

Strategic Green Wedge Review Stage 1

housing | open space | employment | community | transport | education



Strategic Green Wedge Review – Stage 1 (Februray 2016)

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 Preferred Strategy 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 8, 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 emerging LDP.
- 1.3 This review is being 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.
- 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 stage 1 review.

2. Why is a Green Wedge Review necessary?

- 2.1 The Preferred Strategy is proposing to make provision for 11,715 new homes in order to deliver a requirement of 10,650 homes over the plan period 2013-2028 together with 53 hectares of employment land.
- 2.2 In relation to the existing designations, they have 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 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 (including stages 1 and 2) will be to:

- Review the green wedge designations in the UDP using a standard methodology; Identify any new areas in need of protection;
- Make recommendations, at a strategic level, regarding the designation of green gedge to be fed into the Preferred Strategy as part of the iterative process of designating Key Strategic Site (KSS) allocations for development on the edge of the current settlement limit of Wrexham Town; 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?

2.5 **It is not the intention at this stage to delineate the exact extent of the proposed green wedge designation following the stage 1 review area, and it should be noted that due to the potential for ongoing amendments to site allocations, the exact extent of the green wedge cannot be provided at Preferred Strategy stage.** The full extent of the proposed green wedge designation in the deposit LDP will be consulted upon at the deposit consultation stage.

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 8, January 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 this conclusion for each area will include reference to policy 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 4.8.11 and 4.8.12). Therefore the need for green wedge designations will need to be understood in the context of 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

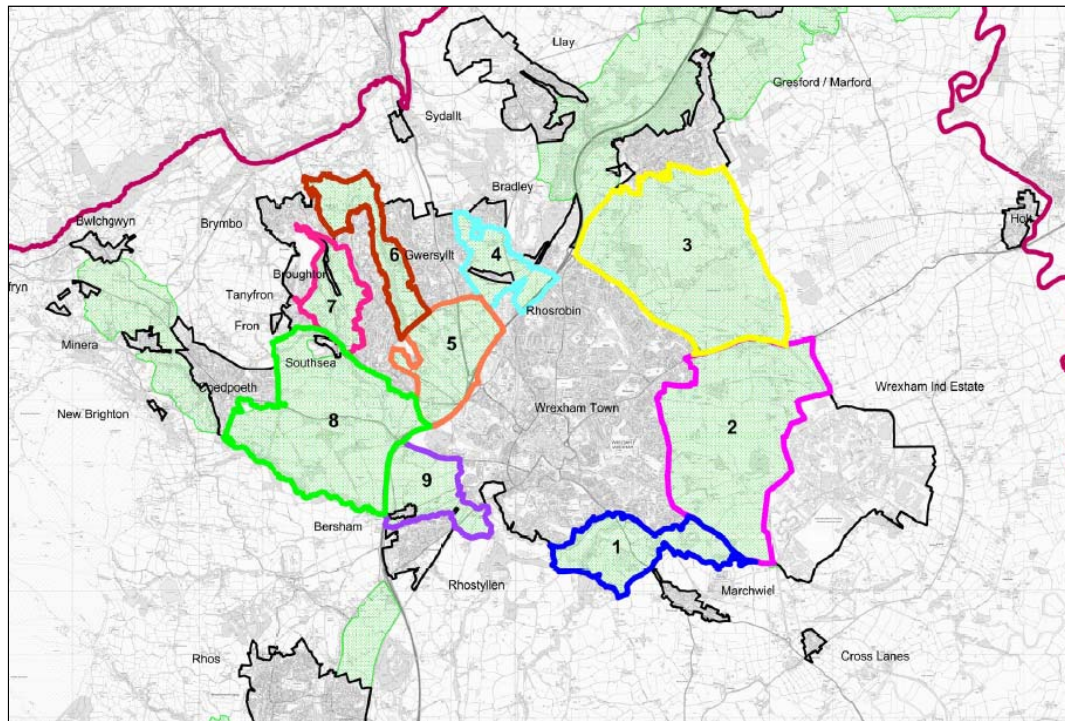
In relation to the assessment of existing areas of green wedge there is no nationally prescribed methodology, it was therefore necessary to devise one for the study. The approach taken was to use the purpose of green wedge as set out in national policy as the basis for the assessment (see section 3.4 above). The National Housebuilders 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.

4.1 As stated in the introduction, the study is split into two stages. Stage 1 (which is covered in this document) will consider 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). The reasons for assessing this area first are:

- 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 require 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 The area was sub-divided into 9 smaller areas to make site visits more manageable. The stage 1 study has assessed the following areas shown in the map below.

Figure 1: Stage 1 Review Area



The first stage of the study identified areas of land surrounding Wrexham town and the western villages. 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.

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

4.3 The intention of the site visits is to allow collection of more detailed information based on identified indicators which link to the purpose of green wedge as set out above (para 5.2). The indicators, and justification for using them, are outlined in the matrix in figure 2 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 will make recommendations 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 have potential merit for inclusion in the deposit LDP, have been, assessed (see candidate site register for additional information on the approach taken to the assessment of candidate sites).

Figure 2: 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	If the area of green wedge has a sense of openness it serves an important

	How open is the area? This may be influenced by topography, built development, trees and hedgerows.	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

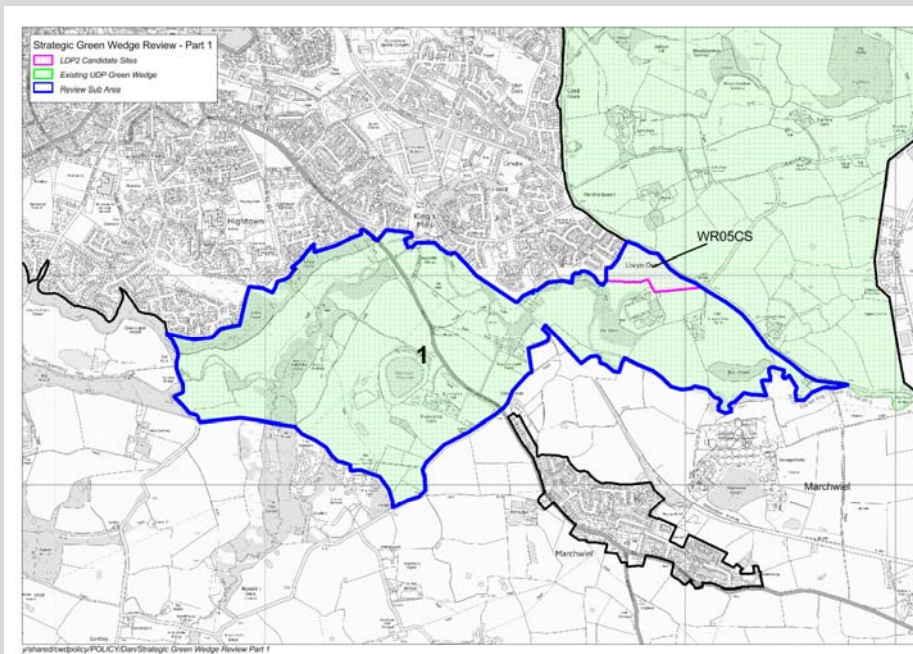
	Other countryside characteristics This relates to the character of the area covered by the green wedge, including nature conservation areas, public rights of way, woodland, and the grade of agricultural land.	If the area includes these characteristics then the Green wedge assists in safeguarding the 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 land.	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 LDP period. The other considerations in the assessment will help inform which areas of green wedge should be retained.	N/A
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). A conclusion for each area will make recommendations 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 will outline 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. As stated previously it is not the intention at this stage to delineate the exact extent of the green wedge allocations within the stage 1 review area, rather it provides a conclusion at a strategic level regarding the principle of the designation within the sub-areas.

5. Assessment of Green Wedge Areas

5.1 The following section includes the assessment of the sub-areas included in the stage 1 review. For each sub-area there is a review of the overall area, as well as any candidate sites. An overall conclusion for the the sub-area is included at the end of each section.

