Oak Court Farm

Oak Court Farm: Planning Support Statement

in support of a Full Planning Application for a Rural Worker Dwelling, Access Track and Cycle Parking Facilities at Oak Court Farm, (adjacent to Vron Farm), Llewelyn Road, Vron, Tanyfron, Wrexham LL11 5TW

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Executive Summary

This Planning Support Statement (PSS) is submitted in support of a revised full planning application for a temporary rural enterprise worker's dwelling in the form of a static caravan, together with an access track and cycle parking area at Oak Court Farm, adjacent to Vron Farm, Llewelyn Road, Vron, Tanyfron, Wrexham.

The application follows the refusal of planning permission under reference P/2025/0584 and has been prepared to address the reasons for refusal identified within the Decision Notice through the provision of additional evidence, technical assessment, and supporting documentation.

Oak Court Farm comprises approximately 5.46 hectares of agricultural land and is operated by Oak Court Enterprises Ltd as an actively managed rural enterprise involving horticultural production, livestock management, habitat stewardship and associated land-based activities.

The application is supported by a detailed Rural Enterprise Dwelling Appraisal (REDA), together with supporting technical information relating to biodiversity, heritage, drainage, transport, flood risk, and coal mining considerations.

The evidence demonstrates that the enterprise is operationally active and gives rise to a clear functional need for regular and readily available on-site presence associated with livestock welfare, crop management, land stewardship, and the management of essential infrastructure and off-grid systems.

The proposal has been deliberately designed as a modest, low-impact, and reversible form of development intended to minimise visual, ecological, landscape, and heritage impacts, maintain the openness and strategic function of the Green Barrier, and facilitate the continued agricultural operation and stewardship of the holding.

The application has been prepared having regard to Planning Policy Wales (Edition 12) (PPW 12), Technical Advice Note 6: Planning for Sustainable Rural Communities (TAN 6), the Wrexham Unitary Development Plan 1996-2011 (UDP), and other relevant national and local planning policies. The applicants respectfully submit that the proposal represents an appropriate and proportionate form of rural enterprise development consistent with the relevant planning policy framework.

1. Planning Statement

1.1 Introduction

This PSS accompanies a revised full planning application for the siting of a temporary rural enterprise worker's dwelling in the form of a static caravan, together with the creation of an access track and cycle parking area at Oak Court Farm, adjacent to Vron Farm, Llewelyn Road, Vron, Tanyfron, Wrexham.

The application follows the refusal of planning permission under reference P/2025/0584 and has been prepared to address the reasons for refusal identified within the Decision Notice through additional evidence, technical assessment, and supporting documentation.

The PSS builds upon the previously submitted planning materials and Policy Officer Response, incorporating further evidence, clarification, additional technical assessment, and subsequent third-party consultation outcomes, together with a more detailed consideration of relevant national and local planning policy, including PPW 12, TAN 6, and relevant technical matters relating to biodiversity, drainage, and rural enterprise need.

The proposal seeks to support the operational requirements of an operationally active rural enterprise through the provision of on-site accommodation necessary for the effective management of livestock, cropping systems, land stewardship, and essential supporting infrastructure.

The purpose of this statement is to present a clear and evidence-led assessment demonstrating that the proposal satisfies the relevant policy tests relating to functional need, financial sustainability, and the absence of suitable alternative accommodation.

A detailed Rural Enterprise Dwelling Appraisal (REDA), Green Infrastructure and Biodiversity Statement (GIBS), Ecological Stewardship Statement (ESS), Drainage Statement (DS), and supporting technical annexes accompany this application. These documents provide detailed assessment of the proposal in relation to rural enterprise need, biodiversity, heritage, drainage, and other material planning considerations.

1.2. Site Context

The application site comprises approximately 13.48 acres (5.46 hectares) of agricultural land at Oak Court Farm. The holding includes pasture, woodland (including areas identified within the Ancient Woodland Inventory), and river corridor habitat associated with the River Gwenfro. This water environment ultimately contributes toward the Bala Lake Special Area of Conservation (SAC), increasing the ecological sensitivity of the wider site context.

