Oak Court Farm

Drainage Statement
Oak Court Farm, (adjacent to Vron Farm), Llewelyn Road, Vron, Tanyfron, Wrexham LL11 5TW

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1. Introduction & Purpose

This Drainage Statement (DS) has been prepared in support of a planning application relating to Oak Court Farm, (adjacent to Vron Farm), Llewelyn Road, Vron, Tanyfron, Wrexham.

The statement accompanies an application for:

- the siting of a temporary rural enterprise dwelling in the form of a static caravan;
- an associated access track; and
- cycle parking.

The purpose of this statement is to address the foul drainage considerations associated with the proposal and demonstrate why connection to the public foul sewer network is not reasonably feasible in the context of the site and surrounding infrastructure constraints.

The statement has been prepared having regard to the drainage hierarchy principles contained within Planning Policy Wales Edition 12 (PPW 12) and Welsh Government Circular 008/2018, including the expectation that connection to the public sewer network should be pursued where reasonably feasible.

Oak Court Farm occupies a rural site with no direct connection to mains foul sewer infrastructure. The only theoretical connection route would require substantial excavation works through a highly sensitive heritage setting associated with Offa's Dyke, together with infrastructure intervention disproportionate to the modest scale and temporary nature of the proposal. These constraints are considered further within Section 2 of this statement.

The proposal has therefore been developed on the basis of a proportionate, low-impact, and actively managed foul drainage approach appropriate to the scale, temporary nature, and rural context of the development.

2 Site & Infrastructure Context

The only theoretical route by which connection to the public foul sewer network could potentially be achieved would require excavation and infrastructure works extending from the holding's access point, across the existing private access route serving Oak Court Farm and the residential development at Vron Farm, and onward into Llewelyn Road where a mains connection could potentially be made.

The distance involved would comprise approximately 4.5 metres extending from the holding access point across the shared private access route serving Oak Court Farm and the residential development at Vron Farm, together with a further approximately 11 metres extending beneath or alongside the public highway within Llewelyn Road to reach the nearest potential connection point. Importantly, the entirety of this route lies within the boundary of the Scheduled Monument associated with Offa's Dyke.

As such, any connection to the public foul sewer network would require excavation works directly bisecting the Scheduled Monument area. In the context of the monument's recognised sensitivity, the applicants consider that such intervention would represent a disproportionate form of infrastructure intrusion relative to the modest scale and temporary nature of the proposal.

In addition, such works would result in significant disruption to the occupants of the residential development at Vron Farm and users of Llewelyn Road during the course of the excavation and installation works.

The applicants therefore consider that connection to the public foul sewer network is not reasonably feasible in the context of the site's physical, infrastructural, and heritage constraints. While such works would also involve substantial infrastructure costs, this is not considered to be the principal constraint. Rather, the key issue is the disproportionate nature of the excavation works that would be required within a highly sensitive heritage setting.

3 Proposed Foul Drainage Approach

The proposed development utilises a low-intensity and low-volume foul drainage approach appropriate to the temporary nature, modest scale, and rural context of the proposal.

The applicants have already been operating a managed and monitored humanure composting system on site as part of the existing temporary occupation of the holding. This system has been functioning in practice as part of the applicants' low-impact land management approach and is subject to ongoing operational monitoring and management. Further detail regarding the humanure composting system is provided at Annex XIII.

The existing composting area is positioned approximately 140 metres from the adjacent river corridor and is separated from the watercourse by substantial intervening ground and vegetation across the holding. This arrangement provides natural ground filtration and separation from the sensitive water environment. The composting area is also positioned well away from neighbouring residential properties and forms part of a contained, actively managed and monitored system which operates as a closed-loop nutrient management approach consistent with the applicants' low-impact agricultural and stewardship objectives.

Waste water generated on site is managed separately through dedicated contained storage arrangements, including temporary holding containers used where direct application to crops does not occur. Any land application of waste water is undertaken well away from the adjacent river corridor, with intervening ground providing natural filtration and percolation before any water could reach the wider catchment.

Given the temporary and low-intensity nature of the proposal, together with the rural and environmentally sensitive context of the site, the applicants consider that the proposed foul drainage approach represents a proportionate and appropriate solution which avoids the substantial infrastructure works that would otherwise be required to connect to the public

foul sewer network. The proposed approach is already functioning in practice as part of the existing occupation of the holding and forms part of an actively managed and monitored operational system.

4 Environmental Safeguards & Site Management

The proposed foul drainage approach forms part of a low-impact and actively managed operational system already functioning on the holding.