Area 1: Wrexham South



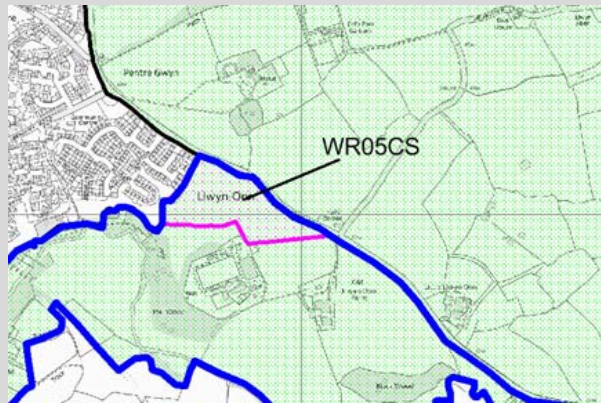
Description: The area sits on the southern boundary of Wrexham Town, and is bordered to the west by Sontley Road and to the east by Cefn Road. The southern boundary is made up of various field parcels and country lanes. The Clywedog Valley directly to the southern edge of Wrexham Town is little affected 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 Sedgfield Close), are strong barriers to prevent encroachment of development from the north. However if there is consideration to the removal of the green wedge in this location, thought should be given to (subject to other pieces of evidence) policies being put in place in order to protect the quality of the landscape in this area. 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 Marchwiell. 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.
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 settlements 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. Therefore 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.
	Isolated development (Candidate Site Specific) N/A
	Well connected The area of green wedge only shares a boundary with the southern boundary of Wrexham town.
	Round off the settlement pattern (Candidate Site specific) N/A
	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.
	Existing Buildings (Candidate Site Specific) N/A
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 area covered by the green wedge is also covered by a Special Landscape Area (apart from the area to the east adjacent Cefn Road). The Special Landscape Area designations will be reviewed as part of the LDP process. 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.

Area 1: Wrexham South - Candidate Site: WR05CS



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 by Cefn Road to the north east, residential development to the north west, and follows a hedge line and farm track on the southern boundary. The current built edge is well screened when approached from Cefn Road as it sits lower than the road, and is screened by a mature hedgerow. It is more prominent when approached from the PROW which follows the course of the River Clywedog. The existing boundaries of the site are set along defensible boundaries, and development would undermine these existing boundaries.
	Physical Connection of Settlements (Candidate Site Specific) Development of the site would not result in the connection of two settlements.
	Existing Development None - currently agricultural land.
	Topography The site rises above Cefn Road, and therefore development would be prominent.

	Openness The site is an open agricultural field, the topography results in it being visible from Cefn Road.
Conclusion Development of the site would result in the disruption of existing defensible boundaries and the topography of the area would result in any development being prominent in the wider landscape to the detriment of the openness of the area. However development of the site would not result in coalescence of settlements.	
Manage urban form through controlled expansion of urban areas	Ribbon development Development of this wedged shaped site would result in an element of ribbon development along Cefn Road.
	Isolated development (Candidate Site Specific) No
	Well connected No
	Round off the settlement pattern (Candidate Site specific) No
	Provide a good existing barrier Cefn Road, and the boundary with the residential area to the north west set along an existing hedge row, form defensible barriers. A farm track and a hedgerow (which appears fragmented) form the third boundary. Development of the site would undermine existing defensible boundaries, and the new boundary to the south would be along a fragmented hedgeline and farm track, which are less defensible.
Conclusion The undermining of defensible boundaries and the impact upon the overall openness of site would lead to urban sprawl, and a site which 'juts out' from the existing urban setting, and therefore undermine the purpose of green wedge in this location for managing urban form.	
Assist in safeguarding the countryside from encroachment.	Defensible Boundary A mature hedgerow, and a change in levels results in a strong defensible boundary.
	Other countryside characteristics The site is an open agricultural field.

	Existing Buildings (Candidate Site Specific) There are no existing buildings on site.
Conclusion The site does serve to safeguard the countryside from encroachment through defensible boundaries, and development of the site would undermine this purpose.	
Protect the setting of an urban area.	Proximity to Area of Built Heritage No
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 No
Contribution of Site to Green Wedge Function: 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 potential encroachment into the countryside. Therefore the site serves a localised purpose in the overall function of the green wedge.	

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 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 mechanisms². 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.³.

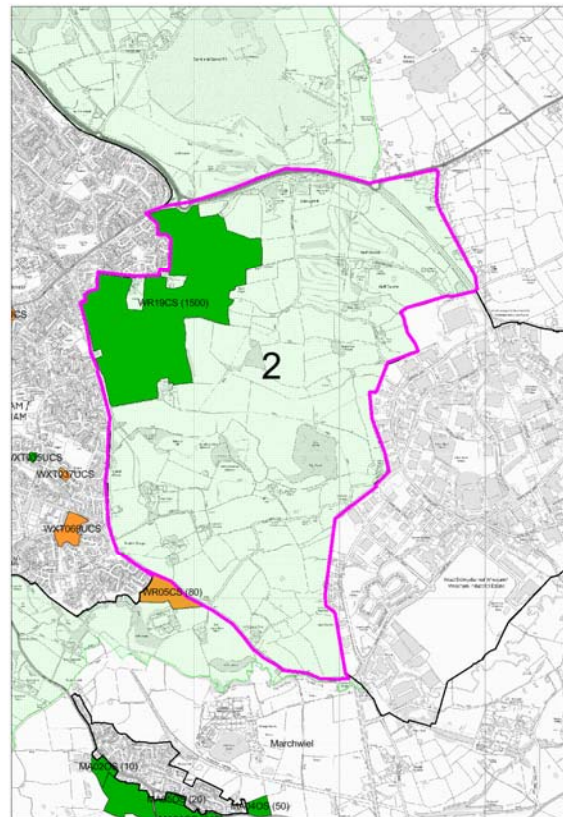
² Planning Policy Wales (Edition 8) – January 2016 – Paragraph 4.8.2 states that maintaining landscape interests is not a material factor in determining whether land should be included within a green wedge.

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



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.

-  Key Strategic Site
 Existing UDP Green Wedge designation
 Review Sub Area

Area 2 - Wrexham East	
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 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 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.
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 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.
	Isolated development (Candidate Site Specific) N/A
	Well connected N/A
	Round off the settlement pattern (Candidate Site specific) N/A
	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.
	Existing Buildings (Candidate Site Specific) Candidate site specific.
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.

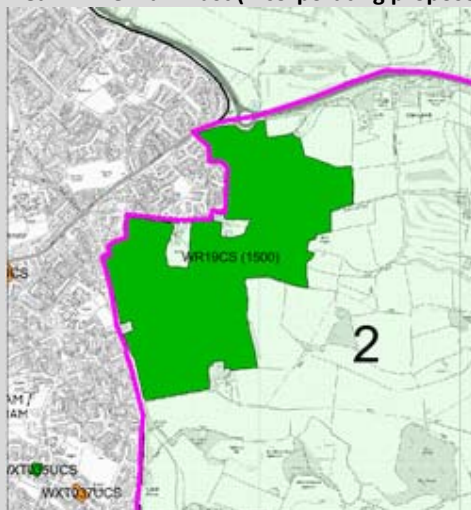
Settlement Limits - This is controlled by settlement limits and the principles of PPW in relation to the preference for the reuse of land.

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 Erlas Hall).

Area 2: Wrexham East (incorporating proposed Key Strategic Site 2 Land surrounding Wrexham Rugby Club, Bryn Estyn Lane, Review Area) Candidate Site: WR19CS



The area comprises a mixture of farm land and playing field (associated with Wrexham Rugby Club and Ysgol Morgan Llwyd).

