

VALE OF GLAMORGAN  
REPLACEMENT LOCAL DEVELOPMENT PLAN  
2021 - 2036

# GREEN WEDGES

November 2025



BACKGROUND PAPER - BP27



## Executive Summary

- i. This background paper has been prepared as supporting evidence to the Vale of Glamorgan Replacement Local Development Plan 2021 - 2036 (RLDP).
- ii. Planning Policy Wales Edition 12 (February 2024) (PPW) advises that green wedges should be proposed and be subject to review as part of the LDP process (paragraph 3.64 refers).
- iii. The background paper therefore reviews the existing green wedge designations identified in Policy MG18 – Green Wedges, of the adopted Vale of Glamorgan Local Development Plan 2011 - 2026 and considers whether the designations should be maintained, amended, supplemented, or removed. Policy MG18 – Green Wedges identifies green wedges at the following locations:
  1. Between Dinas Powys, Penarth and Llandough.
  2. Northwest of Sully.
  3. North of Wenvoe.
  4. South of Bridgend.
  5. Between Barry and Rhoose.
  6. South Penarth to Sully; and
  7. Between Rhoose and Aberthaw
- iv. In addition to the existing green wedges detailed above, the green wedge assessment also considers two additional proposed green wedges which were submitted through the RLDP Candidate Site Process. These are at the following locations:
  - Land between Llantwit Major and Llanmaes.
  - Land north of Boerton, Llantwit Major.
- v. The green wedge review utilises the methodology prepared by LUC consultants on behalf of the ten local planning authorities in the southeast Wales region.
- vi. The assessment concludes that most of the green wedges defined in the adopted Local Development Plan, with the exception of the green wedge between Rhoose and Aberthaw and to the South of Bridgend, continue to serve remain appropriate and should be maintained within the emerging RLDP. With regard to the two green wedges proposed through the RLDP candidate site process the assessment recommends that the green wedge 'Between Llantwit Major and Llanmaes' should be included within the RLDP.
- vii. The following green wedges will therefore be included in the RLDP at Policy DNP2.
  1. Between Dinas Powys, Penarth and Llandough.
  2. Northwest of Sully.

3. North of Wenvoe.
4. Between Barry and Rhoose.
5. South Penarth to Sully; and
6. Between Llantwit Major and Llanmaes.

viii. Where proposed housing allocations as identified in RLDP Policy HG1 lie within the identified green wedge boundaries, the boundaries have been amended to reflect the designations and justification provided.

ix. Further amendments to green wedge boundaries have also been made to reflect extant planning permissions where any green wedge implications have already been considered through the regular planning application process.

x. The following green wedges have been amended to reflect proposed housing allocations or extant planning consents:

1. Between Dinas Powys, Penarth and Llandough.
5. Between Barry and Rhoose.
6. South Penarth to Sully.

xi. In addition to the above, the green wedge boundary between Dinas Powys, Penarth and Llandough has been enlarged to the south of Llandough Hospital to realign with the revised settlement boundary. This area was previously excluded from the green wedge in the adopted Local Development Plan 2011-2026 to enable the future expansion of the hospital and is no longer required. This amendment does not include the land to the west of the hospital used as a therapeutic outdoor health facility.

Executive Summary.....	i
1 Background .....	1
2 Introduction .....	2
3 Policy Context .....	5
National Policy.....	5
Local Policy .....	6
4 Review Methodology .....	8
South East Wales Green Wedge Definition Criteria – Method Statement (LUC May 2023).....	8
5 Assessment Findings .....	11
Green Wedge MG18 (1) Between Dinas Powys, Penarth and Llandough .....	12
Green Wedge MG18 (2) Northwest of Sully .....	22
Green Wedge MG18 (3) North of Wenvoe .....	27
Green Wedge MG18 (4) South of Bridgend .....	34
Green Wedge MG18 (5) Between Barry and Rhoose .....	44
Green Wedge MG18 (6) South Penarth to Sully .....	52
Green Wedge MG18 (7) Between Rhoose and Aberthaw.....	60
Candidate Site Green Wedge Between B4265 and Boerton .....	67
Candidate Site Green Wedge Between Llantwit Major and Llanmaes .....	72
6 Conclusions and Recommendations .....	79
Appendix 1 - Potential for Green Wedge Designation .....	80
Appendix 2 - South East Wales Green Wedge Definition Criteria Method Statement ...	81

## **1      Background**

- 1.1 The Replacement Local Development Plan (RLDP) will guide development in the Vale of Glamorgan between 2021 and 2036. The RLDP will identify locations where new development, such as housing and employment will be permitted, whilst also seeking to protect other areas from development. Once adopted, *inter alia*, the RLDP will establish the level of growth needed within the Vale of Glamorgan over the plan period and will form the basis for decisions on individual planning applications.
- 1.2 This background paper is one of a series produced by the Vale of Glamorgan as part of the evidence base for the Deposit RLDP and provides details of the Council's review of the existing Green Wedges included within the adopted Vale of Glamorgan Local Development Plan 2011-2026 (Policy MG18 Green Wedges refers) which identified seven green wedges across the Vale of Glamorgan.
- 1.3 Each background paper can be read in isolation or together to gain a wider understanding of how the policies and/or allocations in the RLDP have been developed to address issues facing the Vale of Glamorgan.

## **2 Introduction**

2.1 The Vale of Glamorgan is Wales' most southerly Unitary Authority, lying immediately west of Cardiff between the M4 and the River Severn. The Vale covers an area of approximately 33,097 hectares and includes 53 kilometres of coastline of which 19 kilometres is designated as Heritage Coast. The Vale of Glamorgan has for a long time been considered an attractive place to live, being located close to Cardiff and Bridgend with easy access to the national motorway network.

2.2 As a result of its location, the Vale continues to experience significant pressures for development both within and on the edges of existing settlements particularly those settlements within the eastern Vale of Glamorgan.

2.3 Green Wedges are local designations which serve as an urban containment mechanism intended to restrict the spread of built development beyond designated settlement boundaries and allocated development sites. Where designated, they comprise the open areas around, and between, parts of settlements and seek to maintain the distinction between the countryside and built-up areas and prevent urban coalescence. Their designation, although non-statutory, adds an additional layer of protection to those areas where it is considered that development pressure exists or will exist during the lifetime of a development plan.

2.4 Green wedges are defined 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.

2.5 Planning Policy Wales Edition 12 (February 2024) (PPW) advises that green wedges must be soundly based and should only be employed where there is a demonstrable need to protect the urban form and alternative policy mechanisms, such as settlement boundaries, would not be sufficiently robust. PPW also advises that unlike green belts which should be protected for a longer period than the relevant current development plan, green wedges where they are proposed, should be reviewed as a part of the development plan review process (paragraph 3.64 refers). Notwithstanding the above, PPW contains no specific assessment methodology for identifying, defining or reviewing green wedge designations in Wales.

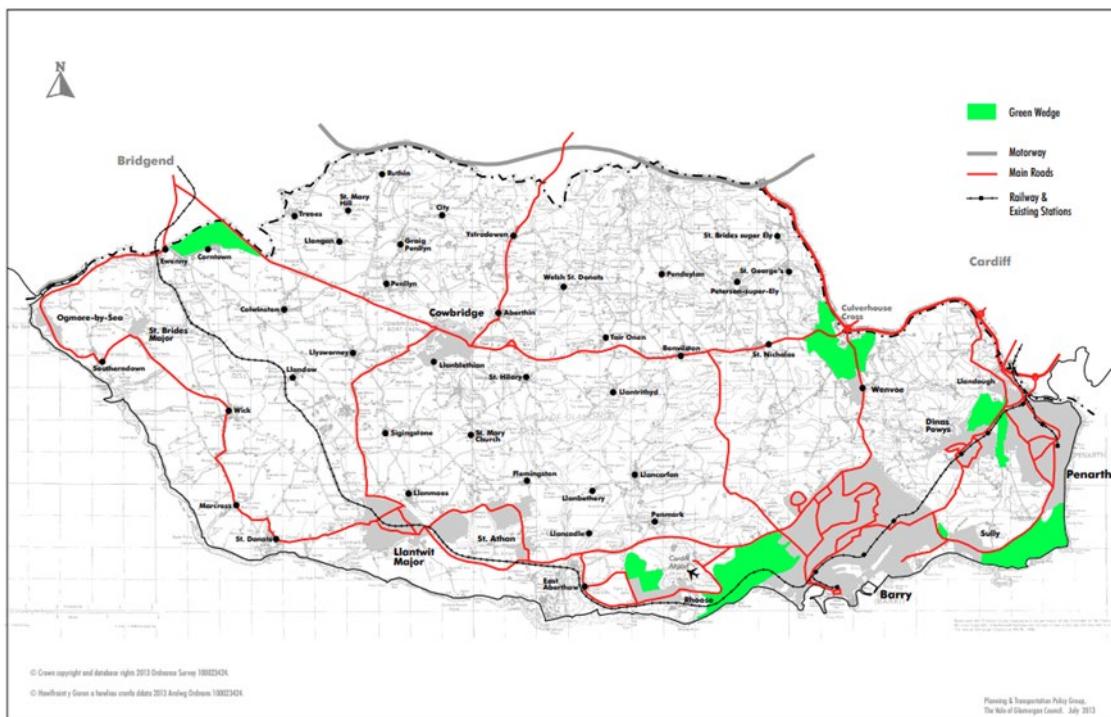
2.6 Like most local planning authorities within southeast Wales, the Vale of Glamorgan has incorporated green wedge policy and designations in multiple development plans over many years to protect the openness or countryside and settings of urban areas. This background paper reviews the existing Green

Wedge designations identified in the adopted Vale of Glamorgan Local Development Plan 2011-2026 (LDP) and considers whether the designations should be maintained, amended, supplemented, or removed.