The site lies within open countryside and benefits from existing lawful access rights from Llewelyn Road into the holding, crossing Offa's Dyke at an existing access point.

The proposed temporary rural enterprise worker's dwelling is positioned within the less sensitive, actively managed agricultural area of the holding and maintains clear separation from:

- areas of ancient woodland;
- the river corridor; and
- neighbouring residential properties.

The proposed access track utilises the existing access crossing before diverting away from Offa's Dyke and continuing toward the proposed dwelling location in order to minimise impact upon the monument and other sensitive areas.

The proposed cycle parking area is positioned close to the site access for operational convenience whilst remaining comfortably outside the boundary of the Scheduled Ancient Monument.

This siting and layout of the proposal have been informed by operational requirements together with heritage, ecological, landscape, and neighbouring amenity considerations.

The land remains in active agricultural use alongside ongoing habitat management and enhancement. Current management practices include livestock grazing, horticultural cultivation, habitat-sensitive land management, hedgerow management, and biodiversity-focused stewardship measures intended to maintain and improve ecological value whilst retaining the productive agricultural function of the holding.

Historical Ordnance Survey mapping confirms the long-established agricultural use of the land and the continuity of the field pattern over time, reinforcing the established rural character of the site. (See Annex I: OS Maps 1879-1961.)

The presence of Offa's Dyke as a Scheduled Ancient Monument is acknowledged. Cadw has granted Scheduled Monument Consent (SMC) for the retention of the access improvement works previously undertaken. Following a site inspection attended by the Cadw Inspector and Offa's Dyke Warden, Cadw concluded that the works were beneficial to the monument, improving resilience and reducing vehicle impact. (See Annex II: Cadw Inspection Report dated 8 April 2026 and Annex III: Cadw SMC Decision dated 16 May 2026).

1.3. Applicants and Enterprise

The application is made by Oak Court Enterprises Ltd, which owns and operates Oak Court Farm. The business is actively engaged in agricultural and land-based activities at the application site.

The holding is registered with Rural Payments Wales (RPW) and holds a valid County Parish Holding (CPH) number. The enterprise is also registered as a food business with the local authority in connection with its agricultural and land-based activities.

The enterprise is operated by its directors, who are actively involved in the day-to-day management of the holding. Activities undertaken on site include horticulture, livestock management, land management, habitat enhancement, and associated stewardship activities.

1.4. Policy Context

This section identifies the planning policy framework relevant to the assessment of the proposed development.

The statutory development plan for the area comprises the Wrexham Unitary Development Plan (UDP) 1996-2011 (UDP). In addition, Future Wales: The National Plan 2040, PPW 12, and TAN 6 provide national planning policy and guidance.

The emerging Wrexham Local Development Plan (LDP), although not adopted, is a material consideration and may be afforded weight where its policies are consistent with national policy and supported by evidence.

Detailed consideration of the relevant planning policies, together with assessment of the proposal against those policies, is provided within this PSS and the accompanying REDA, GIBS, DS and supporting annexes.

1.5. National Planning Policy

The application has been prepared with regard to PPW 12 and TAN 6.

The proposal seeks permission for a rural enterprise worker's dwelling and is therefore assessed primarily against the policy framework set out within TAN 6.

TAN 6 establishes that new rural enterprise dwellings may be justified where there is a clearly evidenced functional need for one or more workers to be readily available on the holding, and where the enterprise can be demonstrated to be financially sustainable, and where no suitable alternative accommodation is available.

In accordance with paragraph 4.7.1 of TAN 6, the application addresses the following key tests:

- the **functional test**, to establish whether there is a need for one or more workers to be resident on the holding for its proper functioning;
- the **time test**, to demonstrate the labour requirement associated with the enterprise;
- the **financial test**, to evidence the sustainability of the enterprise and its ability to support the proposed dwelling; and
- the **other dwellings test**, to confirm that no suitable alternative accommodation is available to meet the identified need.

These matters are addressed in detail within Section 2 of this PSS and the accompanying REDA.