Planning Policy Wales Purpose	Green Wedge characteristics of the area
Prevent the coalescence of large towns and cities with other settlements	Barriers The western boundary comprises the built edge of Wrexham town. The A534 bounds the site to the north. The southern boundaries partly follow the lane leading to Llwyn Knottia Farm, and partly follows field boundary. The eastern boundary follows field boundaries.
	Physical Connection of Settlements (Candidate Site Specific) No.
	Existing Development Road Linkages: Bryn Estyn Road runs east to west through the site. Urban elements: There is sporadic development along Bryn Estyn Road, however it has a rural character beyond the entrance to the rugby club heading east.
	Topography The land is mainly flat, with some undulation heading east.
	Openness The site can be split into three. The area to the south of the PROW which runs from Cefn road along the southern boundary of the Rugby Club, include low hedge lines which allow wider views. The PROW contains mature trees which restricts views from the area to the north (located between the PROW and Bryn Estyn Road). This area includes the rugby club and a field to the west. Views are less open in this area and punctuated by development along Bryn Estyn Road. The third area to the north of Bryn Estyn Road provides clear views across farmland towards the A534 and a sense of openness.
Conclusion Development of the site would result in the disruption of existing defensible boundaries, which currently demarcate the edge of the Green Wedge with the settlement edge of Wrexham town. The candidate site is, however, set along defensible boundaries using existing hedge lines to mark the extent of the site. Development of the site would not result in the physical connection of two separate settlements. There are sporadic elements of development, in particularly along Bryn Estyn Road, however, the majority of the site is unaffected by development. Whilst the site is mainly flat the topography does become undulating beyond the eastern boundary of the site. There are significant open views across large parts of the site, due to low hedge lines and the undulating nature of the topography to the east. Development of the site would impact the openness of this part of the existing green gedge designation. However, when considering the specific purpose of preventing the coalescence, development of this part of the green wedge would not result in the coalescence of two settlements. Furthermore the topography of area to west of the site would serve to retain a degree of visual separation between Wrexham town and Wrexham Industrial Estate.	

Manage urban form through controlled expansion of urban areas	Ribbon development No
	Isolated development (Candidate Site Specific) No
	Well connected Yes
	Round off the settlement pattern (Candidate Site specific) No
	Provide a good existing barrier Yes – Cefn Road and Bryn Estyn Road currently act as defensible barriers. The existing residential areas comprising St Mellion Crescent and Thornhurst Drive on the western boundary appear to comprise a mature hedgerow along a field boundary.
Conclusion The site is connected to more than one edge of the settlement limit of Wrexham Town. However, due to the large scale of the site, development would inevitably result in it ‘jutting’ out from the existing settlement pattern. The development of land beyond Cefn Road would result in the loss of a defensible boundary for the eastern edge of Wrexham town.	
Assist in safeguarding the countryside from encroachment.	Defensible Boundary Yes – See above.
	Other countryside characteristics Mature trees and hedgerows criss-cross the site.
	Existing Buildings (Candidate Site Specific) The site is large and contains a number of buildings including the Erlas Centre and Wrexham Rugby Club.
Conclusion The site does serve to safeguard the countryside from encroachment through defensible boundaries and development of the site would undermine this purpose.	
Protect the setting of an urban area.	Proximity to Area of Built Heritage No
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

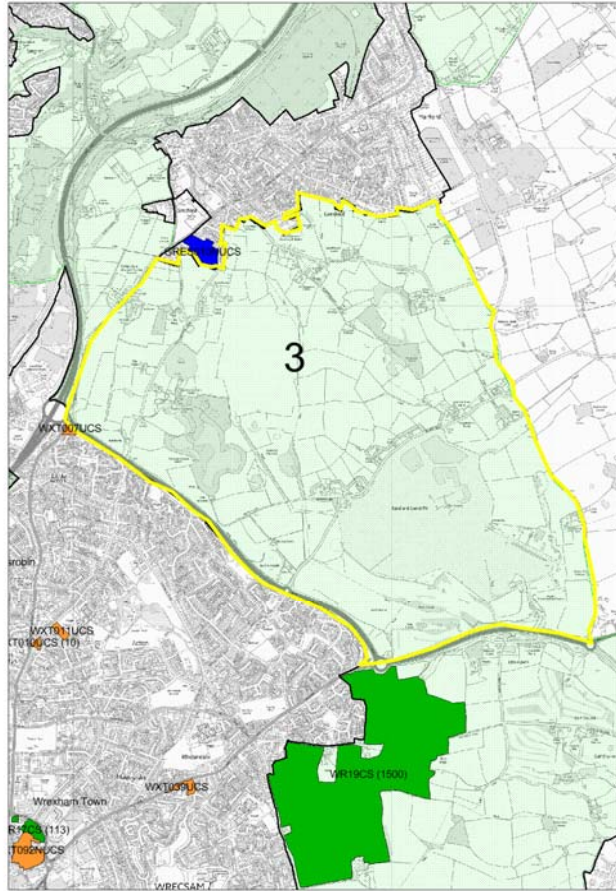
	No
Contribution of Site to Green Wedge Function: Whilst development of the site would not result in the coalescence of two settlements, it does contribute to the functioning of the green wedge by means of controlling urban form, and development of the site would undermine existing defensible boundaries resulting in encroachment into the countryside. Therefore the site serves a localised purpose in the overall function of the green wedge.	

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 would 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. Should the allocation of the proposed KSS be supported, the overall character of the area and the built form would 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 in the area, and avoid any further coalescence between Wrexham town and Wrexham Industrial Estate (see Figure 2: Strategic Green Wedge Review – Stage 1 – Indicative Map).





Area 3: Wrexham North East



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 Chester Road.

-  Existing UDP Green Wedge designation
-  Review Sub Area

Area 3 – Wrexham North East	
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 Chester Road (B5445) 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.
	Isolated development (Candidate Site Specific) N/A
	Well connected (Candidate Site Specific) N/A
	Round off the settlement pattern (Candidate Site specific) N/A
	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 Chester Road (B5445) 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.
	Existing Buildings (Candidate Site Specific) N/A
Conclusion The designation does assist in the safeguarding of the countryside from encroachment. The key characteristic that archives 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	