2.7 Policy MG18 – Green Wedges of the adopted Vale of Glamorgan LDP currently defines 7 green wedges which were identified to prevent urban coalescence between and within settlements at the following locations and as shown in Figure 1:

1. Between Dinas Powys, Penarth and Llandough.
2. Northwest of Sully.
3. North of Wenvoe.
4. South of Bridgend.
5. Between Barry and Rhoose.
6. South Penarth to Sully; and
7. Between Rhoose and Aberthaw

**Figure 1: Vale of Glamorgan Local Development Plan 2011-2026 Existing Green Wedges**

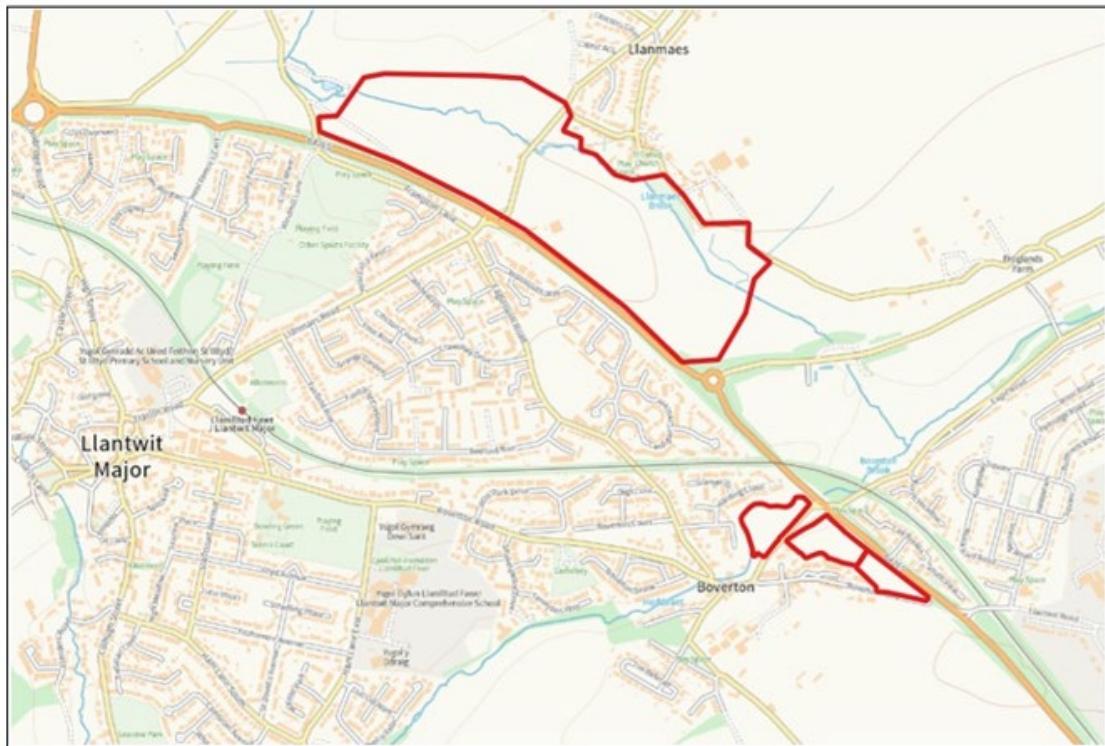


2.8 In addition, to the existing green wedges, the review also includes an assessment of two areas proposed as green wedges through the RLDP candidate site submission process. These are located at the following locations: and as shown in Figure 2:

- Land between Llantwit Major and Llanmaes; and

- Land north of Boerton, Llantwit Major.

**Figure 2: Proposed Green Wedges submitted through the Replacement Local Development Plan process.**



### **3 Policy Context**

#### **National Policy**

##### **Planning Policy Wales (Edition 12) January 2024**

3.1 National guidance relating to green belts and green wedges is primarily contained within Planning Policy Wales (Edition 12) February 2024. Paragraphs 3.64-3.78 of PPW provide guidance on the use of both green belts and green wedges in managing settlement form.

3.2 While similar in their objectives, the key difference between green belts and green wedges is their relative permanence. PPW advises that due to their strategic nature, Green Belts will have significance beyond a single local authority boundary, and they should therefore only be proposed as part of the preparation of a Joint LDP, an SDP, or in national policy, whereas green wedge policies can be defined locally through singular LDPs.

3.3 PPW states that the purpose of a green wedge 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.

3.4 Green wedges should be proposed and be subject to review as part of the RLDP process established through development plans. When including green wedge policies within their replacement plans, planning authorities must demonstrate why normal planning and development management policies such as settlement boundaries would not provide the necessary protection (paragraphs 3.68 & 3.71 refer).

3.5 In defining green wedge boundaries should be chosen carefully using physical features and boundaries to include only that land which it is necessary to keep open in the longer term.

3.6 The general policies controlling development in the countryside apply in green wedges, but in addition there is a general presumption against development which is inappropriate in relation to the purpose of the designation.

3.7 When considering applications for planning permission within a green wedge, a presumption against inappropriate development will apply and local planning authorities should attach substantial weight to any harmful impact which a development would have on the designation. Inappropriate development should not be granted planning permission except in very exceptional circumstances where other considerations clearly outweigh the harm which such development would do to the Green Belt or green wedge.

3.8 National Planning Policy set out in Planning Policy Wales (Edition 11) (February 2021) (PPW) contains no specific assessment methodology for identifying, defining or reviewing green wedge designations in Wales. PPW does however state that green wedge designations should be proposed and be subject to review as a part of the LDP process.

### **Future Wales – the National Plan 2040**

3.9 There is no specific regional policy direction on green wedges however, Future Wales provides the overarching spatial strategy for Wales and aims to balance sustainable development with environmental protection and identifies that the planning system has an important role to play in shaping regional growth, co-ordinating and managing strategic development across each region and ensuring that wider than local issues are tackled collaboratively.

3.10 Although there is no specific reference to Green Wedges within Future Wales, the principle of managing urban form and expansion through Green Belts is recognised and Policy 34 - Green Belts in the South East, requires that the emerging Strategic Development Plan identifies a Green Belt to the north of Cardiff, Newport and the eastern part of the region and Policy 9 - Resilient Ecological Networks and Green Infrastructure, seeks to identify areas which should be safeguarded to enhance ecological connectivity.

3.11 Future Wales also lays the framework for national, regional and local partners to work together in the coordinated delivery of national economic, housing, regeneration, environmental, flooding, energy, rural and transport policies. The development of a green wedge method statement as a standardised approach to the identification and justification of green wedges in future LDPs is a good example of the approach put forward in Future Wales.

### **Local Policy**

#### **The Vale of Glamorgan Local Development Plan 2011-2026**

3.12 Local Vale of Glamorgan planning policy has long utilised green wedges to prevent urban coalescence between and within settlements and the current adopted LDP contains Policy MG18 – Green Wedges shown at Figure 3 which defines green wedges in 7 locations as illustrated in Figure 1 above.

3.13 The Green Wedges defined in the adopted LDP were identified following a review of the previous designations contained in the Vale of Glamorgan Adopted Unitary Development Plan 1996 - 2011 as prescribed in PPW and included extensions to and deletions from Green Wedge boundaries as well as two entirely new Green Wedges to reflect changing local circumstances.

**Figure 3: Policy MG18-Green Wedges, Vale of Glamorgan Adopted Local Development Plan 2011-2026**

**POLICY MG18 -  
GREEN WEDGES**

Green wedges have been identified to prevent the coalescence of settlements and to retain the openness of land at the following locations:

1. Between Dinas Powys, Penarth and Llandough;
2. North West of Sully;
3. North of Wenvoe;
4. South of Bridgend;
5. Between Barry and Rhoose;
6. South Penarth to Sully; and
7. Between Rhoose and Aberthaw.

Within these areas development which prejudices the open nature of the land will not be permitted.

#### **4      Review Methodology**

#### **South East Wales Green Wedge Definition Criteria – Method Statement (LUC May 2023)**

- 4.1 In the absence of any defined guidance at a national level as to how Green Wedge assessment should be undertaken, a consortium of the ten local planning authorities within south east Wales, Blaenau Gwent County Borough Council, Bridgend County Borough Council, Caerphilly County Borough Council, Cardiff Council, Merthyr Tydfil County Borough Council, Monmouthshire County Council, Newport City Council, Rhondda Cynon Taf County Borough Council, Torfaen County Borough Council and the Vale of Glamorgan Council, jointly commissioned LUC consultants to develop a standardised methodology for the identification and justification of Green Wedges in future Local Development Plans (LDPs) within the region.
- 4.2 Led by Monmouthshire County Council, the final method statement ‘Southeast Wales Green Wedge Definition Criteria’ was completed in May 2023 and endorsed by the ten local authorities.
- 4.3 Each of the ten local planning authorities in South East Wales have previously included green wedge policies within adopted development plans however as a part of recent plan reviews, Bridgend County Borough Council and Merthyr Tydfil County Borough Council have both determined that green wedge designations were no longer required within their development plans.
- 4.4 The method statement outlines the policy and geographical context for green wedge designations across the region, explores the established methodologies used by local authorities to date and proposes a methodology that can be implemented on a consistent basis across Southeast Wales to assess and refine existing or candidate green wedges, employing an assessment proforma to record and map relevant information.
- 4.5 The assessment methodology was prepared with the following priorities in mind:
  - Robustness – basing assessment criteria on the latest relevant planning policy and associated case law.
  - Consistency – making sure the assessment criteria are sufficiently clear and standalone to ensure all the judgements are consistently applied.
  - Transparency – communicating assessment judgements clearly using maps and simple language so that both planning professionals and the public understand the process, to save confusion and avoid unnecessary challenges.
- 4.6 The final methodology is broken down into four stages, each with one or more steps. Working through the steps, the process seeks to identify those areas that justify the protection provided by a green wedge designation.

4.7 The actions from each step will be either:

- The exclusion of unsuitable locations for designation.
- The recording of information to be used in a later step; or
- The identification of an area suitable for a green wedge designation.

4.8 Each step will produce appropriate and consistent wording to justify the exclusion or inclusion of a location.

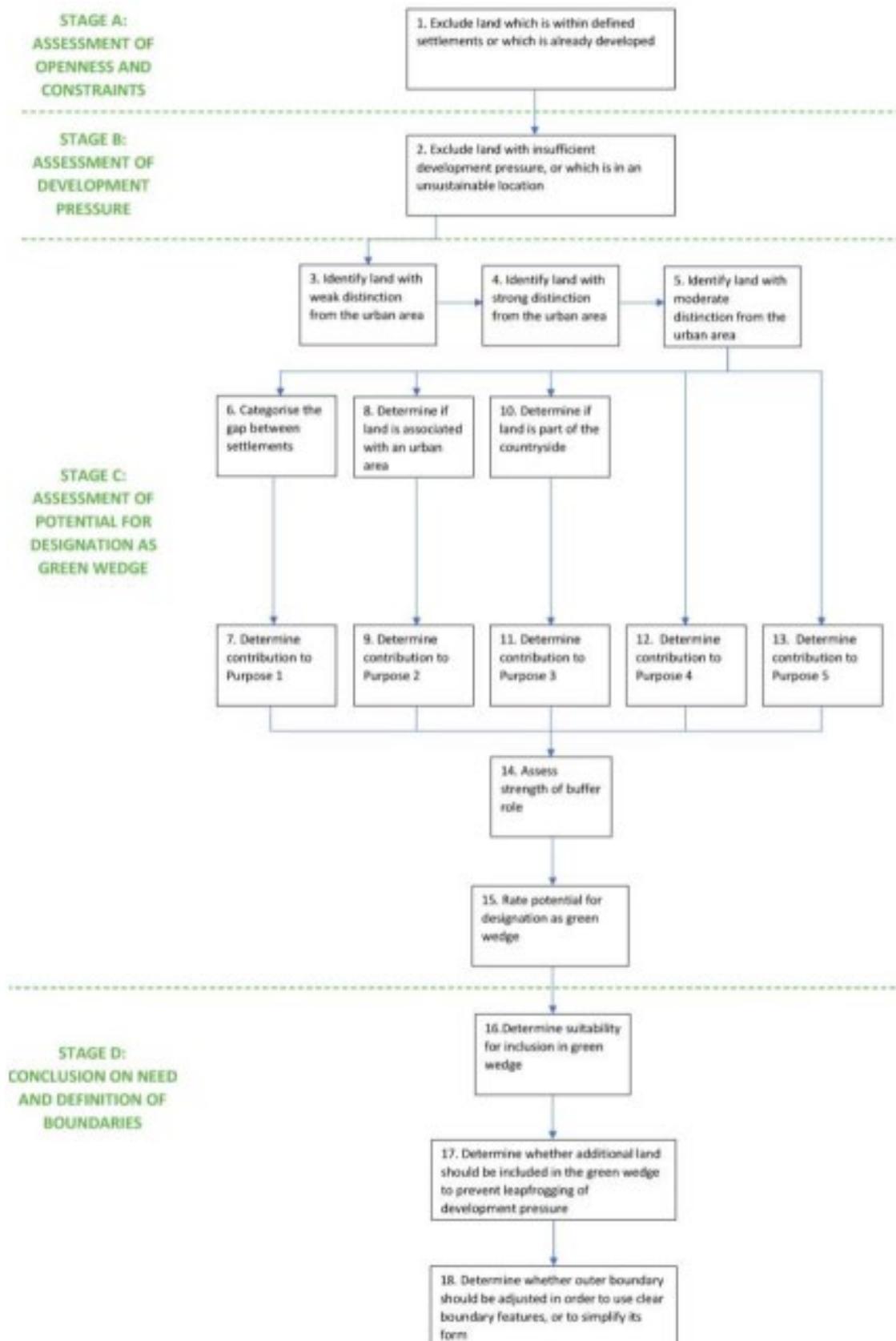
4.9 The four stages of the green wedge assessment are:

- A – Assessment of openness.
- B – Assessment of development pressure.
- C – Assessment of performance in relation to green wedge purposes; and
- D – Conclusion of the need and definition of the boundaries.

