



Wrexham Local Development Plan 2013 - 2028

EBNB01

housing

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employment

community

transport

education



Wrexham Strategic Green Wedge Review (October 2017)

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1. Introduction

- 1.1 The Council is in the process of preparing a new Local Development Plan (LDP, 2013 - 2028). As part of the evidence base to support preparation of the Deposit Plan it has been necessary to undertake a green wedge review.
- 1.2 The current adopted Unitary Development Plan (UDP) (1996 – 2011) uses the term Green Barrier to define areas of land between settlements where it is desirable to maintain the openness of the area, and to ensure that settlements do not coalesce, amongst other things as defined in national Planning Policy Wales (see section 3 below). Indeed the function of the Green Barrier is essentially the same as the Green Wedge as defined in National Planning Policy Wales (Edition 9, January 2016, para 4.8.3), it is only the terminology which differs. In order to maintain consistency with National Planning Policy and for the avoidance of doubt, the term Green Wedge shall be used for the remainder of this paper, and in the deposit LDP.
- 1.3 This review was undertaken in 2 stages, stage 1 to assess the requirement for Green Wedge designation directly surrounding the settlement limit of Wrexham Town in the context of the iterative process of selecting Key Strategic Sites (KSS) for development, and the western villages (area to the west of Wrexham town, which comprises a number of villages in close proximity); and stage 2 to review the remainder of the Green Wedge (GW) designation in the County Borough in preparation for the deposit LDP, and make recommendation regarding the need for any new designations. This document combines both stages and forms part of the evidence supporting the Deposit LDP.
- 1.4 The rest of this paper goes on to explain why a GW review is necessary, the key aims and objectives of the study; the function of the GW in the context of National Planning Policy, the methodology employed to undertake the review and the findings and conclusions of the review.

2. Why is a Green Wedge Review necessary?

- 2.1 The Preferred Strategy is proposing to make provision for 8525 new homes in order to deliver a requirement of 7750 homes over the plan period 2013-2028 together with a maximum of 45 hectares of employment land.
- 2.2 In relation to the existing UDP green wedge designation (or green barrier as it is referred to in the UDP), it has been rolled forward from past development plans without any formal review. As per national policy, and unlike Green Belt

designations which are considered to have an element of permanence, green wedge require review, and the most appropriate time to review the designations are during the development plan preparation process.

2.3 During the initial hearing session into LDP1 the Planning Inspector¹ questioned whether the proposed green wedge designation were based on a formal assessment in line with national policy, which further highlights the need to undertake this review. It is conceded that the green wedges proposed in LDP1 was carried forward from the UDP, without any formal review. In light of these comments it is apparent that any green wedge designation in deposit LDP2 will require full justification in line with national policy, irrespective of other development pressure, and the carrying forward of the UDP designations without a formal assessment is not an option.

Key Aims and Objectives

2.4 In light of the context referred to in the introduction, a review of the existing Green Wedge designations is necessary. The aims and the objectives of the overall review will be to:

- Review the green wedge designations in the UDP using a standard methodology;
- Make recommendations regarding the designation of green wedge to be fed into the deposit LDP, and justify where changes are deemed necessary including, if appropriate, the removal of the green wedge designation; and
- Make recommendations to fill the policy vacuum if it is deemed appropriate to remove green wedge designations in certain locations
- Understand if it necessary to designate any Green Belts or new green wedge in the County Borough?

¹ Wrexham County Borough Council Local Development Plan, Examination, Inspector's Preliminary Findings Paragraph 7.1.

3. National/ Local Policy Context

- 3.1 The following section outlines the policy context which guides development plans in relation to the designation of green wedges. Planning Policy Wales (PPW) (Edition 9, November 2016 – Chapter 4) sets out guidance on the designation of green wedge in development plans.
- 3.2 It states that both Green Belts and green wedges must be soundly based on a formal assessment of their contribution to urban form and the location of new development and can take on a variety of spatial forms. The essential difference between them is the issue of permanence. Land within a Green Belt should be protected for a longer period than the current development plan period, whereas green wedge policies should be reviewed as part of the development plan review process (PPW 4.8.1).
- 3.3 Green wedges can perform certain roles such as providing access to the countryside, including opportunities for outdoor sport and recreation, maintain landscape and wildlife interests, retain land for agriculture and forestry, improve derelict land, and provide carbon sinks. However the extent to which the use of land fulfils these objectives is not a material factor in determining whether land should be included in green wedge designations (PPW 4.8.3). The objectives set out above are still worthy of consideration, and whilst it will not be appropriate to use green wedge designations to achieve them, it will be important to consider what policy approaches (either through local or national policy) could serve to protect those objectives.
- 3.4 The actual **purpose of Green Wedge** as set out in PPW (para 4.8.3) is to:
- prevent the coalescence of large towns and cities with other settlements;
 - manage urban form through controlled expansion of urban areas;
 - assist in safeguarding the countryside from encroachment;
 - protect the setting of an urban area; and
 - assist in urban regeneration by encouraging the recycling of derelict and other urban land.
- 3.5 The most important attributes of green wedge is their openness (PPW 4.8.5). To maintain openness, development within a green wedge must be strictly controlled. The general policies controlling development in the countryside apply in a green wedge but there is, in addition, a general presumption against development which is inappropriate in relation to the purposes of the designation (see bullet points above). When including Green Belt and green wedge policies in their plans, authorities must demonstrate why normal planning and development management policies would not provide the necessary protection (PPW 4.8.6). Therefore part of the conclusion for each

area will include reference to alternative policy approach which may render a green wedge designation unnecessary.

- 3.6 Green wedges should only be maintained where normal planning and development management policies cannot provide the necessary protection. This assessment, and subsequently the LDP, will need to state where the areas are that require extra protection and why. In defining green wedges it is important to include only land that is strictly necessary to fulfil the purposes of the policy. Factors such as openness, topography and the nature of urban edges should be taken into account. Clearly identifiable physical features should be used to establish defensible boundaries. When considering green wedges there is a **need to ensure that a sufficient range of development land is available which is suitably located in relation to the existing urban edge and the proposed Green Wedge** (PPW 4.8.13). Therefore the need for green wedge designations will need to be balanced against the need to provide land allocations for development in the LDP.
- 3.7 The purpose of green wedge as set out in Planning Policy Wales is the same as the purpose set out in the Wrexham UDP. However a formal assessment of the green wedge designation is still necessary in order to understand whether the existing designation actually perform the purpose as set out in both local and national policy.

4. Methodology for the Green Wedge assessment

In relation to the assessment of existing areas of green wedge there is no nationally prescribed methodology, it was therefore necessary to devise one for the study. The approach taken was to use the purpose of green wedge as set out in national policy as the basis for the assessment (see section 3.4 above). The Home Builders Federation (HBF) and Natural Resources Wales (NRW) were consulted on the methodology in order to gain any initial comments on the approach taken. HBF suggested minor amendments which have been incorporated into the study, and NRW had no objection to the methodology.

Further comments were received following consultation on the Preferred Strategy. The following issues were identified:

- 1 comment was received questioning the boundaries used to define the green wedge adjacent the Key Strategic Site 2 (promoters of the site).
Response: The boundary of the green wedge on the eastern boundary of KSS2 was set along the edge of the original candidate site submitted. An amended alternative site was submitted by the site agents².
- Comments in general objecting to the development of some areas of green wedge.
Response: Comments regarding the development of green field sites are noted. The green wedge designation required review as part of the LDP process irrespective of the need to release some green field sites for development as part of the housing allocations in the deposit LDP. The strategic green wedge review has sought to retain green wedge designations where appropriate, whilst recognising the need to provide a sufficient range of development land suitably located in relation to existing urban edges.
- Comments were received questioning why not all of the green barriers had been reviewed prior to the consultation on the Preferred Strategy.
Response: Justification for the two stage approach was outlined in paragraph 4.1 of the Stage 1 Green Wedge Review. Ultimately all interested parties will have an opportunity to comment on the overall assessment of the green wedge, and proposed designation as part of the deposit LDP consultation.
- 1 comment was received questioning the assessment of candidate sites grouped together.
Response: In certain areas it was considered appropriate to group candidate sites together. In this example there are a number of

² Alternative Sites Register (Nov 2016) <http://wrexhamldp.wrexham.gov.uk>

candidate sites in the area between Mold Road and the train line in the area between Wrexham and Gwersyllt. The area has common characteristics and can be read as a whole, and therefore its overall function as an area of green wedge was assessed on that basis.

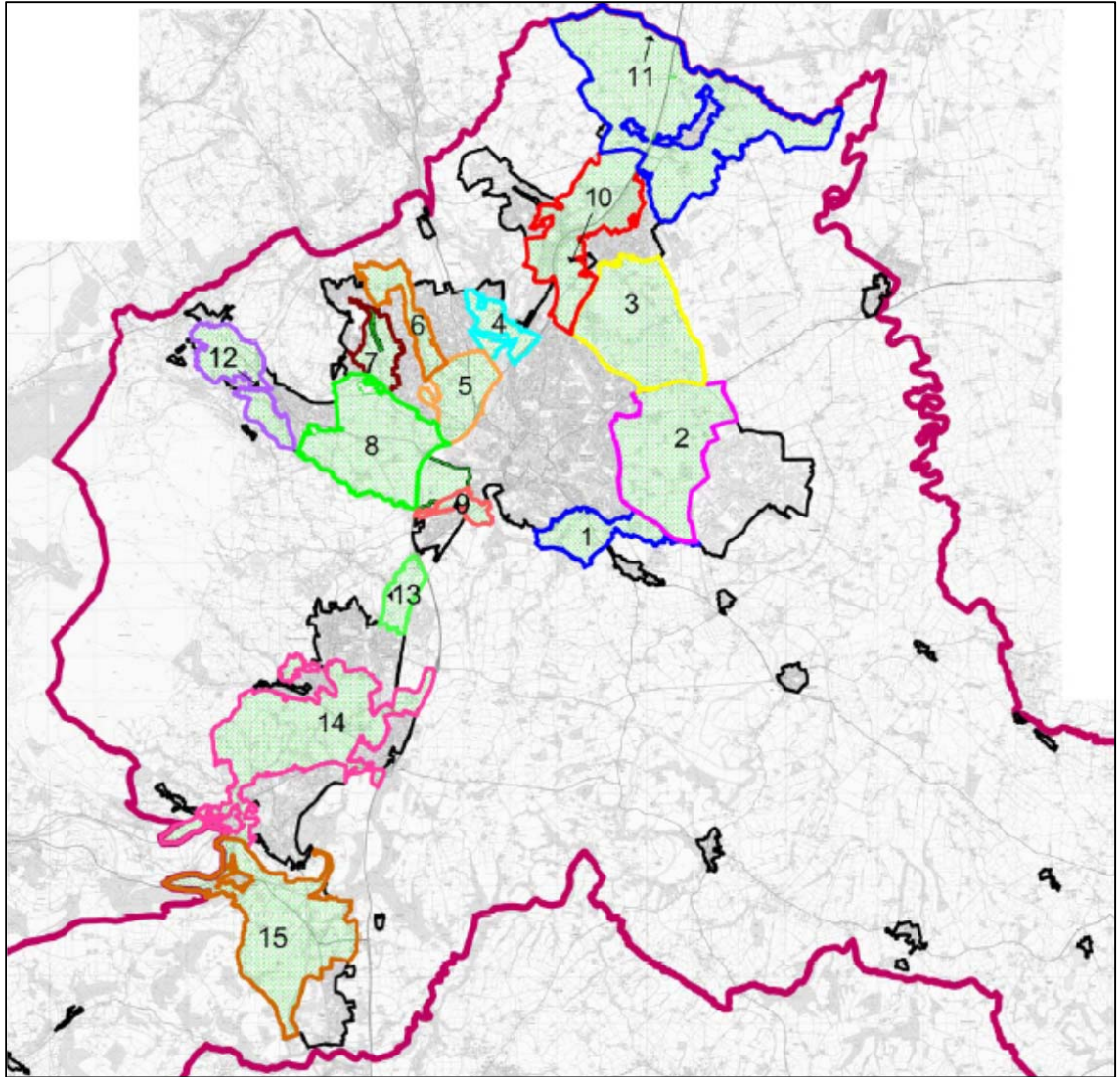
- Importantly, no fundamental objections to the overall methodology used to assess the UDP green wedge were received.

4.1 As stated in the introduction, the study was split into two stages. Stage 1 considered the areas surrounding Wrexham Town and the western villages (area to the west of Wrexham town, which comprises a number of villages in close proximity), and the second stage reviewed the remaining areas.

- this is the area where there is the most development pressure (as demonstrated by the number of candidate sites in the area);
- this area is most densely populated with settlements in close proximity to one another, which are at greater risk of coalescence should development occur;
- the presence of a number of potential Key Strategic and large sites in the area which are currently allocated as green wedge required review to assess their contribution towards the purpose of the green wedge designation;
- to allow consultation on the methodology undertaken for stage 1 to form part of the Preferred Strategy consultation, allowing officers to assess the robustness of the approach prior to rolling out the methodology for the rest of the County Borough and amending stage 1 if necessary; and;
- due to the timescales associated with the delivery agreement it was considered appropriate to concentrate on the stage 1 area initially.

4.2 To make the assessment process manageable, land in the green wedge was split into logical parcels of land, where possible, run along clear boundaries such as roads. The work is predominantly desk based, utilising secondary source material and information gathered on site visits.

Map 1: Review Area (Existing UDP Green Barrier)



The assessment is split into the following sub areas:

- Area1: Wrexham south
- Area 2: Wrexham east
- Area 3: Wrexham north east
- Area 4: Land between Bradley, Rhosrobin and east of Gwersyllt
- Area 5: Land South of Gwersyllt
- Area 6: Moss Valley
- Area 7: Land between Broughton, Brymbo and Southsea
- Area 8: Land east of Coedpoeth and south of Broughton and Southsea
- Area 9: Land South of Ruthin Road
- Area 10: Land between Gresford, Llay and Wrexham

- Area 11: Land between Gresford, Rossett, and Pulford
- Area 12: Land between Coedpoeth, Minera and Bwlchgwyn
- Area 13: Land between Rhostyllen and Johnstown
- Area 14: Land Between Penycae, Ruabon, Rhos and Cefnmawr
- Area 15: Land between Chirk, Pentre, and Froncysyllte

4.3 The intention of the site visits was to allow collection of more detailed information based on identified indicators which link to the purpose of green wedge as set out above (para 3.4). The indicators, and justification for using them, are outlined in the matrix in table 1 below.

4.4 Each sub-area is assessed against the extent to which the different purposes of green wedge designations are fulfilled (using the indicators outlined). A conclusion for each area make recommendations as to whether the designation should be retained, amended or deleted. Where candidate sites are present in an area these have been assessed for their contribution to the functioning of the green wedge. Only those candidate sites, which were considered to have potential merit for inclusion in the deposit LDP, were assessed (see candidate site register for additional information on the approach taken to the assessment of candidate sites).

Table 1: Green Wedge Indicators		
Planning Policy Wales Purpose	Characteristics of the area that contribute to the purpose of the Green Wedge	Purpose of the information
Prevent the coalescence of large towns and cities with other settlements	Barriers What are the current barriers that make up the edges of the green wedge? Barriers can be man-made or natural and include rivers, roads, trees, hedgerows. Topography can also act as a barrier.	Development Barriers – Roads, rivers and railway lines of a certain size can represent physical barriers between settlements reducing, or sometime precluding, the possibility of development and/or coalescence.
	Physical Connection of Settlements Would development of the area / site lead to the physical connection of 2 or more settlements? Most relevant to areas that contain candidate sites (individually or cumulatively). However even in areas which do not contain candidate sites, this still gives an indication regarding the role of the area in the avoidance of coalescence between settlements.	If development would lead to the merging of 2 settlements then the purpose of preventing coalescence would not be met and the green wedge serves a purpose which remains relevant for inclusion in the LDP.
	Existing Development What development currently exists in the area of green wedge, including road linkages and other urban elements? Does the area have certain urban characteristics? What is the nature of the urban edge?	Road linkages – Roadsides are potentially suitable locations for development and, where there are direct road linkages between the closest edges of the settlements, development along them would make the boundaries more vulnerable. Direct road linkages also reduce the travelling distance between settlements which psychologically reduces the distance between them. The presence of road linkages in existing green wedges increases the effect outlined above. Urban elements within the area - Existing development of an urban nature (i.e. residential) between settlements automatically reduces the distance between them and places more pressure on the boundaries.

	Topography Does the topography of the area serve a purpose in the avoidance of coalescence between settlements?	Topography can impact the openness of an area, and can also act as a defensible barrier.
	Openness How open is the area? This may be influenced by topography, built development, trees and hedgerows.	If the area of green wedge has a sense of openness it serves an important role in maintaining a gap between settlements, and avoiding the coalescence of settlements.
	Candidate Sites Are there candidate sites present in the area of green wedge?	Candidate site submissions reflect an aspiration to develop. Where these are located between settlements they increase the vulnerability of the boundaries. Consideration should be given to the contribution the area covered by the candidate sites submission makes to the green wedge both alone and in combination (cumulative impact) with other sites.
Manage urban form through controlled expansion of urban areas	Ribbon development Ribbon development is building along the routes of communications radiating from a settlement, primarily along roads. Does the area of green wedge contain ribbon development?	If ribbon development is present there is potential for unrestricted sprawl.
	Isolated development (Candidate Site Specific) This is development specific and relates to the assessment of candidate sites in the green wedge.	If yes, result would be isolated development, with a high potential for urban sprawl.
	Well connected Two or more boundaries with the built up area.	If a site/area is well connected i.e. has several boundaries with the adjacent urban area, lower potential for urban sprawl. If only one boundary with existing urban area, development would 'jut out' or not be as well related and has more potential to result in urban sprawl
	Round off the settlement pattern (Candidate Site specific)	If development would 'round off' the settlement pattern there is low potential for unrestricted sprawl.

	Provide a good existing barrier Which if lost would result in urban sprawl.	If yes, higher potential for urban sprawl.
Assist in safeguarding the countryside from encroachment.	Defensible Boundary Is there a strong, defensible boundary between the existing urban area and the site – wall, river, main road etc (as opposed to garden boundaries)?	If there is an existing defensible boundary between the existing urban area and the green wedge/ candidate site, it performs a role in safeguarding the countryside from encroachment
	Other countryside characteristics This relates to the character of the area covered by the green wedge, including nature conservation areas, public rights of way, woodland, and the grade of agricultural land.	If the area includes these characteristics then the Green wedge assists in safeguarding the countryside from encroachment. .
	Existing Buildings (Candidate Site Specific) Does the site contain buildings?	If the site/area contains buildings that are not in agricultural / forestry use, development (on that part of the site) would be classed as brownfield rather than Greenfield development, so the site would not perform a role in safeguarding the countryside from encroachment. Notwithstanding this, development could still impact the openness of the area.
Protect the setting of an urban area.	Proximity to Area of Built Heritage/ Perform a specific role in the setting of an urban area Adjacent to a conservation area, listed building, historic park or garden or other features of historic significance. Does the area provide a landscape setting for an adjacent urban area?	Where a site is adjacent to such a feature, development may still be able to preserve the setting and special character if done sensitively through appropriate design. It may also play a role in relation to the overall setting of an urban area.
Assist in urban regeneration by encouraging the recycling of derelict and other urban	Settlement Limits This is controlled by settlement limits and the principles of Planning Policy Wales in relation to the preference for the reuse of land. It is recognised that there is not enough previously developed land in the County Borough to accommodate the development required for the	N/A

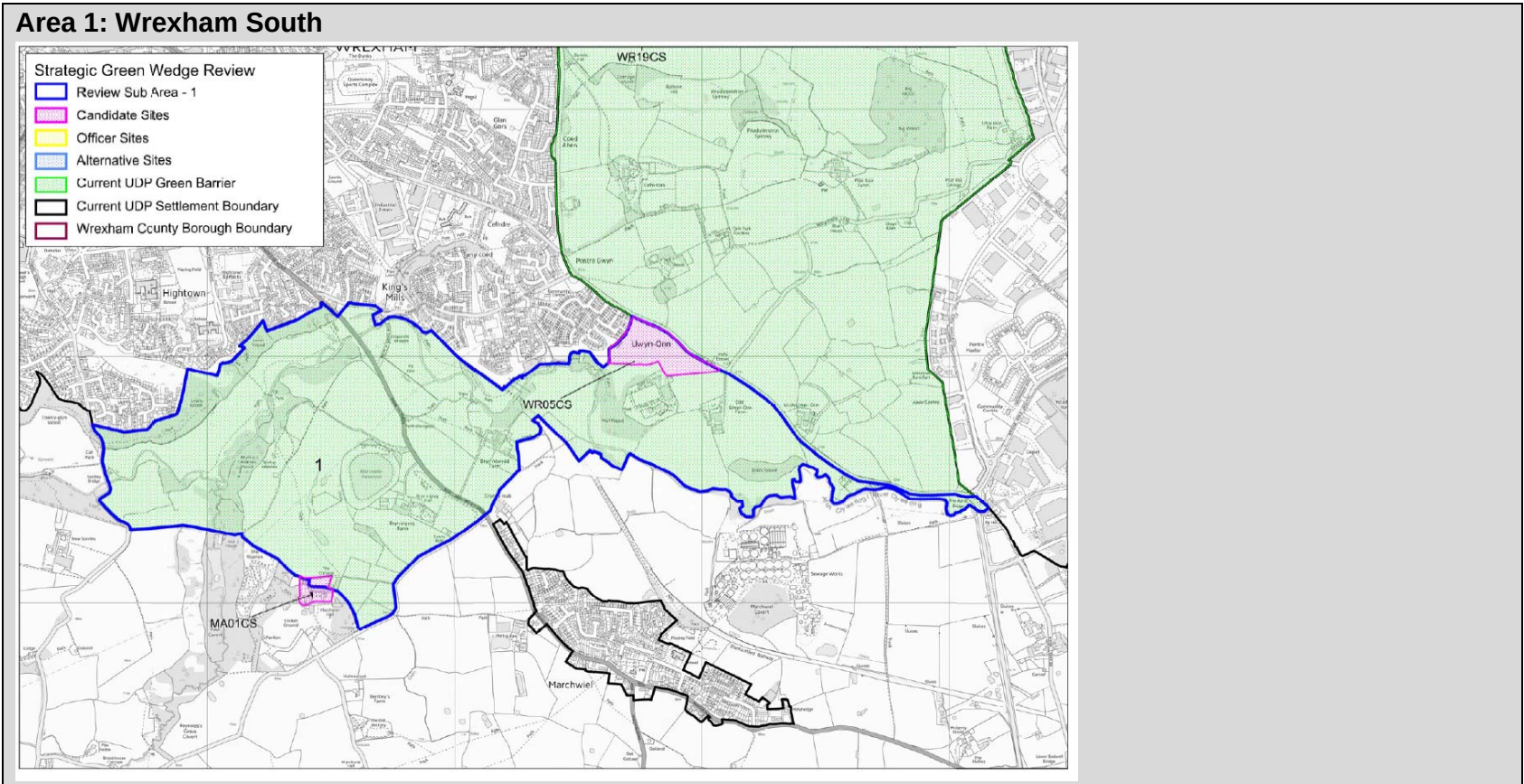
land.	LDP period. The other considerations in the assessment will help inform which areas of green wedge should be retained.	
N/A	Other Designations Other Designations in the area e.g. AONB, WHS, etc.	In cases where other planning and development management policies provide the necessary protection, it may be unnecessary to also allocate the area as green wedge.

- 4.5 Each area will be assessed against the extent to which the different purposes of green wedge designations are fulfilled (using the indicators outlined). The conclusion for each area makes a recommendation whether the designation should be retained, amended or deleted.
- 4.6 The matrix above includes candidate site specific questions. As candidate sites generally make up smaller parts of a larger area of green wedge, they will be assessed separately; however they will form part of the overall conclusion for each sub-area. The assessment will need to consider the role that the area being promoted as a candidate site plays in the overall function of the green wedge. Candidate sites can be assessed individually or in combination where there is a concentration of sites in an area.
- 4.7 The review does not make a judgement about the relative importance of the various purposes of green wedge, and aims to consider them all in the round.
- 4.8 The conclusion outlines which of the functions, based on the purposes set out in national policy, the area as a whole performs, and if the overall principle of the designation in the area is necessary.

5. Assessment of Green Wedge Areas

5.1 The following section includes the assessment of the sub-areas. For each sub-area there is a review of the overall area, as well as any candidate sites. An overall conclusion for the sub-area is included at the end of each section.