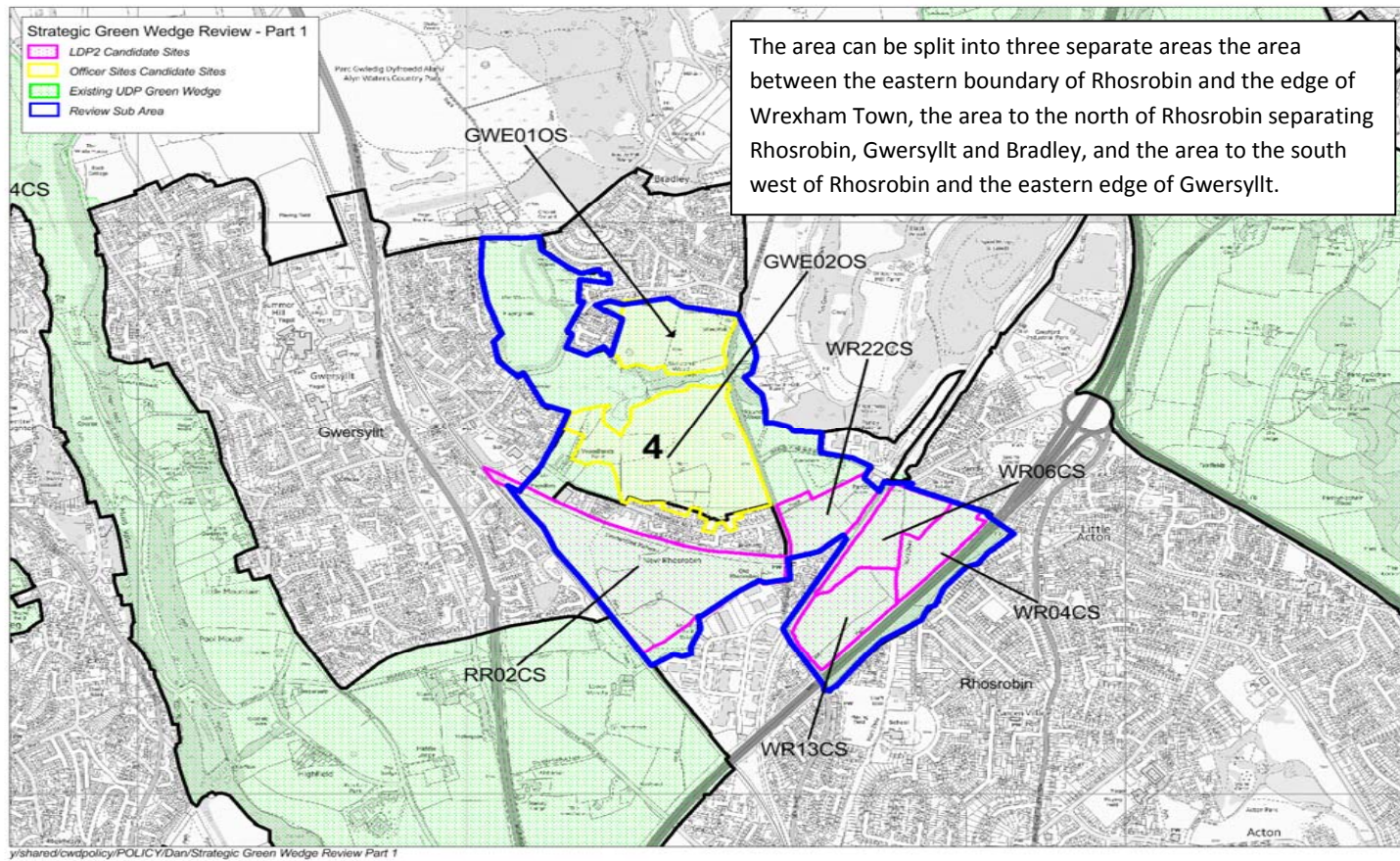
The designation performs a localised role in protecting the setting of those listed buildings. However separate built environment legislation makes provision for the protection of the setting of listed buildings. This would be further strengthened by an open countryside policy.	
Assist in urban regeneration 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 - pending) 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 the two settlements, 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 if needed) 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 designation be removed and replaced by a countryside designation. ⁴	
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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.



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



Area 4 - Land between Bradley, Rhosrobin and east of Gwersyllt	
Planning Policy Wales Purpose	Green Wedge characteristics of the area
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 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 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.
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 is 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.
	Isolated development (Candidate Site Specific) N/A
	Well connected Yes – The area of green wedge has numerous boundaries with settlements due to the pattern of development in the area.
	Round off the settlement pattern (Candidate Site specific) N/A
	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 the countryside from encroachment.	Defensible Boundary See above.
	Other Countryside Characteristics The area includes Local Wildlife Sites and TPOs.
	Existing Buildings (Candidate Site Specific) N/A
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.

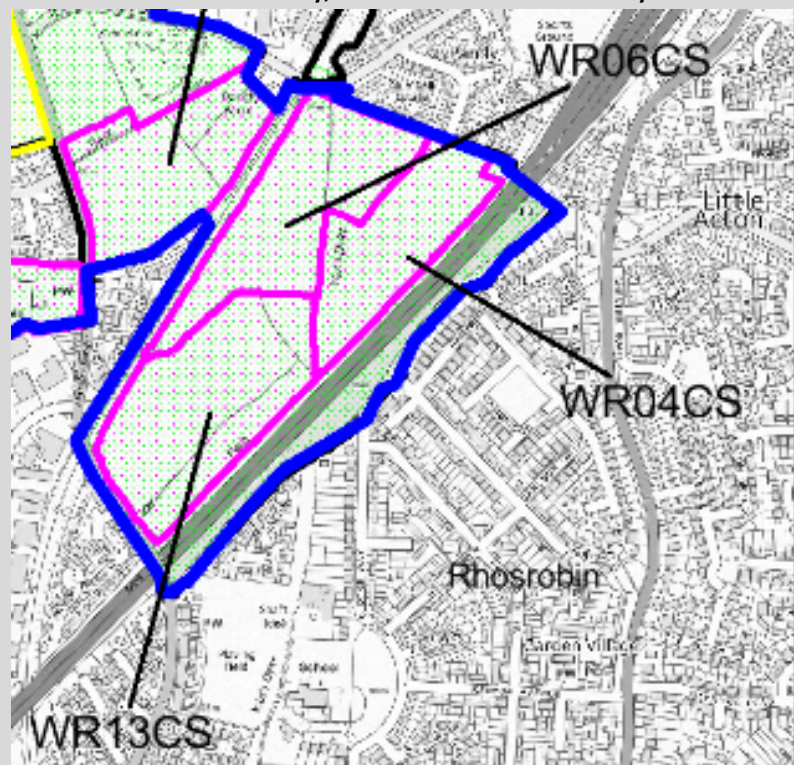
Settlement Limits - This is controlled by settlement limits and the principles of PPW in relation to the preference for the reuse of land.

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.

Area 4: Land between Bradley, Rhosrobin and east of Gwersyllt Candidate sites - WR04CS, WR06CS, WR13CS

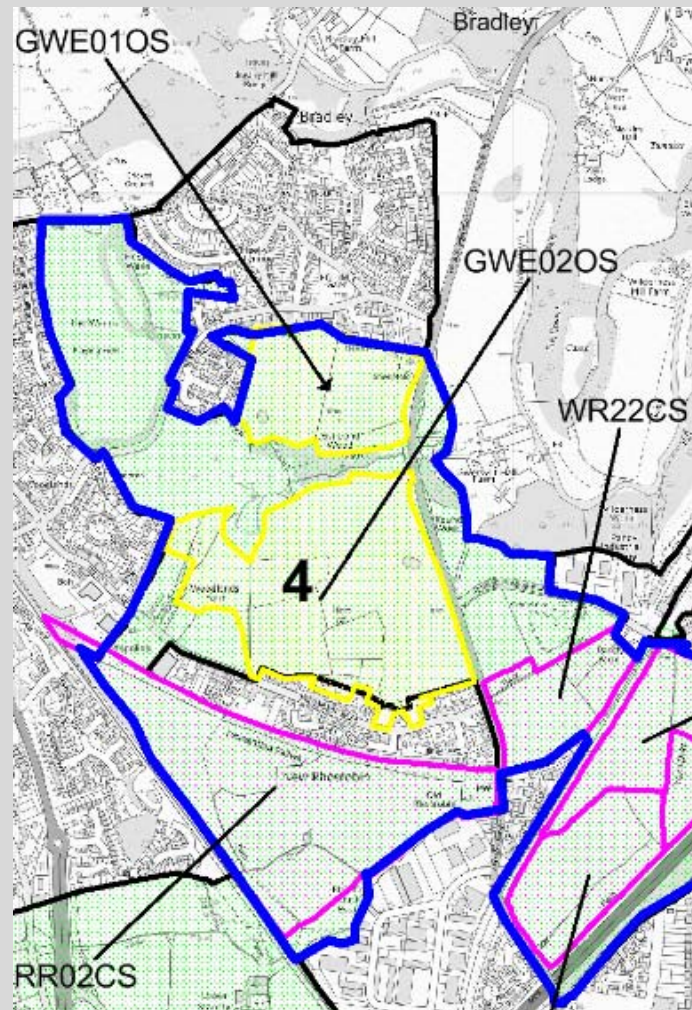


The area contains three candidate sites, however due to the character of the area it is considered appropriate to assess them in combination. The area is located between the A483 and the Chester –Shrewsbury rail way line. The area contains Wats Dyke Scheduled Ancient Monument.