4.10 The assessment stages and steps are illustrated in Figure 4.

4.11 The full assessment methodology is available in Appendix 2.

**Figure 4: Green Wedge Assessment Process**



## **5 Assessment Findings**

- 5.1 This section details the findings of the assessment for each of the green wedges as set out under Policy MG18 – Green Wedges of the adopted Vale of Glamorgan Local Development Plan 2011 - 2026.
- 5.2 The assessment findings are set out by green wedge as detailed in Policy MG18.

Vale of Glamorgan Local Development Plan 2021 – 2036 Green Wedge Assessment

## Green Wedge MG18 (1) Between Dinas Powys, Penarth and Llandough

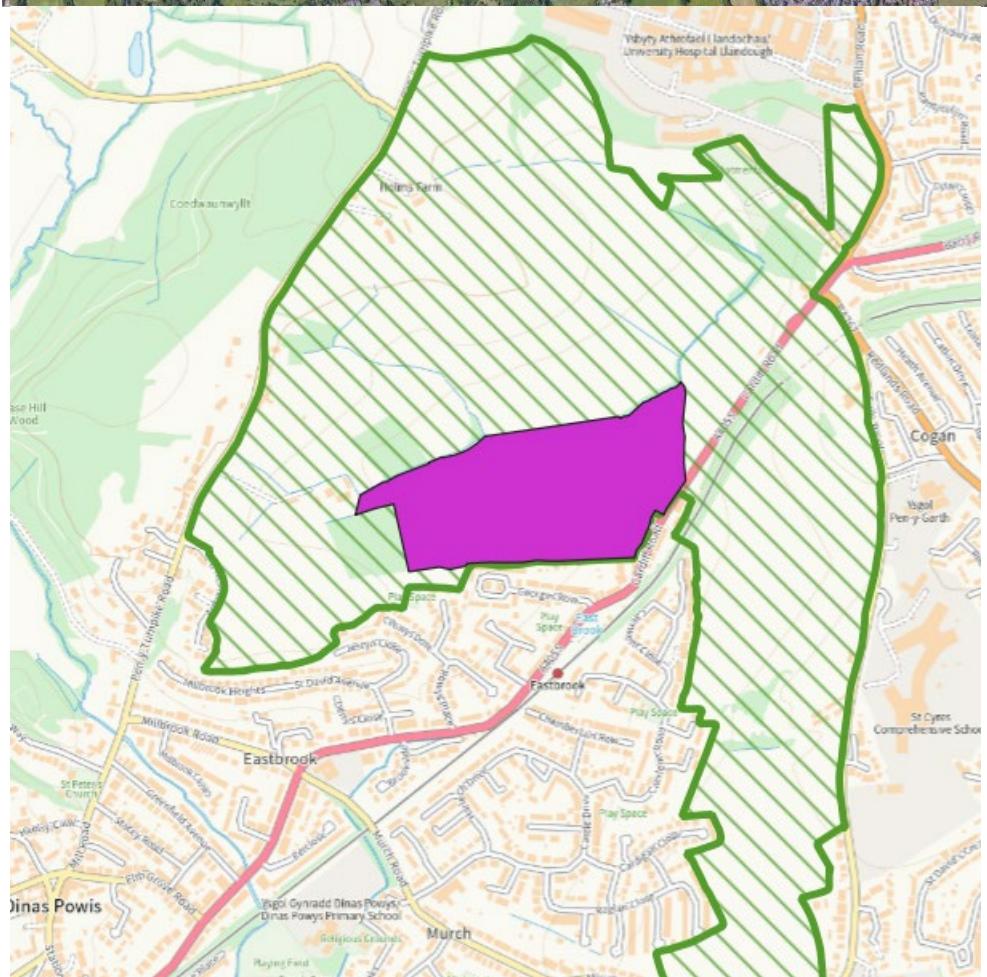
## GREEN WEDGE NAME: MG18 (1) Between Dinas Powys, Penarth and Llandough

**Description:** The area defined by the green wedge comprises predominantly open countryside of rolling/undulating lowland landscape between the settlements of Dinas Powys, Penarth and Llandough. The landscape rises to approximately 60m AOD in the north from approximately 10m AOD in the south. The land cover is predominantly pastoral farmland but contains features such as unmanaged deciduous woodlands, overgrown hedgerows and improved grasslands. The southern part of the green wedge is a narrow strip of land between Dinas Powys and southern Penarth which in most places is less than 300m wide and is the last open agricultural land between Dinas Powys, Penarth. The area is characterised by uses typical of the urban fringe such as horsiculture. To the north between Dinas Powys and Llandough, the landscape is more intimate comprising smaller fields separated by mature hedgerows in a rolling pastoral landscape and the area forms part of the much more extensive Cwrt yr Ala Basin Special Landscape Area which indicates the quality of the landscape in the area. While general development pressure is primarily associated with existing properties and Llandough Hospital on the edge of the green wedge, the recent 'Call for Candidate Sites' for the Replacement Local Development Plan resulted in multiple sites being proposed for development south of Llandough hospital and demonstrates the attractiveness of the area for development being on the outskirts of Cardiff and bounded by the service centre settlement of Penarth and the primary settlements of Dinas Powys and Llandough. The Deposit Plan includes a housing allocation HG1 KS2 North of Dinas Powys, off Cardiff Road for 250 dwellings. Existing development within the green wedge is limited to a small number of individual properties and farms which are interspersed throughout the area.

**LOCATION PLAN:** [showing location of (candidate) green wedge, defined settlement boundaries and any development constraints or other relevant policy designations in the vicinity.]







## **Stage A: Assessment of openness.**

**Notes:** There is little or no development within the land identified as the green wedge that would warrant exclusion from the designation.

## **Stage B: Assessment of development pressure.**

**Notes:** Development pressure within and surrounding the green wedge designation is largely limited to householder and agricultural applications associated with existing development. There have been several speculative applications for small scale and single residential properties around the urban edge particularly in the north of the designation along Pen-y-Turnpike Road. Recent submission of sites through the RLDP 'Call' for candidate sites saw multiple sites proposed for consideration within the green wedge especially the northern section between Llandough and Dinas Powys bordered by Pen-y-Turnpike Road and the A4055 Cardiff Road. As a result of the submissions and the identification of the RLDP Preferred Strategy Key Sites, one site to the north of Dinas Powys has been included as a Key Site allocation in the Deposit Plan – HG1 KS2 North of Dinas Powys, off Cardiff Road for 250 dwellings. Should the assessment conclude that the green wedge should be maintained, the boundary will be amended to reflect the proposed housing allocation.

## **Stage C: Assessment of performance in relation to the green wedge purposes.**

### **Assessment of distinction from urban areas**

#### **Step 3 - Identify land with weak distinction from the urban area.**

**Notes:** Included within each separate parcel.

#### **Step 4 - Identify land with strong distinction from the urban area.**

**Notes:** Included within each separate parcel.

#### **Step 5 - Identify land with moderate distinction from the urban area.**

**Notes:** Included within each separate parcel.

## **Steps 6 - 15 to be completed for each area of differing distinction.**

### **Potential for green wedge designation Parcel DPPL1**

#### **Description:**

- A series of small pasture fields that form a part of the larger agricultural land to the north of Dinas Powys, between Dinas Powys, Llandough and Pen-y-Turnpike Road. With dense managed hedgerows and some woodland cover, the land has a strong association with the wider countryside to the north.
- The parcel abuts residential dwellings on the north of Dinas Powys and lacks any consistent or strong urban edge boundary feature and as a result there is some urbanising influence within the parcel which includes a playground and small recreation area, however the local topography limits any impact on the wider countryside to the north.
- The parcel forms a part of the wider Cwrt Yr Ala Basin Special Landscape Area (adopted LDP MG17 (6) refers).
- Approximately 50% of the allocated site HG1 KS2 North of Dinas Powys, off Cardiff Road for 250 dwellings is included within the parcel.

### **Assessment of Development Pressure Parcel DPPL1**

There is little or no general development pressure within the area with any planning applications relating to existing properties along the edge of the green wedge designation. The 'Call' for candidate sites undertaken as part of the Replacement Local Development Plan 2021 - 2036 generated multiple sites for consideration in the general area between Dinas Powys and Llandough which indicates the attractiveness of the area for residential development. The development at Ardwyn was a residential allocation in the adopted LDP (MG2 (30) Land at Ardwyn, Pen-y-Turnpike (18 dwellings refers)). One site submitted through the candidate site process has been included in the Deposit Plan as HG1 KS2 North of Dinas Powys for 250 dwellings. Should the assessment conclude that the green wedge should be retained, the green wedge will be amended to reflect the boundary of the proposed housing allocation.

### **Assessment of Distinction Parcel DPPL1**

The land within parcel DPPL1 has a moderate distinction from the urban area. There is little by way of a strong or consistent boundary along the urban edge and there is an urbanising influence on the parcel, this is limited however by the topography and the parcel has a strong association with the wider countryside to the north.

### **Purpose 1 - preventing the coalescence of a large town or city with another settlement.**

#### **Step 6 - Categorise the gap between settlements.**

**Notes:** The parcel lies within a relatively narrow gap between the primary settlements of Dinas Powys and Llandough. The land has a moderate distinction from the urban area, and the intervening landform increases the perceived settlement gap.

#### **Step 7 – Determine the level of contribution to Purpose 1.**

**Notes:** The parcel lies in a relatively narrow gap and has a moderate distinction from the urban area, its contribution to Purpose 1 is therefore Moderate.

#### **Purpose 2 - Managing urban form through controlled expansion of urban areas.**

#### **Step 8 - Determine if land is associated with an urban area.**

**Notes:** The parcel abuts the urban edge at the northern edge of Dinas Powys and so contributes to managing the urban form.

