorised vehicle.

2. Surface Water Drainage

The access track within our boundary has been designed to ensure that surface water is retained on site and directed away from the public highway via shallow swales, permeable surface dressing and the previously-installed (with permission) land drains. No run-off from our landholding will discharge onto the adjoining driveway or highway. The topography assists with this, as the land slopes southwards from the boundary, directing any water towards our fields and away from the private driveway and Llewelyn Road.

3. Access Surface Treatments and Land Ownership Constraints

The first short section of access connecting our gateway to the tarmacked private driveway lies on land outside our ownership and control. We therefore have no authority to undertake resurfacing or engineering works to that strip. Nevertheless, we are conscious of the need to minimise mud or debris transfer.

As a low-impact mitigation measure, we propose (subject to the landowner's consent) to place a removable stippled metal board adjacent to the private tarmacked driveway during wetter months. This would provide a stable surface and prevent material being carried onto the private driveway or highway, without any excavation or disturbance to the underlying ground.

It should also be noted that this connecting strip lies within the scheduled monument area of Offa's Dyke, where excavation or resurfacing could contravene heritage protection controls. The proposed lightweight, non-invasive surface-dressing solution therefore represents the most appropriate and environmentally responsible approach available.

If the proposed metal board is deemed unsuitable, an alternative would be to install surface-level gravel grid with pea gravel along the strip adjacent to the private driveway (again subject to the landowner's consent). The gravel grid system is designed to confine the gravel and prevent it being tracked down the private driveway and onto Llewelyn Road.

4. Public Right of Way

We acknowledge the presence of the public footpath near the entrance and will liaise with the Public Rights of Way Officer to ensure that pedestrian access is not impeded by our development of the farm. To clarify, new gateposts have yet to be placed (to allow re-hanging of the gate), but these will be positioned wholly within our boundary, leaving the public footpath access completely unobstructed.

Please also find attached an updated plan clearly identifying:

- the short strip of land connecting our access gate to the private tarmacked driveway (outside our ownership), and
- the location of the proposed removable stippled metal board described above.

We trust this provides the clarification required. We remain committed to working with the Council to ensure highway safety and continued protection of the heritage and environmental sensitivities of the farm site.

Yours sincerely,

Katherine Pruen (Mrs)
Director
Oak Court Enterprises Ltd