Planning Policy Wales Purpose	Green Wedge characteristics of the area
Prevent the coalescence of large towns and cities with other settlements	Barriers The A483 in the south and railway to the north act as barriers.
	Physical Connection of Settlements No – However it would significantly reduce the gap between Wrexham town and Rhosrobin.
	Existing Development Road Linkages – The area is not crossed by any roads. Urban elements – Not within the site however the A483 and settlement limits on the edge of the site do impact upon the character of the area.
	Topography The area is generally flat.
	Openness The area is generally open, with some field boundaries and hedges breaking up views from certain vantage points.
	Candidate Sites Yes – three sites.
Conclusion The designation is currently set along defensible boundaries in this location, which act as a barrier to development. Development of the candidate sites would result in the physical connection of Wrexham town and Rhosrobin. Whilst there is no development within the designation, the proximity of the A483 dual carriageway and built areas on the edge of the designation do influence the area. Despite the influence of nearby development the flat topography creates a sense of openness within the designation.	
Manage urban form through controlled expansion of urban areas	Ribbon development No
	Isolated development (Candidate Site Specific) No
	Well connected Yes
	Round off the settlement pattern (Candidate Site specific) Yes
	Provide a good existing barrier The current boundaries comprise the A483, railway line and settlement boundaries. The railway line would form the logical boundary to the north, should development occur.

Conclusion As stated the designation is set along defensible boundaries, however the railway line could form a new boundary should the site be developed, which would serve as a defensible boundary. Overall development of the site would appear to be a logical rounding off of the urban form.	
Assist in safeguarding the countryside from encroachment.	Defensible Boundary Yes – The A483 and New Road act as strong defensible boundary. The north eastern boundary comprises of the settlement edge of Wrexham town which is a less defensible boundary.
	Other Countryside Characteristics None
	Existing Buildings (Candidate Site Specific) No
Conclusion The existing designation is set along defensible boundaries. The designation does, therefore, serve the purpose of safeguarding the countryside from encroachment.	
Protect the setting of an urban area.	Proximity to Area of Built Heritage Yes – Wats Dyke Scheduled ancient Monument
Conclusion The area includes Wats Dyke, and development of the candidate sites could impact the overall setting of the SAM.	
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 Wats Dyke SAM. Outline application for a maximum of 338 dwellings (P/2014/0876 – refused) land east of Tan y Bont, Rhosrobin. Erection Of 117 d dwellings (P/2014/0480 - refused) land opposite St Peters Close.
Contribution to Green Wedge Function Development of the site 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.	

Area 4: Land between Bradley, Rhosrobin and east of Gwersyllt Candidate sites – GWE01OS, GWE02OS, WR22CS, RR01CS, RR02CS, WR22CS



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.

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

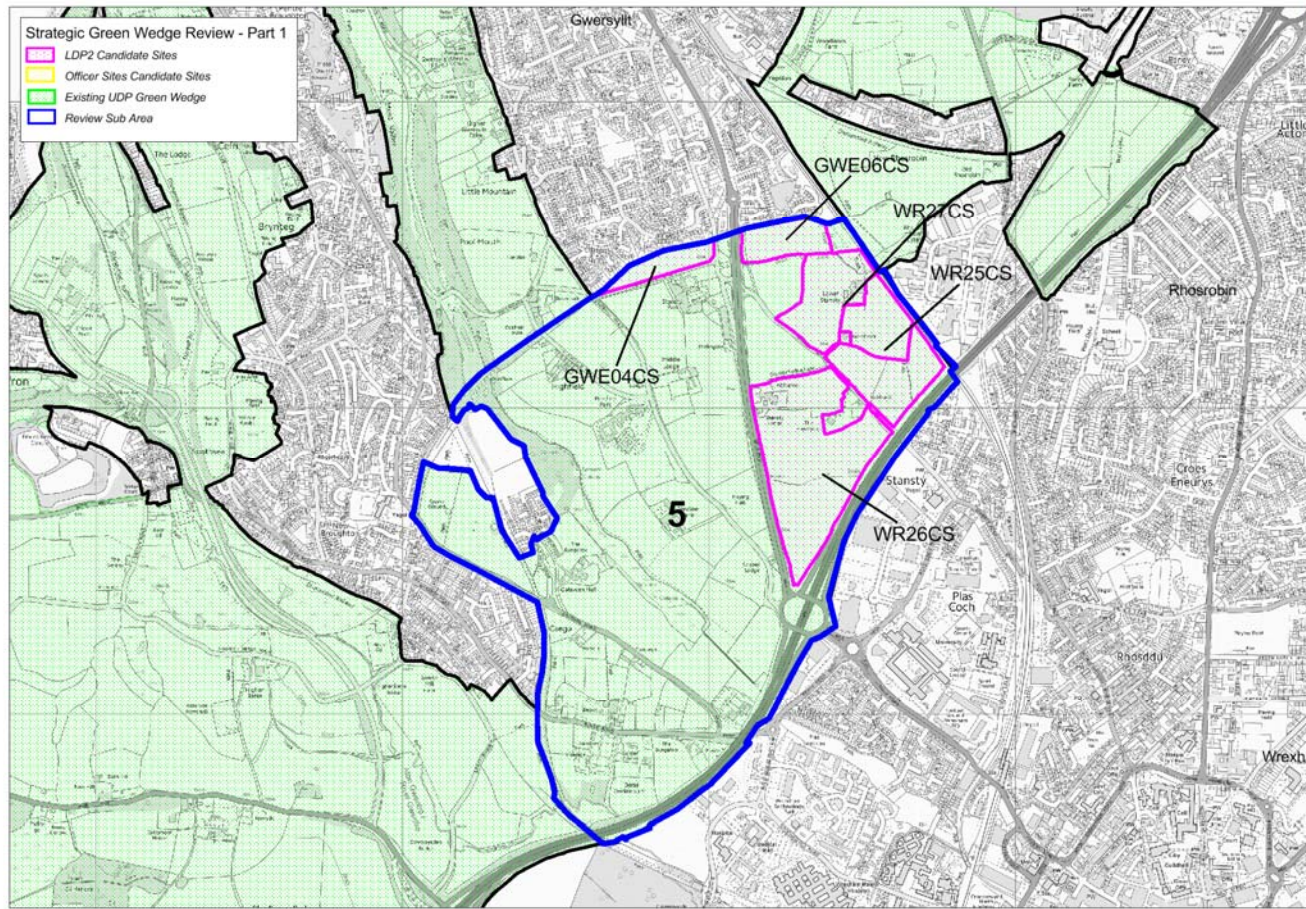
The gaps between the various settlements (Wrexham town, Rhosrobin, Gwersyllt, and Bradley) are narrow; with all settlements in close proximity to each other (nowhere is there a gap of more than approximately 0.3 km (0.18 miles) between the settlements in closest proximity to each other). The close proximity 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 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 and Bradley are tier 4 settlements, which are also identified as potentially appropriate settlements for development. Whilst the LDP Preferred Strategy has not identified individual sites beyond the proposed Key Strategic Sites, consideration will need to be given to the candidate sites in this area. 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 will be necessary should candidate sites be deemed appropriate for inclusion at Deposit LDP stage.