#### **Step 9 - Determine the level of contribution to Purpose 2.**

**Notes:** The parcel has a moderate distinction from the urban area, its contribution to Purpose 2 is therefore Moderate.

#### **Purpose 3 - Assisting in safeguarding the countryside from encroachment.**

#### **Step 10 - Determine if land can be considered as part of the countryside.**

**Notes:** The parcel is countryside and so contributes to preventing encroachment on it.

#### **Step 11 - Determine the level of contribution to Purpose 3.**

**Notes:** The parcel is countryside and has a moderate distinction from it, its contribution to Purpose 3 is therefore Moderate.

#### **Purpose 4 - Protecting the setting of an urban area.**

#### **Step 12 - Determine level of contribution to Purpose 4**

**Notes:** The land in the parcel is elevated above the northern edge of Dinas Powys and contributes to its setting. The parcel forms a part of the wider Cwrt Yr Ala Basin Special Landscape Area (adopted LDP MG17 (6) refers). The parcel therefore makes a Moderate contribution to Purpose 4.

#### **Purpose 5 - Assisting in urban regeneration by encouraging the recycling of derelict and other urban land**

#### **Step 13 - Determine level of contribution to Purpose 5.**

**Notes:** All green wedge land makes an equal contribution to this purpose.

#### **Step 14 - Assess strength of buffer role.**

**Notes:** The parcel plays a Moderate buffer role; its development would increase pressure for development and reduce the gap between the settlements of Dinas Powys and Llandough. Development would reduce the distinction of adjacent land to the north.

#### **Step 15 - Rate potential for green wedge designation.**

##### **Contribution of Parcel DPPL1 to the Green Wedge Purposes.**

<b>Purpose 1</b>	<b>Purpose 2</b>	<b>Purpose 3</b>	<b>Purpose 4</b>	<b>Purpose 5</b>
<b>Moderate</b>	<b>Moderate</b>	<b>Moderate</b>	<b>Moderate</b>	<b>Equal</b>

**Notes:** The parcel makes a Moderate contribution to all the green wedge purposes, and it has a Moderate buffer role, therefore its potential for green wedge designation is Moderate.

#### **Potential for green wedge designation Parcel DPPL2**

##### **Description:**

- The parcel comprises agricultural fields with dense enclosed field boundaries close to the North of Dinas Powys and Llandough.
- Undulating topography allied with the dense managed field boundaries restrict views from within the parcel.
- A small number of residential properties are located within the parcel primarily along the northern boundary with Pen-y-Turnpike Road and a farm is situated to the north of Dinas Powys however the remainder of the parcel contains no development.
- The parcel has a strong association with the wider countryside however the eastern boundary formed by the A4055 Cardiff Road and isolated long views to Llandough Hospital have some urbanising influence.
- The parcel forms a part of the wider Cwrt Yr Ala Basin Special Landscape Area (adopted LDP MG17 (6) refers).
- The parcel is separated from the urban edge by parcels DPPL 1 and 4.
- Approximately 50% of the Deposit Plan proposed housing allocation HG1 KS2 North of Dinas Powys, off Cardiff Road for 250 dwellings is included within the parcel.

#### **Assessment of Development Pressure Parcel DPPL2**

There is little development pressure within the parcel with all planning applications relating to existing development. The recent 'Call' for candidate sites as a part of the RLDP process resulted in multiple sites within the parcel being submitted for consideration for development which indicates the attractiveness of the area to developers. As a result of the submissions and the identification of the RLDP Preferred Strategy Key Sites, one of the submitted sites to the north of Dinas Powys has been included as a Key Site allocation – HG1 KS2 North of Dinas Powys, off Cardiff Road for 250 dwellings. Should the assessment conclude that the green wedge should be retained, the green wedge boundary will be amended to reflect the proposed housing allocation.

### Assessment of Distinction Parcel DPPL2

The parcel is distanced from the urban edge by parcels DPPL 1 and 4 and therefore has a strong distinction from the urban area. Strong boundaries are present to the west and east presented by the Pen-y-Turnpike Road and the A4055 Cardiff Road respectively.

#### **Purpose 1 - preventing the coalescence of a large town or city with another settlement.**

##### **Step 6 - Categorise the gap between settlements.**

**Notes:** The land in the parcel lies in a narrow gap between the north of Dinas Powys and Llandough.

##### **Step 7 – Determine the level of contribution to Purpose 1.**

**Notes:** The parcel lies in a narrow gap between Dinas Powys and Llandough and has a strong distinction from the urban area, its contribution to Purpose 1 is therefore Strong.

#### **Purpose 2 - Managing urban form through controlled expansion of urban areas.**

##### **Step 8 - Determine if land is associated with an urban area.**

**Notes:** The parcel is located close to the urban areas of Dinas Powys and Llandough and therefore contributes to managing the urban form of both settlements.

#### **Step 9 - Determine the level of contribution to Purpose 2.**

**Notes:** The land in the parcel has a strong distinction from the urban area but does not abut the urban boundary and so does not play a primary role in managing urban form. Its contribution to Purpose 2 is therefore Moderate.

#### **Purpose 3 - Assisting in safeguarding the countryside from encroachment.**

##### **Step 10 - Determine if land can be considered as part of the countryside.**

**Notes:** The parcel is countryside and therefore contributes to preventing encroachment on it.

#### **Step 11 - Determine the level of contribution to Purpose 3.**

**Notes:** The parcel has a strong distinction from the urban area and is countryside, its contribution to Purpose 3 is therefore Strong.

#### **Purpose 4 - Protecting the setting of an urban area.**

##### **Step 12 - Determine level of contribution to Purpose 4.**

**Notes:** The parcel does not have a direct relationship with the settlements of Dinas Powys or Llandough however the agricultural setting of the parcel contributes to the wider rural, wooded and agricultural setting of both settlements. Its contribution to Purpose 4 is therefore Moderate.

#### **Purpose 5 - Assisting in urban regeneration by encouraging the recycling of derelict and other urban land**

##### **Step 13 - Determine level of contribution to Purpose 5.**

**Notes:** All green wedge land makes an equal contribution to this purpose.

#### **Step 14 - Assess strength of buffer role.**

**Notes:** The parcel plays a major buffer role; its development would reduce the openness of the land between Dinas Powys and Llandough and would increase the pressure for future development within the area.

#### **Step 15 - Rate potential for green wedge designation.**

##### Contribution of Parcel DPPL2 to the Green Wedge Purposes.

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Strong	Moderate	Strong	Moderate	Equal

**Notes:** The parcel makes a strong contribution to preventing the coalescence of settlements and safeguarding the countryside from encroachment and has a major buffer role. Its potential for green wedge designation is therefore High.

### Potential for green wedge designation Parcel DPPL3

**Description:**

- The land within the parcel comprises the last remaining open land between Dinas Powys and the western edge of Penarth with the gap between settlements as little 225m in some areas with a maximum distance of 500m in the north.
- Much of the parcel subject to urbanising influences from adjacent residential development however this is reduced in the northern section where mature hedgerows and topography limit the impact.
- The northern part of the parcel has some association with the wider countryside with views from higher ground towards the Llandough Hospital and Leckwith.
- Future development of any scale within the parcel would impact on the openness of the land and ultimately result in the coalescence of the settlements.
- A well-used local PROW links Dinas Powys with Penarth.
- The southern edge of the parcel has a relationship with the wider countryside however this is significantly reduced by modern development which has encroached on the boundary of the green wedge.

### Assessment of Development Pressure Parcel DPPL3

There is limited development pressure on the land within the parcel with applications primarily related to existing land uses. It is likely that the long-standing designation of the land as a green wedge has discouraged greater development pressure. Recent developments outside the parcel have impacted the openness of the land. The recent 'Call' for candidate sites as a part of the RLDP process saw the submission of sites within the parcel which indicates the areas attractiveness to developers. The location of the land next to two sustainable settlements and on the outskirts of Cardiff means that it is likely to be subject to speculative development proposals over time.

### Assessment of Distinction Parcel DPPL3

The land has a Weak distinction from the urban areas that surround it. There is little by way of a strong boundary to the parcel, and the surrounding development is visually prominent. A well-used footpath links the settlements.

#### Purpose 1 - preventing the coalescence of a large town or city with another settlement.

##### Step 6 - Categorise the gap between settlements.

**Notes:** The parcel lies in a narrow gap between the settlements of Dinas Powys and Penarth and is the only remaining open land between the settlements.

##### Step 7 – Determine the level of contribution to Purpose 1.

**Notes:** The parcel has a weak distinction from the urban areas that surround it and lies in a narrow gap between settlements. Its contribution to Purpose 1 is therefore Moderate.

#### Purpose 2 - Managing urban form through controlled expansion of urban areas.

##### Step 8 - Determine if land is associated with an urban area.

**Notes:** The parcel has a strong association with the urban areas.

##### Step 9 - Determine the level of contribution to Purpose 2.

**Notes:** The land within the parcel lies adjacent to the urban settlements of Dinas Powys and Penarth and therefore contributes to managing their urban form. The parcel has a degree of distinction from the urban area, but the limited size of the gap increases the contribution that the parcel makes to Purpose 2. The contribution to Purpose 2 is therefore Moderate.

#### Purpose 3 - Assisting in safeguarding the countryside from encroachment.

##### Step 10 - Determine if land can be considered as part of the countryside.

**Notes:** The parcel is the last remaining area of countryside between the two settlements and therefore contributes to preventing encroachment on it.

##### Step 11 - Determine the level of contribution to Purpose 3.

**Notes:** The land is countryside and has a Moderate distinction from the urban area, its contribution to Purpose 3 is therefore Moderate.

#### Purpose 4 - Protecting the setting of an urban area.

##### Step 12 - Determine level of contribution to Purpose 4

**Notes:** The limited distance between the settlements of Dinas Powys and Penarth means that the land in parcel DPPL3 makes a significant contribution to the setting of both settlements. Should the gap be lost to development, the settlements would lose their individual identity and would combine. The parcel therefore makes a Strong contribution to Purpose 4.

#### Purpose 5 - Assisting in urban regeneration by encouraging the recycling of derelict and other urban land.

##### Step 13 - Determine level of contribution to Purpose 5.

**Notes:** All green wedge land makes an equal contribution to this purpose.

**Step 14 - Assess strength of buffer role.**

**Notes:** The loss of the land in parcel DPPL3 would significantly impact the contribution to the green wedge objectives and result in the coalescence of the settlements of Dinas Powys and Penarth. The parcel therefore plays a Major buffer role.

**Step 15 - Rate potential for green wedge designation.****Contribution of Parcel DPPL3 to the Green Wedge Purposes.**

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	Moderate	Moderate	Strong	Equal

**Notes:** The parcel makes a Strong contribution to Purpose 4, protecting the setting of an urban area and plays a Major buffer role, its potential for green wedge designation is therefore High.

**Potential for green wedge designation Parcel DPPL4****Description:**

- The parcel comprises agricultural land to the south of Llandough Hospital in a small valley centred on 'East Brook' characterised by small, enclosed field parcels with dense field boundaries and small woodland blocks.
- The parcel includes residential properties and allotment gardens in the northeast corner off the A4055 Cardiff Road.
- The parcel abuts Llandough Hospital which sits above DPPL4 and along with the A4055 Cardiff Road and the developments within the parcel give an urbanising influence on much of the parcel.
- The parcel forms a part of the wider Cwrt Yr Ala Basin Special Landscape Area (adopted LDP MG17 (6) refers).
- The parcel has an association with DPPL2 and the wider countryside beyond Pen-y-Turnpike Road.