Area 1: Wrexham South



Description	Description: The area sits on the southern boundary of Wrexham Town, and is bordered to the west by Sontley Road and to the east by Cefn Road. The southern boundary is made up of various field parcels and country lanes. The Clywedog Valley directly to the southern edge of Wrexham Town is little affected by development, further to the south are areas of undulating farm land with sporadic residential and farm development, and a reservoir. The settlement of Marchwiel lies directly to the south approximately 0.5 km (0.3 miles) from the southernmost edge of the settlement limit of Wrexham Town.
Planning Policy Wales Purpose	Green Wedge characteristics of the area
Prevent the coalescence of large towns and cities with other settlements	Barriers The area is bounded on the west by Sontley Road, and to the east by Cefn Road. The southern boundary is less well defined. The boundary to the south follows field boundaries, country tracks, and the River Clywedog. There is an area to the east of Bryn Newydd Farm which does not appear to follow a clear boundary. In relation to general barriers in the context of the current built form, the steep topography and wooded nature of the sides of the Clywedog Valley, and the river Clywedog, between Sontley Road as far as the urban edge follows the course of the Clywedog (the area to the south of Sedgefield Close), are strong barriers to prevent encroachment of development from the north. The green wedge is set along the lines of defensible boundaries which incorporates roads, steep topography running along the course of the Clywedog river, and field boundaries. There are some small sections where domestic curtilages form the boundary which are considered less defensible.
	Physical Connection of Settlements The area does not sit between two settlements, apart from a thin strip along the A525 which separates Wrexham town from Marchwiel. The distance between the two is 0.5 km (0.3 miles).
	Existing Development Road Linkages: A number of roads and country tracks cross the area. The three main roads are Sontley Road, the A525, and Cefn Road. Urban Elements within the Area: The area is characterised by sporadic residential and farm development. The area also includes a reservoir.
	Topography The area is predominantly characterised by the Clywedog Valley directly to the south of the urban edge of

	Wrexham, and the more undulating farm land further south. The topography of the Clywedog Valley is less open due to steep valley sides, were as the undulating farm land further south has an open aspect affording wider views. The topography on the southern boundary of Wrexham town consisting of the steep sides of the river valley performs a role as a defensible boundary in this location. Openness The undulating areas to the south comprising agricultural fields and field boundaries have an open aspect, affording wider views and an overall sense of openness. The river valley, which includes steeper topography and more tree cover, is less open. Candidate Sites The area contains one candidate site. There are several candidate sites adjacent to Marchwiell which sits to the south of the existing designation and outside this study area. Whilst development of candidate site would not result in the coalescence of two settlements, it does contribute to the functioning of the green wedge by means of controlling urban form, and development of the site would undermine existing defensible boundaries resulting in potential encroachment into the countryside. Therefore the site serves a localised purpose in the overall function of the green wedge.
	Conclusion Wrexham Town to the north is a large urban area, however the designation does not bound any other significant developed areas. There is only sporadic development in the area, and there would be a presumption against additional development as it would remain outside a settlement boundary. One candidate site in the area, which indicates that there is not significant development pressure in this broad location at this time. Overall the area does not appear to fulfil the purpose of preventing the coalescence of two settlements, there is a section of the designation running along the A525 between Wrexham and Marchwiell where the 2 settlement come in to closer proximity. However the settlement edges of the two settlements do not sit parallel to each other, with only the northern tip of Marchwiell coming in relatively close proximity to the southern boundary of Wrexham town (0.5km – 0.3 miles), with a large area of open countryside surrounding the two. Given the distance between the two settlements, the nature of the topography (forming the southern boundary of Wrexham town), the lack of development pressure and the fact that development in this location would be controlled by the presence of a settlement limit along with national (and if needed) local policies presuming against development in the open countryside, there is no justification to retain a green wedge in this location based on this purpose.

Manage urban form through controlled expansion of urban areas	Ribbon development There is a section of ribbon development along the northern edge of Marchwiell along the A525. However this sits outside the green wedge designation.
	Well connected The area of green wedge only shares a boundary with the southern boundary of Wrexham town.
	Provide a good existing barrier The current designation is largely set along defensible boundaries (largely as a result of the steep wooded topography which form the southern boundary of Wrexham town) which serve to manage urban form.
Conclusion The designation is set along defensible boundaries which serves to manage the urban form of the area. There is an area of ribbon development along the A525; however it sits outside the green wedge designation. It is presumed that ribbon development outside the existing green wedge would be controlled via local and national policies presuming against development in the open countryside. Overall, the absence of development pressure and the designation not sitting between two significant built up areas, results in the designation not performing this purpose.	
Assist in safeguarding the countryside from encroachment	Defensible Boundary The current designation is set along strong defensible boundaries.
	Other countryside characteristics There is a local wildlife designation along the majority of the existing designation. There are areas of woodland along the Clywedog Valley.
Conclusion The designation does assist in safeguarding the countryside from encroachment. The key characteristic that achieves this purpose is the defensible boundary along which the designation is set. However this could be achieved via an open countryside policy.	
Protect the setting of an urban area	Proximity to Area of Built Heritage The western edge is adjacent a CADW Historic Park and Garden (Erddig).
Conclusion The green wedge sits adjacent a CADW Historic Park and Garden, and therefore serves to protect the setting of that designation. However this could be achieved via an open countryside policy.	
Assist in urban regeneration by encouraging the recycling of derelict and other urban land Settlement Limits - This is controlled by settlement limits and the principles of PPW in relation to the preference for the reuse of	

land.	
N/A	Other Designations / Relevant Planning History The majority of the designation is also covered by a Local Wildlife Site. Sontley Marsh SSSI is partly located in the designation. No relevant planning history.
Overall Conclusion: Area 1 – Wrexham South The Wrexham South green wedge does not serve to avoid the coalescence of settlements due to the fact that it does not sit between two significant built up areas, and there is minimal development pressure in the area. It is noted that the southern boundary of Wrexham town and the northern tip of Marchwiel come within 0.5km (0.3 miles) of each other. However, the gap between the two settlements is wider along the remainder of the settlement limits, as the urban form of Marchwiel sits at an oblique angle to the edge of Wrexham. The settlement boundary and topography on the boundary act as a constraint on expansion of Wrexham to the south. Therefore the designation is not necessary to serve the function of managing urban form in this location. The quality of the landscape in the area is noted, and should be protected via other policy mechanisms ³ . Overall, given the distance between the two settlements, the nature of the topography, the lack of development pressure and the fact that development in this location would be controlled by the presence of a settlement limit along with national (and if needed) local policies presuming against development in the open countryside, there appears to be little justification to retain a green wedge in this location. It is therefore recommended that the green wedge designation be removed in this location and replaced by a countryside policy designation. ⁴	

³ Planning Policy Wales (Edition 8) – January 2016 – Paragraph 4.8.2 states that maintaining landscape interest is not a material factor in determining whether land should be included within a green wedge.

⁴ The essential difference between a green wedge and a countryside policy is that green wedge policy has a particular focus on maintaining the openness of an area and avoiding coalescence between settlements. A countryside policy has a wider focus on the landscape character and biodiversity of the area, and ensuring that development is appropriate in scale and design. These factors are still relevant within the designated areas of green wedge, with the additional focus on preserving openness and avoiding coalescence.



Clywedog River valley



Area to the north of Erddig



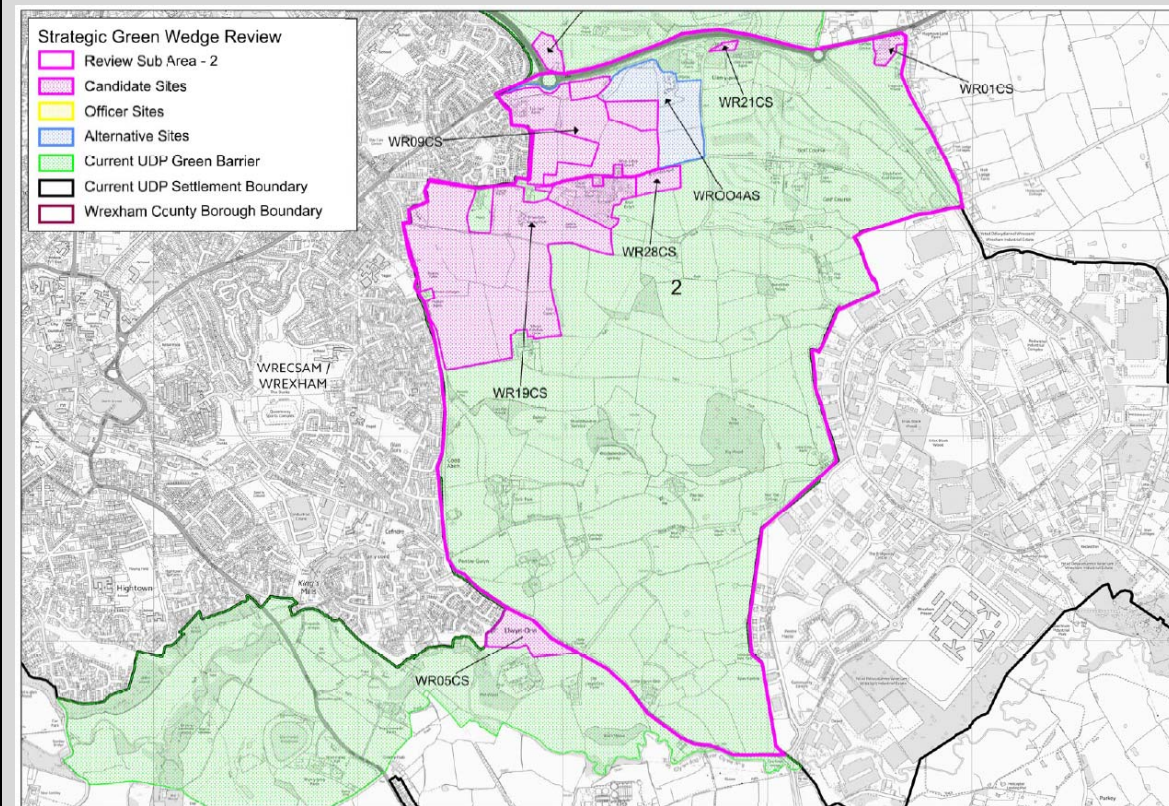
Open aspect over agricultural field in the south of the designation.



Domestic curtilage edges at Bryn y Cabannau Road

Area 2: Wrexham East

Area 2: Wrexham east (incorporating proposed Key Strategic Site 2 Land surrounding Wrexham Rugby Club, Bryn Estyn Lane, Review Area)



Description	The area is bounded by Cefn Road to the south, the urban edge of Wrexham town to the west, the A534 to the north. To the east it is partly bounded by Wrexham Industrial Estate in the south and partly by Hugmore Lane in the north. The area is characterised by a mixture of undulating farm land, sports pitches (including Wrexham Rugby Club), and a golf course. Built development comprises a mixture of farm complexes and residential properties. There is concentration of development along Bryn Estyn Road which includes Council Offices at Erlas Centre, the Erlas Victorian Walled Garden, and Wrexham Rugby Club.
Planning Policy Wales Purpose	Green Wedge Characteristics of the Area
Prevent the coalescence of large towns and cities with other settlements	Barriers The area is bounded by Cefn Road to the south, the urban edge of Wrexham town to the west (which also follows Cefn Road), the A534 to the north. To the east it is partly bounded by Wrexham Industrial Estate in the south and partly by Hugmore Lane in the north. The eastern boundary with Wrexham Industrial Estate partly follows hedgerows, and partly follows Erlas Lane.
	The boundaries of the green wedge are formed along defensible boundaries, comprising largely of roads. Apart from parts of the eastern boundary which follows hedgerows.
	Physical Connection of Settlements Road Linkages – The area of Green Wedge is bounded by a number of roads (see above). The area is crossed by a number of smaller lanes, including Redwither Lane in the south. In the north Bryn Estyn runs east to west, however it is only partly accessible by car, Erlas Lane runs north to south. In the north east corner of the area the Industrial Estate Road (built circa 2012) cuts across part of the Green Wedge designation. The designation sits between Wrexham town and the Wrexham Industrial Estate.
	Existing Development Urban Elements - Built development comprises a mixture of farm complexes and residential properties. There is concentration of development along Bryn Estyn Road which includes Council Offices at Erlas Centre, the Erlas Victorian Walled Garden, and Wrexham Rugby Club. There is an element of built development associated with Clays Golf Club.
	Topography The topography of the area tends to be undulating, there are a series of hills that form a low ridge running north

	to south in the central area of the green wedge, which results in WIA not being visible when viewed from the western parts of the area, and vice versa
	Openness Whilst the topography is undulating, there are wide views across large parts of the area when viewed from the public right of way (PROW) that cross the area. The topography does however provide a degree of visual separation between certain elements of development. For example WIE is not highly visible from many points in the area as it sits lower down in the landscape and is partly screened by existing hedgerows and mature trees.
	Candidate Sites The area includes the proposed Key Strategic Site 2. Whilst development of the site would not result in the coalescence of two settlements, it does contribute to the functioning of the green wedge by means of controlling urban form, and development of the site would undermine existing defensible boundaries resulting in encroachment into the countryside. Therefore the site serves a localised purpose in the overall function of the green wedge.
Conclusion The area contains characteristics which serve the purpose of avoiding coalescence, including the presence of favourable topography and the existing green wedge being designated along defensible boundaries. Wrexham town to the west is a large urban area, and the Wrexham Industrial Estate to the east also comprises a large area of development. There are areas within the designation which include development, namely along Erlas Road. Elsewhere there is sporadic residential and agricultural development. Nevertheless, given the distance between the two settlements, the nature of the topography, and the fact that development in this location would be controlled by the presence of a settlement limit along with national (and if needed) local policies presuming against development in the open countryside, there appears to be little justification to retain a green wedge in this location based on this purpose in its current guise (the proposed Key Strategic site would significantly alter the urban form in this area).	
Manage urban form through controlled expansion of urban areas	Ribbon development There is development strung along Erlas Road in the form of ribbon development.
	Provide a good existing barrier The designation is set along defensible boundaries, and serves as a barrier to control development.
Conclusion The designation is set along a defensible boundary which serves to manage the urban form of the area. There is an area of ribbon development along Erlas Road. The designation serves a purpose to control the urban form between Wrexham town and Wrexham Industrial Estate.	

Assist in safeguarding the countryside from encroachment	Defensible Boundary The current designation is set along strong defensible boundaries.
	Other countryside characteristics Local Wildlife Area (Cefn Park) located in the south of current designation, comprising of woodland.
Conclusion The designation does assist in the safeguarding of the countryside from encroachment. The key characteristic that achieves this purpose is the defensible boundary along which the designation is set.	
Protect the setting of an urban area	Proximity to Area of Built Heritage The area contains Cefn Park (Grade 2 listed) and Llwyn Onn Hall (Grade 2 listed).
Conclusion The area contains Cefn Park (Grade 2 listed) and Llwyn Onn Hall (Grade 2 listed). The green Wedge would play a localised role in protecting the setting of the listed buildings. It also acts to separate the urban form of Wrexham town and Wrexham Industrial Estate.	
Assist in urban regeneration by encouraging the recycling of derelict and other urban land. Settlement Limits - This is controlled by settlement limits and the principles of PPW in relation to the preference for the reuse of land.	
N/A	Other Designations or Relevant Planning History Part of the designation in the south also includes the East of Wrexham Town Special Landscape Area. The Special Landscape Area designations will be reviewed as part of the LDP process. An application for the installation of a solar farm was submitted but withdrawn (P/2015/0640 – land west of Erlass Hall).

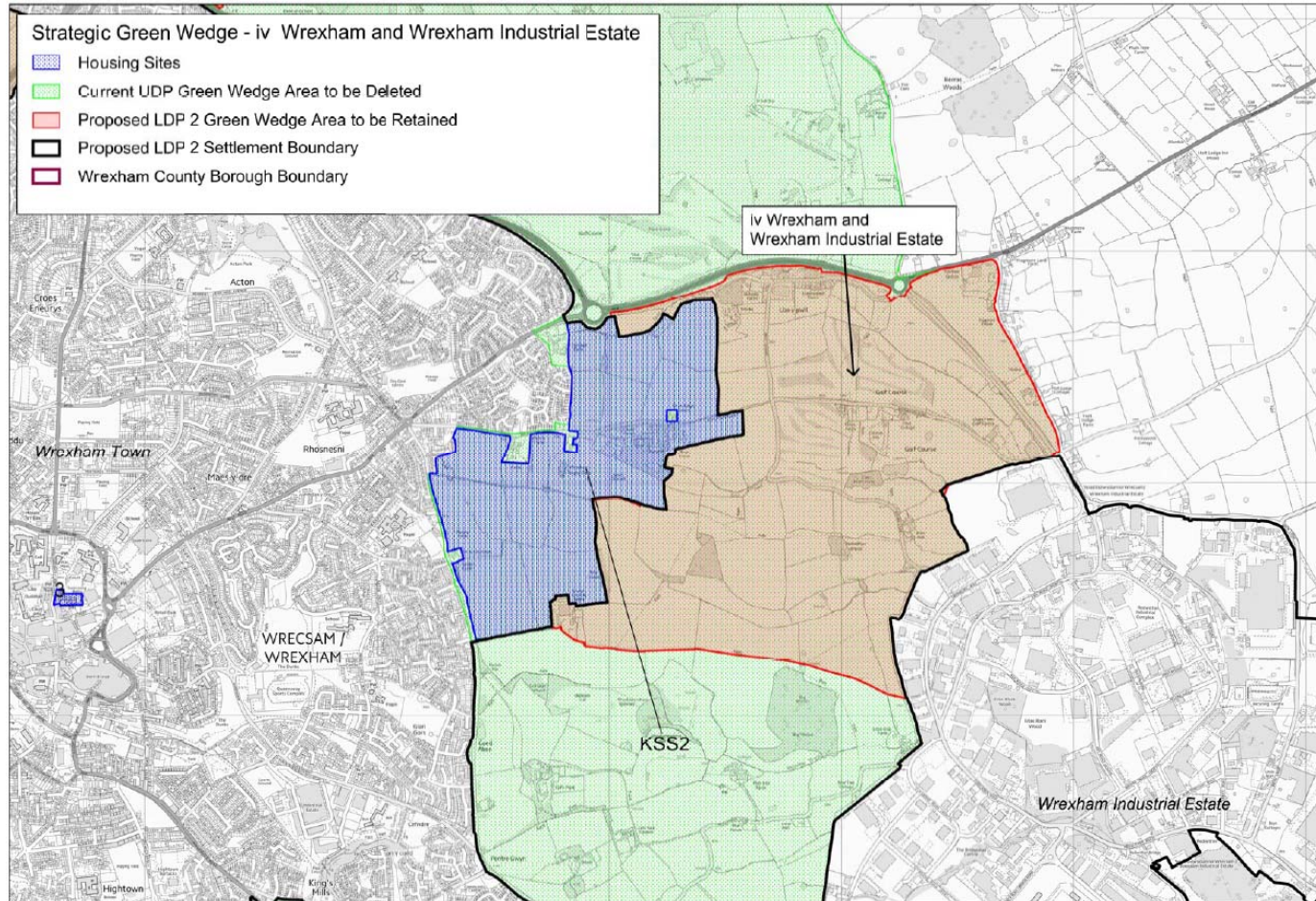
Overall Conclusion: Area 2 – Wrexham East	
With regards to the prevention of coalescence, the distance between Wrexham town and Wrexham Industrial Estate, the nature of the topography, and the fact that development in this location could be controlled by the presence of a settlement limit along with national (and if needed) local policies presuming against development in the open countryside, there appears to be little justification to retain a green wedge in this location based on this purpose in its current guise (the proposed Key Strategic Site will significantly alter the urban form in this area). The designation does serve a localised function in relation to the management of urban form in	

areas along Bryn Estyn Road, and the defensible boundaries along which the existing designation is set act to avoid encroachment into the countryside. The designation also plays a localised role in the protection of the setting of listed buildings (although it is noted that separate legislation serves to do this also).

Notwithstanding the above, wider consideration must be given to the need to ensure that a sufficient range of development land is available which is suitably located in relation to the existing urban edge and any proposed green wedge designations in the deposit LDP. Wrexham town is identified as a tier 1 settlement in the settlement hierarchy (See Background Paper 2: Settlement Hierarchy and Development Potential <http://wrexhamldp.wrexham.gov.uk/>).

The area covered by the proposed Key Strategic Site could be developed without resulting in the coalescence of the two areas. Inclusion of the KSS will change the overall character of the area and the built form will be altered. In light of the proposed KSS allocation, it is recommended that the green wedge designation be amended to create a wedge in order to manage the urban form through controlled expansion in the area, and avoid any further coalescence between Wrexham town and Wrexham Industrial Estate.

Map 2 Proposed Green Wedge: Wrexham and Wrexham Industrial Estate





View north along Cefn Road from bridal path leading to Llwyn Knottia Farm



School playing field off Cefn Road



View south from PROW crossing the area.



View towards Erlas Lane and Wrexham Industrial Estate



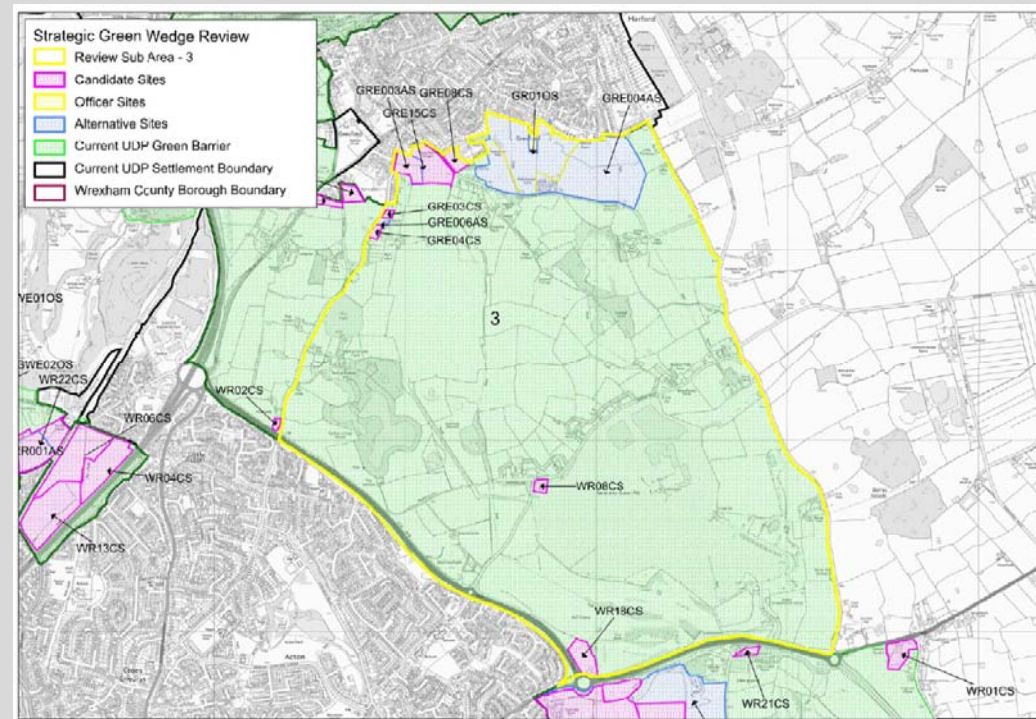
View of development on eastern edge of Wrexham



Clays Golf Club

Area 3: Wrexham North East

Area 3: Wrexham North East



Description

The area sits on the north eastern boundary of Wrexham town, and to the south of the village of Gresford. Bordered to the south west by the A5156 and the A534 to the south. The Eastern boundary is made up of various field boundaries and country lanes are areas of farm land with residential and farm development; several lakes are located in the area used for recreational purposes. The western boundary is formed by Old Wrexham

	Road.
Planning Policy Wales Purpose	Green Wedge characteristics of the area
Prevent the coalescence of large towns and cities with other settlements	Barriers The A5156, A534, and Old Wrexham Road provide physical boundaries on the perimeter of the green wedge. The Eastern boundary is made up of various country lanes. The northern boundary is made up of the settlement limit of Gresford.
	Physical Connection of Settlements The area of Green Wedge sits between Wrexham town and Gresford. There is a gap of approximately 1km (0.6 miles) at the closest point between the two settlements.
	Existing Development Road Linkages – The area is crossed by a number of country lanes. Urban Elements - Consist primarily of farm land with sporadic residential and farm development included. Several lakes are located in the area used for recreational purposes. The Grade II listed Pant Yr Ochain hotel is located within the green wedge. To the southern edge is the Wrexham Golf Course and associated development and a sand and gravel quarry forms a large section of the area directly to the north of the golf course. The sand and gravel extraction does serve to disrupt the rural character of certain parts of the area.
	Topography The area is characterised by gently undulating topography providing an open aspect with wide views across large parts of the area.
	Openness The area is generally characterised by undulating farm land providing wide views across the area. There are isolated areas of woodland which serve to restrict views in certain areas i.e. the area around Pant yr Ochain and Vicarage Gorse. The area around The Elms in the north east of the area has steeper topography which does serve to reduce the openness of the area to some extent.
	Candidate Sites No candidate sites in the area.
Conclusion There is good separation between the settlement edge of Wrexham town and Gresford, with a minimum gap of 1km, between the two at its narrowest gap. However, the gap between the two settlements is wider along the remainder of the settlement limits, as	

the urban form of Gresford sits at an oblique angle to the edge of Wrexham. There is only sporadic development in the area, and the area has a sense of openness due to the topography. There are no candidate sites in the area. The existing gap combined with the lack of development pressure, indicates that there is not currently potential for coalescence to occur. Development in this location would be controlled by the presence of a settlement limit along with national (and if needed) local policies presuming against development in the open countryside, there appears to be no justification to retain a green wedge in this location based on this purpose.	
Manage urban form through controlled expansion of urban areas	Ribbon development Whilst ribbon development is not apparent within the area of green wedge, Barkers lane is flanked by a number of farm buildings and residential properties. The Green Wedge may therefore have an active role to play in controlling any further ribbon development between Wrexham and Borrass Head.
	Provide a good existing barrier The designation is set along defensible boundaries which serve to manage urban form, and act as effective existing barriers to development.
Conclusion The designation is set along defensible boundaries which serve to manage urban form, and act as effective existing barriers to development. Overall, the absence of development pressure and the gap between the settlements, results in the designation not performing this purpose. It is considered that an open countryside policy could effectively manage ribbon development where it is a localised issue.	
Assist in safeguarding the countryside from encroachment.	Defensible Boundary The A5156, A534 (dual carriageway), and Old Wrexham Road provide physical boundaries on the perimeter of the green wedge. The Eastern boundary is made up of various country lanes. The northern boundary is the settlement limit of Gresford. This comprises the edge of domestic curtilages bounded with agricultural field. This northern boundary is not as defensible.
	Other Countryside Characteristics The area contains a number of Local Wildlife Sites, and individual and groups of TPOs.
Conclusion The designation does assist in the safeguarding of the countryside from encroachment. The key characteristic that achieves this is the defensible boundaries. However an open countryside policy would perform this function.	
Protect the setting of an urban area.	Proximity to Area of Built Heritage/ Setting of Urban Area There are a number of grade listed buildings within the area.