Area 5: Land to the south of Gwersyllt

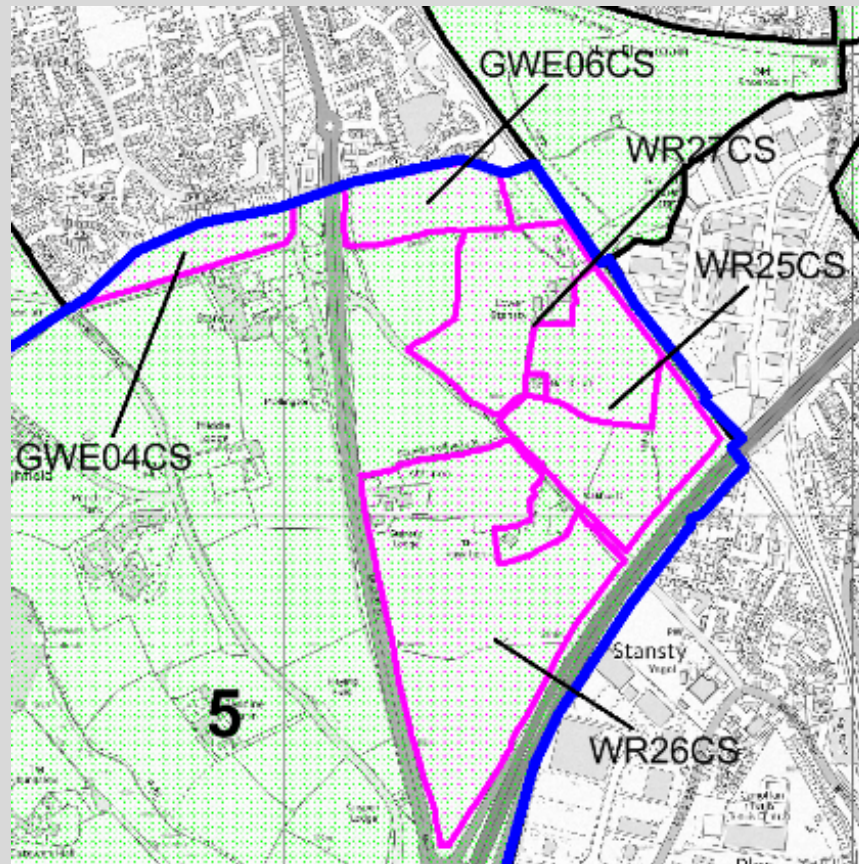


The area is bounded by the A483 to the south, the B5433 to the west, the Wrexham Bidston line to the east, and the settlement edge of Gwersyllt to the north (and partly along a field boundary in the gap

Area 5 - Land to the south of Gwersyllt	
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 Yes
	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
	Isolated development (Candidate Site Specific) N/A

	Well connected N/A
	Round off the settlement pattern (Candidate Site specific) N/A
	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.
	Existing Buildings (Candidate Site Specific) N/A
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 – pending) Boozey Field.

Area 5: Land to the south of Gwersyllt Candidate Sites GWE06CS, WR27CS, WR25CS, WR26CS, GWE04CS.



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.

Area 5 - Candidate Sites GWE06CS, WR27CS, WR25CS, WR26CS, GWE04CS.	
Planning Policy Wales Purpose	Green Wedge characteristics of the area
Prevent the coalescence of large towns and cities with other settlements	Barriers The sites make use of roads and field boundaries.
	Physical Connection of Settlements Development of all four of the sites between the Wrexham Bidston line and the A541 would connect Wrexham and Gwersyllt.
	Existing Development Road linkages – The area which contains the site is crossed by roads. Urban elements – The area contains a number of individual dwellings and a farm complex.
	Topography Flat
	Openness The area is generally open farmland, which affords open views.
	Candidate Sites Yes
Conclusion Development of the sites would undermine the existing purpose of the green wedge designation of maintaining a gap between the built up areas of Gwersyllt and Wrexham town. It should be noted that the sites directly to the south of Gwersyllt (GWE04CS and GWE06CS), are less important in relation to this function. They are set along defensible boundaries, are well connected to the southern boundary of Gwersyllt, and would represent a rounding off of the settlement pattern. These sites (GWE04CS and GWE06CS) could therefore be developed without undermining this specific green wedge purpose.	
Manage urban form through controlled expansion of urban areas	Ribbon development No
	Isolated development (Candidate Site Specific) No

	Well connected Site WR25CS shares two boundaries with Wrexham town.
	Round off the settlement pattern (Candidate Site specific) No
	Provide a good existing barrier The current green wedge designation is set out along strong defensible boundaries. Any development would result in the built area 'spilling over' those boundaries.
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 uses defensible boundaries.
	Other Countryside Characteristics Open agricultural land.
	Existing Buildings (Candidate Site Specific) Sporadic development across the area covered by the candidate sites.
Conclusion The current designation is set along defensible boundaries, and development of the area covered by the candidate sites would serve to undermine those boundaries. It is noted, however, that the individual candidate sites are shown to be set along clear boundaries, generally roads or existing settlement limits. Ultimately development of the area covered by the candidate sites would undermine the existing boundaries and result in development spilling over into areas of countryside.	
Protect the setting of an urban area.	Proximity to Area of Built Heritage There are a number of grade listed buildings within the area.
Conclusion There are a number of listed buildings, and the settings of those buildings will be afforded protection by the designation. 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 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 No
Contribution to Green Wedge Function 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, sites GWE04CS and GWE06CS could potentially be developed without significantly undermining the function of the green wedge.

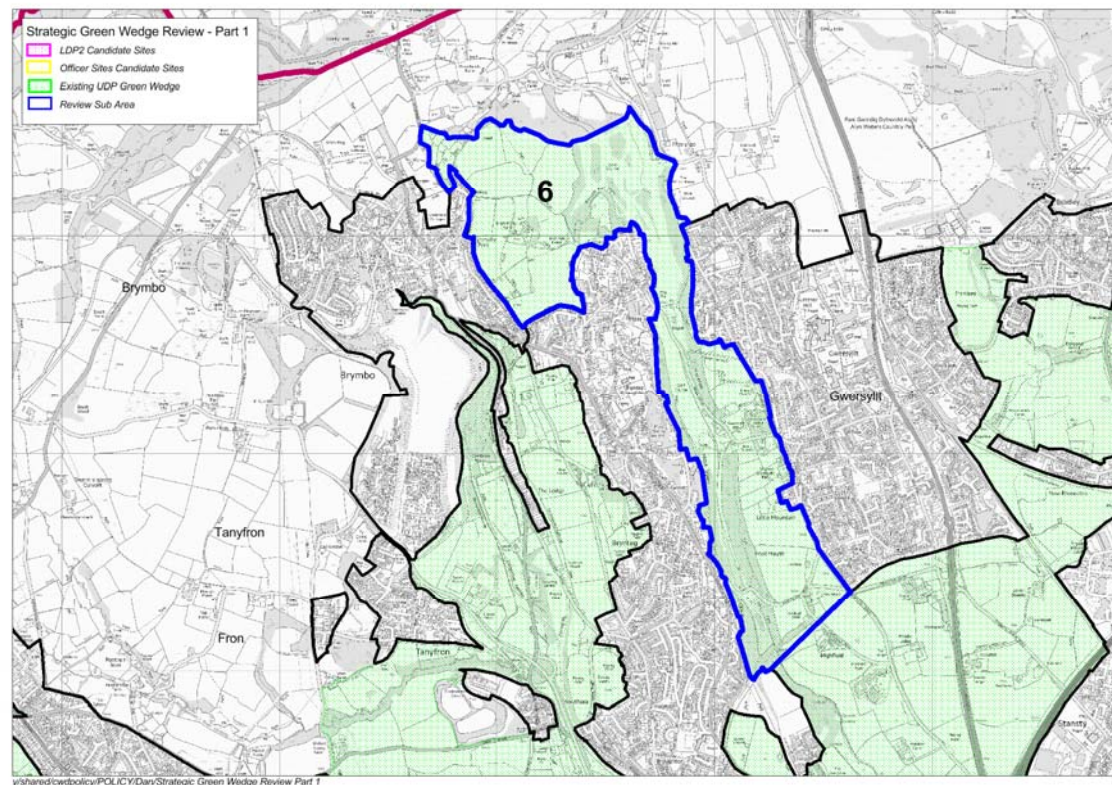
Overall Conclusion: Area 5 – Land south of Gwersyllt

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. Whilst the LDP Preferred Strategy has not identified individual sites beyond the proposed Key Strategic Sites, consideration will need to be given to the candidate sites in this area. 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 should candidate sites be deemed appropriate for inclusion at Deposit LDP stage.