**Assessment of Development Pressure Parcel DPPL4**

There is little or no direct development pressure on the parcel with most recent applications relating to development within the Llandough Hospital estate. However, some of the proposals associated with the hospital have extended to the boundary with the current green wedge e.g. new access road. Notwithstanding these applications, the development of the hospital estate has extended southwards so that the new buildings and essential facilities are now more prominent on the skyline, and these have a direct influence on the green wedge. The recent 'Call' for candidate sites as a part of the RLDP process saw the submission of several sites for consideration for development which indicates the areas attractiveness to developers.

**Assessment of Distinction Parcel DPPL4**

The parcel has a moderate distinction from the urban area. While the northern edge of the parcel has a strong association with the urban edge at Llandough Hospital and Corbett Road, the southern part of the parcel has a strong association with the wider countryside.

**Purpose 1 - preventing the coalescence of a large town or city with another settlement.****Step 6 - Categorise the gap between settlements.**

**Notes:** The parcel lies in a narrow gap between the settlements of Dinas Powys and Llandough.

**Step 7 – Determine the level of contribution to Purpose 1.**

**Notes:** The parcel has a moderate distinction from the urban area and lies in a narrow gap between settlements, its contribution to Purpose 1 is therefore Strong.

**Purpose 2 - Managing urban form through controlled expansion of urban areas.****Step 8 - Determine if land is associated with an urban area.**

**Notes:** The parcel lies adjacent to the urban edge of Llandough and therefore contributes to managing its urban form.

**Step 9 - Determine the level of contribution to Purpose 2.**

**Notes:** The land in the northern part of the parcel has an association with the urban area and has a moderate distinction from it. Its contribution to Purpose 2 is therefore Moderate.

**Purpose 3 - Assisting in safeguarding the countryside from encroachment.****Step 10 - Determine if land can be considered as part of the countryside.**

**Notes:** The land within the parcel is countryside and therefore contributes to preventing encroachment on it.

**Step 11 - Determine the level of contribution to Purpose 3.**

**Notes:** The land in the parcel is countryside and has a moderate distinction from the urban area. Its contribution to Purpose 3 is therefore Moderate.

#### Purpose 4 - Protecting the setting of an urban area.

##### Step 12 - Determine level of contribution to Purpose 4

**Notes:** The urban edge of Llandough is characterised by modern development associated with Llandough Hospital. The farmland within the parcel does not form a distinctive setting to the urban edge and therefore its contribution to Purpose 4 is Weak.

#### Purpose 5 - Assisting in urban regeneration by encouraging the recycling of derelict and other urban land.

##### Step 13 - Determine level of contribution to Purpose 5.

**Notes:** All green wedge land makes an equal contribution to this purpose.

#### Step 14 - Assess strength of buffer role.

**Notes:** The parcel plays a moderate buffer role; dense field boundaries and small woodland blocks form strong boundaries to expansion of the urban area which is assisted by the designation as a green wedge and a Special Landscape Area.

#### Step 15 - Rate potential for green wedge designation.

##### Contribution of Parcel DPPL4 to the Green Wedge Purposes.

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Strong	Moderate	Moderate	Weak	Equal

**Notes:** The parcel makes a Strong contribution to Purpose 1 preventing the coalescence of urban areas and plays a Moderate buffer role, its potential for green wedge designation is therefore Moderate-High.

## Conclusions and Recommendations

The assessment indicates that the land designated as a green wedge should be retained. The land defined by the green wedge makes a significant contribution to preventing urban sprawl and the coalescence of the settlements of Dinas Powys, Penarth and Llandough. In addition to the amendment proposed in relation to housing allocation (HG1 KS2 North of Dinas Powys off Cardiff Road refers) the Green Wedge will also be extended to align with the revised settlement boundary to the south of Llandough Hospital. This area was previously excluded from the SLA designation in the adopted Local Development Plan 2011-2026 to enable the future expansion of the hospital and is no longer required. This amendment does not include the land to the west of the hospital used as a therapeutic outdoor health facility. The green wedge boundary will be amended to reflect the inclusion of the site HG1 KS2 and the alignment with the Llandough settlement boundary and shown on the Deposit Plan Proposals Map.

## Assessment Summary Table

Contribution of Parcel to Green Wedge North of Wenvoe						
Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5	Overall Rating
DPPL1	Moderate	Moderate	Moderate	Moderate	Equal	Moderate
DPPL2	Strong	Moderate	Strong	Moderate	Equal	High
DPPL3	Moderate	Moderate	Moderate	Strong	Equal	High
DPPL4	Strong	Moderate	Moderate	Weak	Equal	Moderate-High

#### Stage D - Conclusion on need and definition of boundaries.

##### Step 16 - Determine suitability for inclusion in green wedge.

**Notes:** Except for the Deposit Plan proposed housing allocation HG1 KS2 North of Dinas Powys, off Cardiff Road for 250 dwellings no land is proposed for removal from the green wedge designation.

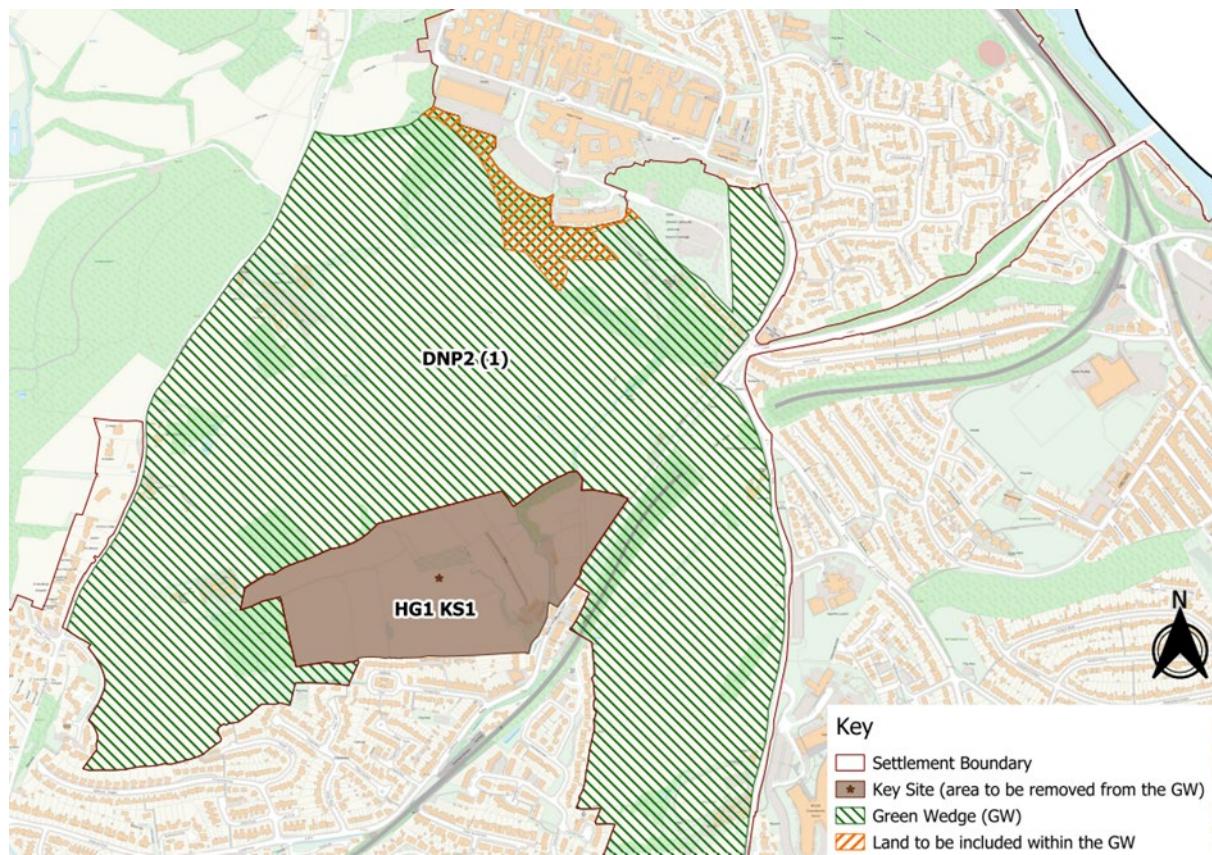
#### Step 17 - Determine whether additional land should be included in the green wedge to prevent leapfrogging of development pressure.

**Notes:** It is proposed to enlarge the green wedge boundary between Dinas Powys, Penarth and Llandough has been enlarged to the south of Llandough Hospital to realign with the revised settlement boundary. This area was previously excluded from the green wedge in the adopted Local Development Plan 2011-2026 to enable the future expansion of the hospital and is no longer required. This amendment does not include the land to the west of the hospital used as a therapeutic outdoor health facility.

## Step 18 - Determine whether outer boundary should be adjusted in order to use clear boundary features, or to simplify its form.

**Notes:** The current designation comprises robust boundaries within which the appropriate land is protected from speculative development that would impact on the objectives and purposes of a green wedge.