In addition, the proposal has been prepared with regard to national policy objectives relating to sustainable land management, biodiversity enhancement, and climate resilience, as reflected within PPW 12 and the Agriculture (Wales) Act 2023. The management practices currently being undertaken on the holding seek to integrate productive agricultural use with environmental stewardship and biodiversity enhancement. These matters are addressed further within the relevant sections of this PSS, GIBS, ESS, and DS.

1.6. Local Planning Policy Compliance

The local planning policy context is provided by the UDP, which remains the adopted development plan. The emerging LDP, although not adopted, remains a material consideration where its policies are consistent with national policy and supported by evidence.

The application relates to a rural enterprise worker's dwelling and is therefore considered principally against UDP Policy H5 and emerging LDP Policy H7, which support new dwellings in the open countryside where an essential need for agricultural or forestry workers to reside on site can be demonstrated.

These policies reflect the requirements of TAN 6 and require consideration of:

- functional need for on-site presence;
- financial sustainability of the enterprise;
- availability of suitable alternative accommodation; and
- appropriateness of the scale and siting of development within the rural context.

Detailed assessment of these matters is provided within Section 2 of this PSS and the accompanying REDA.

In the context of an operationally active enterprise within its establishment phase, TAN 6 and associated guidance recognise that temporary accommodation, including a static caravan, may be appropriate to enable the continued development and assessment of the functional and financial circumstances of the enterprise over time. The proposal is consistent with this approach.

In addition to policies relating to rural enterprise dwellings, the proposal has been prepared having regard to UDP policies relating to biodiversity, landscape, environmental protection, and general amenity considerations. These matters are addressed within the relevant sections of this PSS, GIBS, and DS.

The site also lies within land identified as Green Barrier. The proposal has therefore been designed having regard to the purposes of Green Barrier designation, namely the maintenance of openness, the prevention of coalescence between settlements, and the safeguarding of the countryside from unnecessary encroachment.

The proposed development comprises a temporary rural enterprise worker's dwelling of modest scale together with lightweight and reversible access infrastructure associated with an operational agricultural holding. The proposal does not represent speculative residential development, suburbanisation, or expansion of settlement boundaries, but instead supports the continued management and productive use of existing agricultural land.

The siting of the proposed static caravan within the actively managed agricultural area of the holding, its clear separation from sensitive ecological features, and its temporary and reversible nature ensure that the openness and wider function of the Green Barrier are preserved. The proposal is therefore considered consistent with the objectives of Green Barrier policy whilst facilitating the sustainable management of an established rural enterprise.

2. Agricultural & Functional Need Statement

2.1 Introduction

This section summarises the agricultural and functional need for a rural enterprise workers' dwelling at Oak Court Farm and should be read alongside the accompanying REDA, which provides detailed assessment of the proposal against the functional, time, financial, and other dwellings tests set out within TAN 6.

2.2 Description of the Enterprise

Oak Court Farm comprises approximately 5.46 hectares of agricultural land operated by Oak Court Enterprises Ltd.

The enterprise is based upon a combination of:

- horticultural production;
- livestock management, including sheep and poultry enterprises; and
- associated land-based, habitat management and stewardship activities.

The holding is managed as a low-input, labour-led system, with an emphasis upon sustainable agricultural practices and active on-site management.

The enterprise remains within its establishment phase but is operationally active, with ongoing management and development of cropping areas, livestock enterprises, land management systems, habitat stewardship measures, and associated supporting infrastructure.

2.3 Functional Need for On-Site Presence

The functional need for on-site accommodation arises from the operational requirements of the enterprise.

These include:

- livestock welfare, husbandry and containment;
- crop management and protection;
- monitoring, maintenance and management of essential infrastructure and off-grid systems; and
- the need to respond to time-critical, weather-related and otherwise unpredictable events affecting the holding.

As set out in detail within the REDA, these requirements are not limited to routine daytime activities but include regular management activities undertaken outside conventional working hours, together with reactive situations requiring timely intervention and ongoing on-site availability.

The operational characteristics of the holding, including its exposure to weather conditions, reliance upon non-mains infrastructure, and requirement for ongoing livestock supervision and environmental monitoring, further reinforce the need for regular and readily available on-site presence associated with the effective management of the enterprise.

