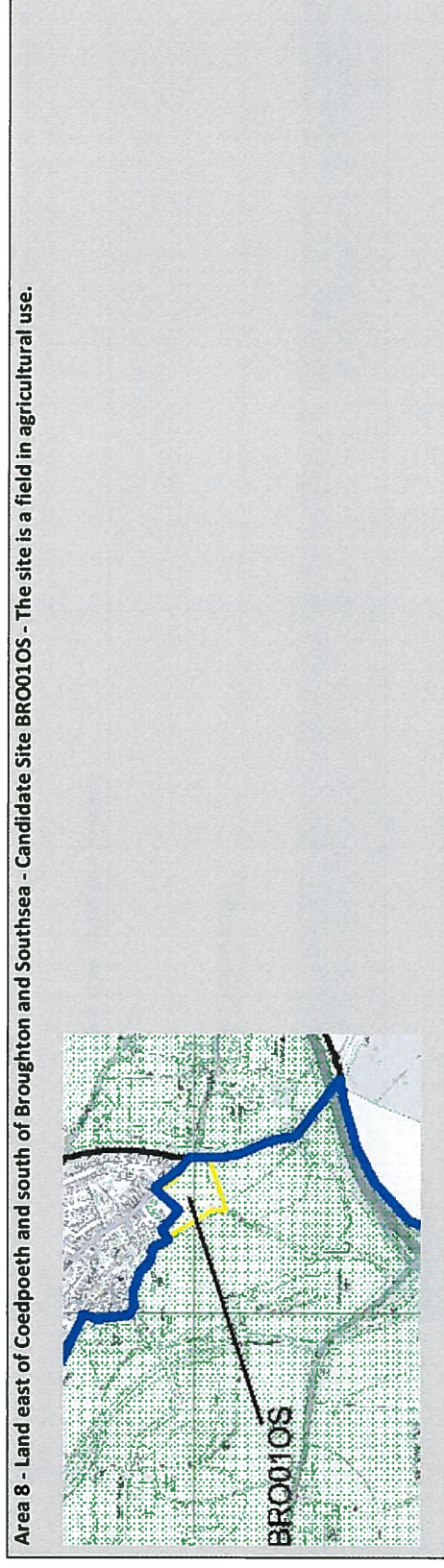


Protect the setting of an urban area.	Proximity to Area of Built Heritage Part of Bersham Conservation Area, Listed Buildings.
Conclusion	Part of the Bersham Conservation Area is located within the designation. The designation plays a role in protecting its setting. However it should be noted that separate 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	SLA designation in the western part of the designation. The SLAs are also under review as part of the LDP process.



Planning Policy	Green Wedge characteristics of the area
Wales Purpose	
Prevent the coalescence of large towns and cities	Barriers The site is bounded on one side by Berse Road, on the other by Strytybydden, the northern boundary is the settlement limit of Broughton, and the southern boundary appears to run through the middle of a field.

with other settlements	Physical Connection of Settlements
	No
	Existing Development
	None
	Topography The site rises slightly to the south.
	Openness The site is open.
	Candidate Sites
	Yes
Conclusion	
Whilst development of the site would undermine existing defensible boundaries, development of the site would not result in a significant reduction in the gap between Broughton and Wrexham town. Overall development the site would not undermine the green wedge function of preventing coalescence.	
Manage urban form through controlled expansion of urban areas	Ribbon development
	N/A
	Isolated development (Candidate Site Specific)
	No
	Well connected
	Yes
	Round off the settlement pattern (Candidate Site specific)
	Yes
	Provide a good existing barrier
	Development would spill over an existing road (Berse Road), however Strytybyddin would form a new defensible boundary. There does not appear to be a clear defensible boundary to the south.
Conclusion	
The green wedge is set along defensible boundaries; development of the site would result in development spilling over this. There does not appear to be a clear defensible boundary to the south. The site is well connected to Broughton and would round off the settlement pattern. Overall development would not severely undermine the function of this part of the green wedge to manage the urban form of Broughton.	
Assist in safeguarding the countryside from encroachment.	Defensible Boundary
	As above
	Other Countryside Characteristics
	Open agricultural field

	Existing Buildings (Candidate Site Specific)
	No
Conclusion The key characteristic that assists in safeguarding the countryside from encroachment is the defensible boundary along which the designation is set. Development of the site would undermine this function.	
Protect the setting of an urban area.	Proximity to Area of Built Heritage The site does not contribute to 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 No
Contribution to the Green Wedge Function 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.	