### Areas of Change



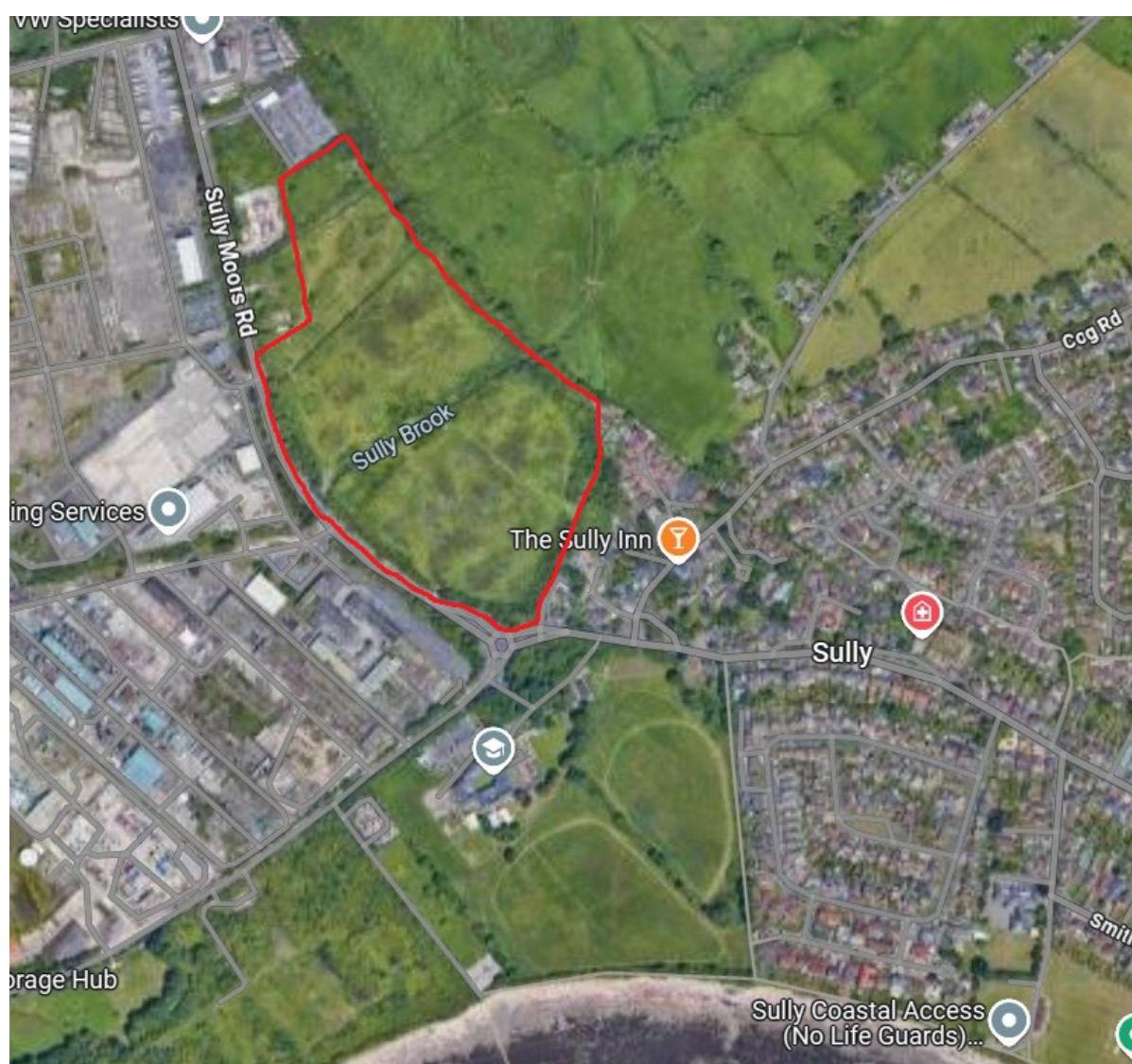
## Green Wedge MG18 (2) Northwest of Sully

### GREEN WEDGE NAME: MG18 (2) Northwest of Sully (SU1)

**Description:** The area designated by the green wedge covers approximately 11.1 hectares of rough pasture located on the western periphery of Sully adjacent to Sully Moors Road. Comprising 3 field parcels and crossed by Sully Brook, the green wedge is enclosed by strong boundaries to the west and east, the B4267 Sully Moors Road and the raised embankment of the old Taff Vale Railway line respectively. Used as rough pasture/pony paddock, the fields comprise the only remaining area of open countryside to the west of the old Taff Vale railway line and the wider countryside of Cog Moors, a flat low-lying flood plain with a mosaic land cover of rough pastoral fields beyond to the east. The site is surrounded by development on three sides and therefore there is an urbanising influence on the parcel however the land also has an association with the wider countryside of Cog Moors although this is reduced by the railway embankment. The green wedge is susceptible to both river and sea flooding zone 3 as identified in TAN15.

### LOCATION PLAN: [showing location of (candidate) green wedge, defined settlement boundaries and any development constraints or other relevant policy designations in the vicinity.]





## Stage A: Assessment of openness

**Notes:** There is no development of any significance within the green wedge that warrants exclusion. The land comprising the green wedge is one of only two small areas of undeveloped land between the key settlement of Barry and the primary settlement of Sully (LDP 2011-2026), the other area being Glebe Field to the west of Sully and the land around Beechwood College.

## Stage B: Assessment of development pressure.

**Notes:** There are no major planning applications within the vicinity of the green wedge that would indicate that the area is under any significant development pressure. Most recent applications of any relevance/size:

2019/00033/PRE – application associated with the demolition works at Dow Corning, specifically relating to the decommissioning of the 230MW gas fired power station which ceased operation in March 2019.

2024/00999/FUL – BESS energy storage facility currently under consideration by the Council. Application in identified flood zone.

Some evidence of demand for future development through the 'Call' for Candidate Sites undertaken as part of the development of the RLDP, with the current green wedge being included as a CS submission. However this is part of the wider ABP portfolio/land holding, identified as 'Pony Paddock' with a potential use for possible flood storage, wetlands and carbon sink. Notwithstanding this, the removal of the green wedge designation could increase the likelihood of future development at this location given the nature of the site and its relationship to the surrounding developed areas of Barry and Sully and the prominence of the boundary provided by the old Taff Vale railway line.

Limited pressure from development however the green wedge is located within the RLDP strategy area.

## Stage C: Assessment of performance in relation to the green wedge purposes.

### Assessment of distinction from urban areas.

#### Step 3 - Identify land with weak distinction from the urban area.

**Notes:** Included within each separate parcel.

#### Step 4 - Identify land with strong distinction from the urban area.

**Notes:** Included within each separate parcel.

#### Step 5 - Identify land with moderate distinction from the urban area.

**Notes:** The land defined by the green wedge has a moderate distinction from the urban edge although it has a strong relationship to it. Although separated from the urban/industrial area by the B4267 Sully Moors Road the influence of the urban area is significant. New development would significantly increase the risk of merging the two areas of built development. The strong eastern boundary presented by the old Taff Vale railway line (linear/elevated/tree line) lessens the relationship of the land with the wider countryside of Cog Moors to the east visually separating the green wedge from the wider countryside.

## Steps 6 - 15 to be completed for each area of differing distinction.

### Potential for green wedge designation Parcel SU1

#### Description:

- Small area of poorly maintained/managed rough scrubland comprising enclosed pastures to northwest Sully and the industrial area of Barry Dock in southeast Barry.
- Strong boundaries presented by the B4267 Sully Moors Road to the west and the old Taff Vale Railway line embankment to the east.
- There are no structures/buildings within the area however development on the north, west and south results in an urbanising influence within the parcel.
- The area has an association with the wider countryside to the east although the railway embankment reduces this association.
- The green wedge is susceptible to both river and sea flooding zone 3 as identified in TAN15.

### Assessment of Development Pressure Parcel SU1

There is no development pressure within parcel SU1, surrounding development is primarily limited to residential applications.

### Assessment of Distinction Parcel SU1

The land defined by the green wedge has a Moderate distinction from the urban edge although it has a strong relationship to it. Although separated from the urban/industrial area by the B4267 Sully Moors Road the influence of the urban area is significant. New development would significantly increase the risk of merging the two areas of built development. The strong eastern boundary

presented by the old Taff Vale railway line (linear/elevated/tree line) lessens the relationship of the land with the wider countryside of Cog Moors to the east visually separating the green wedge from the wider countryside.

#### **Purpose 1 - preventing the coalescence of a large town or city with another settlement.**

##### **Step 6 - Categorise the gap between settlements.**

**Notes:** The parcel lies in a narrow gap between Barry (Key Settlement) and Sully (Primary Settlement) (<1km (between large towns and smaller settlements)) however, the presence of the industrial works at Barry Port give a strong sense that the settlements are connected especially along the western edge of the B4267 Sully Moors Road.

##### **Step 7 – Determine the level of contribution to Purpose 1.**

**Notes:** The parcel SU1 lies in a narrow gap and has a moderate distinction from the urban area, the contribution of parcel SU1 to Purpose 1 is therefore Strong.

#### **Purpose 2 - Managing urban form through controlled expansion of urban areas.**

##### **Step 8 - Determine if land is associated with an urban area.**

**Notes:** Parcel SU1 lies adjacent to the urban area of Sully (primary settlement) and Barry (key settlement) and therefore contributes to managing the urban form of both settlements. The land has a moderate distinction from the urban areas of Sully and the industrial/chemical complex to the southeast of Barry.

##### **Step 9 - Determine the level of contribution to Purpose 2.**

**Notes:** Parcel SU1 has a moderate distinction from the urban area and its contribution to Purpose 2 is therefore Moderate.

#### **Purpose 3 - Assisting in safeguarding the countryside from encroachment.**

##### **Step 10 - Determine if land can be considered as part of the countryside.**

**Notes:** The land is countryside and therefore contributes to preventing encroachment on it. However the parcel has an association with the surrounding urban areas to both the north, south-west and south. While the land also exhibits a strong relationship with the open countryside to the east, the presence of the old Taff Vale railway embankment/line creates a strong raised boundary of approximately 350m between the green wedge and the open countryside beyond and lessens the association between the two areas.

##### **Step 11 - Determine the level of contribution to Purpose 3.**

**Notes:** Parcel SU1 has a moderate distinction from the urban area, and the land is countryside therefore the contribution to Purpose 3 is Moderate.

#### **Purpose 4 - Protecting the setting of an urban area.**

##### **Step 12 - Determine level of contribution to Purpose 4**

**Notes:** Parcel SU1 provides an open rural setting between the settlements of Barry and Sully with some views across the landscape from the settlement edges. The land makes a considerable contribution to maintaining the separate identity of both settlements as distinct from each other however this is complicated by the industrial/chemical complex. Parcel SU1 therefore makes a Moderate contribution to Purpose 4.

#### **Purpose 5 - Assisting in urban regeneration by encouraging the recycling of derelict and other urban land.**

##### **Step 13 - Determine level of contribution to Purpose 5.**

**Notes:** All green wedge land makes an equal contribution to this purpose.

##### **Step 14 - Assess strength of buffer role.**

**Notes:** Parcel SU1 plays a major buffer role. The loss of the land to development would effectively result in coalescence of the settlements of Barry and Sully. While the settlement boundaries would not be joined, the presence of the industrial complex at Dow Chemicals would visually connect the two settlements. Development of the land would be unlikely to increase pressure on adjacent land for development.

##### **Step 15 - Rate potential for green wedge designation.**

###### **Contribution of Parcel SU1 to the Green Wedge Purposes.**

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Strong	Moderate	Moderate	Moderate	Equal

**Notes:** The potential for green wedge designation of parcel SU1 is High.

## **Conclusions and Recommendations**

The green wedge assessment indicates a presumption in favour of retaining the green wedge to the northwest of Sully. As the last area of open space between the two settlements, maintaining the green wedge in this location would enable the continued management of the urban form and prevent the expansion of Sully into the only remaining gap between the two settlements.

#### Assessment Summary Table

Contribution of Area to Green Wedge Northwest of Sully						
	Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5	Overall Rating
Parcel						
SU1	Strong	Moderate	Moderate	Moderate	Equal	High

#### Stage D - Conclusion on need and definition of boundaries.

#### Step 16 - Determine suitability for inclusion in green wedge.

**Notes:** It is not proposed to exclude any land from the identified green wedge designation.

#### Step 17 - Determine whether additional land should be included in the green wedge to prevent leapfrogging of development pressure.

**Notes:** It is considered that leapfrogging is unlikely therefore no additional land is proposed to be added to the designation.

#### Step 18 - Determine whether outer boundary should be adjusted in order to use clear boundary features, or to simplify its form.