Area 6: Moss Valley



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.

Area 6 – Moss Valley	
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
	Isolated development (Candidate Site Specific) N/A

	Well connected N/A
	Round off the settlement pattern (Candidate Site specific) N/A
	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 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.
	Existing Buildings (Candidate Site Specific) N/A
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.



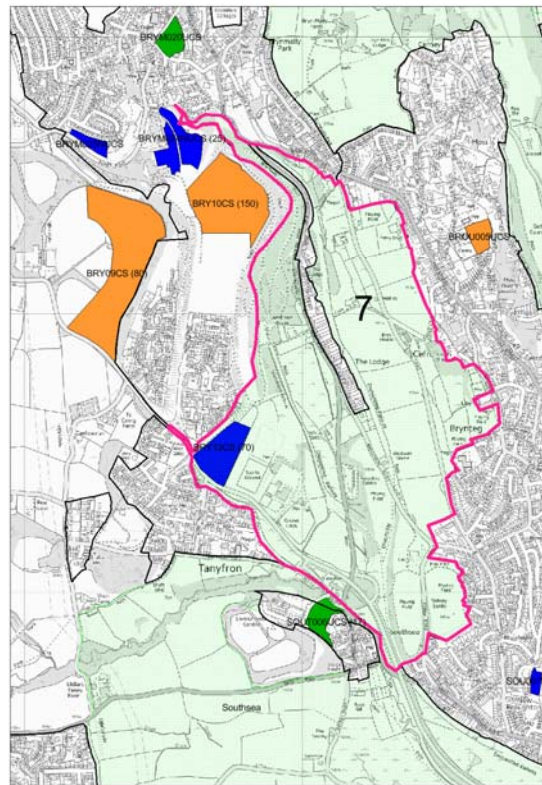
Area 7 - Land between Broughton, Brymbo and Southsea

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.

Legend:

- Existing UDP Green Wedge (Orange)
- Review Sub Area (Pink outline)
- Site with Planning Permission (Blue)

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.



-  Existing UDP Green Wedge
 Review Sub Area
 Site with Planning Permission

Area 7 - Land between Broughton, Brymbo and Southsea	
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)
	Isolated development (Candidate Site Specific) Candidate site specific.

	Well connected Yes – The area of green wedge has numerous boundaries with settlements due to the pattern of development in the area.
	Round off the settlement pattern (Candidate Site specific) Candidate site specific.
	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.
	Existing Buildings (Candidate Site Specific) N/A
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,

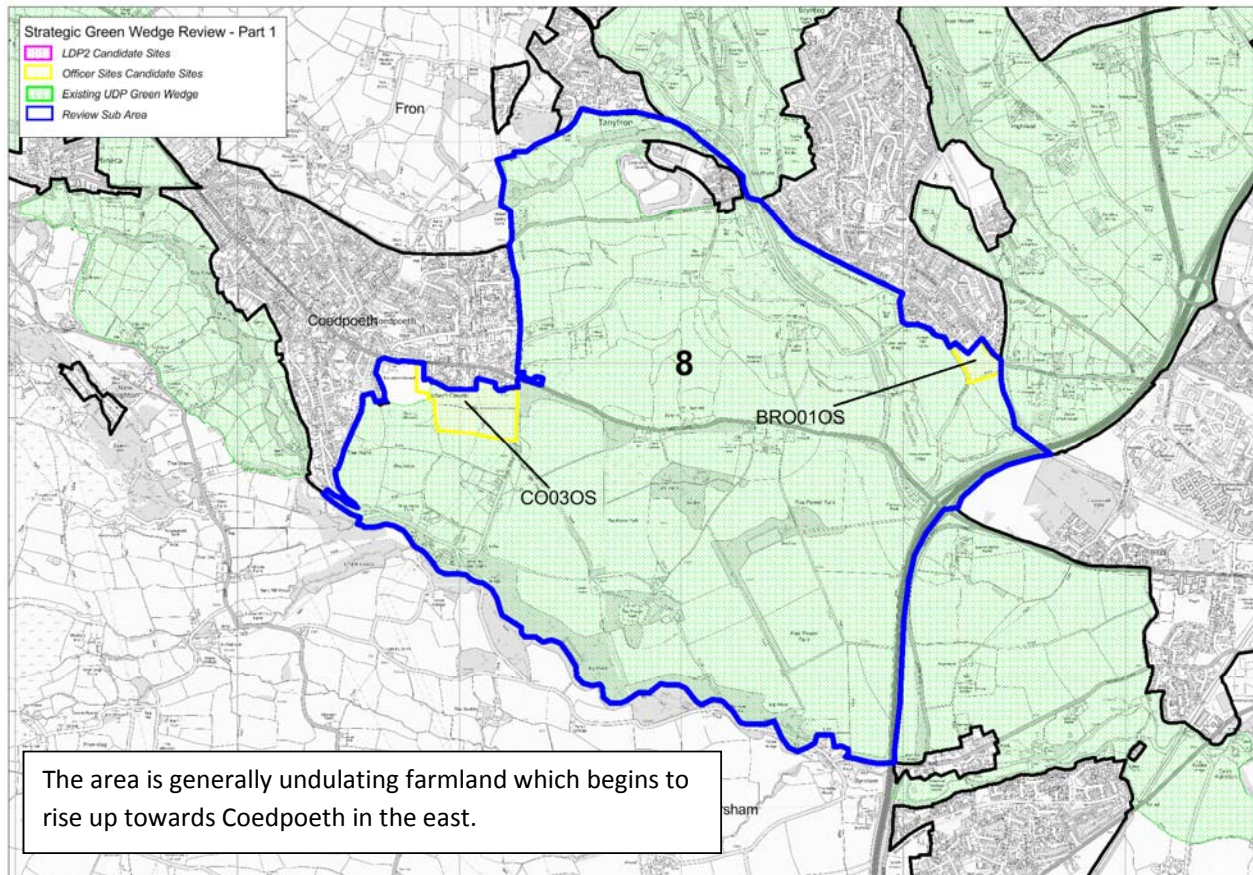
	Brynteg.
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Overall Conclusion: Area 7 - Land between Broughton, Brymbo and Southsea

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.



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

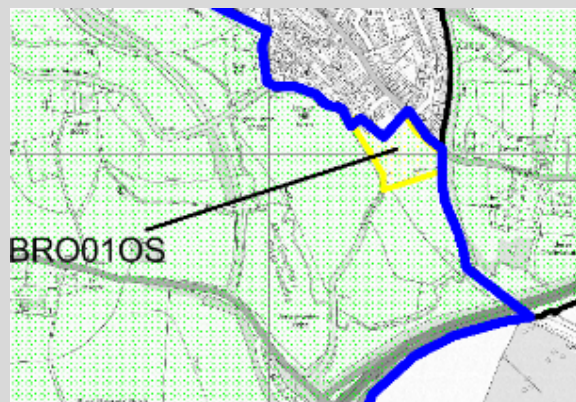


Area 8 - Land east of Coedpoeth and south of Broughton and Southsea	
Planning Policy Wales Purpose	Green Wedge characteristics of the area
Prevent the coalescence of large towns and cities with other settlements	Barriers The eastern boundary is formed by the A483, the northern boundary is formed by the settlement limit 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 Yes
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
	Isolated development (Candidate Site Specific) N/A
	Well connected N/A
	Round off the settlement pattern (Candidate Site specific) N/A
	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.
	Existing Buildings (Candidate Site Specific) N/A
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.	

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.

Area 8 - Land east of Coedpoeth and south of Broughton and Southsea - Candidate Site BRO010S - The site is a field in agricultural use.