Conclusion The designation performs a localised role in protecting the setting of those listed buildings. However separate built environment legislation makes provision for the protection of the setting of listed buildings. This would be further strengthened by an open countryside policy.	
Assist in urban regeneration by encouraging the recycling of derelict and other urban land. Settlement Limits - This is controlled by settlement limits and the principles of PPW in relation to the preference for the reuse of land.	
N/A	Other Designations or Relevant Planning History The area contains a number of Local Wildlife Sites, and individual and groups of TPOs. The Vicarage Moss RAMSAR/SSSI is also located in the area. Planning application for erection of photovoltaic array (P/2015/0777 - granted) on land to the west and north of Borrass Hall. Erection of extra care facility (P/2014/0815 - refused) adjacent Trewythen Hall care home. Outline Application For Erection Of 5 Detached Dwellings And 2 Detached Bungalows (P/2013/0144 - refused) to the rear of Kathen Court.

Overall Conclusion: Area 3 – Wrexham North East The gap between Wrexham and Gresford, containing only sporadic development, combined with an existing settlement boundary act as a constraint on expansion of Wrexham to the north, which would serve to avoid coalescence of the settlements. Therefore the designation is not necessary to serve the purpose of preventing coalescence. It is recognised that the green wedge exhibits other characteristics associated with the green wedge designation, including the management of urban form and safeguarding the countryside from encroachment, through defensible boundaries. It also performs a localised function of assisting in the protection of listed buildings. Notwithstanding this, given the distance between the two settlements, the lack of development pressure and the fact that development in this location would be controlled by the presence of a settlement limit along with national and local policies presuming against development in the open countryside, and separate legislation which protects the setting of listed buildings, there appears to be little justification to retain a green wedge in this location. It is therefore recommended that the green wedge	
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designation be removed and replaced by a countryside designation.⁵ However, land to the south east of Gresford (west of Old Wrexham Road in review area 10) has been designated as Green Wedge.



View of north eastern edge of Wrexham from Borrass Road



Borrass quarry

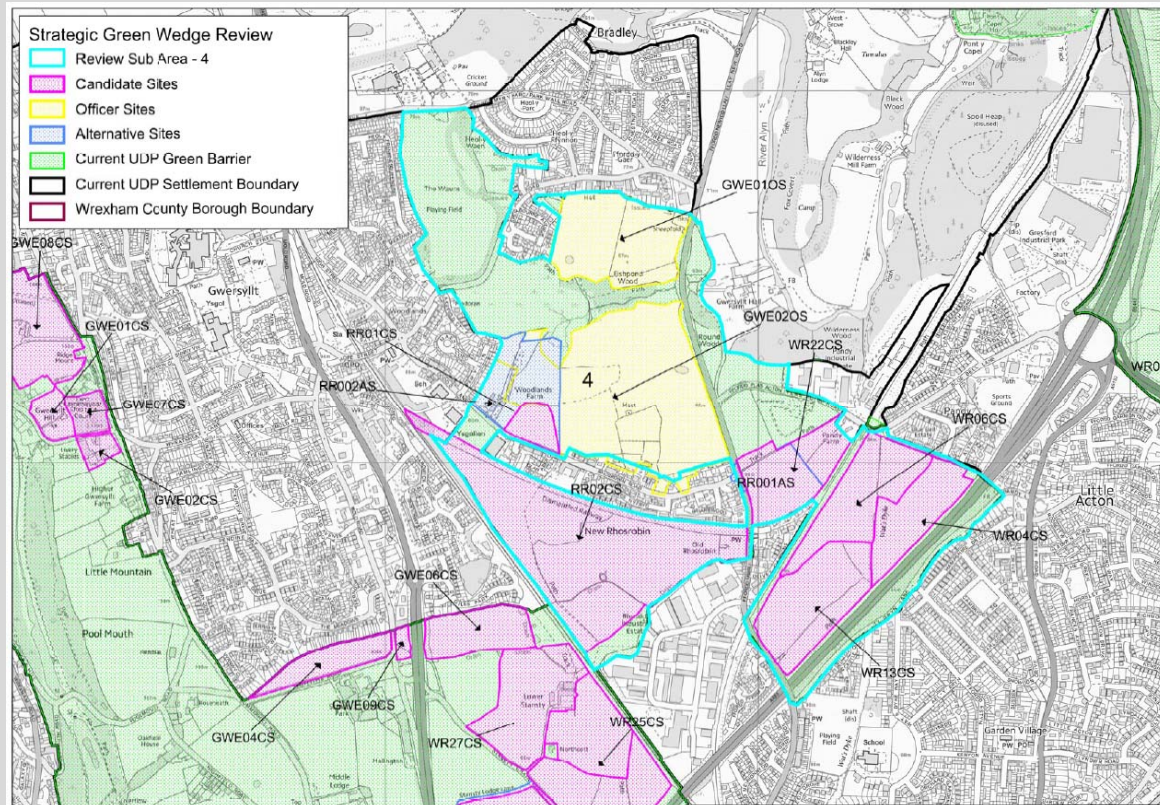


⁵ The essential difference between a green wedge and a countryside policy is that green wedge policy has a particular focus on maintaining the openness of an area and avoiding coalescence between settlements. A countryside policy has a wider focus on the landscape character and biodiversity of the area and ensuring that development is appropriate in scale and design. These factors are still relevant within the designated areas of green wedge, with the additional focus on preserving openness and avoiding coalescence.

Southern edge of Gresford from Vicarage Lane	View south from Vicarage Lane towards Vicarage Gorse
 The Flash boating lake	

Area 4: Land between Bradley, Rhosrobin and east of Gwersyllt

Area 4 – Land between Bradley, Rhosrobin and east of Gwersyllt



Description	The area can be split into three separate areas, the area between the eastern boundary of Rhosrobin and the edge of Wrexham Town, the area to the north of Rhosrobin separating Rhosrobin, Gwersyllt and Bradley, and the area to the south west of Rhosrobin and the eastern edge of Gwersyllt.
Planning	Green Wedge characteristics of the area

Policy Wales Purpose	
Prevent the coalescence of large towns and cities with other settlements	Barriers The area uses a number of roads and the edge of settlement limits as barriers. There is an area on the eastern boundary that uses a field boundary.
	Physical Connection of Settlements The designation sits between the settlements of Gwersyllt, Bradley, Rhosrobin and Wrexham town. Dependant on scale, development in the area could result in the physical connection of settlements.
	Existing Development Road linkages – Gwersyllt, Bradley and Rhosrobin are all linked by roads which run through the areas of green wedge. Urban elements – The area of green wedge is largely free of development, with sporadic farm development, and a cemetery. However the areas are in such close proximity to numerous settlements limits they have the character of urban edges, with less evidence of agriculture. This is particularly the case in the area to the east and south of Rhosrobin. The urban edge of settlements has an overall effect on the character of the area.
	Topography The area to the east of Rhosrobin is flat, the areas to the south and north of Rhosrobin are undulating. There is a small valley running east west in the area to the south of Bradley rising up towards Gwersyllt.
	Openness The three sub areas are not viewed together, but form three distinct areas. There is a general sense of openness when viewed from certain locations within the areas. However the presence of development results in breaks in views, and a restriction on the overall sense of openness across a wide area.
	Candidate Sites There are numerous candidate sites in the area, highlighting the high level of development pressure in the area. <u>WR04CS, WR06CS, WR13CS</u> Development of the sites would result in the coalescence of Wrexham town and the southern edge of Rhosrobin undermining the existing purpose of preventing coalescence. With regards to the management of urban form, it is noted that should development occur on the site the existing railway line would act as a defensible boundary, and that there is logic with regards to potential development rounding off the settlement pattern. The existing designation does serve to act to protect the setting of the Wats Dyke SAM, and protects the countryside from encroachment.

	<u>GWE01OS, GWE02OS, WR22CS, RR01CS, RR02CS, WR22CS</u> The majority of the remaining area within the green wedge designation is covered by a number of candidate sites. Due to the fact that these sites cover the majority of the remainder of the green wedge designation it is considered that the overall assessment of the area constitutes an assessment of the contribution of these sites to the function of the designation.
Conclusion Whilst not currently connected, the settlements in the area are in close proximity to each other, and as a result of this proximity the urban areas do influence the character of the designation (nowhere is there a gap of more than approximately 0.3 km (0.18miles) between the settlements in closest proximity to each other). There is a mixture of topography in the area. The area to the south and west of Rhosrobin is flat, however the area to the north and south west of Rhosrobin is undulating. The topography combined with development in proximity to the designations results in breaks in views and a sense of openness and wide views are therefore restricted to certain locations within the designation. The number of candidate sites demonstrates existing development pressure. Overall it is considered that the designation does serve the purpose of avoiding coalescence in this area.	
Manage urban form through controlled expansion of urban areas	Ribbon development Yes – The area between Gwersyllt and Rhosrobin is characterised by ribbon development, with only the playing field of Gwersyllt Primary School dividing the two settlements.
	Well connected Yes – The area of green wedge has numerous boundaries with settlements due to the pattern of development in the area.
	Provide a good existing barrier The area is set along defensible boundaries including roads and settlement limits.
Conclusion The area is set along defensible boundaries including roads and settlement limits. The large area of settlement boundary bordering the area of green wedge can result in the erosion of these boundaries as is often the case in urban-rural fringe areas. The boundaries do play an important role in the management of urban form in a densely populated area whose character is heavily influenced by settlements in close proximity.	
Assist in safeguarding	Defensible Boundary See above.

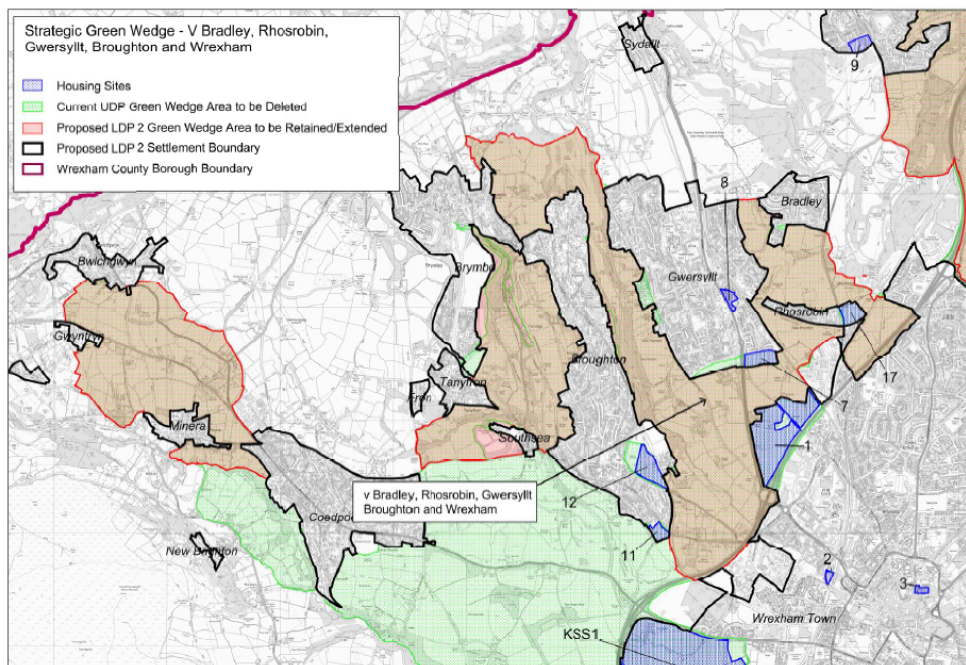
the countryside from encroachment.	Other Countryside Characteristics The area includes Local Wildlife Sites and TPOs.
Conclusion The designation does assist in the safeguarding the countryside from encroachment. The key characteristic that achieves this purpose is the defensible boundary along which the designation is set. The open character of the area being of particular relevance in this area.	
Protect the setting of an urban area.	Proximity to Area of Built Heritage No
Conclusion The designation does not serve a purpose in relation to this specific function.	
Assist in urban regeneration by encouraging the recycling of derelict and other urban land. Settlement Limits - This is controlled by settlement limits and the principles of PPW in relation to the preference for the reuse of land.	
N/A	Other Designations SLA designation around Fishpond Wood. This is a small area of designation which does not have a significant bearing on the character of the area.

Overall Conclusion: Area 4 – Land between Bradley, Rhosrobin and east of Gwersyllt The gaps between the various settlements (Wrexham town, Rhosrobin, Gwersyllt, and Bradley) are narrow; with all settlements in close proximity to each other (nowhere is there a gap of more than approximately 0.3 km (0.18miles) between the settlements in closest proximity to each other). The close proximity of settlements means that the relative openness of the green wedge is important, and the openness would not be maintained to the same extent should it be covered by a general open countryside policy. The number of candidate sites in the area also demonstrates development pressure in the area. The designation therefore serves the function of preventing coalescence in an area of development pressure. The designation is set along defensible boundaries, serving to manage the urban form in this location and separating settlements in close proximity to each other. It also	
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serves to safeguard the countryside from encroachment. Overall it is considered that there is justification for the retention of the green wedge designation in this location.

Notwithstanding this, wider consideration must be given to the need to ensure that a sufficient range of development land is available which is suitably located in relation to the existing urban edge and any proposed green wedge designations in the deposit LDP. Gwersyllt is identified as a tier 2 settlement in the settlement hierarchy (See Background Paper 2: Settlement Hierarchy and Development Potential <http://wrexhamldp.wrexham.gov.uk>), and is an appropriate location for development. Rhosrobin is a tier 4 settlement, which is also identified as potentially appropriate settlement for development. In order to take these factors into account, it is recommended that the overall principle of retaining the green wedge in the area is appropriate; however an amendment to the designation will be necessary to accommodate the proposed allocation at Land at Llay New Road, Rhosrobin.

Map 3: Proposed Green Wedge: Bradley, Rhosrobin and east of Gwersyllt





View looking west towards Fish Pond Wood



View from PROW looking south towards Churchlea



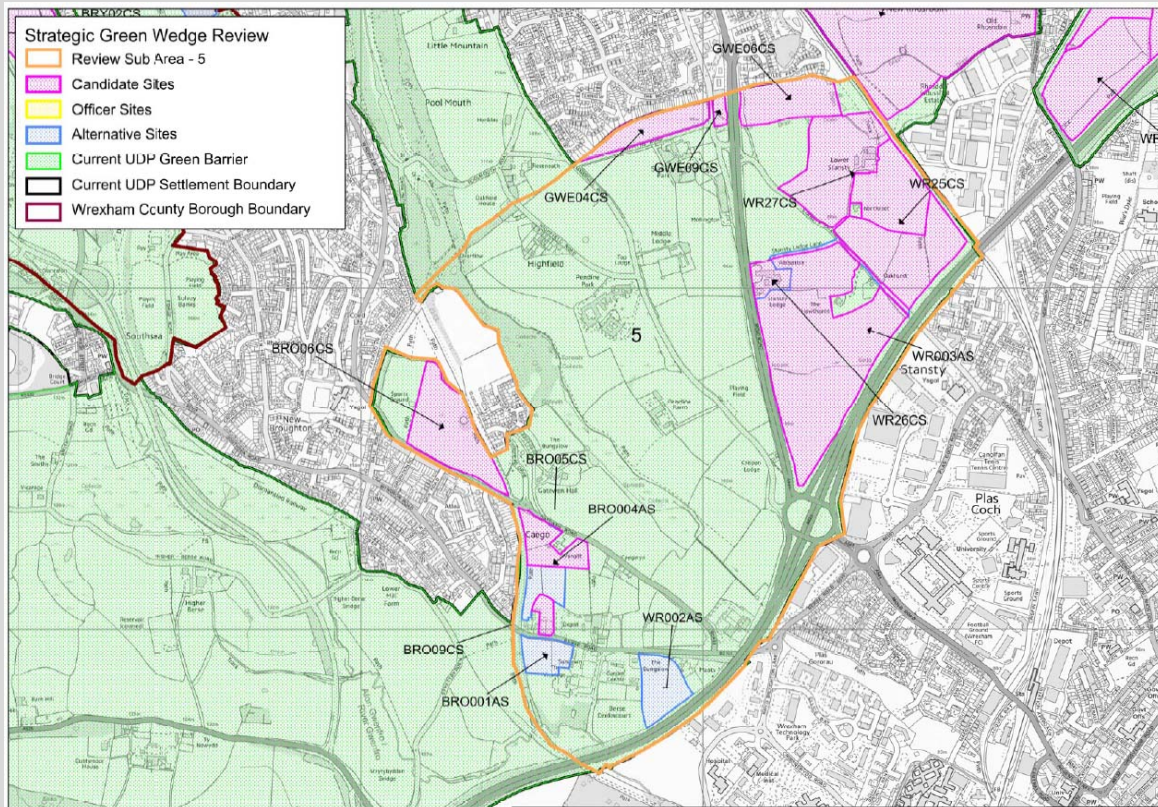
The Waens Playing Field



View west towards edge of Gwersyllt from Llay New Road

Area 5: Land between Bradley, Rhosrobin and east of Gwersyllt

Area 5: Land between Bradley, Rhosrobin and east of Gwersyllt



Description	The area is bounded by the A483 to the south, the B5433 to the west, the Wrexham Bidston line to the east, and the settlement edge of Gwersyllt to the north (and partly along a field boundary in the gap between Gwersyllt and Broughton).
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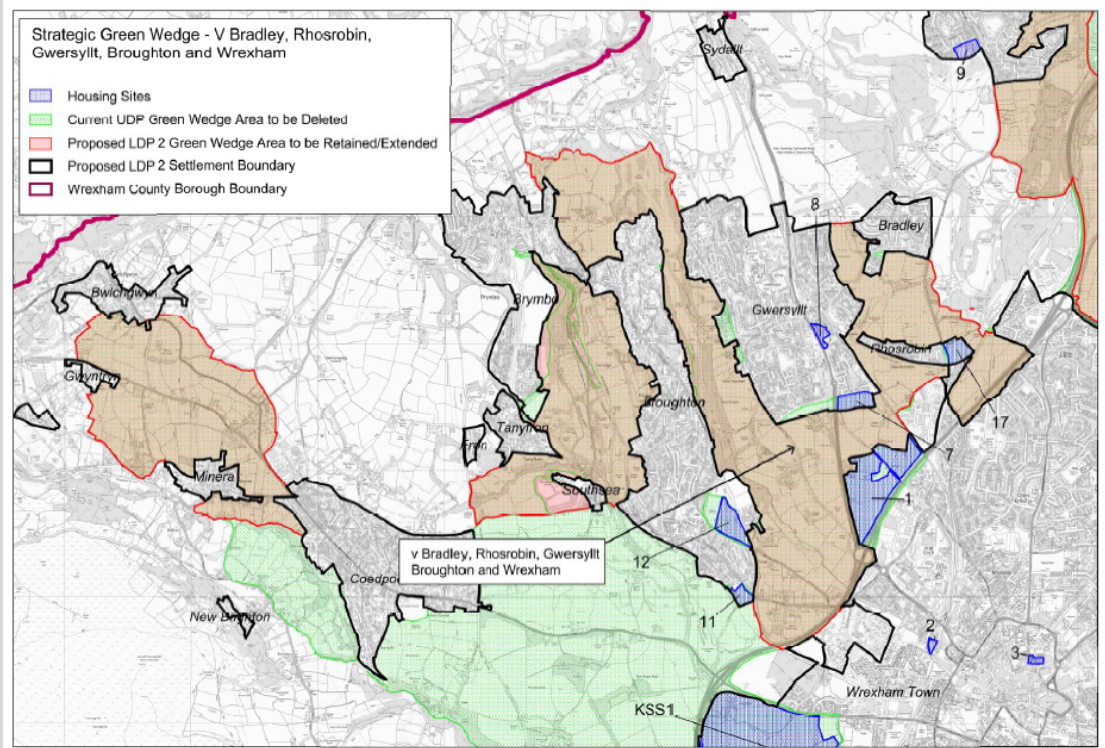
Planning Policy Wales Purpose	Green Wedge characteristics of the area
Prevent the coalescence of large towns and cities with other settlements	Barriers The current green wedge designation is bounded by roads and a railway to the south east and west. The northern boundary comprises settlement edge of Gwersyllt to the north, and partly along a field boundary in the gap between Gwersyllt and Broughton.
	Physical Connection of Settlements The designation sits between Gwersyllt, Wrexham town and New Broughton. Development could result in a reduction or closing of the gap between the settlements.
	Existing Development Road linkages – The area is crossed by a number of roads. Urban elements – the area contains sporadic development including farm complexes and residential dwellings.
	Topography The topography is undulating, consisting mainly of open farmland.
	Openness The area is characterised by open farm land, affording open views.
	Candidate Sites <u>GWE06CS, WR27CS, WR25CS, WR26CS, GWE04CS</u> The five sites are all in close proximity to each other. Four of the sites are located in the area between the Wrexham Bidston line and A541. The combined area of the candidate sites covers a significant part of the Green Wedge designation, and the function of this area is similar to the overall sub-area. Development of the combined sites would result in the coalescence of Wrexham town and Gwersyllt, and undermine the role of the designation in the management of the urban form, and maintaining a gap between Wrexham town and Gwersyllt. Notwithstanding this. GWE06CS could potentially be developed without significantly undermining the function of the green wedge. GWE04CS has planning permission for residential development.
Conclusion	The area sits between three settlements which are in close proximity to each other (the gap between Wrexham town and Gwersyllt

is approximately 0.2km (0.12 miles) at its narrowest, the gap between Gwersyllt and Broughton is 0.5 km (0.31 miles) at its narrowest, and the gap between New Broughton and Wrexham town is approximately 0.6km (0.37 miles) at its narrowest. The area sits either side of the A541, a main road into Wrexham. The flat topography and large agricultural fields creates a sense of openness, and creates a very definite break in the built up areas of Gwersyllt and Wrexham town. There are a number of candidate sites in the area which highlights existing development pressure. Overall it is considered that the designation performs the function of preventing coalescence between the neighbouring settlements.	
Manage urban form through controlled expansion of urban areas	Ribbon development No
	Provide a good existing barrier Yes
Conclusion The designation is set along defensible boundaries, which if lost could lead to urban sprawl. The designation does, therefore, perform a role in managing the urban form in this location. Furthermore it creates a definite break in the built form between Gwersyllt and Wrexham town along a main route.	
Assist in safeguarding the countryside from encroachment.	Defensible Boundary Yes - The current designation is set out along strong defensible boundaries.
	Other Countryside Characteristics The area is characterised by large open agricultural fields, and mature trees forming part of hedgerows. The area includes Local Wildlife Sites, Individual and group TPOs, and the Gatewen Marsh SSSI.
Conclusion The defensible boundaries are the key characteristic which assists in the safeguarding of the countryside from encroachment.	
Protect the setting of an urban area.	Proximity to Area of Built Heritage There are a number of listed buildings in the area.
Conclusion There are a number of listed buildings, and the settings of those buildings will be afforded protection by the designation. This is, however, a localised function and separate legislation makes provision for the protection of the setting of listed buildings.	

Assist in urban regeneration by encouraging the recycling of derelict and other urban land.	
Settlement Limits - This is controlled by settlement limits and the principles of PPW in relation to the preference for the reuse of land.	
N/A	Other Designations / Relevant Planning History The area includes Local Wildlife Sites, Individual and group TPOs, and the Gatewen Marsh SSSI. Outline application for residential development (up to 57 no dwellings) with associated works (P/2015/0790 granted) Boozey Field.