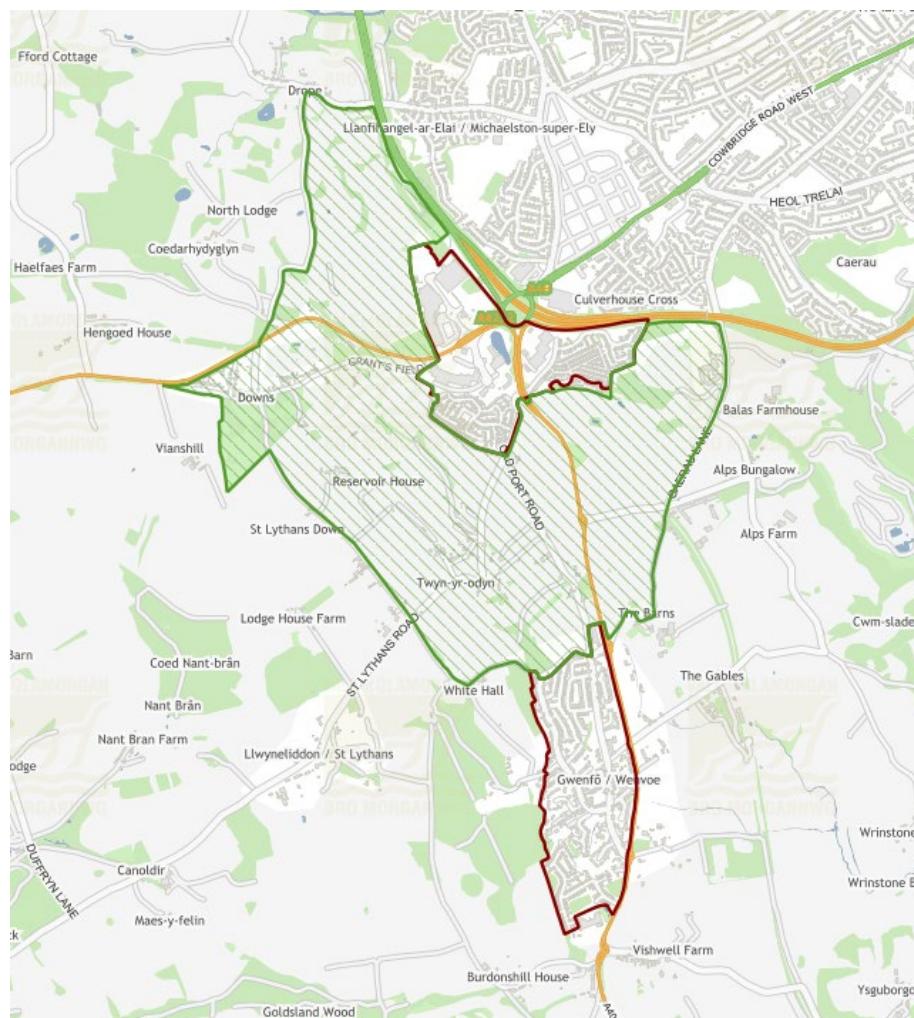
**Notes:** No additional land is proposed to be added to the green wedge designation.

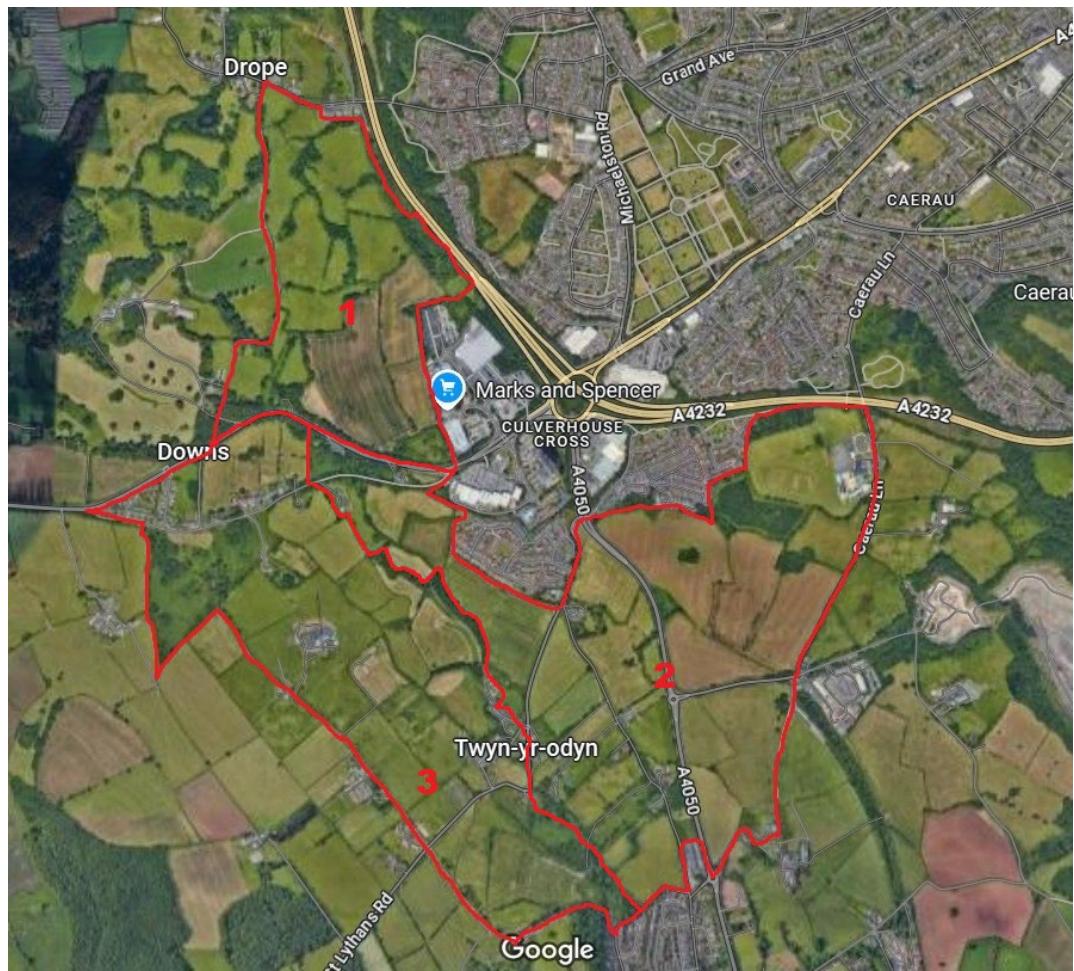
## Green Wedge MG18 (3) North of Wenvoe

### GREEN WEDGE NAME: MG18 (3) North of Wenvoe

**Description:** The green wedge is located on the northeastern boundary of the Vale of Glamorgan and is centred on the primary settlement of Culverhouse Cross to the north of Wenvoe. The designation covers open countryside characterised by a mosaic land cover of pastoral and arable fields. In the north of the designation, the recent housing development at the old ITV television studio site, the retail and commercial parks that are located around the main roundabout at Culverhouse Cross and the primary highways of the A4050 and A48 have an urbanising influence on the designation however this is largely limited to the immediate environs of these elements and elsewhere the land has a strong association with the wider countryside. The western part of the designation rises from the A48 up the prominent ridge slopes to the north and west of Wenvoe towards the central Vale of Glamorgan. Expansive views across the designation towards Cardiff are available from the village of Twyn yr Odyn which sits on the ridge slopes just north of Wenvoe. Extensive woodland blocks and managed hedgerows are prominent throughout the designation. Dissected by two primary highways the A48 and the A4050 which provide access to/from the Vale and Cardiff. The designation was reduced significantly in the adopted LDP to account for the removal of Welsh Government proposals for an Airport Access Road (AAR) which if built, would have created an artificial boundary to the east of Wenvoe that would likely have increased pressure for development around the settlement. Development within the designation is limited to residential properties of a varying scale and a high school in the northeastern corner with extensive sports and recreation provision. Wenvoe quarry and the Council's highway maintenance depot are located on the periphery of the designation to the southeast however neither of these facilities have a significant impact on the designation due to the land topography and intervening land cover.

### LOCATION PLAN: [showing location of (candidate) green wedge, defined settlement boundaries and any development constraints or other relevant policy designations in the vicinity.]





**Stage A: Assessment of openness.**

**Notes:** The area defined by the green wedge includes the settlements of the Downs and Twyn Yr Odyn. It is not considered appropriate to exclude these settlements from the green wedge.

**Stage B: Assessment of development pressure.**

**Notes:** Included within each separate parcel.

**Stage C: Assessment of performance in relation to the green wedge purposes.**

**Assessment of distinction from urban areas.**

**Step 3 - Identify land with weak distinction from the urban area.**

**Notes:** Included within each separate parcel.

**Step 4 - Identify land with strong distinction from the urban area.**

**Notes:** Included within each separate parcel.

**Step 5 - Identify land with moderate distinction from the urban area.**

**Notes:** Included within each separate parcel.

**Steps 6 - 15 to be completed for each area of differing distinction.****Potential for green wedge designation Parcel NW1****Description:**

- Agricultural fields with managed hedgerows containing mature trees to the northwest of Culverhouse Cross.
- The parcel abuts the commercial elements within the Culverhouse Cross settlement that along with the major highways (A48 and A4232) have some urbanising influence on the southern part of the parcel however the parcel has a strong association with the wider countryside to the north.
- Strong boundaries to the south and east are presented by the A48 and the A4232 Cardiff Link Road respectively.
- Parcel NW1 lies adjacent to one of the historic Vale of Glamorgan estates (Coedrhydyglyn) and within the Ely Valley and Ridge Slopes Special Landscape Area (adopted Vale of Glamorgan LDP MG17 (3) refers) which illustrates the areas high intrinsic landscape value.

**Assessment of Development Pressure Parcel NW1**

No significant development pressure within the parcel with all recent applications relating to the commercial development at Culverhouse Cross adjacent to parcel NW1. The recent 'Call' for Candidate Sites as a part of the RLDP process resulted in the submission of a large 38-hectare site within the parcel NW1 with a proposed employment use. Other development applications limited to small scale residential applications along the northern edge of the parcel.

**Assessment of Distinction Parcel NW1**

The parcel has a Moderate distinction from the urban area however around the southern boundary, the retail centre at Culverhouse Cross and the major highways of the A48 and the A4232 have some urbanising influence however this is reduced by substantial hedgerow boundaries and mature trees.

**Purpose 1 - preventing the coalescence of a large town or city with another settlement.****Step 6 - Categorise the gap between settlements.**

**Notes:** The parcel does not lie in a gap between settlements where coalescence might occur. The nearest settlements to the boundary of the designation are either Peterston super Ely or St Nicholas, both approximately 2km away. The land between the settlements is therefore not considered to make a significant contribution to Purpose 1.

**Step 7 – Determine the level of contribution to Purpose 1**

**Notes:** The parcel has a moderate distinction from the urban area and lies in a relatively wide gap, its contribution to Purpose 1 is therefore Weak.

**Purpose 2 - Managing urban form through controlled expansion of urban areas.**

**Step 8 - Determine if land is associated with an urban area.**

**Notes:** The land within the parcel lies adjacent to the primary settlement of Culverhouse Cross and therefore contributes to managing its urban form.

**Step 9 - Determine the level of contribution to Purpose 2.**

**Notes:** The parcel has a Moderate distinction from the urban area, its contribution to Purpose 2 is therefore Moderate.

**Purpose 3 - Assisting in safeguarding the countryside from encroachment.****Step 10 - Determine if land can be considered as part of the countryside.**

**Notes:** The parcel is countryside and so contributes to preventing encroachment on it.

**Step 11 - Determine the level of contribution to Purpose 3.**

**Notes:** The parcel has a Moderate distinction and is countryside, its contribution to Purpose 3 is therefore Moderate.

