Planning Supporting Statement: Track on Land Adjacent Trewythen Hall

Date: 28 November 2025

Portal reference: PP-14478385

This is a retrospective application for retention of agricultural/field management track with access to a stable block, on the land adjacent Trewythen Hall, near Vicarage Lane, Gresford, Wrexham, LL12 8US.

1. Introduction

1.1 This statement supports a retrospective full planning application for the retention of a 3–4 m wide permeable track surfaced with compacted green granite dust over Type 1 sub-base, approximately 125 m long, leading from the existing private road to Trewythen Hall and Trewythen Park, into the adjacent arable field(s) that lies between Trewythen Hall and Vicarage Lane.

1.2 The applicant Brian Pinson is both the owner of this land outlined in red on the Location map, and Trewythen Hall Limited (which owns Trewythen Hall and its land), which owns the surrounding land outlined in blue on the Location Map. Further, the land comprising Trewythen Park is leased to Trewythen Park from Trewythen Hall.

1.3 The track is required to provide safe, permanent all-weather vehicular and personnel access, for agricultural and livestock management (and general field operations), and defines a single route across the fields, which will help prevent damage to topsoil and surface root systems, and prevent ruts that are hazardous to employees and wildlife, and should prevent any soil compaction and mud on the existing private road (and potentially Vicarage Lane by extension), from vehicles exiting the fields during wet periods.

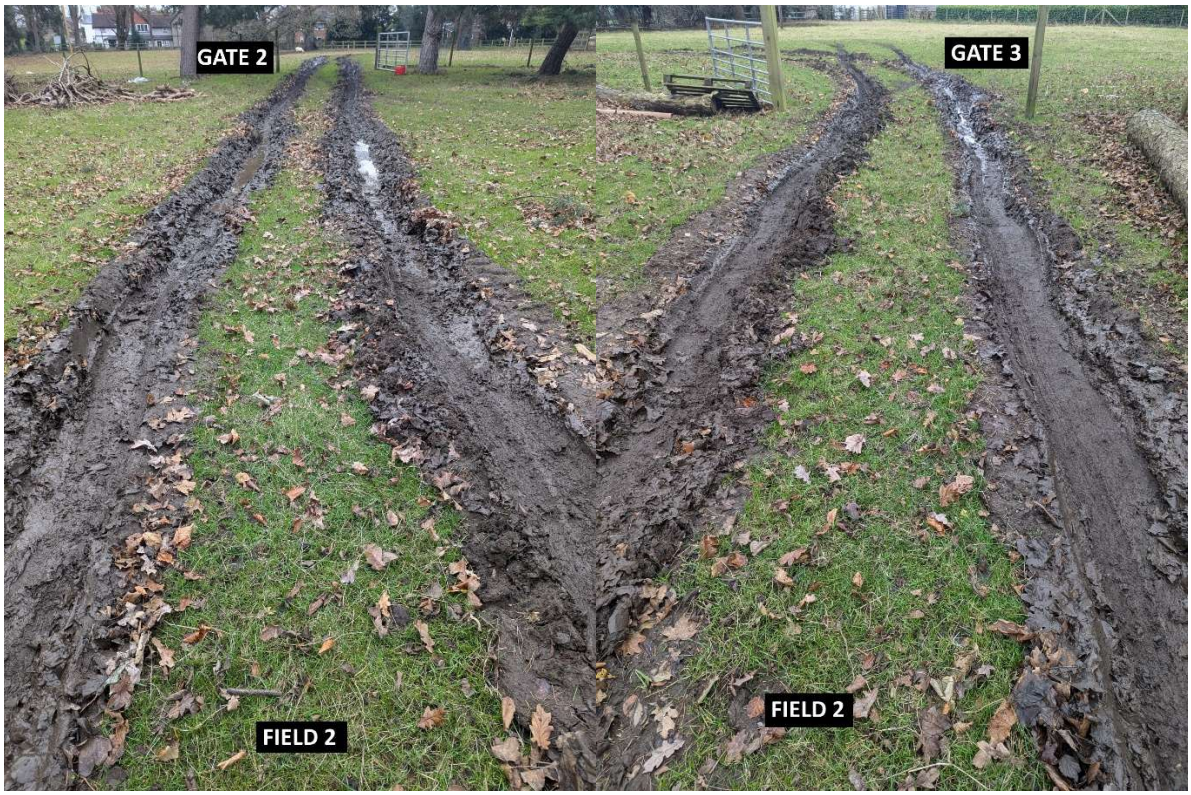
2. Site Description and Context

2.1 The site is an arable field (divided into two: Field 1 and Field 2) of approximately 8660m^2 in total (c. 2.1 acres), located adjacent to Vicarage Lane, in the village of Gresford, Wrexham (elevated at c. 73–78 m AOD). It forms part of the rural countryside character east of Gresford, with no public access.