Overall Conclusion: Area 5 – Land south of Gwersyllt The area of green wedge sits between a number of built up areas (Wrexham town, Gwersyllt, and Broughton). Whilst gaps between the various settlements are not as narrow as in other areas of green wedge, the designation does serve to maintain a sense of openness and separation. The number of candidate sites in the area demonstrates development pressure present in the area. The designation therefore serves the function of preventing coalescence in an area of development pressure. The designation has a particular role in maintaining the openness of the area alongside Mold Road, between Gwersyllt and Wrexham. This area has an important role in managing the urban form in the area, providing a definite break in the built form between Gwersyllt and Wrexham town, along a main route. It also serves to safeguard the countryside from encroachment. Overall it is considered that there is justification for the retention of the green wedge designation in this location. Notwithstanding this, wider consideration must be given to the need to ensure that a sufficient range of development land is available which is suitably located in relation to the existing urban edge and any proposed green wedge designations in the deposit LDP. Gwersyllt is identified as a tier 2 settlement in the settlement hierarchy (see Background Paper 2: Settlement Hierarchy and Development Potential http://wrexhamldp.wrexham.gov.uk/), and is an appropriate location for development. In order to take these factors into account, it is recommended that the overall principle of retaining the green wedge in the area is appropriate in order to prevent coalescence and manage urban form; however amendments to the designation will be necessary to accommodate housing sites H1(1) Land Adjoining Mold Road/A483 and H1(7) Stansty Fields, Stansty.	
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Map 4: Proposed Green Wedge Land South of Gwersyllt



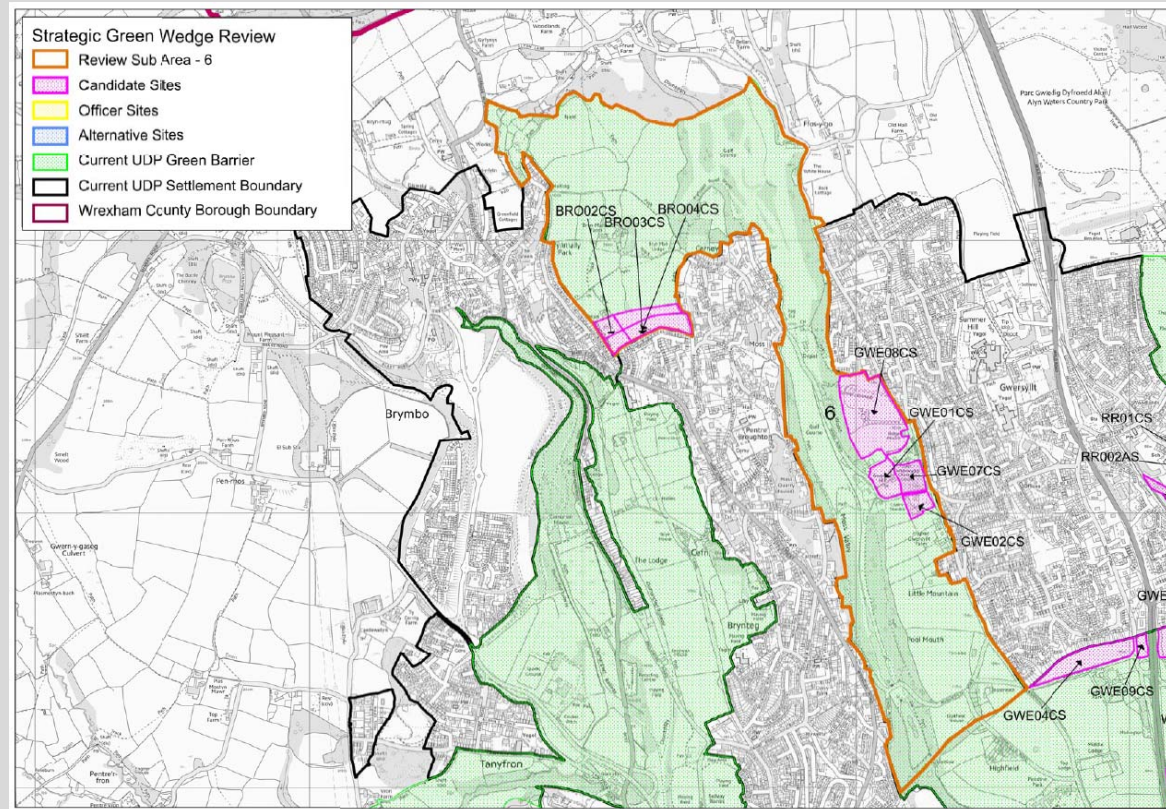


Looking south east along Stansty Chain Road



Area 6: Moss Valley

Area 6: Moss Valley



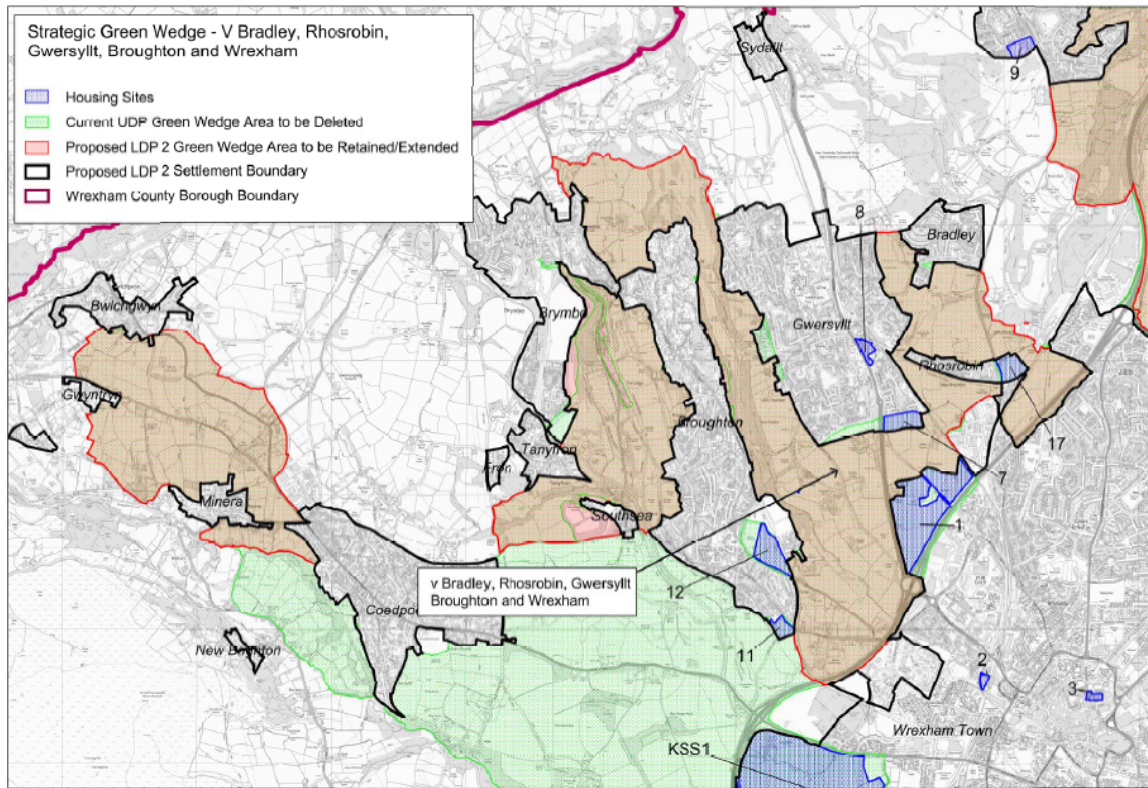
Description	River valley located between Gwersyllt and Broughton. The area extends to the edge of Moss valley Golf Course and the area around Bryn Mally Hall Farm in the north to the southern edge of the Moss Valley Country Park.
Planning Policy Wales Purpose	Green Wedge characteristics of the area
Prevent the coalescence of large towns and cities with other settlements	Barriers The area is located between the settlement limits of Gwersyllt and Broughton. The steep topography of the valley, which is also heavily wooded, form barriers between the settlement edge and the green wedge beyond. Parts of the designation are set along defensible boundaries namely roads, and as stated above the steep topography of the southern section of the designation creates a barrier to development. There are parts of the designation set along domestic curtilages which are more prone to potential erosion as a result of curtilage land grabs.
	Physical Connection of Settlements The designation sits between the settlements of Gwersyllt, Broughton, and Brymbo (to the north west). Dependant on scale, development in the area could result in the physical connection of the two settlements.
	Existing Development Road linkages – Moss Road and some smaller lanes in the northern part of the designation. It is crossed by Poolmouth Road in the south. Urban elements - There are some residential dwellings along Moss Road, and a golf course in the northern part of the designation.
	Topography Moss valley consists of a steep sided valley, the area to the north is more undulating consisting of a golf course and farmland.
	Openness There is a sense of enclosure in the lower part of the Moss Valley due to the steep sided valley and tree coverage, however further north there are wider views and more of a sense of openness.
	Candidate Sites None present.
Conclusion	The area of green wedge sits between two settlements that are in very close proximity to each other. At its narrowest the gap between Gwersyllt and Broughton is 0.18km (0.1 miles). Broughton and Brymbo merge into each other at a narrow point along

Station Road. The designation is set along defensible boundaries on the whole, although domestic curtilages, which form part of the boundaries are considered less defensible. Whilst development is less apparent in the lower part of the designation (as a result of the topography and tree coverage). The northern part (where the gap between Gwersyllt and Broughton is at its narrowest) development on the edges of the two settlements are in very close proximity. The result is that this area would be particularly sensitive to development, which could further reduce a sense of openness. Overall it is considered that the designation does serve a function in avoiding coalescence between Gwersyllt, Broughton, and Brymbo.	
Manage urban form through controlled expansion of urban areas	Ribbon development No
	Provide a good existing barrier The designation is largely set along defensible boundaries. The topography of the moss valley acts as a specific barrier to development. There are parts of the existing designation which are set along domestic curtilages, which are more susceptible to erosion.
Conclusion The designation is partly set along defensible boundaries including roads and settlement limits. The large area of settlement boundary bordering the area of green wedge can result in the erosion of these boundaries as is often the case in urban-rural fringe areas. Topography in part of the designation would seem to effectively manage urban form without the need for a specific land use designation. Despite this, the boundaries do play an important role in the management of urban form in the area. In particular where the gap between the settlements is at its narrowest in the north.	
Assist in safeguarding the countryside from encroachment.	Defensible Boundary The steep sided topography of the valley would seem to preclude development; however there may be potential for encroachment from the settlement edges where they consist of the edges of residential curtilages.
	Other Countryside Characteristics The area contains Local Wildlife Sites and individual and areas of TPO.
Conclusion The defensible boundaries are the key characteristic which assists in the safeguarding of the countryside from encroachment. The open character of the areas between the settlements in the north of the area being of particular relevance.	
Protect the setting of an urban area.	Proximity to Area of Built Heritage No

Conclusion	
The designation in this location does not serve this purpose.	
Assist in urban regeneration by encouraging the recycling of derelict and other urban land.	
Settlement Limits - This is controlled by settlement limits and the principles of PPW in relation to the preference for the reuse of land.	
N/A	Other Designations / Relevant Planning History The area includes Local Wildlife Sites and a large part of the area is a Country Park. Erection of 20 dwellings including access (P/2015/0607 – granted) land south of Chestnut Court, Summerhill.

Overall Conclusion: Area 6 – Moss Valley	
The gaps between the various settlements (Gwersyllt, Broughton, and Brymbo) are narrow, with all settlements in close proximity to each other, as such the risk of coalescence and the impact upon the openness of the area are more pronounced. The close proximity of settlements means that the relative openness of the green wedge is important, and the openness would not be maintained to the same extent should it be covered by a general open countryside policy. The designation therefore serves the function of preventing coalescence in the area, and managing development in order to maintain openness. The designation is set along defensible boundaries, serving to manage the urban form in this location and separating settlements in close proximity to each other. It also serves to safeguard the countryside from encroachment. It is therefore recommended that the green wedge designation be retained in this location, with the purpose of preventing the coalescence of settlements and maintaining the openness of the area between settlements.	

Map 5: Proposed Green Wedge: Moss Valley





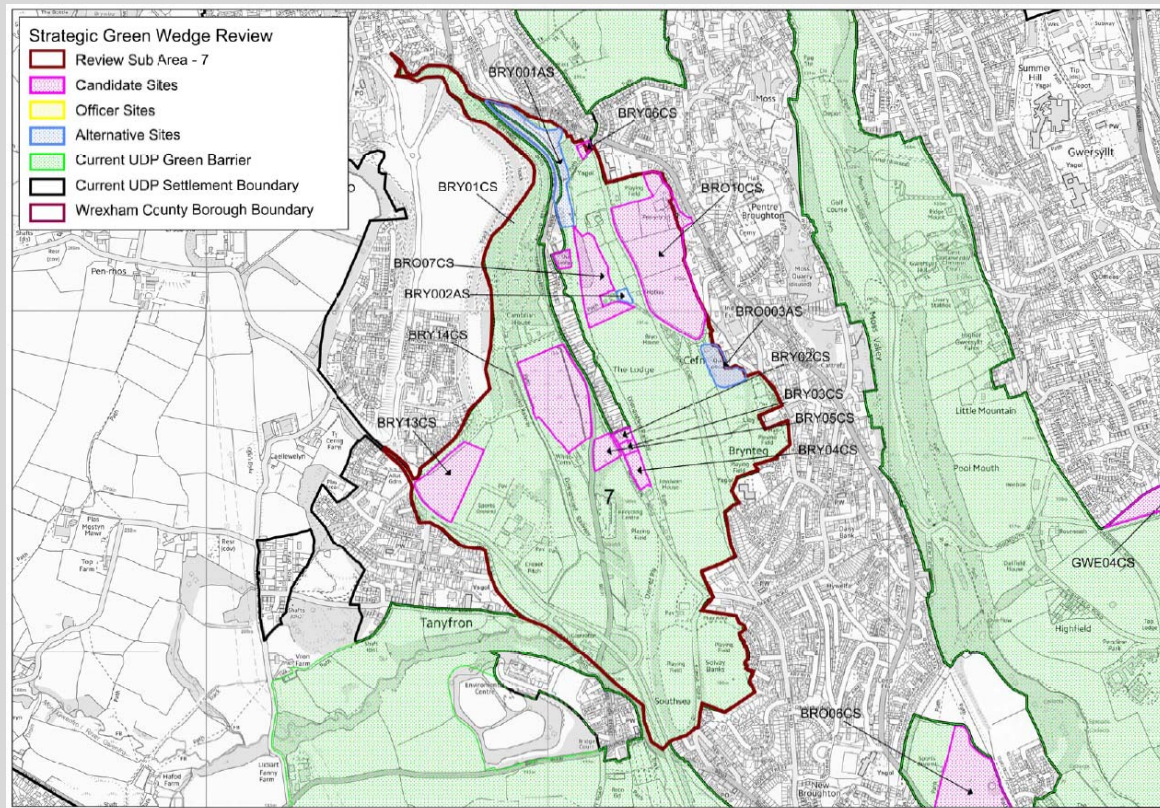
View north along PROW in Moss Valley Country Park



Northern section of Moss Valley Country Park

Area 7 - Land between Broughton, Brymbo and Southsea

Area 7 - Land between Broughton, Brymbo and Southsea



Description	The area is a valley between the higher areas of land which contain the settlement of Brymbo and Broughton. There are mixed uses with some agriculture whilst parts appear to have been used in association with the former steel works.
Planning Policy Wales Purpose	Green Wedge characteristics of the area
Prevent the coalescence of large towns and cities with other settlements	Barriers The site is bounded on the east, west and north by the settlement limits of Broughton, Brymbo and Tanyfron. The southern boundary partly comprises the settlement limit of Southsea.
	Physical Connection of Settlements The settlements, which the designation sits between, are in very close proximity to each other. The area is encircled in development, and therefore development could result in the physical connection of separate settlements (dependant on the scale of development).
	Existing Development Road linkages – There are numerous roads which criss-cross the area. Urban Elements – the area is heavily influenced by urban development including residential dwellings, roads, and a recycling centre (on the B5101). Due to the topography of the area the developed areas on the edge of the designation are also visible from within the green wedge.
	Topography The area is within a valley with the settlements of Broughton and Brymbo sitting on higher ground above the valley floor.
	Openness Whilst topography and development impact the sense of openness in certain areas, there are many vantage points from which there are wide open views.
	Candidate Sites There are a number of candidate sites within the designation.

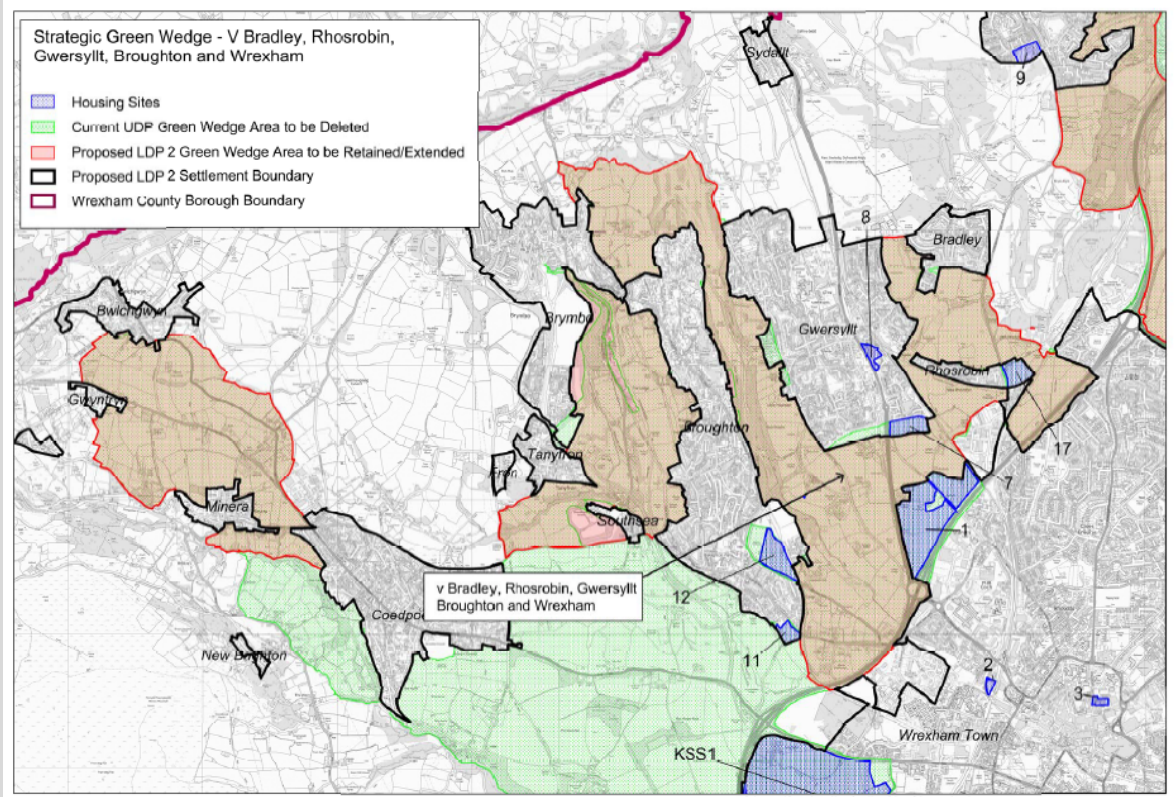
Conclusion The area of green wedge sits between four settlements that are in very close proximity to each other. Both Broughton and Brymbo and Brymbo and Tanyfron merge into each other at certain narrow points. The designation is set along defensible boundaries on the whole, although domestic curtilages, which form part of the boundaries, are considered less defensible. Urban development is apparent within the designation, and the topography results in development within the settlements also being visible within the green wedge. The result is that this area would be particularly sensitive to development, which could further reduce a sense of openness. Overall it is considered that the designation does serve a function in avoiding coalescence between Brymbo, Broughton, Tanyfron and Southsea.	
Manage urban form through controlled expansion of urban areas	Ribbon development Yes – There is a prominent section of ribbon development along Kent Road/ Broughton Road (Lodge)
	Well connected Yes – The area of green wedge has numerous boundaries with settlements due to the pattern of development in the area.
	Provide a good existing barrier Some parts of the boundaries are formed by roads which act as effective defensible boundaries. Other parts use settlements edges which comprise domestic curtilages, which are less defensible.
Conclusion The designation is partly set along defensible boundaries including roads and settlement limits. The large area of settlement boundary bordering the area of green wedge can result in the erosion of these boundaries as is often the case in urban-rural fringe areas. Despite this, the boundaries do play an important role in the management of urban form in an area with a number of settlements in very close proximity to each other. In particular where the gap between the settlements is at its narrowest. There is still a sense of separation between the settlements and changes in the urban form of the area would impact upon this.	
Assist in safeguarding the countryside from encroachment.	Defensible Boundary As above.
	Other Countryside Characteristics The area includes individual and group TPOs.
Conclusion The defensible boundaries are the key characteristics which assist in the safeguarding of the countryside from encroachment. However, large sections of the boundary are formed by domestic curtilages, which are less defensible. The open character of the areas being of particular relevance in relation to encroachment.	

Protect the setting of an urban area.	Proximity to Area of Built Heritage No
Conclusion The designation does not serve this function.	
Assist in urban regeneration by encouraging the recycling of derelict and other urban land.	Settlement Limits This is controlled by settlement limits and the principles of PPW in relation to the preference for the reuse of land.
N/A	Other Designations / Relevant Planning History Other designation - None. Outline application for residential development (Up To 50 Dwellings) (P/2015/0226 – refused) land west of New Road, Brynteg.

Overall Conclusion: Area 7 - Land between Broughton, Brymbo and Southsea

The gaps between the various settlements (Broughton, Brymbo, Tanyfron and Southsea) are narrow, with all settlements in close proximity to each other, as such the risk of coalescence and the impact upon the openness of the area are more pronounced. The close proximity of settlements means that the relative openness of the green wedge is important, and the openness would not be maintained to the same extent should it be covered by a general open countryside policy. The designation therefore serves the function of preventing coalescence in the area, and managing development in order to maintain openness. The designation is set along defensible boundaries, serving to manage the urban form in this location and separating settlements in close proximity to each other. It also serves to safeguard the countryside from encroachment. It is therefore recommended that the green wedge designation be retained in this location, in order to prevent the coalescence of settlements, and maintain the openness of the designation.

Map 6: Proposed Green Wedge Broughton, Brymbo, Southsea





View from Long Lane towards Brymbo



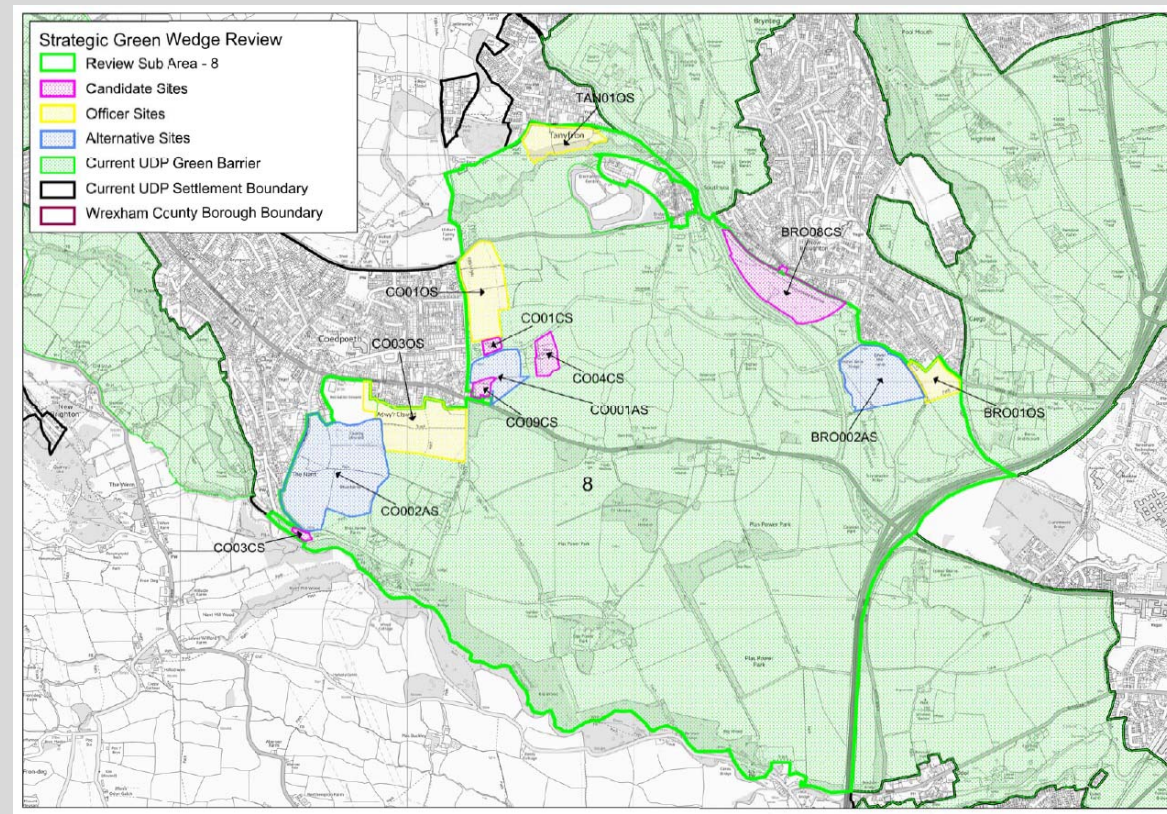
View south towards Lodge



View south west from Long Lane towards Brymbo

Area 8 - Land east of Coedpoeth and south of Broughton and Southsea

Area 8 - Land east of Coedpoeth and south of Broughton and Southsea



Description	The area is generally undulating farmland which begins to rise up towards Coedpoeth in the east.
Planning Policy Wales	Green Wedge characteristics of the area

Purpose	
Prevent the coalescence of large towns and cities with other settlements	Barriers The eastern boundary is formed by the A483, the northern boundary is formed by the settlement limits of Broughton, Southsea and Tanyfron, the southern boundary follows the course of the river Clywedog, and the western boundary runs along the settlement edge of Coedpoeth (which partly follows roads and partly along the edge of domestic curtilages).
	Physical Connection of Settlements There is a gap of approximately 0.5km (0.3miles) between Coedpoeth and Tanyfron. Southsea, Tanyfron, and Broughton are in very close proximity to each. Therefore development in this area of the designation could result in coalescence of those settlements. Further South there are larger gaps between settlement and the designation opens up to open countryside to the south of the River Clywedog.
	Existing Development Road Linkages – There are a number of roads which cross the area. Urban elements - The area comprises a number of residential dwellings and farm complexes.
	Topography The topography is undulating which begins to rise towards Coedpoeth in the east.
	Openness The area as a whole has a sense of openness, in particular there are wide views afforded from vantage points to the south of the A525 towards Wrexham town and Cheshire. There are some areas with restricted views as a result of hedgerows and topography.
	Candidate Sites <u>BRO01OS</u> Development of the site would not result in the coalescence of Broughton and Wrexham town, and would not undermine the role of the designation in the management of the urban form. Development would undermine existing defensible boundaries, however there are opportunities to use other boundaries should development occur. <u>CO03CS</u> Development of the site would not result in the coalescence of Coedpoeth with any other settlement, and would not, therefore undermine the role of the designation in the management of the a gap between two settlements.