2.4 Nature of the Enterprise

The enterprise operates as a diversified but integrated rural system.

Activities undertaken on the holding include:

- horticultural production;
- livestock enterprises;
- land management, habitat enhancement and stewardship; and
- associated infrastructure management activities.

These activities are interdependent and require ongoing coordination, practical input, and active on-site management reflecting the labour-led nature of the enterprise.

The enterprise is deliberately structured as a low-input and low-mechanisation system, resulting in a greater reliance upon manual labour, continuous observation, responsive intervention, and day-to-day management of the holding.

2.5 Labour Requirements

The enterprise generates a significant and ongoing labour requirement. Recorded labour data demonstrate an average agricultural labour requirement in excess of 63 hours per week across the holding, excluding planning, administrative, domestic and other non-agricultural activities.

As demonstrated in the REDA and supporting labour reports, recorded labour data demonstrate that the scale and nature of activity generate a labour requirement

comfortably exceeding that of a single full-time worker, with additional labour input currently provided by other Directors of the company.

Labour demand arises from a combination of routine, seasonal, and reactive tasks associated with livestock management, land management, horticultural production, infrastructure maintenance, stewardship activities and operational monitoring. These requirements are distributed throughout the day and, in some cases, outside conventional working hours. Routine livestock management activities, including those associated with poultry husbandry, regularly require attention during early morning and evening periods, whilst reactive operational requirements may arise at any time in response to weather conditions, livestock welfare concerns, infrastructure issues, or other unforeseen events.

The recorded labour data also demonstrate a recurring requirement for reactive intervention and operational response, reflecting the practical realities of managing a livestock-based, off-grid rural enterprise.

2.6. Summary of Need

The enterprise at Oak Court Farm is operationally active and requires regular on-site management, coordination, observation and practical input.

The functional need for one or more workers to be readily available on the holding is clearly demonstrated and is supported by the nature of the enterprise, its recorded labour requirements, routine out-of-hours management activities, recurring reactive operational demands, and the operational characteristics of the holding.

Full details of the assessment are provided within the accompanying REDA.

3. Heritage Statement

3.1 Site Context and Designation

The application site shares a boundary with Offa's Dyke, which is designated as a Scheduled Ancient Monument.

The significance of the monument and its setting has informed the siting, design, and operational approach of the proposed development from the outset.

3.2 Engagement with Cadw

The applicants engaged directly with Cadw in relation to the access works, including a site visit attended by the Cadw Inspector and Offa's Dyke Warden.

Scheduled Monument Consent (SMC) has subsequently been granted for the retention of the access improvement works previously undertaken. Following site inspection, Cadw concluded that the works were beneficial to the monument, improving resilience and reducing vehicle impact, and identified no evidential harm arising from the works.

The engagement process with Cadw has demonstrated the value of a proportionate and collaborative approach to heritage management on the holding.

Copies of the Cadw Inspector's Report and SMC decision are provided at Annexes II and III.

3.3 Design Approach and Impact

The proposed development has been designed to avoid harm to the monument and its setting.

Key measures include:

- locating the proposed dwelling at a clear distance from Offa's Dyke;
- utilising an existing and previously disturbed crossing point for access;
- employing lightweight and reversible access construction methods, including reinforced grass mesh; and
- avoiding unnecessary excavation or permanent ground disturbance within sensitive areas.

The applicants have adopted a collaborative approach to heritage management, including measures intended to support the ongoing resilience of the access arrangement whilst minimising impact upon the monument.

3.4 Assessment of Impact

Having regard to the scale, siting, temporary nature, and operational characteristics of the proposed development, together with the use of an existing access crossing and the adoption of sensitive and reversible construction methods, no harm is identified to the physical fabric, setting, or significance of Offa's Dyke as a Scheduled Ancient Monument.

3.5 Conclusion on Heritage

The proposed development has been designed with full regard to the presence and significance of Offa's Dyke as a Scheduled Ancient Monument.

The granting of SMC for the retention of the access improvement works, together with Cadw's conclusion that those works were beneficial to the monument and improved its resilience, provides strong evidence that the heritage-led approach adopted in the design and management of the holding is proportionate, sensitive and appropriate.