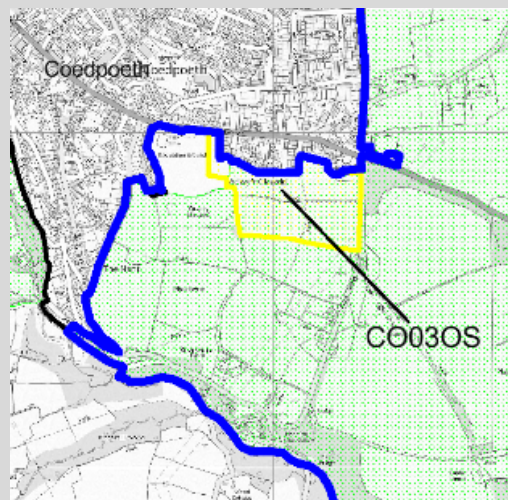


Planning Policy Wales Purpose	Green Wedge characteristics of the area
Prevent the coalescence of large towns and cities	Barriers The site is bounded on one side by Berse Road, on the other by Strytybydden, the northern boundary is the settlement limit of Broughton, and the southern boundary appears to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

Area 8 - Land east of Coedpoeth and south of Broughton and Southsea – Candidate Site CO03CS



The site is an agricultural field on the edge of Coedpoeth.

Planning Policy Wales Purpose	Green Wedge characteristics of the area
Prevent the coalescence of large towns and cities with other settlements	Barriers The southern boundary consists of a field boundary which is made up a hedge interspersed by mature trees, the eastern boundary is made up of Rhos Berse Road, the western boundary is made up of field boundary, and the northern boundary is made up of the settlement edge of Coedpoeth, which comprises domestic curtilages.
	Physical Connection of Settlements No
	Existing Development None.
	Topography Flat

	Openness The area is open farmland.
	Candidate Sites Yes
Conclusion Whilst development of the site would undermine existing defensible boundaries, development of the site would not result in a reduction in the gap between Broughton and Coedpoeth. The site would not undermine the overall function of the green wedge in preventing coalescence.	
Manage urban form through controlled expansion of urban areas	Ribbon development No
	Isolated development (Candidate Site Specific) No
	Well connected No
	Round off the settlement pattern (Candidate Site specific) No
	Provide a good existing barrier The boundary with the existing settlement edge consists of domestic curtilages. These can be considered less defensible boundaries.
Conclusion The site shares one boundary with Coedpoeth, and would not result in a rounding off of the settlement pattern. The development would jut out from the existing settlement pattern. The existing designation is set along defensible boundaries, and development of the site would undermine the function of the boundaries to perform this role. Overall it is considered that the site does contribute to this function of the green wedge.	
Assist in safeguarding the countryside from encroachment.	Defensible Boundary See Above.
	Other Countryside Characteristics Open agricultural land.
	Existing Buildings (Candidate Site Specific) No
Conclusion The designation does assist in the safeguarding of the countryside from encroachment. The key characteristic that achieves this function is the defensible boundary along which the designation is set.	
Protect the setting of an urban area.	Proximity to Area of Built Heritage Yes - Plas Power Park - Wall to Rhosberse Lodge, Rhosberse Road

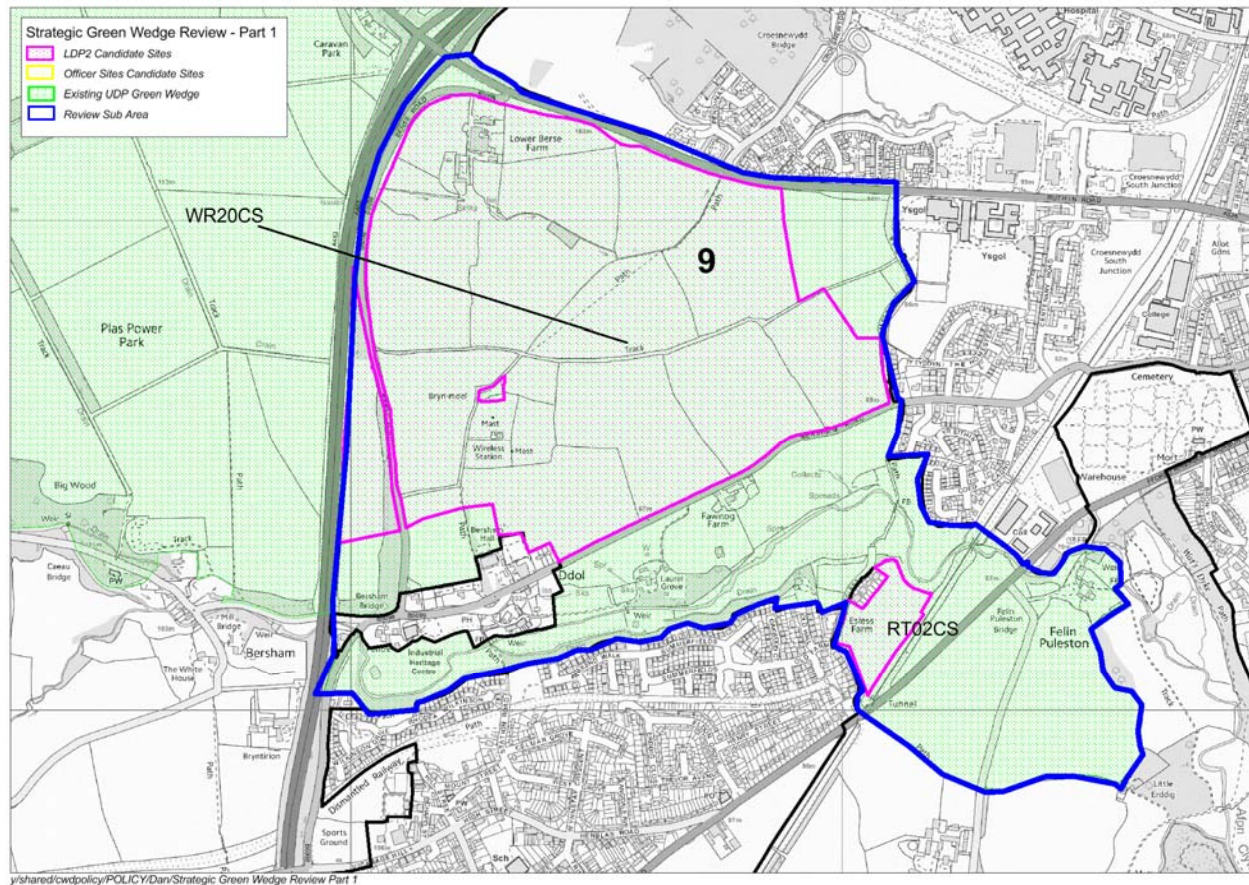
Conclusion There is a section of listed wall, therefore the designation does play a localised role in this function, in this location. However separate built environment legislation makes provision for the protection of the setting of listed buildings.	
Assist in urban regeneration by encouraging the recycling of derelict and other urban land.	
Settlement 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 Green Wedge Function 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.	

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 designation ⁵ . The area to the north should be retained for the purpose of preventing coalescence between the settlements of Tanyfron and Southsea (see Figure 2: Strategic Green Wedge Review – Stage 1 – Indicative Map).

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.



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



The area comprises farm land located between the settlement edge of Wrexham Town, Bersham and Rhosyllen. 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 combine the current designation and the candidate site.

Area 9 – South of Ruthin Road (Including candidate sites WR20CS and RT02CS).	
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 eastern 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 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 result in the 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 controlled	Ribbon development No

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. Unclear how what approach would be taken should the site be allocated.
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
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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 undermined 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. However, it is considered that careful design and the retention of a gap between new development and Bersham could serve to mitigate this impact (see Preferred Strategy: Policy SP9: Key Strategic Sites and Areas of Search <http://wrexhamldp.wrexham.gov.uk/>).

Notwithstanding the above, 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. Therefore, should the allocation of the proposed KSS be supported, it is 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.



Figure 2: Strategic Green Wedge Review – Stage 1 – Indicative Map