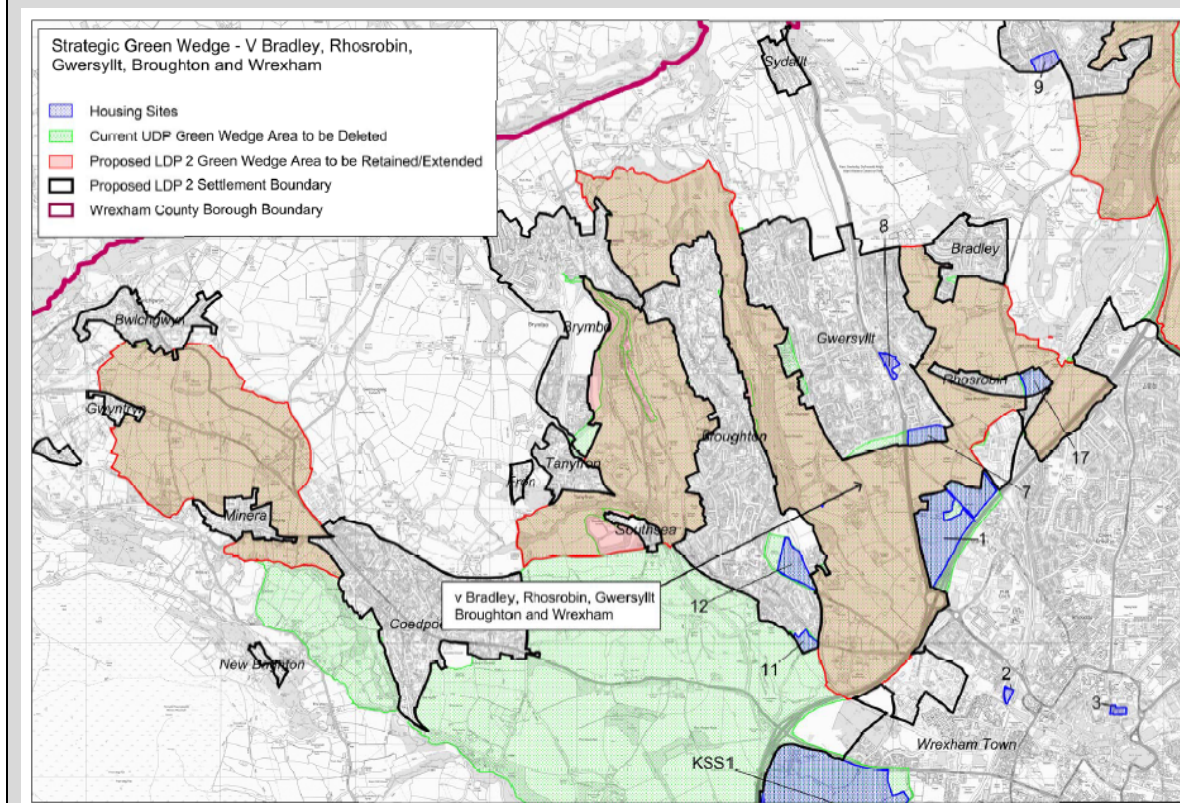
	Development would undermine existing defensible boundaries, which manage the urban form of Coedpoeth and protect the countryside from encroachment. The designation also plays a localised role in protection a section of listed all. However these functions could be achieved via open countryside policy and listed building legislation.
Conclusion The area of green wedge sits between four settlements that are in very close proximity to each other. At its narrowest the gap between both Southsea and Tanyfron, and Southsea and Broughton is 80 metres. The designation is set along defensible boundaries on the whole, although domestic curtilages, which form part of the boundaries are considered less defensible. Whilst development is less apparent in the lower part of the designation (as a result of the topography and tree coverage). The northern part (where the gap between Southsea and Broughton is at its narrowest) development on the edges of the two settlements sit in close proximity. The result is that this area would be particularly sensitive to development, which could further reduce a sense of openness. Overall it is considered that the designation does serve a function in avoiding coalescence in the area to the north of the B5430. To the south of the B5430, the gaps between settlements are larger and the designation open up to countryside in the area beyond the River Clywedog, therefore the likelihood of development resulting in coalescences is much reduced.	
Manage urban form through controlled expansion of urban areas	Ribbon development No
	Provide a good existing barrier The designation is set along defensible boundaries. Development beyond would result in the built up area spilling over those strong boundaries.
Conclusion The designation is partly set along defensible boundaries including roads and settlement limits. The large area of settlement boundary bordering the area of green wedge can result in the erosion of these boundaries as is often the case in urban-rural fringe areas. The boundaries do play an important role in the management of urban form in an area with a number of settlements in very close proximity to each other. In particular where the gap between the settlements is at its narrowest. There is still a sense of separation between the settlements and changes in the urban form of the area would impact upon this. Again this is most pronounced in the area to the north of the B5430.	
Assist in safeguarding the countryside from encroachment.	Defensible Boundary See above.
	Other Countryside Characteristics The area includes Local wildlife Sites.

Conclusion The designation does assist in the safeguarding of the countryside from encroachment. The key characteristic that achieves this purpose is the defensible boundary along which the designation is set.	
Protect the setting of an urban area.	Proximity to Area of Built Heritage Part of Bersham Conservation Area, Listed Buildings.
Conclusion Part of the Bersham Conservation Area is located within the designation. The designation plays a role in protecting its setting. However it should be noted that separate built environment legislation makes provision for the protection of the conservation areas. This would be further supported by a general open countryside policy	
Assist in urban regeneration by encouraging the recycling of derelict and other urban land. Settlement Limits - This is controlled by settlement limits and the principles of PPW in relation to the preference for the reuse of land.	
N/A	Other Designations N/A

Overall Conclusion for Area 8 - Land east of Coedpoeth and south of Broughton and Southsea The gaps between the various settlements in the north of the area are narrow, with all settlements in close proximity to each other (Broughton, Coedpoeth, Tanyfron and Southsea). The function of preventing coalescence is more relevant to the area to the north of the B5430. The designation is set along defensible boundaries, serving to manage the urban form in this location and separating settlements in close proximity to each other. It also serves to safeguard the countryside from encroachment. Overall it is considered that there is justification for the retention of the green wedge designation to the north of the B5430, where the risk of coalescence and the impact upon the openness of the area are more pronounced. The designation does not serve the same purpose to the south. Given the distance between the settlements, the lack of development pressure and the fact that development in this location would be controlled by the presence of a settlement limit along with national (and if needed) local policies presuming against development in the open countryside, there appears to be little justification to retain a green wedge in this location. It is therefore recommended that the area to the south of the B5430 be removed from the designation and replaced by a countryside policy

designation⁶. The area to the north should be retained for the purpose of preventing coalescence between the settlements of Tanyfron and Southsea.

Map 7: Land between Broughton, Brymbo and Southsea



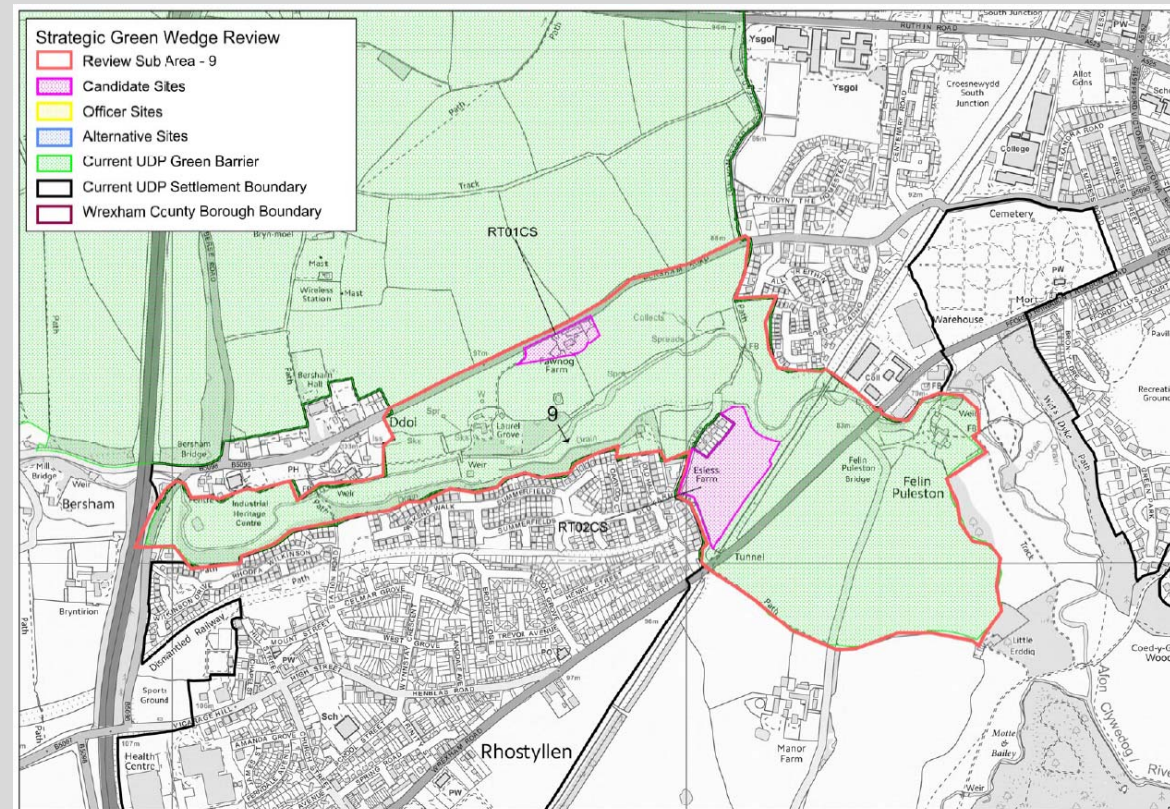
⁶ The essential difference between a green wedge and a countryside policy is that green wedge policy has a particular focus on maintaining the openness of an area and avoiding coalescence between settlements. A countryside policy has a wider focus on the landscape character and biodiversity of the area and ensuring that development is appropriate in scale and design. These factors are still relevant within the designated areas of green wedge, with the additional focus on preserving openness and avoiding coalescence.



Area between Southsea and Tanyfron

Area 9 - Land South of Ruthin Road (incorporating Key Strategic Site 1 - Lower Berse Farm)

Area 9 - Land South of Ruthin Road (incorporating Key Strategic Site 1 - Lower Berse Farm)



Description	The area comprises farm land located between the settlement edge of Wrexham Town, Bersham and Rhostyllen. The western boundary comprises the A483. The area includes two candidate sites. Candidate site WR20CS covers the majority of the green wedge designation and therefore the review will
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	combine the current designation and the candidate site.
Planning Policy Wales Purpose	Green Wedge characteristics of the area
Prevent the coalescence of large towns and cities with other settlements	Barriers The area is bounded on to the west by the A483, in the north by Ruthin Road (A525), the settlement edge of Wrexham town forms the eastern boundary and to the south the settlement edge of Bersham and Rhostyllen, and the river Clywedog acts as boundaries. There is part of the green wedge designation to the south east of the Chester Shrewsbury railway line, the boundaries of which comprise field boundaries and a farm track.
	Physical Connection of Settlements Yes – Development of the candidate site would significantly reduce the gap between Wrexham town, Bersham and Rhostyllen.
	Existing Development Road Linkage: The area is crossed by a number of roads Urban Elements – The area contains a number of individual dwellings and farm complexes. There is mast located near Bryn Moel.
	Topography The area is largely undulating farm land. The area to the south is a river valley (the Clywedog Valley).
	Openness The area has a general sense of openness, interspersed with mature hedgerows and trees.
	Candidate Sites Yes – The majority of the area is covered by a Candidate site.
Conclusion The designation sits between two built up areas (Wrexham town and Rhostyllen/Bersham). The gap is at its narrowest (approximately 400 metres) between Wrexham and Rhostyllen along Wrexham Road (A5152). The existing designation does serve the purpose of avoiding coalescence between two settlements. Development of the proposed KSS would result in a significant reduction in the gap between Wrexham town and Bersham. A gap would be maintained between Wrexham and Rhostyllen as a result of the course of the River Clywedog, which acts as a natural barrier.	
Manage urban form through	Ribbon development No

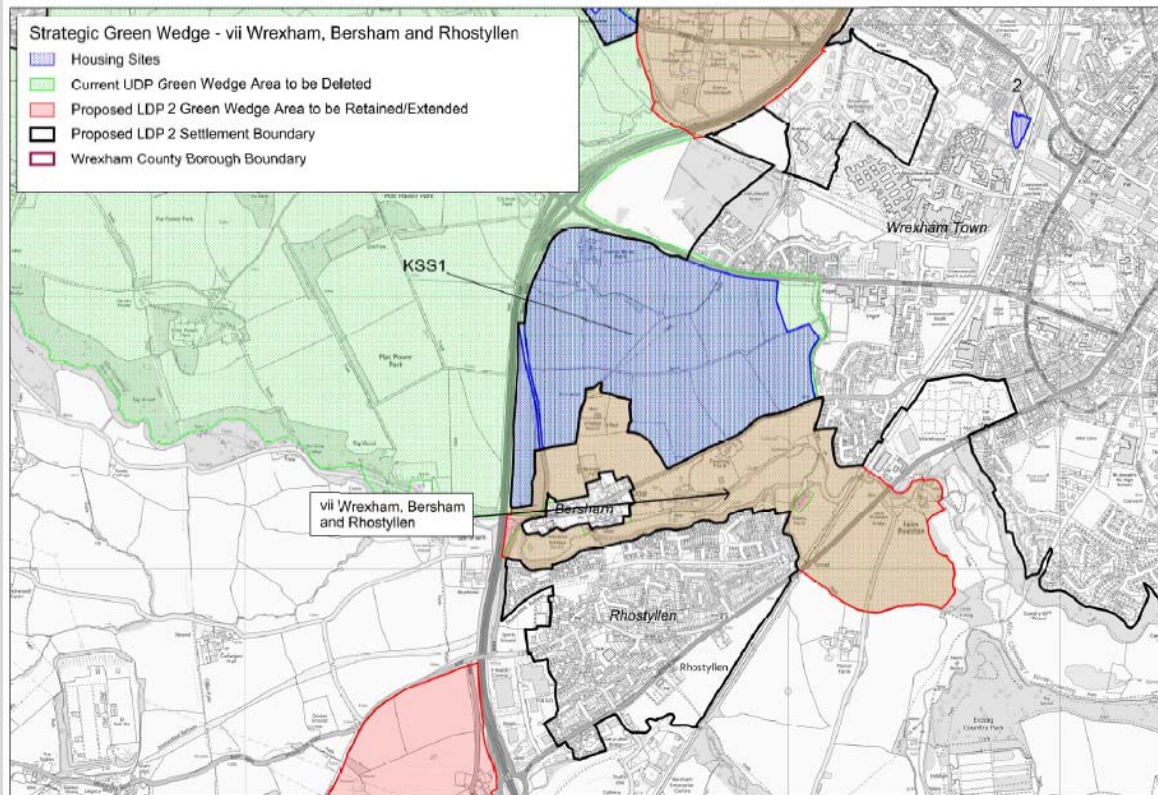
controlled expansion of urban areas	Isolated development (Candidate Site Specific) No
	Well connected Yes – The Candidate site is linked to the north and east by the settlement edge of Wrexham town, and to the south by Bersham.
	Round off the settlement pattern (Candidate Site specific) Yes
	Provide a good existing barrier The existing designation uses roads as boundaries, development of the candidate site would see development spill over these defensible boundaries.
Conclusion The existing designation uses defensible boundaries to manage the urban form of the adjacent settlements. Whilst development would undermine these existing boundaries, it would result in the rounding off of the development pattern, and is well connected to Wrexham town. It could therefore be argued, that from the perspective of the management of urban form, development of the site would not undermine this specific function. The A483 and Bersham Road form logical boundaries, should development be appropriate. The smaller candidate site (RT02CS) would not result in a rounding off of the settlement pattern and it only shares one boundary with Rhostyllen. It could therefore be argued that development of the site would undermine the function in this location.	
Assist in safeguarding the countryside from encroachment.	Defensible Boundary See Above
	Other Countryside Characteristics Open Agricultural Land.
	Existing Buildings (Candidate Site Specific) Yes – There are individual dwellings/ farms in the area.
Conclusion The designation does assist in the safeguarding of the countryside from encroachment. The area is crossed by PROWs allowing access across the site. Topography of the area results in a sense of openness. The key characteristic that achieves this function is the defensible boundary along which the designation is currently set.	
Protect the setting of an urban area.	Proximity to Area of Built Heritage Yes – Adjacent to the Bersham conservation area. There are also a number of listed buildings within the designation.

Conclusion The existing designation does serve the function of protecting the setting of the adjacent conservation area. Development of candidate site WR20CS would impact upon the conservation area.	
Assist in urban regeneration by encouraging the recycling of derelict and other urban land. Settlement Limits - This is controlled by settlement limits and the principles of PPW in relation to the preference for the reuse of land.	
N/A	Other Designations / Relevant Planning History No

Overall Conclusion for Area 9 – Land to the South of Ruthin Road The area does play a role in preventing coalescence between settlements, a function that would be eroded by development of the proposed KSS. In relation to the management of urban form, development would undermine existing boundaries; however development of the KSS site could be achieved without undermining this function using existing defensible boundaries as a new settlement limit. The existing designation does serve to protect the setting of the adjacent conservation area, which development of the proposed KSS has the potential to undermine. It is considered that careful design and the retention of a gap between new development and Bersham could serve to mitigate this impact. A master-planning exercise has been undertaken by the promoters of the KSS, which includes an area of open space retained between the settlement edge of Bersham and the southern edge of the built form of the development on the KSS. It is proposed that the area of open space shown as a buffer be included in the green wedge designation in order to act to manage the urban form in this location. The boundaries of the area within the KSS use defined features on the ground including hedgerows, roads and the edge of an area of mature trees. Including the area within the green wedge creates certainty with regards to the extent of the buffer which serves to manage form in this location (ensuring a break between the built form of Wrexham, Bersham and Rhostyllen), and also protects the setting of the Bersham Conservation Area. The function of the designation needs to be balanced against the important contribution that the proposed strategic site can make to the housing supply of the LDP. As stated previously, national guidance requires that a sufficient range of development land is available which is suitably located in relation to the existing urban edge, and that this needs to be considered when reviewing green wedges. The KSS is identified as a housing allocation in the deposit LDP. It is therefore recommended that the green wedge

designation remain, in an amended form, in order to avoid further coalescence between Wrexham town, Rhostyllen, and Bersham, manage urban form through controlled expansion and protect the setting of an urban area.

Map 8: Proposed Green Wedge Land South of Ruthin Road





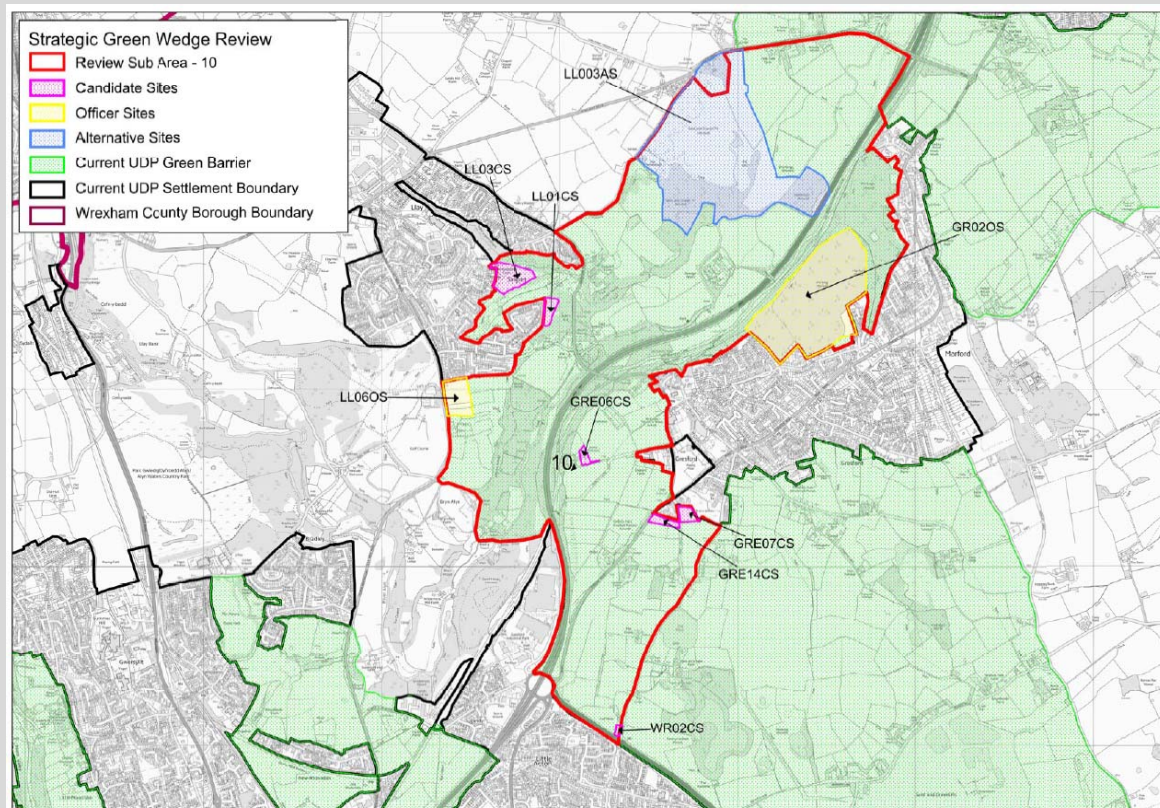
View from PROW crossing the designation towards the west
(Ruthin Road)



View south west from PROW

Area 10: land between Gresford, Llay and Wrexham

Area 10: land between Gresford, Llay and Wrexham



Description	The area sits between the settlements of Llay and Gresford, and surrounds a corridor of land that contains the A483 and the Wrexham to Shrewsbury railway line. The area contains the River Alun, and the section of Green Wedge between Llay and Gresford contains the wooded Alun river valley, beyond this towards the north east the land becomes flatter and more open. The area also contains a large sand and gravel quarry.
Planning Policy Wales Purpose	Green Wedge characteristics of the area
Prevent the coalescence settlements	Barriers The south eastern boundary of the Green Wedge comprises part of the B5445 and the existing settlement edge of Gresford. The western boundary comprises of the B5425 and Lon Pont y Capel. The boundary to the north west includes the existing settlement edge of Llay and Gegin Lane and the B5102. The roads, which form part of the boundary, are considered to represent clear defensible boundaries. There are, however, sections where the boundary of the area is formed by domestic curtilages that are considered less defensible. It is noted that along parts of the existing settlement edges (south east edge of Llay around Gresford Road) the topography of the river valley could act as a barrier to development; however there is still extensive sections of the existing settlement edge that may be prone to erosion as is often the case in urban-rural fringe areas. It is noted that erosion of domestic edges would only contribute to coalescence of separate built up areas that are already in close proximity to each other. Physical Connection of Settlements The area does sit between three settlements (Wrexham town, Llay and Gresford). The distance, at its narrowest, between Llay and Gresford is approximately 0.7 km (0.4 miles), and the distance, at its narrowest, between Wrexham town and Gresford is approximately 0.63 km (0.39 miles). Existing Development Road Linkages: A dual carriageway and a railway line runs through the area (north south) and it is also criss-crossed by a number of smaller roads.

Urban Elements within the Area: The area is strongly influenced by the transport corridor formed by the dual carriageway and railway line, and the presence on its edges of Llay and Gresford. Within the Green Wedge there is a sand and gravel quarry and a water treatment works.