Accordingly, the proposal is considered consistent with relevant heritage policy objectives and guidance.

4. Ecological and Conservation Statement

4.1 Ecological Context

The application site comprises agricultural land containing a range of existing ecological features, including hedgerows, areas of ancient woodland, wetland features, and the River Gwenfro corridor along the southern boundary of the holding.

Parts of the woodland on the site are identified within the Ancient Woodland inventory. The site also includes habitat features associated with the wider river corridor environment and existing wildlife connectivity routes.

The proposed development has been designed and sited to avoid ecologically sensitive areas. The proposed static caravan, access track, and associated operational areas are located within the actively managed agricultural part of the holding, at a significant distance from:

- the ancient woodland areas;
- the river corridor;
- wetland features; and
- the most ecologically sensitive parts of the site.

The proposal does not involve the removal of ancient woodland, significant tree loss, or substantial earthworks within ecologically sensitive areas.

Further detail regarding biodiversity management, ecological stewardship, baseline ecological observations, and enhancement measures is provided within the accompanying GIBS and ESS.

4.2 Sustainable Land Management

The holding is managed using labour-intensive and low-input agricultural methods intended to support productive agricultural use alongside sustainable land management objectives.

Land management practices currently undertaken on the holding include:

- no-dig cultivation methods within growing areas;
- mulching, composting and compost-based soil improvement techniques;
- hedgerow management, establishment and expansion;
- habitat-sensitive grazing and land management practices; and
- ongoing habitat management and ecological monitoring activities.

Further detail regarding these practices, ecological monitoring activities and associated biodiversity measures is provided within the accompanying GIBS and ESS.

4.3 Relationship Between Enterprise and Stewardship

The agricultural operation and stewardship of the holding are closely integrated. The management approach adopted at Oak Court Farm relies upon regular on-site observation, responsive intervention, and ongoing practical management of both productive and environmentally sensitive areas of the site.

Many of these activities are time-sensitive, seasonal, undertaken outside conventional working hours, or responsive to changing weather and site conditions, reinforcing the need for regular on-site presence and active day-to-day management.

Further detail regarding ecological observations, habitat management measures, stewardship objectives and enhancement proposals is provided within the accompanying GIBS and ESS.

4.4 Conclusion

The proposal has been designed and operates in a manner which minimises ecological and landscape impact while supporting the ongoing sustainable management of the holding.

The management practices already being undertaken on the holding demonstrate an integrated approach to agricultural use, habitat-sensitive land management, and practical stewardship.

The proposed development supports the continued active management, monitoring and stewardship of the holding whilst avoiding unnecessary disturbance to ecologically sensitive areas. The applicants respectfully submit that the proposal is therefore consistent with relevant national and local planning policies relating to biodiversity, landscape, and sustainable rural land management.

5. Transport Statement

5.1 Access and Highways

The application site is accessed via an existing gated access leading from a private shared driveway connecting onto Llewelyn Road.

The proposed development relates to a temporary rural enterprise worker's dwelling, access track, and cycle parking area of modest scale and limited traffic generation.

The application has been subject to consultation with the Local Highways Authority. Following submission of additional supporting information relating to drainage, access construction, and Public Rights of Way considerations, the Chief Officer, Environment & Technical confirmed that no further concerns or comments remained outstanding in relation to the proposal. (See Annex IV: Memorandum – Chief Officer Environmental & Technical dated 23 March 2026.)

5.2 Sustainable Transport

The proposal includes provision for cycle parking in support of active travel and sustainable transport objectives.

Given the modest scale of the proposal, its operational nature as a rural enterprise dwelling, and the fact that it supports the management of an existing agricultural holding, traffic generation associated with the development is expected to remain low.

5.3 Conclusion

The proposal makes use of an existing access arrangement and has not given rise to unresolved highways concerns following consultation with the Local Highways Authority. The scale and nature of the development are considered compatible with the rural road network and surrounding area.

6. Flood Risk Assessment Statement

The application site lies within an area identified by Natural Resources Wales (NRW) as being at very low risk from flooding from rivers, the sea, surface water, and small watercourses.