2.2 The fields contain and are adjacent to, some category A and B trees as shown in the submitted plan “Preliminary Tree Constraints Plan with Track and Boundary.pdf” and “BS5837 Tree Survey Schedule”. These trees are very important to the Trewythen Hall site as they provide it with its beauty and character, and Trewythen Hall Limited and Brian Pinson continue with their management. The fields are bounded by post-and-wire fencing, hedgerows and trees. Boundaries facing Trewythen Hall and Trewythen Park are fenced so residents of Trewythen Park (and eventually Trewythen Hall) can observe the animals in the fields from their properties or as they walk around the boundary.

2.3 The track follows an existing informal grass route from Field 1 to Field 3 which can be observed on the satellite image from earlier in 2025 (see “Satellite Imagery of Track Location with Site Boundary Overlaid.pdf”). After periods of sustained rainfall, the topsoil becomes soft and easily rutted with minimal vehicular activity. As shown in the photos below from December 2024 through internal gates 2 and 3, the sheep wagon that brings sheep to the fields adjacent to Trewythen Hall to graze, cut up the thicker topsoil on Field 2 after sustained rainfall, and areas

along its route in Field 1. These tracks created when the topsoil was soft, dry out and create the ruts observed across Field 1 and Field 2 in the satellite image map submitted.



2.4 Besides obvious damage to the topsoil and potentially surface rooting systems of nearby trees, the ruts dried and created hazards for humans, smaller field management vehicles and animals alike.

2.5 The locality of the site includes minor designated sites nearby: Vicarage Moss Ramsar wetland (400 m east) and Marford Quarry SSSI (1 km north). The River Dee lies 5 km east, with no hydrological connectivity to the site.

3. The Development as Built

3.1 The track is 3–4 m wide (about 3.6m wide on average), with a length of about 125m, which includes the 10 m length from the track to the stables that forms the hammerhead turn in Field 2 (please see "Street Map of Site Overlaid with Track and Boundary.pdf"). It therefore has a footprint of c. 450 m^2 (maximum 500 m^2). The track has been constructed on the existing ground levels using a MOT Type 1 granular sub-base (10-15cm) finished with a fine wearing course of compacted green granite dust (10 cm). Works included removal of 20 cm of topsoil prior to laying the sub-base; the surface remains fully permeable with no formal drainage required.
3.2 No trees, hedgerows, or gates were removed or altered. Heavy machinery was confined to the track footprint, and tree root protection zones were respected with the design of the course of the track (as shown on "Preliminary Tree Constraints Plan with Track and Boundary.pdf"), and during works with temporary protective fencing where possible, to minimise disturbance (following BS 5837:2012).
3.3 Surface water infiltrates naturally via the permeable surface; no culverts or drainage changes were made. The construction utilising the permeable green granite dust was to ensure the track

would be non-intrusive to the fields, both environmentally and visually. Please see the photos below showing how the track blends in with the surrounding fields, whilst still defining a single route for visiting vehicles to use through the existing gates.





3.4 One passing place exists along the track by utilising the hammerhead turn in Field 2, so on the rare occasions two vehicles are on the track, they can pass here without coming off onto the topsoil. The hammerhead turn in Field 2 also allows vehicles visiting the gate of Field 3 to turn before the entrance, back-up and deliver its load into Field 3 (e.g. sheep/hay), before driving out the correct way. Please see photos below at the end of section 3.

3.5 The hammerhead turn also provides access to the stables which we plan to be in use in 2026, and hence will protect the surrounding topsoil from additional activity by vehicles and livestock, and provide a safer “all-weather” working environment for personnel. Please see photo below.