Topography

The topography of the area is characterised by the Alun river valley and the gently undulating lowland plateau. The area of river valley between Llay and Gresford in particular is characterised by steeper topography and more tree cover.

Openness

The undulating areas comprising agricultural fields and field boundaries (for example areas to the west of the B5373 at Gresford and areas adjacent the River Alun which run parallel to the A483) have an open aspect (see photos 1 and 2), affording wider views and an overall sense of openness. The river valley, which includes steeper topography and more tree cover, is less open (see photo3).



Looking west of the B5373 (Clappers Lane) at Gresford.



Looking south west from junction of B5102 and A483 (Alun river valley) .



View from Gresford Road at bridge over the A483.

Candidate Sites

	The area contains 5 candidate sites. Two sites (LL003AS and GRE006AS) were submitted as alternative sites. Neither was considered as having sufficient merit for further consideration. Of the original candidate sites only one (LL06OS) was considered as having merit following the candidate site assessment. It would have a localised impact on existing defensible barriers, and lead to encroachment into the countryside. It would not undermine the function of Green Wedge at a wider scale. The site has not been put forward as a draft allocation (either as an A or B site) at this stage.
Conclusion The designation in this area contains characteristics that serve the purpose of avoiding coalescence, including the presence of favourable topography and the existing green wedge being designated along defensible boundaries. The area of green wedge sits between Wrexham town, Gresford and Llay. Elsewhere there is sporadic residential and agricultural development. In certain parts of the designation the issue of coalescence is more relevant. In particular the area which sits between Wrexham town and Gresford. This area has an open aspect, and there is development along the B5445 (including the Premier Inn complex and the Wrexham FC training ground). Whilst there is no direct inter-visibility between the edges of Wrexham and Gresford the flat topography, open aspect affording wider views, direct road link and development along part of the road do create a limited sense of separation between the settlements. In the area between Llay and Gresford the presence of the A483 and Shrewsbury-Chester railway line acts as a barrier, and the steeper topography act as a potential barrier to development. However, there is still potential for the gap, where the two settlements come into closest proximity, to come under pressure from development.	
Manage urban form through controlled expansion of urban areas	Ribbon development None present.
	Provide a good existing barrier As described above the area of green wedge has a mixture of boundary types. The roads, which form part of the boundary, are considered to represent clear defensible boundaries. There are, however, sections where the boundary of the area is formed by domestic curtilages that are considered less defensible. There are also some areas along the river valley where the topography acts as a barrier.
Conclusion The area is partially set along defensible boundaries including roads and partially along existing settlement boundaries. The large area of existing settlement boundary bordering the area of green wedge can result in the erosion of these boundaries as is often the case in urban-rural fringe areas. The designation does, therefore, perform a role in managing the urban form in this location. Furthermore it creates a definite break in the built form between Gresford and Wrexham town along a main route (B5445).	

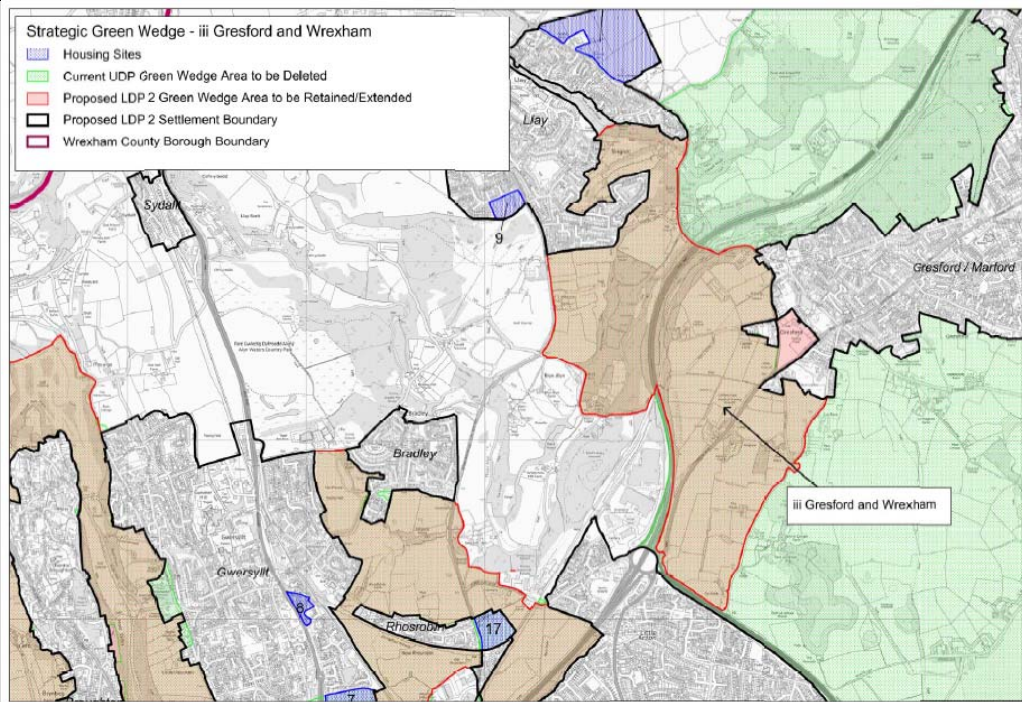
Assist in safeguarding the countryside from encroachment	Defensible Boundary The roads, which form part of the boundary, are considered to represent clear defensible boundaries. There are, however, sections where the boundary of the area is formed by domestic curtilages that are considered less defensible. There are also some areas along the river valley where the topography acts as a barrier. These boundaries assist in protecting the open countryside from encroachment. Other countryside characteristics The area contains the Marford Quarry SSSI, TPO woodland, and local wildlife sites.
Conclusion The designation does assist in safeguarding the countryside from encroachment. The key characteristic that achieves this purpose is the defensible boundary along which the designation is set. However this could be achieved via an open countryside policy designation.	
Protect the setting of an urban area	Proximity to Area of Built Heritage The Gresford and Marford designated Conservation areas sit partly within and abut the Green Wedge.
Conclusion The green wedge sits adjacent locally designated conservation areas, and therefore serves to protect the setting of those designations. However, separate built environment legislation makes provision for the protection of the setting of conservation areas. This could be further strengthened by an open countryside policy.	
Assist in urban regeneration by encouraging the recycling of derelict and other urban land Settlement Boundaries - This is controlled by settlement boundaries and the principles of PPW in relation to the preference for the reuse of land.	
N/A	Other Designations / Relevant Planning History Part of the area is covered by a Special Landscape Area (apart from the area to the east adjacent Cefn Road). The area contains the Marford Quarry SSSI, TPO woodland, and local wildlife sites. No relevant planning history.
Overall Conclusion All the settlements that border the green wedge are in close proximity to each other (Wrexham, Gresford and Llay). The function of preventing coalescence is more relevant in the area sitting along the B5445 between Wrexham and Gresford. Whilst there is not direct inter-visibility between the edges of Wrexham and Gresford the flat topography, open aspect, direct road link and development (including the Premier Inn complex and the Wrexham FC training ground) along part of the road do create a limited sense of separation between the settlements.	

The settlements of Llay and Gresford sit in relatively close proximity to each other. The A483 dual carriageway and railway line combined potentially acts as a barrier to coalescence, however it is considered appropriate to maintain an area of green wedge where the two settlements come into closest proximity.

It is considered that there is justification for the retention of the green wedge designation along the B5445 between Gresford and Wrexham, where the impact of development upon the openness of the area would be more pronounced. The area sitting along the B5445 between Gresford and Wrexham should be retained for the purpose of retaining a gap and preventing coalescence between those settlements and maintaining the openness of the area. The A483 and Old Wrexham Road are used as the edges of the designated green wedge as they form definitive boundaries on the ground, and correspond to the areas between Wrexham and Gresford that sit in closest proximity, and which are connected by a direct road link (B5445). It is considered appropriate to maintain an area of green wedge between Llay and Gresford where the two settlements come into closest proximity for the purpose of retaining a gap and preventing coalescence between those settlements and maintaining the openness of the area (see Map 9: Proposed green wedge between Gresford, Wrexham and Llay).

In relation to the wider area to the east of Gresford road the lack of development pressure, and the fact that development in this location would be controlled by the presence of a settlement boundary along with national and local policies presuming against inappropriate development in the open countryside, there appears to be little justification to retain a green wedge in this area.

It is recommended that the area of land sitting to the east of Gresford Road (B5373) be removed from the designation. Whilst the area would no longer be designated as green wedge it would still be afforded a high level of protection from development as a result of its location outside the settlement limit (see Map 9: Proposed green wedge between Gresford, Wrexham and Llay).



Map 9: Proposed green wedge between Gresford, Wrexham and Llay

Area 11: Land between Gresford, Rossett, and Pulford

Description	The area of Green Wedge surrounds the settlements of Rossett and Burton, and extends to the national border with England in the north and the existing settlement edge of Gresford to the south. The area is characterised as flat rural lowland, with scattered farmsteads, villages, and sporadic development beyond the village boundaries.
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Planning Policy Wales Purpose	Green Wedge characteristics of the area
Prevent the coalescence of settlements	Barriers The north eastern boundary sits on the national border with England and a shorter stretch along the boundary with Flintshire County Council (and follows the course of Pulford Brook and Stringer's Brook). The western boundary is set along a number of country lanes. The southern boundary is set along Straight Mile (B5102) and the existing settlement edge of Gresford/ Marford. The eastern boundary comprises a mix of country lanes, field boundaries, and drainage ditches. The roads, which form part of the boundary, are considered to represent clear defensible boundaries. There are, however, sections where the boundary of the area is formed by domestic curtilages that are considered less defensible. In parts it is set along field boundaries and water courses, which are also considered defensible boundaries. It is noted that erosion of domestic edges would only contribute to coalescence of separate built up areas that are already in close proximity to each other.
	Physical Connection of Settlements The area does sit between four settlements (Gresford, Rossett, Burton, and Pulford on the English side of the border). The distance, at its narrowest, between Gresford and Rossett is approximately 0.7 km (0.4 miles). The gap, at its narrowest, between Rossett and Burton is approximately 0.16km (0.1 miles), and the gap at its narrowest, between Rossett and Pulford is approximately 0.3 km (0.17 miles).
	Existing Development Road Linkages: A dual carriageway and a railway line runs through the area (north south) and is also criss-crossed by a number of smaller roads. Urban Elements within the Area: The area is strongly influenced by the transport corridor formed by the dual carriageway and railway line, and the presence on its edges of Llay and Gresford.
	Topography The topography of the area is characterised by flat rural lowland.
	Openness The rural lowland agricultural fields and field boundaries have an open aspect affording wider views and an overall sense of openness (see photo 4).



Looking from settlement edge of Marford towards Rossett along Chester Road (B5445) to the north.

Candidate Sites

The area contains 21 sites. Five of the sites (RO02CS, RO08CS, RO11CS, RO01OS, RO02OS) were considered as having merit following the candidate site assessment process. RO02OS and RO02CS are located to the west of Rossett. Development of the sites would have a localised impact on existing defensible barriers, and lead to encroachment into the countryside. It would also reduce the gap between Rossett and Trevalyn. RO08CS is an isolated site between Rossett and Trevalyn. RO01OS is located to the east of Rossett. Development of these sites would have a localised impact on existing defensible barriers, and lead to encroachment into the countryside. It would not lead to a reduction in the gap between Rossett and any other settlements. RO02OS is located to the north of Rossett. Development of the site would have a localised impact on existing defensible barriers, and lead to encroachment into the countryside. It would lead to a reduction in the gap between Rossett and Pulford. Seven alternative sites were submitted in the area. BU001AS, GRE002AS, GRE001AS, and RO002AS were not considered as having merit for further consideration. Site RO001AS would have a localised impact on existing defensible barriers, and lead to encroachment into the countryside. The impact of site RO003AS was considered previously as it is largely aligns with site RO02OS. The impact of site RO004AS was considered previously as it is generally aligns with sites RO02CS and RO02OS. Of all the sites referenced above site, RO004AS has been put forward as a draft allocation (A list).

Conclusion

Within the designation certain areas of the green wedge appear to perform the function of avoiding coalescence. In particular the areas which sit between the settlements. The area between Marford and Rossett has an open aspect, and there is inter-visibility between the edges of the settlements. Similarly there is inter-visibility between the settlement edge of Rossett and Pulford, and the

presence of ribbon development on the western side of the road results in gap of approximately 90m between the built edge and the border with England. The direct road link also creates a limited sense of separation between the settlements. The narrow gap between Rossett and Burton is punctuated by the A483, however there is a subway under the road allowing direct access between the edges of the settlements. The designation does serve to maintain a sense of openness between the settlements edges sitting in close proximity to each other. There is inter-visibility between the eastern edge of Rossett and the area of Trevalyn which comprises ribbon development along Harwood Lane, and therefore the designation serves to serve a similar purpose to the areas identified above.	
Manage urban form through controlled expansion of urban areas	Ribbon development There are examples of ribbon development along Harwood's Lane (the area of Trevalyn), and along Chester Road to the north of the settlement edge of Rossett.
	Provide a good existing barrier The roads that form part of the boundary are considered to represent clear defensible boundaries. There are sections where the boundary of the area is formed by domestic curtilages, these are considered less defensible. There are also some areas of boundary along water courses and field boundaries. These tend to be considered defensible boundaries.
Conclusion The area is partially set along defensible boundaries including roads and partially along settlement boundaries. The large area of settlement edge (Gresford, Rossett and Burton) bordering the area of green wedge can result in the erosion of these boundaries as is often the case in urban-rural fringe areas. The designation does, therefore, perform a role in managing the urban form in this location. Furthermore it creates a definite break in the built form between Rossett, Gresford, and Pulford along a main route (B5445), and between Rossett and Burton along the section of road linking with the underpass underneath the A483. Retention of the area between Rossett and Pulford would also tie into the North Cheshire Green Belt as shown in the key diagram of the Cheshire West and Chester Local Plan (Part One). It may also play a role in the management of ribbon development in the Trevalyn area.	
Assist in safeguarding the countryside from encroachment	Defensible Boundary The roads that form part of the boundary are considered to represent clear defensible boundaries. There are sections where the boundary of the area is formed by domestic curtilages, these are considered less defensible. There are also some areas of boundary along water courses and field boundaries. These tend to be considered defensible boundaries.
	Other countryside characteristics The area contains local wildlife designations, and group and individual TPOs.

Conclusion The designation does assist in safeguarding the countryside from encroachment. The key characteristic that achieves this purpose is the defensible boundary along which the designation is set. However this could also be achieved via an open countryside policy designation.	
Protect the setting of an urban area	Proximity to Area of Built Heritage Part of the Rossett Conservation Area is located within the Green Wedge. The Trevalyn CADW Registered Park and garden is located within the existing designation.
Conclusion The green wedge sits adjacent to a locally designated conservation area and a CADW registered Park and Garden, and therefore serves to protect the setting of that designation. However separate built environment legislation makes provision for the protection of the setting of conservation areas and registered parks and gardens. This could be further strengthened by the introduction of an open countryside policy designation.	
Assist in urban regeneration by encouraging the recycling of derelict and other urban land Settlement Boundaries - This is controlled by settlement boundary and the principles of PPW in relation to the preference for the reuse of land.	
N/A	Other Designations / Relevant Planning History The majority of the area is covered by a Special Landscape Area. The SLAs are being reviewed as part of the LDP process. The area contains TPO woodland, and local wildlife sites. Relevant planning history: P/2016/0712 O/A to erect 47 dwellings on land off Darland Lane And Gamford Lane (refused) (02/02/2017). P/2014/0292 Erection 15 dwellings Rosemary Nurseries, Burton Hall Road, Burton (granted) (19/12/2014). P/2015/0699 Outline Planning Permission For The Erection Of 19 Dwellings North Of Burton Road, Burton (refused) (07/12/2015).
Overall Conclusion The area of green wedge surrounds the settlements of Rossett and Burton, and extends to the national border with England in the north and the existing settlement edge of Gresford to the south. The area is characterised as flat rural lowland, with scattered farmsteads, villages, and sporadic development beyond the village boundaries. There is direct inter-visibility between the edges of Marford and Rossett, and Lavister and Pulford, and the topography, open aspect, and direct road link create a limited sense of separation between the settlements. Overall it is considered that there is justification for the retention of the green wedge designation along the B5445 between Gresford, Rossett and Pulford, where the	

risk of coalescence and the impact upon the openness of the area are more pronounced. Retention of the area between Rossett and Pulford would also tie into the North Cheshire Green Belt as shown in the key diagram of the Cheshire West and Chester Local Plan (Part One).

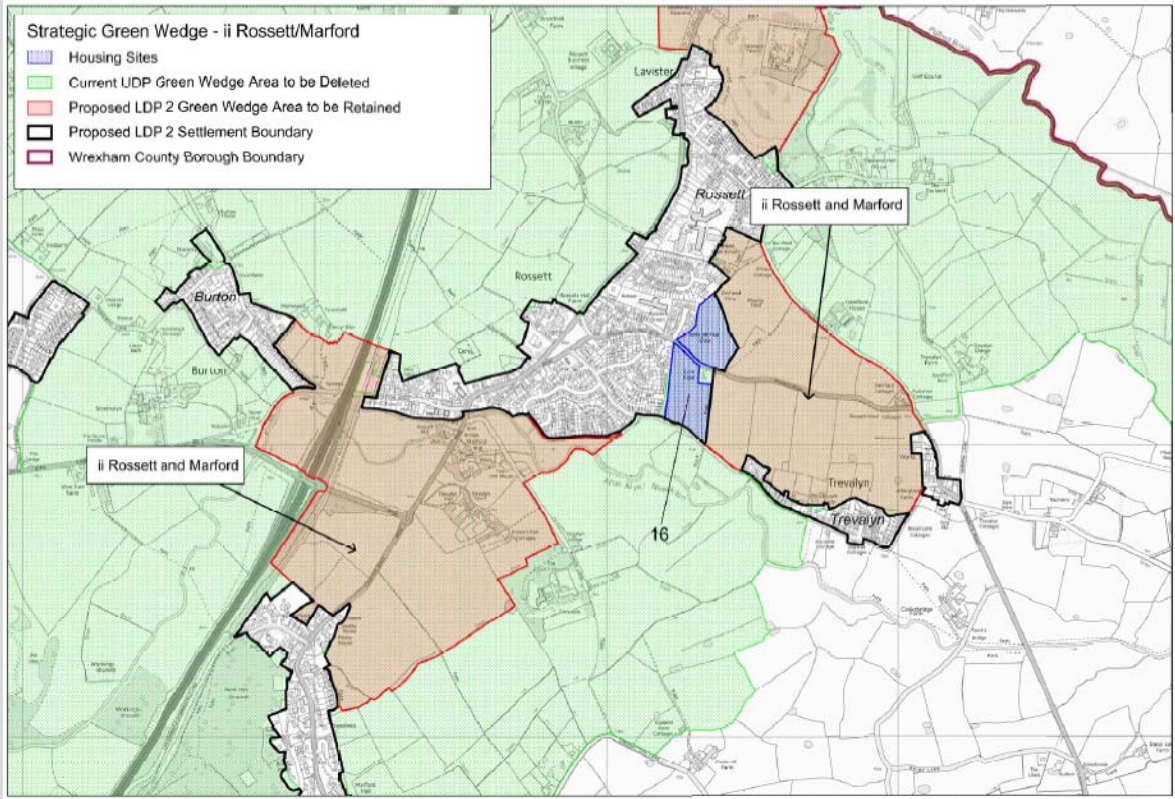
The narrow gap between Rossett and Burton does serve to maintain a sense of openness between the settlements edges sitting in close proximity to each other. The designation is set along defensible boundaries, serving to manage the urban form in these locations. Development beyond the road would lead to a discordant urban/rural fringe lacking a clear boundary. The green wedge in this location also serves to avoid encroachment into the countryside in an area of development pressure (2 candidate sites have been submitted in this area). An area between the eastern edge of Rossett and Trevalyn (where there is inter-visibility between the edge of Rossett and ribbon development along Harwood Lane) serves the function of avoiding coalescence between two areas of residential development.

Conclusion: In order to take these factors into account, it is recommended that the overall principle of retaining the green wedge in the area is appropriate; however amendments to the designation to accommodate the allocation of site H1(16) Land north and south of Rossett Road, Rossett. The area sitting along the B5445 between Gresford, Rossett, and Pulford, and the areas between Rossett and Burton and Rossett and Trevalyn, should be retained for the green wedge purpose of preventing coalescence between those settlements and assisting in safeguarding the countryside from encroachment (see Map 9: Proposed green wedge between Gresford, Rossett and Pulford).

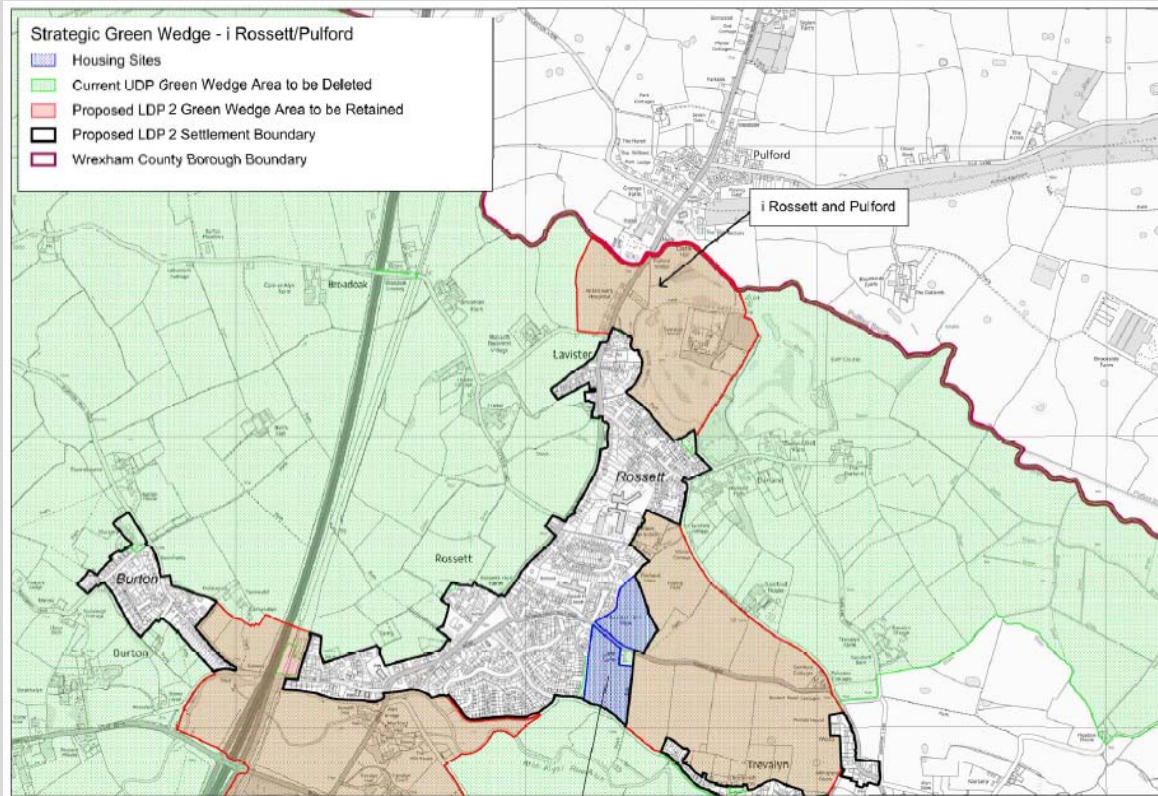
The areas of greenwedge that covers open countryside, and which do not sit between settlements in close proximity, do not serve the same purpose as identified above.

Conclusion: It is therefore recommended that these areas be removed from the designation. Development in these locations would be controlled by the presence of an existing settlement boundary along with local policies presuming against inappropriate development in the open countryside. The area no longer designated as green wedge would still be afforded a high level of protection from development considered inappropriate in the open countryside (see Map 9: Proposed green wedge between Gresford, Rossett and Pulford).