The proposed development relates to a temporary rural enterprise worker's dwelling, access track, and cycle parking area of modest scale, located within the actively managed agricultural part of the holding and positioned well away from the river corridor and associated wetland features.

No highly vulnerable development is proposed within a flood risk zone identified by TAN 15.

Having regard to the scale, siting, and nature of the proposal, together with the NRW flood mapping evidence, it is not considered that the development would give rise to unacceptable flood risk impacts either within the site itself or elsewhere.

7. Coal and Development High Risk Area Statement

As part of the due diligence undertaken during the purchase of the holding, a Coal Authority CON29M Coal Mining Report was obtained in relation to the site. (See Annex V: Coal Authority CON29M Coal Mining Report dated 25 June 2024).

The report confirms that the site lies within the coalfield and identifies the presence of historical coal mining features within the wider area, including a recorded disused mine shaft.

The proposed development comprises a temporary rural enterprise worker's dwelling, reinforced grass mesh access track, and cycle parking area. The proposal does not involve excavation or deep foundations.

The Coal Authority report identifies no evidence of recent subsidence claims, mine gas emissions requiring action, or ongoing mining-related ground movement affecting the site.

Having regard to the findings of the Coal Authority report, together with the scale, nature, and reversible approach associated with the proposal, it is not considered that the site's coal mining context gives rise to unacceptable risk or constitutes a material constraint to the development proposed.

8. Location and Block Plan

8.1 Site Plans

The Location Plan and Block Plan provided at Annex VI identify the application site, access arrangement, and wider landholding at Oak Court Farm.

The plans show:

- the application area edged red;
- the wider landholding edged blue;
- the proposed access track;
- the proposed cycle parking area; and
- the proposed location of the temporary rural enterprise workers' dwelling.

The access utilises the existing entrance and crosses Offa's Dyke at a previously disturbed location. The proposed cycle parking area is located relatively close to the access, for user convenience, but comfortably outside of the monument boundary. The proposed dwelling and access track are positioned within the actively managed agricultural area of the holding and maintain clear separation from the most environmentally sensitive areas and heritage assets associated with the site.

The submitted plans include scale bars, annotations, and north arrows where appropriate.

8.2 Static Caravan

Annex VII provides indicative floor plans and elevations showing the type and scale of static caravan proposed as the temporary rural enterprise worker's dwelling.

The final unit selected may vary in detailed appearance or manufacturer but would remain comparable in scale, form, and function to the indicative details submitted.

9 Conclusion

The proposed development comprises a temporary rural enterprise worker's dwelling, reinforced grass mesh access track, and cycle parking area intended to support the ongoing operation and management of Oak Court Farm.

The application has been prepared having regard to the requirements of Planning Policy Wales (Edition 12), TAN 6, the Wrexham UDP, and other relevant national and local planning policies. Supporting technical information has also been provided in relation to heritage, biodiversity, ecological stewardship, drainage, transport, flood risk, and coal mining considerations.

The evidence submitted demonstrates that the enterprise is operationally active and gives rise to a clear functional need for regular and readily available on-site presence associated with livestock management, horticultural production, land stewardship, and the management of essential on-site systems and infrastructure, and the need to respond to routine and reactive operational requirements.

The proposal has been deliberately designed as a modest-scale, lightweight, and reversible form of development intended to minimise visual, ecological, landscape, and heritage impact while supporting the ongoing agricultural use and practical stewardship of the holding.

The applicants have adopted a low-impact and custodial approach to the management of the holding, informed by operational, environmental, and heritage considerations.

The applicants acknowledge and accept that any permission granted for the proposed temporary rural enterprise worker's dwelling would appropriately remain subject to occupancy restrictions associated with the functional needs of the agricultural enterprise.

The proposal does not undermine the openness, character, or strategic purposes of the Green Barrier, but instead facilitates the sustainable management and stewardship of an existing agricultural holding through a modest and reversible form of development.

Having regard to the scale, siting, temporary nature, operational justification, and supporting evidence associated with the proposal, the applicants respectfully submit that the development is consistent with the relevant national and local planning policy framework and should therefore be supported.