FIELD 2


FIELD 3
GATE 3


FIELD 2

4. Planning Policy Context

4.1 Planning Policy Wales Edition 12 (2024)

- Chapter 6 supports sustainable rural development, including essential infrastructure for agriculture (Paragraph 6.3.10).
- The development is small-scale, necessary for efficient land management, and causes no harm to amenity or character.

4.2 Wrexham Local Development Plan (LDP) 2013–2028

- Policy SP15 (Natural Environment): Developments must protect, conserve, and enhance biodiversity, habitats, and natural features.
- Policy NE1 (Biodiversity, Habitats & Species): Requires no adverse effects on designated sites.
- Policy NE3 (Proposals in Countryside): Permits ancillary rural works if they respect landscape and minimize environmental impacts.
- The track fully complies, as it supports agricultural viability without material harm, it will protect and conserve the habitat from agricultural and land management activity, and it will help facilitate the enhancing of bio diversity in Field 3, with regards to future planned proposals for the development at Trewythen Hall (more detail below).

5. Key Material Considerations:

Landscape and Visual Impact

5.1 The track aligns with the existing grass line and uses natural stone (green granite dust), blending into the field from all nearby viewpoints. It respects the open countryside character of Gresford, with no lighting or structures.

Ecology and Biodiversity

5.2 No protected species, trees, or hedgerows were affected on-site. A desk-based assessment (using NRW's search website) confirms no designated sites within 250 m. However, Vicarage Moss Ramsar wetland (internationally important for lowland fen and breeding birds) lies approximately 400 m east, and Marford Quarry SSSI (a geological/invertebrate site managed by North Wales Wildlife Trust) is 1 km north. The River Dee (5 km east) has no direct or indirect links. Given the separation distances, site's topography (elevated, well-drained arable with no watercourses), and the track's low-impact nature (permeable surface, no runoff changes or pollutant risks, machinery confined to footprint), no adverse effects on these features' integrity or condition occurred. This accords with Wrexham LDP Policies SP15 and NE1, and national guidance on protected sites (e.g., no Appropriate Assessment required under Habitats Regulations). A baseline habitat assessment (using Welsh Biodiversity Partnership guidance) confirms the track impacts c. 450 m^2 of poor semi-improved grassland (low distinctiveness, no priority habitats), with harm minimized through design and construction methods.

5.3 This track was designed to conserve, protect and manage the habitat of the fields. To ensure no net loss and positive enhancements (aligning with Wrexham Biodiversity Action Plan priorities for grasslands and hedgerows): poor areas of grass will be reseeded with a biodiversity mix (including clover, but with respect to the diets of livestock planned to be kept there); new hedging

consisting of hawthorn and other mixed species will be used where areas of the boundaries with Vicarage Lane and between fields require reinforcing, and for livestock to shelter/scratch against.

5.4 The track will assist with the Net Benefit for Biodiversity plans (per Planning Policy Wales Edition 12), being outlined in the re-submission of the proposal to redevelop Trewythen Hall, which involves enhancing the biodiversity of Field 3 (poor semi-improved grassland). A mixed orchard of fruit bearing trees and bushes, and areas of wildflowers providing diverse pollinators is preferred, but the proposal is still seeking advice.

Trees

5.5 No removals; root protection zones were respected in design and during construction as detailed above.

Highways and Access

5.6 Connects solely to the private road (unadopted) between Vicarage Lane and Trewythen Hall/Trewythen Park. No public highway impacts. Existing visibility splay is very good and more than adequate for low-volume use. Gate 1 has always been in use by vehicles exiting the "land adjacent Trewythen Hall" prior to the track. The track should prevent compacted mud being brought off the fields and on to the roads.

Drainage and Flood Risk

5.7 The site is in Flood Zone 1 (low risk, per NRW maps). Permeable design ensures no increase in runoff; no links to Vicarage Moss or River Dee.

6. Conclusion

6.1 This minor track is essential for sustainable field management, complies with national and Wrexham LDP policies, and avoided harm to nearby designated sites or biodiversity through harm minimization measures during construction.

6.2 Retrospective approval is respectfully requested without delay to regularize the development and support rural operations.

Brian Pinson

Director of Trewythen Hall Limited

Date: 29 November 2025