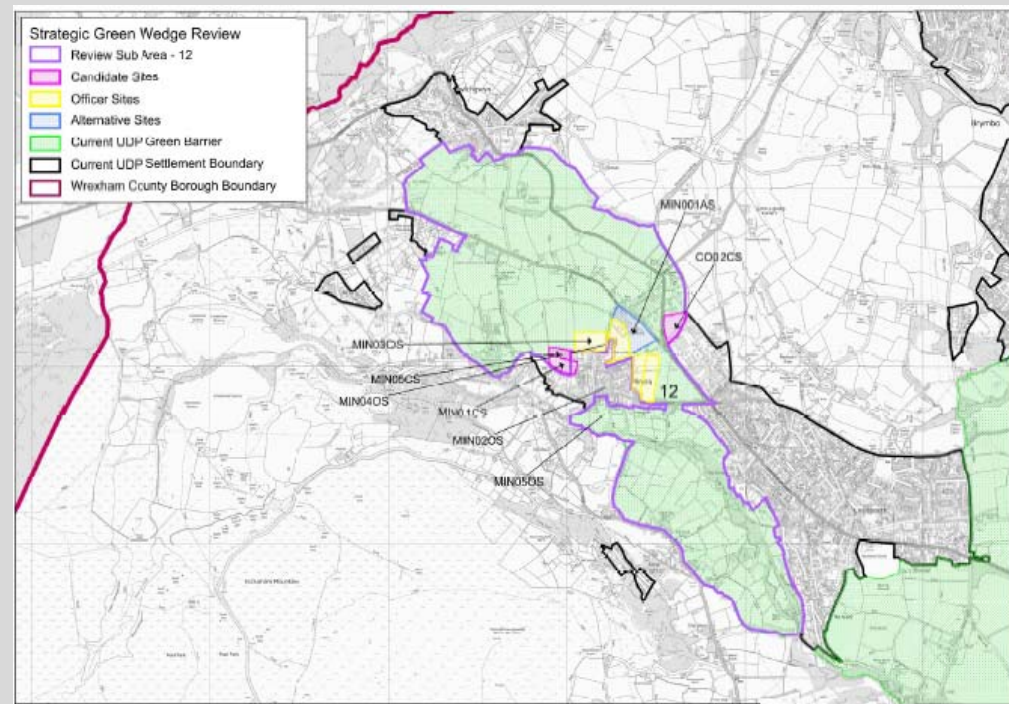
Map 10: Proposed green wedge between Gresford and Rossett



Map 11: Proposed green wedge between Rossett and Pulford



Area 12: Land between Coedpoeth, Minera and Bwlchgwyn



Description	The area of Green Wedge is located between Coedpoeth, Minera, Bwlchgwyn and Bryngwyn. The area is located around the head of the Clywedog Valley.
Planning Policy Wales Purpose	Green Wedge characteristics of the area

Prevent the coalescence settlements	Barriers The south eastern boundary is partly set along roads and partly along field boundaries. The area of boundary between Minera, Gwynfryn and Bwlchgwyn also follows roads and field boundaries. The boundary that sits between Bwlchgwyn and Coedpoeth is based on field boundaries. The roads, which form part of the boundary, are considered to represent clear defensible boundaries. In parts it is set along field boundaries that are also considered defensible boundaries. There are sections where the boundary of the area is formed by domestic curtilages that are considered less defensible.
	Physical Connection of Settlements The area does sit between four settlements (Coedpoeth, Minera, Gwynfryn, and Bwlchgwyn). The distance, at its narrowest, between Coedpoeth and Minera is approximately 90 metres (0.05 miles). The gap at its narrowest, between Minera and Gwynfryn is approximately 0.7km (0.4 miles), and the gap at its narrowest, between Gwynfryn and Bwlchgwyn is approximately 0.4km (0.2 miles).
	Existing Development Road Linkages: The A525 runs through the area, as well as a number of B roads. Urban Elements within the Area: The area comprises of villages with dispersed settlement pattern, pylons and overhead lines often clutter the skyline. Evidence of former lead mining, limestone and sandstone quarrying is also evident in the area.
	Topography Varied topography, between 250 metres and 350 metres above sea level. The area covered by the designation tends to rise to the west towards the Area of Outstanding Natural Beauty (AONB).
	Openness Large parts of the area are open and the sloping topography which sees the land rise towards the west results in there being long views from a number of points within the area (see photo 5).



Looking north east towards Minera and Coedpoeth (viewed from Esclusham Mountain).

Candidate Sites

The area contains 8 candidate sites. Two of the sites (CO02CS and MIN01CS) were considered as having merit following the candidate site assessment. Site CO02CS is located on the northern edge of Coedpoeth and would reduce the gap between Coedpoeth and Bwlchgwyn. MIN01CS would not reduce the gap between Minera and Gwynfryn. It would have a localised impact on existing defensible barriers, and lead to encroachment into the countryside. Although it would not undermine the function of Green Wedge on a wider level.

Conclusion

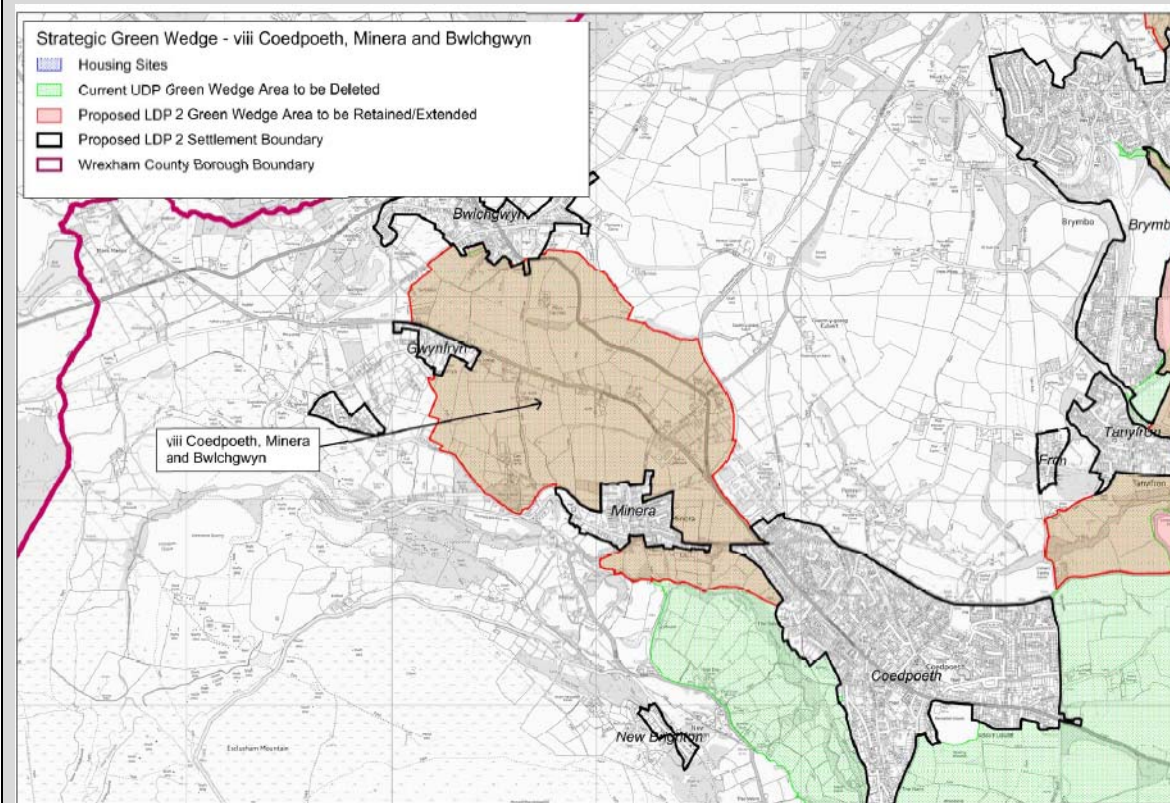
The area, which sits between Coedpoeth and Minera, serves an important role in preventing coalescence between two settlements which sit in very close proximity to each other. There is inter-visibility between the two settlements, and any reduction in the gap would further undermine the sense of separation between the settlements. The area to the west of Coedpoeth, which includes the Clywedog Valley and associated steep sided valley, with New Brighton beyond (but outside of the designation) does not seem to perform this function. The gap between the two settlements, and the natural barriers formed by the river and steep topography would seem to preclude the potential for coalescence. The areas which sits between Minera, Coedpoeth, Gwynfryn and

Bwlchgwyn serves a role in avoiding coalescence between these settlements.	
Manage urban form through controlled expansion of urban areas	Ribbon development The area is characterised by villages with dispersed settlement patterns. There are also examples of ribbon development along Ruthin Road and Old Minera Road to the north of Coedpoeth.
	Provide a good existing barrier The area of Green Wedge has a mixture of boundary types. The roads, which form part of the boundary, are considered to represent clear defensible boundaries. There are, however, sections where the boundary of the area is formed by domestic curtilages that are considered less defensible. In parts it is set along field boundaries that are also considered defensible boundaries.
Conclusion The area is partially set along defensible boundaries including roads and partially along existing settlement boundaries. The large area of settlement boundary bordering the area of green wedge (including parts of the settlement boundaries of Coedpoeth, Minera, Bwlchgwyn, and Gwynfryn) can result in the erosion of these boundaries as is often the case in urban-rural fringe areas. The designation does, therefore, perform a role in managing the urban form in this location. The management of urban form is of particular relevance where Coedpoeth and Minera come within close proximity to each other, and the area between Coedpoeth, Minera, Bwlchgwyn and Gwynfryn which includes areas of ribbon development (along Ruthin Road and Old Minera Road to the north of Coedpoeth and along Church Road and Ffordd yr Ysgol between Minera and Gwynfryn).	
Assist in safeguarding the countryside from encroachment	Defensible Boundary The area of Green Wedge has a mixture of boundary types. The roads, which form part of the boundary, are considered to represent clear defensible boundaries. There are, however, sections where the boundary of the area is formed by domestic curtilages that are considered less defensible. In parts it is set along field boundaries that are also considered defensible boundaries.
	Other countryside characteristics The area includes some individual TPOs. The area includes a local wildlife site (The Smelt located between Minera and Coedpoeth).
Conclusion The designation does assist in safeguarding the countryside from encroachment. The key characteristic that achieves this purpose is the defensible boundary along which the green wedge is set. This is of particular relevance in those areas identified as having ribbon development.	
Protect the setting of an	Proximity to Area of Built Heritage The designation adjoins the Minera Conservation Area.

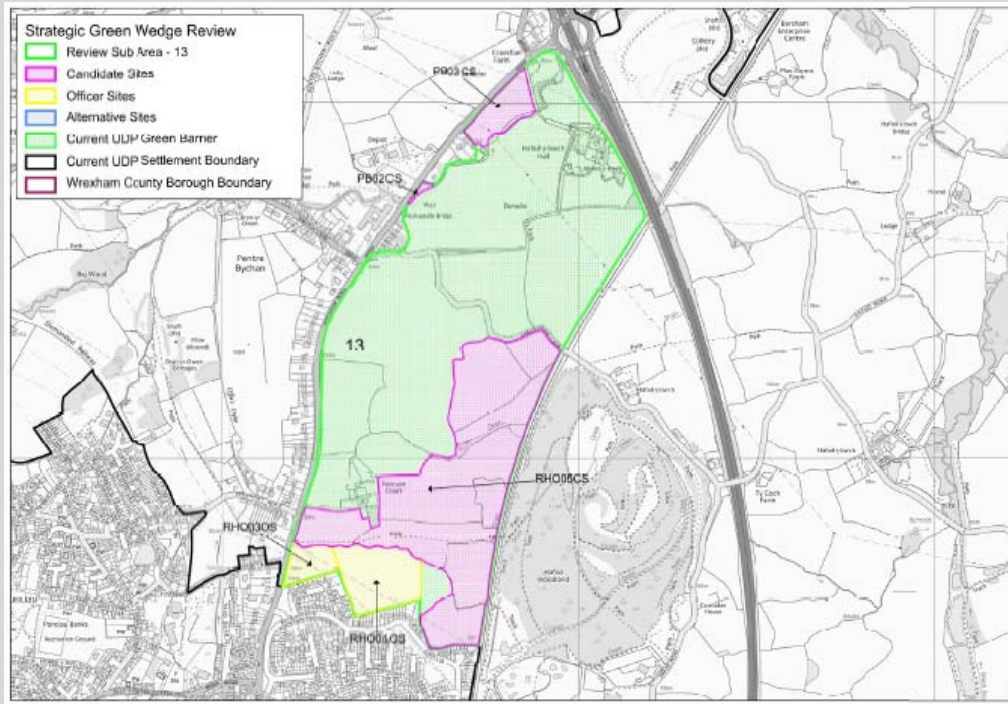
urban area	
Conclusion The green wedge sits adjacent a locally designated conservation area, and therefore serves to protect the setting of that designation. However separate built environment legislation makes provision for the protection of the conservation area and the setting of listed buildings within the conservation area. This could be further strengthened by an open countryside policy designation.	
Assist in urban regeneration by encouraging the recycling of derelict and other urban land Settlement Boundaries - This is controlled by settlement boundaries and the principles of PPW in relation to the preference for the reuse of land.	
N/A	Other Designations / Relevant Planning History The area contains TPO woodland, and local wildlife sites. Relevant planning history: P/2015/0254 Land North of Minera Hall Road, Minera Outline Application For Residential Development (Up To 52 Houses) Refused/ appeal dismissed.
Overall Conclusion The area of Green Wedge is located between Coedpoeth, Minera, Bwlchgwyn and Gwynfryn around the head of the Clywedog Valley. The function of preventing coalescence is more relevant to the area sitting between Coedpoeth and Minera. The designation is set along defensible boundaries, serving to manage the urban form in this location and separating settlements in close proximity to each other. The presence of ribbon development and linear nature of the settlements in the area also means that the designation has a role in the management of urban form. It also serves to safeguard the countryside from encroachment. Conclusion: Overall it is considered that there is justification for the retention of the green wedge designation along Minera Hall Road between Coedpoeth and Minera, where the risk of coalescence and the impact upon the openness of the area are more pronounced. The area of green wedge sitting between Coedpoeth, Minera, Bwlchgwyn and Gwynfryn, which includes areas of ribbon development, has a role in managing the urban form and should be retained (see Map 11: Proposed green wedge between Coedpoeth, Minera and Bwlchgwyn). The area to the west of Coedpoeth, which includes the Clywedog Valley and associated steep sided valley, with New Brighton beyond (but outside of the designation), does not perform this function. The gap between the two settlements, and the natural barriers formed by the river and steep topography, would seem to preclude the potential for coalescence.	

Conclusion: It is therefore recommended that these areas be removed from the designation. Development in these locations would be controlled by the presence of an existing settlement boundary along with local policies presuming against inappropriate development in the open countryside. Whilst the area would no longer be designated as green wedge it would still be afforded a high level of protection from development considered inappropriate in the open countryside (see Map 11: Proposed green wedge between Coedpoeth, Minera and Bwlchgwyn).

Map 12: Proposed green wedge between Coedpoeth, Minera and Bwlchgwyn



Area 13: Land between Rhostyllen and Johnstown



Description	The area is a narrow strip of land containing a number of large agricultural fields. The land is largely flat with wide views across the entirety of the designation.
Planning Policy Wales Purpose	Green Wedge characteristics of the area

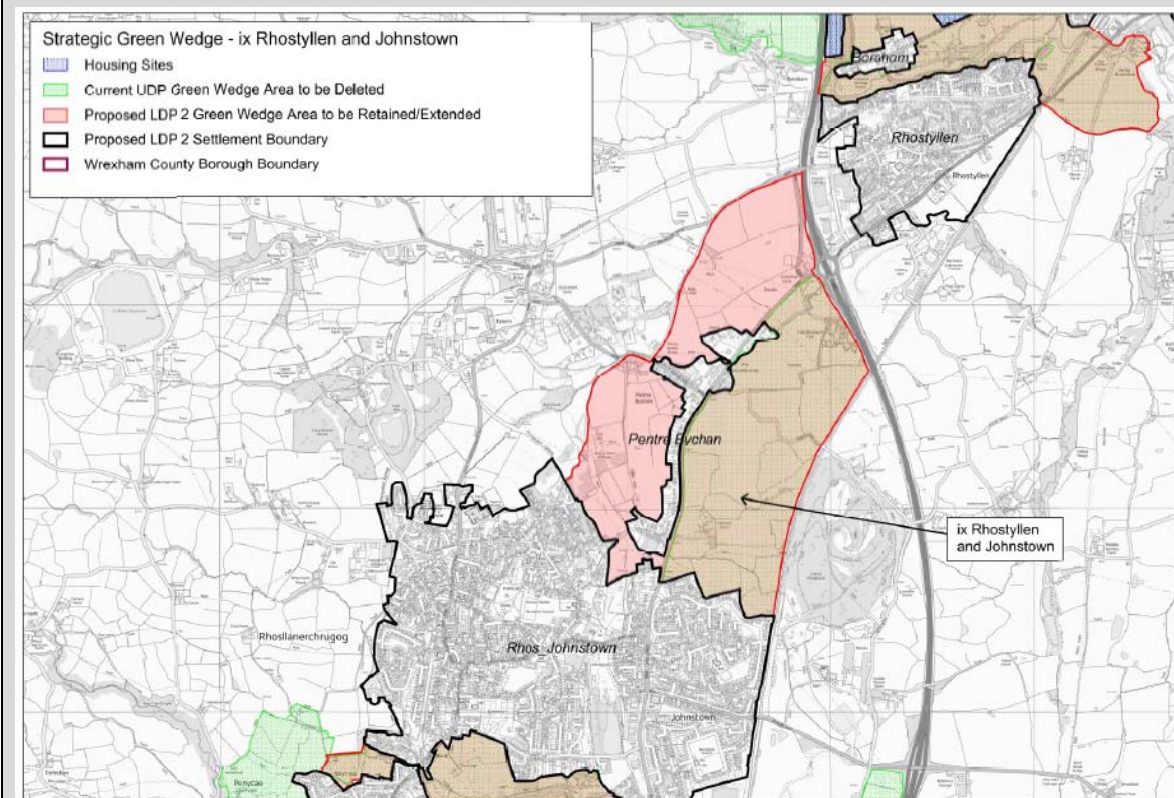
Prevent the coalescence of settlements	Barriers The western boundary comprises the B5605 (Wrexham Road), the southern boundary runs along the settlement edge of Johnstown, the eastern boundary runs along the Shrewsbury-Chester railway line and the northern boundary is formed by the A483. The designation is generally set along very definite defensible boundaries, apart from the settlement edge of Johnstown, which is formed along domestic curtilages. Settlement edge is considered less defensible as it may be prone to erosion as is often the case in urban-rural fringe areas.
	Physical Connection of Settlements The designation sits between the settlement of Johnstown and Rhostyllen. The gap between the two settlements at its smallest is approximately 1.6km (1 mile).
	Existing Development Road Linkages: Corkscrew Lane runs across the designation. Urban Elements within the Area: The area comprises very little development, with only two farm complexes present within the designation. There are a number of properties along the B5605, which sit on the edge of the designation.
	Topography The area is generally flat with some gentle undulation.
	Openness The flat topography and open field patterns result in a sense of openness.
	Candidate Sites The area contains 2 candidate sites. Neither was considered as having sufficient merit for further consideration.
Conclusion The current designation sits between two settlements (Ruabon and Rhostyllen), and sits adjacent the area of Pentre Bychan which comprises linear development which runs along the majority of the western boundary of the greenwedge. As a result there are only a few breaks in development along the western side of Wrexham Road (B5605) between Ruabon and Rhostyllen. The designation does therefore have a role to play in avoiding coalescence in this area.	

Manage urban form through controlled expansion of urban areas	Ribbon development There is an area of ribbon development (see photo 6) which runs along the B5606 (Wrexham Road) which comprises Pentre Bychan. The majority of that development is on the western side of the road (outside of the designation), however there is a section along the eastern side (near to the junction of Smithy lane and the B5606) directly abutting the designation.  Ribbon development along the B5605. Provide a good existing barrier The designation is generally set along definite defensible boundaries, apart from the settlement edge of Johnstown which is formed along domestic curtilages. Settlement edge is considered less defensible as it may be prone to erosion as is often the case in urban-rural fringe areas.
Conclusion The area is partially set along defensible boundaries including roads. The management of urban form is of particular relevance in relation to the areas along Wrexham Road (B5605) with regards to the ribbon development along that road.	
Assist in safeguarding the countryside	Defensible Boundary The designation is generally set along definite defensible boundaries, apart from the settlement edge of Johnstown, which is formed along domestic curtilages. Settlement edge is considered less defensible as it may be prone to erosion as is often the case in urban-rural fringe areas.

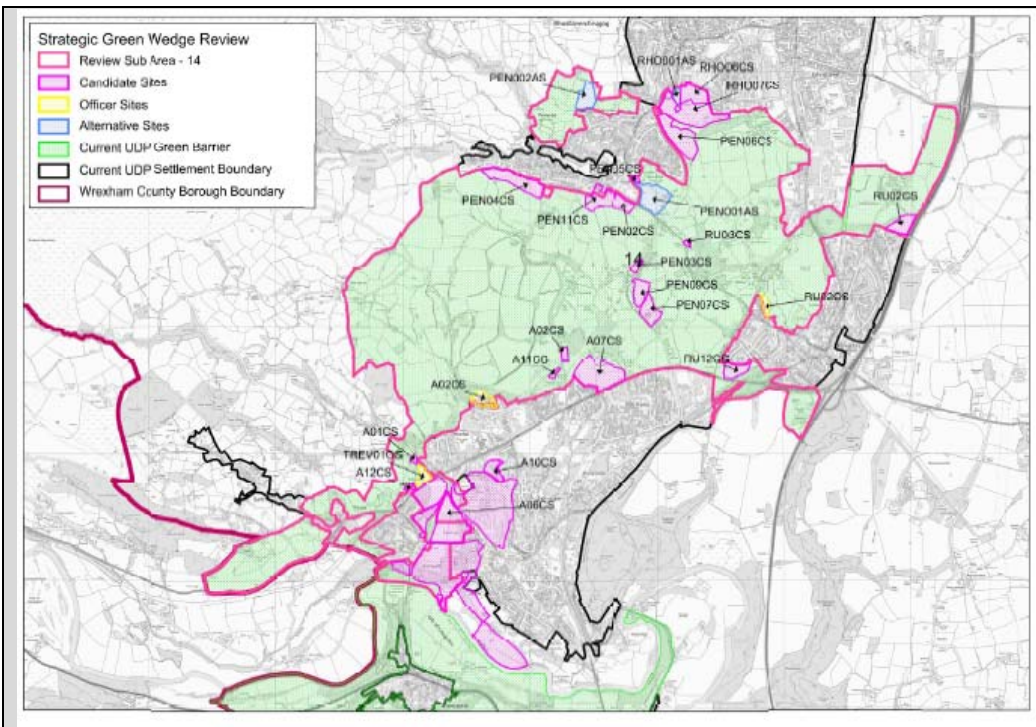
from encroachment	Other countryside characteristics Open agricultural fields.
Conclusion The designation does assist in safeguarding the countryside from encroachment. The key characteristic that achieves this purpose is the defensible boundary along which the designation is set. This is of particular relevance in those areas identified as being influenced by ribbon development.	
Protect the setting of an urban area	Proximity to Area of Built Heritage The area contains a listed building (Hafod-Y-Bwch Hall).
Conclusion The designation performs a localised role in protecting the setting of those listed buildings. However separate built environment legislation makes provision for the protection of the setting of listed buildings.	
Assist in urban regeneration by encouraging the recycling of derelict and other urban land Settlement Boundaries - This is controlled by existing settlement limits and the principles of PPW in relation to the preference for the reuse of land.	
N/A	Other Designations / Relevant Planning History None relevant.
Overall Conclusion The area is a narrow strip of land containing a number of large agricultural fields. The land is largely flat with wide views across the entirety of the designation. Whilst there is a gap of 1.6km (1 mile) between Rhostyllen and Johnstown the ribbon development along Wrexham Road (B5605), which forms the area of Pentre Bychan, means that there is built development along the road that connects the two settlements. It is recognised that the wider designation (further east towards the railway line) is not essential to this; however the railway line does provide a defensible boundary along which the designation can be set. It is also recommended that the area of green wedge be extended beyond the current eastern boundary formed by the B5605 further east to form a more robust area sitting between the two settlements. The new boundary is set along the B5097, Pentre Bychan Road, and an unnamed track which appear to form a logical western boundary. Conclusion: It is therefore recommended that the green wedge designation be retained (and extended as identified above) in this	

location in order to prevent the coalescence of settlements, maintain the openness along the B5605, and to manage urban form (see Map 13: Proposed green wedge between Rhostyllen and Johnstown).

Map 13: Proposed green wedge between Rhostyllen and Johnstown



Area 14: land between Penycae, Ruabon and Cefnmawr



Description	Fragmented area of urban villages and open space with legacy of industrial land uses. The area to the north is restored farmland. Overall the area has a mixed rural and urban landscape.
Planning Policy Wales	Green Wedge characteristics of the area

Purpose	
Prevent the coalescence of settlements	Barriers The boundary is largely set along the built settlement edge of the surrounding settlements (Penycae, Rhos, Ruabon and Cefn). The western boundary of the designation partly follows country lanes, and partly follows field boundaries.
	The roads, which form part of the boundary, are considered to represent clear defensible boundaries. In parts it is set along field boundaries that are also considered defensible boundaries. There are large sections where the boundary of the area is formed by domestic curtilages that are considered less defensible.
	Physical Connection of Settlements The designation sits between the settlements of Penycae, Rhos, Ruabon, Cefnmawr, and Trevor. The gap between Rhos/Johnstown and Ruabon is approximately 130 metres (0.08 miles) at its narrowest. The gap between Ruabon and Cefn is approximately 120 metres (0.07miles) at its narrowest. The gap between Cefn and Trevor is approximately 120 metres (0.07 miles) at its narrowest. The settlement edges of Garth and Trevor run into each other.
	Existing Development Road Linkages: The area is criss-crossed by roads. Urban Elements within the Area: The area of the designation that sits between Penycae, Rhos, Ruabon and Cefn is characterised by undulating farmland, with sporadic farm complexes and residential development (including barn conversions). The areas that sit between Cefn, Trevor and Garth are much narrower wedges of land and comprise of single fields or small pockets of woodland. The narrowness of the designation in this area means that there is an element of inter-visibility between settlements.
	Topography The area generally consists of undulating farmland, with the land sloping down towards the river Dee.
	Openness The undulating topography results in a mixture of areas with some allowing wider views (see photo 7) and other where the topography restricts views and reduces a sense of openness. Tree cover and hedgerows also restrict wider views within the designation.