The applicants' management approach incorporates ongoing monitoring, routine management, and responsive intervention where required in order to ensure that the composting and waste water systems remain controlled, monitored, and proportionate to the scale and nature of the site's occupation. Existing operational evidence indicates that the current composting capacity is sufficient to accommodate the actual level of use associated with the proposal over an extended period. The original composting bay has remained in use throughout approximately one year of occupation by four adult residents and continues to retain residual capacity, while provision has already been made for a successor composting bay to facilitate the continued managed operation of the system. Examples of operational monitoring and management records associated with the system are provided at Annex XIV.

The composting area is positioned approximately 140 metres from the adjacent river corridor and well away from neighbouring residential properties. The site layout therefore provides substantial physical separation from both sensitive water environments and nearby residential receptors. The applicants are also mindful that the adjacent river corridor ultimately contributes toward the Bala Lake Special Area of Conservation (SAC), and the management approach adopted on site therefore incorporates substantial separation distances, controlled waste handling, and ongoing environmental monitoring.

Natural Resources Wales, in its consultation response dated 10 November 2025, confirmed that it was satisfied that the proposal was unlikely to result in a source of additional nutrients or pathway for impacts affecting the River Dee and Bala Lake SAC, and advised that the proposal could reasonably be screened out as not likely to have a significant effect in relation to nutrient inputs (Annex XV).

The applicants also operate separate contained waste water storage arrangements, including temporary holding containers used where direct application to crops does not occur. Any application to land is undertaken well away from the adjacent river corridor with intervening ground providing natural filtration and percolation before any water could reach the wider catchment.

The proposal relates to a modest-scale temporary rural enterprise dwelling operating within a low-intensity rural enterprise. Accordingly, the anticipated volume of foul waste and waste water associated with the proposal remains limited and proportionate to the scale of occupation.

The applicants' operational approach also minimises unnecessary environmental disturbance through restrained infrastructure, low-intensity operational activity, and ongoing site observation and management.

In the context of the site's rural location, the absence of reasonably feasible mains sewer connection options, and the sensitive heritage constraints affecting the site, the applicants consider that the proposed foul drainage approach represents a proportionate, actively managed, and environmentally sensitive solution within the context of the site and its constraints.

5 Relationship to Policy & Drainage Hierarchy

The applicants acknowledge the drainage hierarchy principles contained within PPW 12 and Welsh Government Circular 008/2018, including the general preference for connection to the public foul sewer network where this is reasonably feasible.

In the context of Oak Court Farm, however, the applicants consider that connection to the public foul sewer network is not reasonably feasible due to the specific physical, infrastructural, and heritage constraints affecting the site.

As set out elsewhere within this statement, the only theoretical connection route would require excavation and infrastructure works within the Scheduled Monument associated with Offa's Dyke, together with associated disruption affecting the shared private access route and Llewelyn Road.

The applicants consider that the scale and nature of the infrastructure intervention required would be disproportionate relative to the limited scale and temporary character of the proposal.

The proposed foul drainage approach therefore represents the most proportionate and environmentally sensitive option available within the constraints affecting the site. The proposed system is already functioning in practice as part of the existing temporary occupation of the holding and forms part of an actively managed operational system.

The applicants therefore consider that the proposal represents a practical, proportionate, and environmentally sensitive response to the site's specific circumstances and constraints, while avoiding substantial infrastructure works within a highly sensitive heritage setting.

6 Conclusion

This statement demonstrates that the applicants have considered the drainage hierarchy principles contained within PPW 12 and Welsh Government Circular 008/2018 in the context of the specific characteristics and constraints affecting Oak Court Farm.

While connection to the public foul sewer network would ordinarily represent the preferred approach where reasonably feasible, the applicants consider that the only theoretical connection route in this instance would require disproportionate excavation and

infrastructure works within a highly sensitive heritage setting associated with Offa's Dyke, together with associated disruption affecting the shared access arrangements serving the site.

In the context of the proposal's restrained and temporary nature, the applicants consider that such works would be disproportionate and inappropriate within this sensitive heritage context.

The proposed foul drainage approach has already been functioning in practice as part of the existing temporary occupation of the holding and forms part of an actively managed and monitored operational system. The proposal also incorporates substantial separation distances from sensitive water environments and neighbouring residential properties, together with ongoing site management and environmental safeguards. The approach adopted is therefore consistent with the wider low-impact, stewardship-led operational model described elsewhere within the application documentation.

The proposal therefore represents a practical, proportionate, and environmentally sensitive foul drainage solution appropriate to the site's rural context and constraints, supported by an existing actively managed and monitored system already functioning on the holding.