Area above Penrycae looking to the south east towards the Cheshire plain.



Settlement edge of Trevor visible from edge of Acrefair/Cefn Mawr.

Candidate Sites

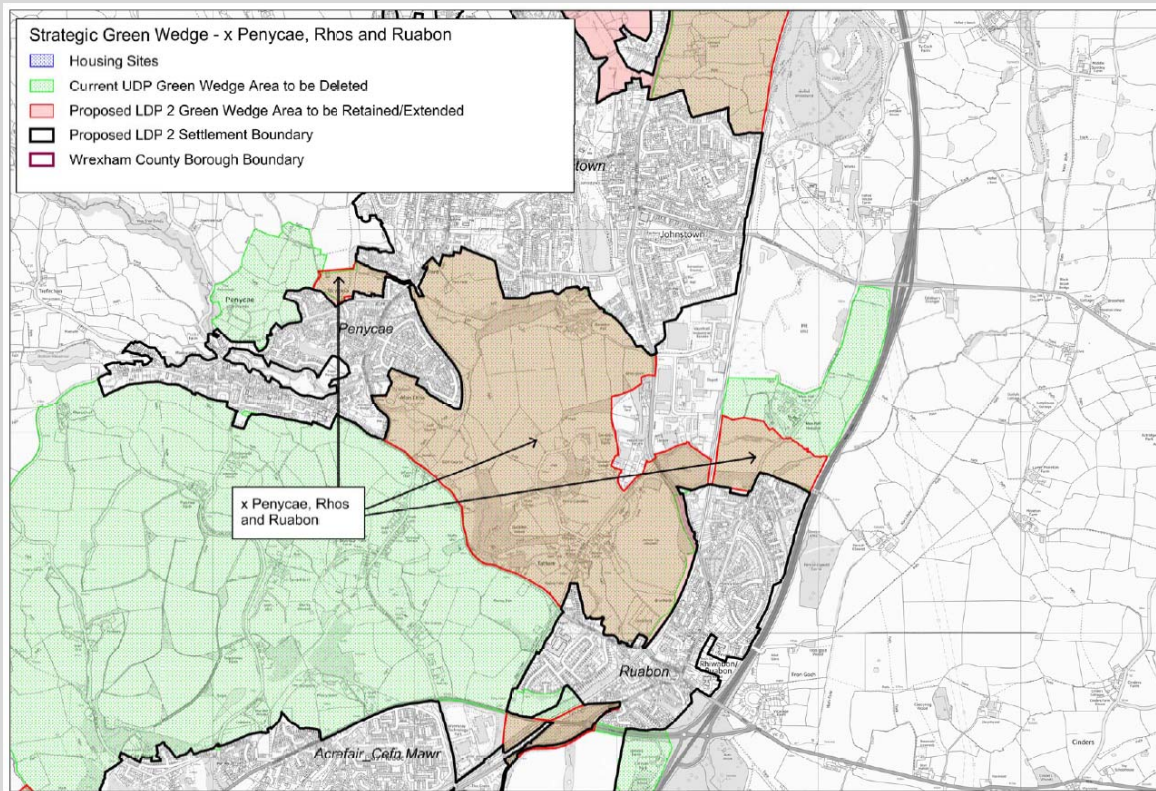
The area contains approximately 28 candidate sites. Five of the sites (A07CS, RU07CS, PEN04CS, PEN02CS and RHO06CS) were considered as having merit following the candidate site assessment process. Sites A07CS,

	PEN04CS, and PEN02CS are located within an area that is not proposed to be retained as Green Wedge. Whilst development of the sites would result in localised encroachment into the countryside, development would not result in the coalescence of Acrefair and Penycae to the north. Site RU07CS has planning permission and is excluded from the area of amended Green Wedge. Site RHO06CS is located to the south of the existing settlement boundary of Rhos, in an area that is proposed to be retained as Green Wedge. Development of that site would undermine the purpose of the designation in this location. Three sites (RHO001AS, PEN001AS, and PEN002AS) were submitted as alternative sites. None were considered as having sufficient merit for further consideration.
Conclusion The area of Green wedge is located between a number of settlements that sit in close proximity to each other. Elsewhere there is sporadic residential and agricultural development. Within the designation certain areas of the green wedge perform the function of avoiding coalescence (in particular the thin wedges of land that sit between a number of the settlements). For example the areas which sit between Cefn Mawr, Trevor and Garth (see photo 8) are much narrower wedges of land and comprise of single fields or small pockets of woodland, and would be particularly sensitive to development. Similar narrow gaps exist between Penycae and Rhos, Johnstown and Ruabon, and Ruabon and Plas Madoc. There are areas of the existing green wedge that sit between settlements where there is a larger gap. In particular the area between Cefn Mawr and Penycae covers an area of open countryside. The topography of the area does allow wide views from certain vantage points (see photo 7). However these larger expanses of land are not likely to come under the same development pressure, and do not sit in narrow gaps between settlements. Development in these areas would be controlled by the presence of a settlement boundary along with national (and if needed) local policies presuming against development in the open countryside (open countryside policy).	
Manage urban form through controlled expansion of urban areas	Ribbon development There is an example of ribbon development along Plas Bennion. Elsewhere there is sporadic development in the areas of open countryside.
	Provide a good existing barrier The roads that form part of the boundary are considered to represent clear defensible boundaries. Field boundaries are also considered defensible boundaries. There are large sections where the boundary of the area is formed by domestic curtilages which are considered less defensible.

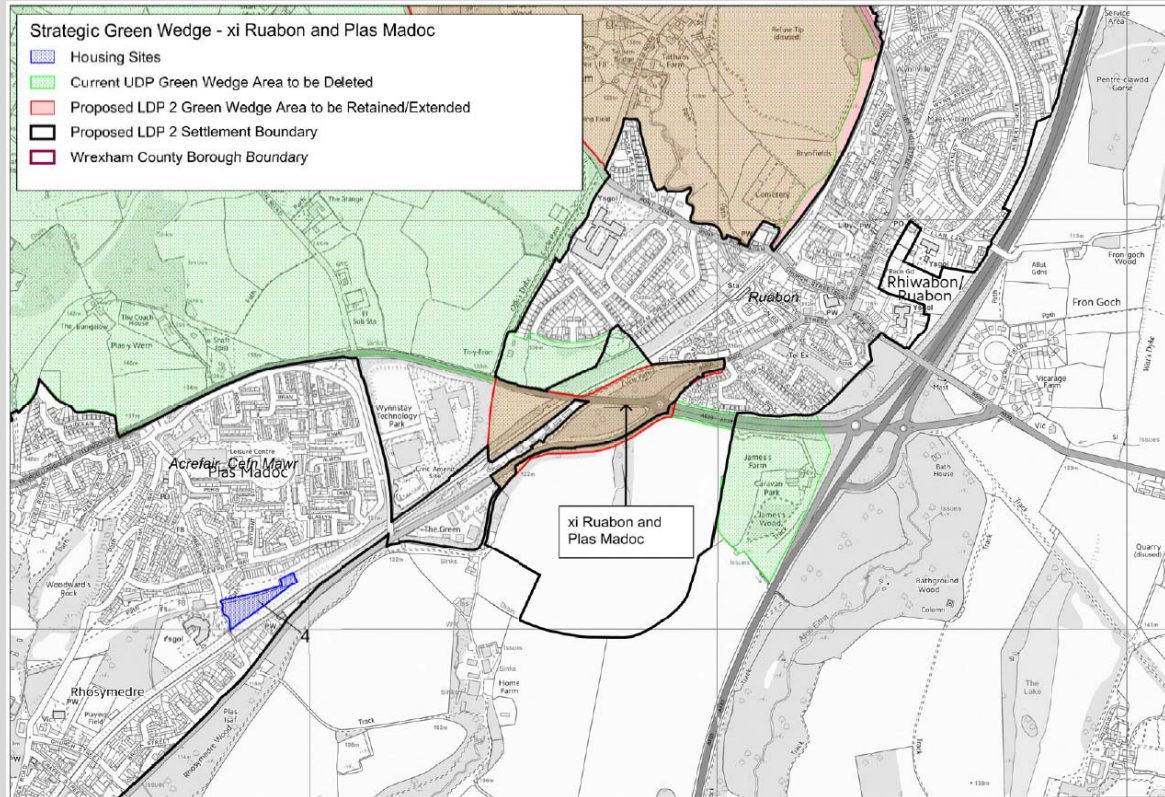
Conclusion The area is partially set along defensible boundaries including roads and partially along settlement boundaries. The area of settlement boundary bordering the area of green wedge can result in the erosion of these boundaries as is often the case in urban-rural fringe areas. The designation does, therefore, perform a role in managing the urban form in this location. The management of urban form is of particular relevance in relation to the narrow wedges of land that form gaps between settlements in close proximity to each other.	
Assist in safeguarding the countryside from encroachment	Defensible Boundary The roads, which form part of the boundary, are considered to represent clear defensible boundaries. Field boundaries are also considered defensible boundaries. There are large sections where the boundary of the area is formed by domestic curtilages that are considered less defensible.
	Other countryside characteristics Number of local wildlife sites, SAC (Stryt Las a'r Hafod), individual and group TPOs, and AONB designation (area around Pontcysyllte Aqueduct).
Conclusion The designation does assist in safeguarding the countryside from encroachment and does perform a green wedge function. The key characteristic that achieves this purpose is the defensible boundary along which the designation is set.	
Protect the setting of an urban area	Proximity to Area of Built Heritage The area contains the Poncysyllte Aqueduct and Canal World Heritage Site, Poncysyllte Aqueduct Conservation Area and the WHS buffer zone.
Conclusion The designation plays a localised role in protecting the setting of the World Heritage Site (WHS). There are separate designations, including the inscribed WHS and the buffer zone, which are intended to protect the site and its setting. There will also be separate LDP policies that relate to the WHS designation.	
Assist in urban regeneration by encouraging the recycling of derelict and other urban land Settlement Boundaries - This is controlled by existing settlement boundaries and the principles of PPW in relation to the preference for the reuse of land.	
N/A	Other Designations / Relevant Planning History Relevant Planning History: P/2013/0819 Land Opposite The Cemetery, Stryt Las, Rhosllanerchrugog. Outline Planning Application For The Erection Of 14 Dwellings, Associated Infrastructure Works And Amenity Space. Refused (appeal dismissed 08/01/2015)

	P/2016/0530 Penrycae Infants School Development Of Site To Combine Infants And Junior School Including New Vehicular Access, Parking And Playing Fields (Granted 10/06/2016) P/2015/0178 Pont Adam Crescent, Ruabon. Application For Outline Planning Permission With All Matters Except Access Reserved, To Allow Erection Of 19 Dwellings (Granted 07/09/2015)
Overall Conclusion Fragmented area of urban villages and open space with legacy of industrial land uses. The area to the north is restored farmland. Overall the area has a mixed rural and urban landscape. The function of preventing coalescence is more relevant to those areas with limited gaps between the settlements. These include the areas between Rhos and Penrycae, Ruabon and Johnstown, Cefn and Ruabon, and Cefn, Trevor and Garth. Furthermore, the area around Trevor has a role in defining the setting of the World Heritage Site. The designation is set along defensible boundaries, serving to manage the urban form in this location and separating settlements in close proximity to each other. It also serves to safeguard the countryside from encroachment. Conclusion: Overall it is considered that there is justification for the retention of the green wedge designation in those areas identified above, where the risk of coalescence and the impact upon the openness of the area are more pronounced, and also where it plays an important role in the setting of the World Heritage Site (see Map 16: Proposed green wedge between Penrycae, Ruabon, Rhos, and Cefn Mawr). The area between Cefn Mawr and Penrycae covers an area of open countryside. The topography of the area does allow wide views from certain vantage point. However these larger expanses of land are not likely to come under the same development pressure, and do not sit in narrow gaps between settlements. Conclusion: It is therefore recommended that these areas be removed from the designation. Development in these locations would be controlled by the presence of an existing settlement boundary along with local policies presuming against inappropriate development in the open countryside. Whilst the area would no longer be designated as green wedge it would still be afforded a high level of protection from development considered inappropriate in the open countryside (see Maps 13 and 14: Proposed green wedge between Penrycae, Ruabon, Rhos, and Cefn Mawr).	

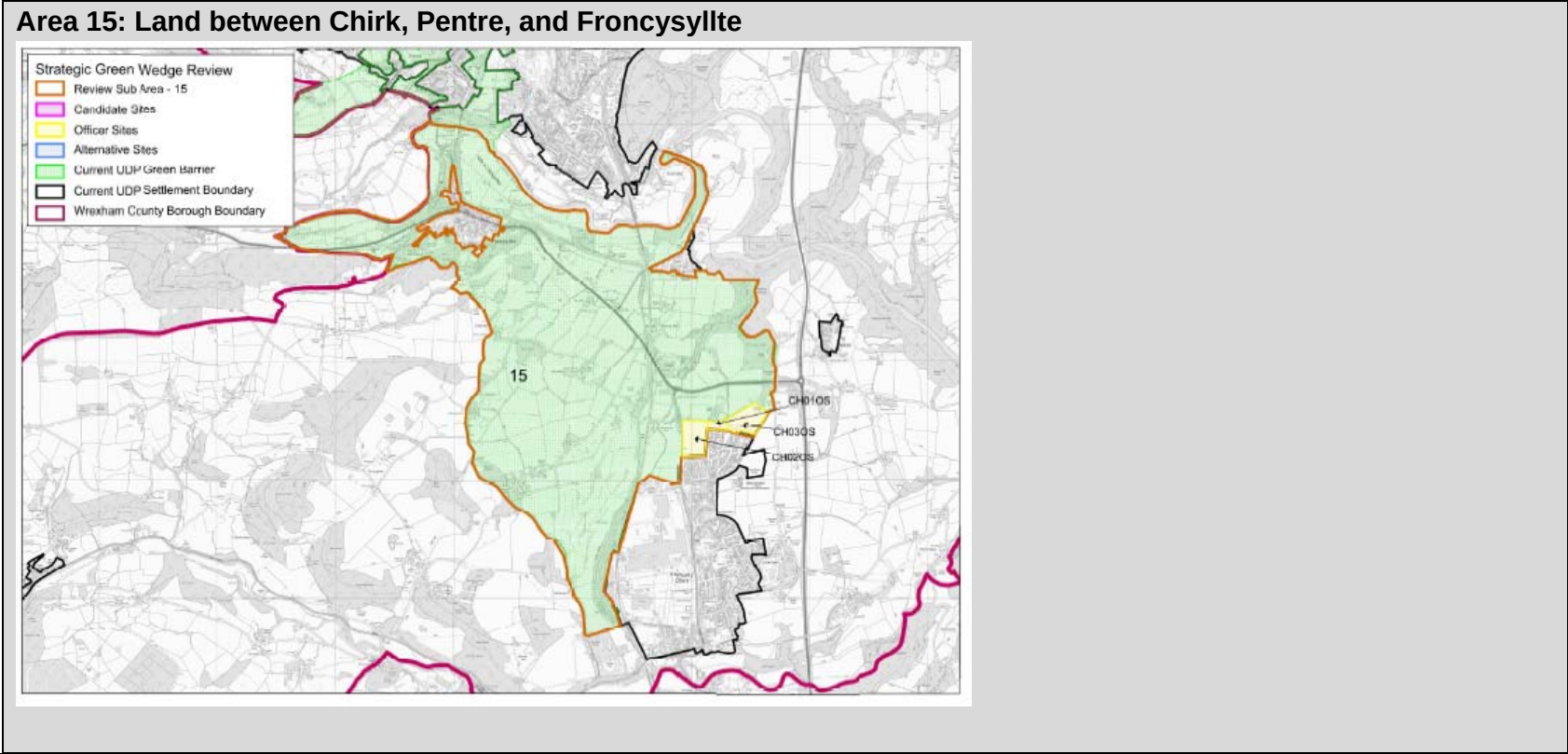
Map 14: Proposed green wedge between Penycae, Ruabon, Rhos, and Cefnmawr



Map 15: Proposed green wedge between Ruabon and Acrefair



Area 15: Land between Chirk, Pentre, and Froncysyllte



Description	Area enclosed by hills to the west and ridge to the east but with generally open views. Chirk and valley are in places influenced by industrial land uses. Countryside with large regular fields in mainly pastoral use with hedgerows and sparse hedgerow trees.
Planning Policy Wales Purpose	Green Wedge characteristics of the area

Prevent the coalescence settlements	Barriers The western boundary is set along a series of country lanes. The eastern boundary partly follows the settlement edge of Chirk, partly along field boundaries, and partly along the course of the Afon Bradley and the River Dee. To the north the designation partly follows a road and partly the course of the River Dee. The roads, rivers and field boundaries that form part of the boundary are considered to represent clear defensible boundaries. There are sections where the boundary of the area is formed by domestic curtilages that are considered less defensible.
	Physical Connection of Settlements The designation includes the settlements of Chirk, Pentre and Froncysyllte. Chirk is approximately 1.3km (0.8 miles) from Pentre at its narrowest, and Pentre is approximately 1.3km (0.8 miles) from Froncysyllte.
	Existing Development Road Linkages: the A5 runs through the area, and it is also criss-crossed by a number of country lanes. Urban Elements within the Area: Industrial structures within the wider rural setting visually dominate much of the area and beyond.
	Topography The area is within a shallow valley containing large regular fields in mainly pastoral use with hedgerows and sparse hedgerow trees with generally open views.
	Openness Large regular fields in mainly pastoral use with hedgerows and sparse hedgerow trees with generally open views.



View from Stryt y Veri (north west of Chirk) looking north towards Pentre.

Candidate Sites

The area contains three candidate sites (CH01OS, CH02OS, and CH03OS). The three sites were considered as having merit following the candidate site assessment. All three sites sit on the northern boundary of Chirk. However the sites are located within well-defined boundaries and would appear to represent a logical rounding off of the settlement. The development of the sites would not result in a significant reduction in the gap between Chirk and Pentre. Site CH02CS has been included as an allocation.

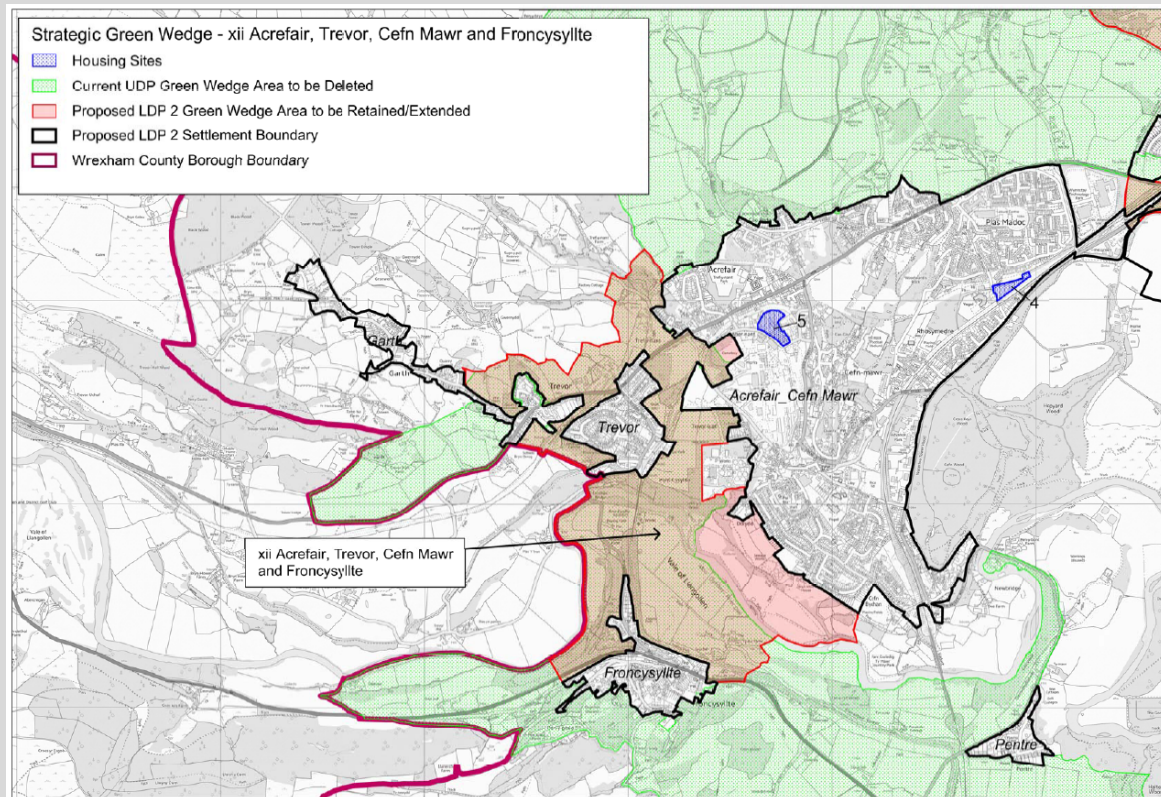
Conclusion

There is separation between the settlement edge of Chirk and Pentre, with a minimum gap of 1.3km (0.8 miles) which would reduce to 1.2km (0.74 miles) should the candidate sites on the northern edge of Chirk be allocated. There is only sporadic development in the area. There is an area of woodland and the River Bradley sits between the settlements. This results in there being a sense of separation between the settlements. The existing gap combined with the lack of development pressure, indicates that there is not currently potential for coalescence to occur. The area to the west and north west of Chirk comprises of undulating open countryside. The area does not sit between Chirk and any other settlements. The designation does not therefore perform the function of avoiding coalescence. Part of the designation sits in a narrower gap between Froncysyllte and Trevor. However the topography of the area, which comprises the steep sided valley through which the River Dee runs, would act a barrier to the coalescence of the two settlements in this location. Development in this location would be controlled by the presence of a settlement boundary along with national policies and the policies controlling development in the open countryside.

Manage urban form through controlled expansion of urban areas	Ribbon development None.
	Provide a good existing barrier The area of green wedge has a mixture of boundary types. The roads, rivers and field boundaries, which form part of the boundary, are considered to represent clear defensible boundaries. There are sections where the boundary of the area is formed by domestic curtilages, which are considered less defensible.
Conclusion The area is partially set along defensible boundaries including roads and partially along settlement boundaries. The area of settlement boundary bordering the area of green wedge can result in the erosion of these boundaries as is often the case in urban-rural fringe areas. The designation does, therefore, perform a role in managing the urban form in this location. However in this area the gaps between settlements mean that this type of erosion on the urban-rural edge would not lead to coalescence. The presence of a settlement boundary would serve to control this issue and the potential inclusion of an open countryside policy.	
Assist in safeguarding the countryside from encroachment	Defensible Boundary The roads, rivers and field boundaries, which form part of the boundary, are considered to represent clear defensible boundaries. There are sections where the boundary of the area is formed by domestic curtilages, which are considered less defensible.
	Other countryside characteristics The area contains individual TPOs, a number of local wildlife sites, the River Dee SAC, AONB and SLA.
Conclusion The designation does assist in safeguarding the countryside from encroachment. The key characteristic that achieves this purpose is the defensible boundary along which the designation is set.	
Protect the setting of an urban area	Proximity to Area of Built Heritage The area contains the Poncysyllte Aqueduct World Heritage Site and wider buffer zone, a CADW Registered Park and Garden, listed structures.
Conclusion The designation plays a localised role in protect the setting of the World Heritage Site (WHS). There is a separate designation, including the inscribed WHS and the buffer zone, which are intended to protect the site and its setting. The designation has a localised role in the protection of the CADW Registered Park and Garden and the listed buildings.	
Assist in urban regeneration by encouraging the recycling of derelict and other urban land	

Settlement Boundaries - This is controlled by settlement boundaries and the principles of PPW in relation to the preference for the reuse of land.	
N/A	Other Designations / Relevant Planning History The area contains individual TPOs, a number of local wildlife sites, the River Dee SAC, AONB and SLA. The area contains the Poncysyllte Aqueduct World Heritage Site and wider buffer zone, a CADW Registered Park and Garden and listed structures. No relevant planning history.
Overall Conclusion The area enclosed by hills to the west and ridge to the east but with generally open views. Chirk and valley are in places influenced by industrial land uses. The wider countryside is characterised by large regular fields in mainly pastoral use with hedgerows and sparse hedgerow trees. The designation in this area does not sit in-between settlements in close proximity to each other. The topography of the area does allow wide views from certain vantage points. However these larger expanses of land are not likely to come under the same development pressure, and do not sit in narrow gaps between settlements. Conclusion: It is therefore recommended that these areas be removed from the designation. Development in these locations would be controlled by the presence of an existing settlement boundary along with local policies presuming against inappropriate development in the open countryside. The area no longer designated as green wedge would still be afforded a high level of protection from development considered inappropriate in the open countryside. Notwithstanding the above, the area around Froncysyllte has a role in relation to the setting of the World Heritage Site and should be retained and extended in order to assist in this function (Map 16: Proposed green wedge between Froncysyllte and Cefn).	

Map 16: Proposed green wedge between Froncysyllte and Cefn



Map 17: Green Wedge Review – Proposed LDP Green Wedge Designation