**Purpose 4 - Protecting the setting of an urban area.****Step 12 - Determine level of contribution to Purpose 4.**

**Notes:** The southern boundary of the parcel is characterised by modern development, namely the Culverhouse Cross retail park. The parcel does not form a distinctive setting and therefore makes a Weak contribution to Purpose 4 protecting the setting of an urban area.

**Purpose 5 - Assisting in urban regeneration by encouraging the recycling of derelict and other urban land.****Step 13 - Determine level of contribution to Purpose 5.**

**Notes:** All green wedge land makes an equal contribution to this purpose.

**Step 14 - Assess strength of buffer role.**

**Notes:** The land plays a moderate buffer role, expansion of development into this area would represent a significant expansion of the built form into open countryside however it would be unlikely to increase pressure on adjoining land.

**Step 15 - Rate potential for green wedge designation.****Contribution of Parcel NW1 to the Green Wedge Purposes.**

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Weak	Moderate	Moderate	Weak	Equal

**Notes:** Parcel NW1 makes a Moderate contribution to Purposes 2, managing the urban form, and Purpose 3 safeguarding the countryside from encroachment, and plays a Moderate buffer role. Its potential for green wedge designation is therefore Moderate.

**Potential for green wedge designation Parcel NW2****Description:**

- Agricultural fields with managed hedgerows located adjacent to the Primary settlement of Culverhouse Cross.
- The parcel has a strong association with the wider countryside.
- Strong boundary to the north presented by the A4232 Cardiff Link Road and the settlement edge to the west the prominent ridge slope forms a robust boundary.
- Parcel dissected north south by the A4050 Port Road one of the main access/egress routes to the Vale of Glamorgan.
- Gently undulating topography leading southeast towards Cwrt yr Ala, topography and land features limit views.
- Woodland blocks to the north largely shield residential caravan park and small area of modern housing.
- High school located in northeast quadrant with formal playing fields.
- Minerals site at Wenvoe Quarry and Vale of Glamorgan Council Depot adjacent to parcel are largely shielded from view by woodland blocks/strips.

**Assessment of Development Pressure Parcel NW2**

There is little or no significant development pressure within the area, although two candidate site submissions for residential development were submitted as a part of the RLDP 'Call' for candidate sites, however these were discounted through the CS assessment process. Most recent applications relate to existing uses within the parcel and are of small scale. Historic application for alternative route to Cardiff Airport (Airport Access Road) however this is unlikely to ever be revised.

**Assessment of Distinction Parcel NW2**

The parcel has a strong association with the wider countryside and a Moderate distinction from the urban area. Although the parcel abuts the southern edge of the residential caravan park, the intervening woodland and tree cover minimises any urbanising influence on the parcel. Similarly to the west, the recent residential development at the old ITV studios has an urbanising influence on the immediate

area however the topography of the site and the tree and hedgerow cover reduces this impact, and the land retains an association with the wider countryside beyond.

**Purpose 1 - preventing the coalescence of a large town or city with another settlement.**

**Step 6 - Categorise the gap between settlements.**

**Notes:** The parcel lies in a relatively narrow gap between two smaller settlements.

**Step 7 – Determine the level of contribution to Purpose 1.**

**Notes:** The parcel NW2 lies in a relatively narrow gap between two smaller settlements and has a moderate distinction from the urban area, it therefore makes a Moderate contribution to Purpose 1.

**Purpose 2 - Managing urban form through controlled expansion of urban areas.**

**Step 8 - Determine if land is associated with an urban area.**

**Notes:** The parcel abuts the southern edge of Culverhouse Cross but has a moderate distinction from the urban area. The parcel therefore contributes to managing the urban form.

**Step 9 - Determine the level of contribution to Purpose 2.**

**Notes:** The parcel NW2 makes a Moderate contribution to Purpose 2.

**Purpose 3 - Assisting in safeguarding the countryside from encroachment.**

**Step 10 - Determine if land can be considered as part of the countryside.**

**Notes:** The land within parcel NW2 is countryside and so contributes to preventing encroachment on it.

**Step 11 - Determine the level of contribution to Purpose 3.**

**Notes:** The parcel is countryside and has a moderate distinction from the urban area, the contribution to Purpose 3 is therefore Moderate.

**Purpose 4 - Protecting the setting of an urban area.**

**Step 12 - Determine level of contribution to Purpose 4.**

**Notes:** The parcel makes little or no contribution to defining the settlements character. Its contribution to Purpose 4 is therefore Weak.

**Purpose 5 - Assisting in urban regeneration by encouraging the recycling of derelict and other urban land.**

**Step 13 - Determine level of contribution to Purpose 5.**

**Notes:** All green wedge land makes an equal contribution to this purpose.

**Step 14 - Assess strength of buffer role.**

**Notes:** The parcel plays a Moderate buffer role; its development would reduce the distinction of the land to the south and east.

**Step 15 - Rate potential for green wedge designation.**

**Contribution of Parcel NW2 to the Green Wedge Purposes.**

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	Moderate	Moderate	Weak	Equal

**Notes:** The parcel makes a moderate contribution to preventing coalescence of settlements, managing urban form through controlled expansion of urban areas and assisting in safeguarding the countryside from encroachment and it plays a moderate buffer role. Its potential for green wedge designation is therefore Moderate.

**Potential for green wedge designation Parcel NW3**

**Description:**

- Agricultural fields with managed hedgerows and woodland strip to the southwest of Culverhouse Cross and north of Wenvoe. The A48 and St Lythans Lane form the northern and western boundaries respectively.
- The land within the parcel sits on top of the prominent ridge slopes that rise from the A4050 and lead into the central Vale of Glamorgan. The eastern boundary follows the ridge crest.
- To the north of the parcel the small rural village of the Downs follows the line of the old roman road and the village of Twyn yr Odyn sits on the ridge crest on the eastern boundary. The Wenvoe television transmitter sits on top of the ridge benefiting from the elevation it provides. Elsewhere development is sporadic and comprise residential properties and farms.
- The area is also designated as a Special Landscape Area in the adopted Vale of Glamorgan LDP which illustrates the areas high intrinsic landscape value.

### Assessment of Development Pressure Parcel NW3

There is little or no development pressure within parcel NW3, any development is limited to the existing uses. As a part of the RLDP 'Call' for candidate sites, one submission for residential development was submitted and discounted through the candidate site assessment process.

### Assessment of Distinction Parcel NW3

The parcel has a strong association with the wider countryside. The strong boundary of the A48 to the north and the elevated ridge slopes and rising landform tie the land with the wider countryside. While the parcel includes small villages and other development, these do not detract from the landscape quality.

#### Purpose 1 - preventing the coalescence of a large town or city with another settlement.

##### Step 6 - Categorise the gap between settlements.

**Notes:** The parcel lies within a relatively narrow gap between the settlements of Culverhouse Cross and Wenvoe.

##### Step 7 – Determine the level of contribution to Purpose 1.

**Notes:** The parcel has a strong distinction from the urban area and lies within a relatively narrow gap between settlements, its contribution to Purpose 1 is therefore Strong.

#### Purpose 2 - Managing urban form through controlled expansion of urban areas.

##### Step 8 - Determine if land is associated with an urban area.

**Notes:** The parcel lies close to the primary settlement of Culverhouse Cross and abuts the primary settlement of Wenvoe and so contributes to managing their urban form. The parcel has a strong distinction from the urban areas but only abuts the urban boundary in one location so does not play a primary role in managing urban form.

##### Step 9 - Determine the level of contribution to Purpose 2.

**Notes:** The contribution of the parcel to Purpose 2 is Moderate. The land has a strong distinction from the urban area but does not play a primary role in managing the urban form.

#### Purpose 3 - Assisting in safeguarding the countryside from encroachment.

##### Step 10 - Determine if land can be considered as part of the countryside.

**Notes:** The land is countryside and so contributes to preventing encroachment on it. The land has a strong distinction from the urban area which increase the extent to which development would be considered encroachment on the countryside.

##### Step 11 - Determine the level of contribution to Purpose 3.

**Notes:** The parcel is countryside and has a strong distinction from the urban area, its contribution to Purpose 3 is therefore Strong.

#### Purpose 4 - Protecting the setting of an urban area.

##### Step 12 - Determine level of contribution to Purpose 4

**Notes:** The parcel makes a Moderate contribution to Purpose 4, the parcel lies close to the urban boundary, but its elevated position contributes to the setting of Wenvoe and Culverhouse Cross.

#### Purpose 5 - Assisting in urban regeneration by encouraging the recycling of derelict and other urban land.

##### Step 13 - Determine level of contribution to Purpose 5.

**Notes:** All green wedge land makes an equal contribution to this purpose.

##### Step 14 - Assess strength of buffer role.

**Notes:** Development of the parcel would be to the detriment of adjacent parcels and result in a loss of contribution to green wedge purposes and reduce the openness and distinction of adjacent land. The parcel therefore plays a Moderate buffer role.

##### Step 15 - Rate potential for green wedge designation.

###### Contribution of Parcel NW3 to the Green Wedge Purposes.

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Strong	Moderate	Strong	Moderate	Equal

**Notes:** The land in parcel NW3 makes a strong contribution to preventing the coalescence of settlements and protecting the setting of an urban area, it has a moderate buffer role, its potential for green wedge designation is therefore Moderate-High.

## Conclusions and Recommendations

The area around Culverhouse Cross has been subject to continued development pressure typical of that found around the urban fringe and on the periphery of a large conurbation. While the immediate development pressure from the proposed Airport Access Road has long since been removed, the locality remains attractive to development given its relatively sustainable location on the western edge of Cardiff with good highway access to the M4 and the Vale of Glamorgan. While the LANDMAP assessment was prepared some time ago, its primary recommendation for the area was to reinforce the rural character and minimise the impact of new development. The retention of a green wedge maintains a high level of protection on the land to the south of Culverhouse Cross.

The assessment indicates that overall the area currently defined by the green wedge contributes to the purposes defined for their designation, with assessment scores indicating a Moderate – Moderate-High rating for each parcel. Therefore the retention of the green wedge as defined in the adopted LDP is recommended.

No changes to the identified boundary are suggested as the existing boundaries are considered to utilise robust and easily identifiable features in the landscape.

### Assessment Summary Table

Contribution of Parcel to Green Wedge North of Wenvoe						
Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5	Overall Rating
NW1	Weak	Moderate	Moderate	Weak	Equal	Moderate
NW2	Moderate	Moderate	Moderate	Weak	Equal	Moderate
NW3	Strong	Moderate	Strong	Moderate	Equal	Moderate-High

### Stage D - Conclusion on need and definition of boundaries.

#### Step 16 - Determine suitability for inclusion in green wedge.

**Notes:** It is not considered that any land currently within the green wedge designation should be excluded.

#### Step 17 - Determine whether additional land should be included in the green wedge to prevent leapfrogging of development pressure.

**Notes:** Leapfrogging is unlikely and therefore no additional land is considered to warrant inclusion within the green wedge designation.

#### Step 18 - Determine whether outer boundary should be adjusted in order to use clear boundary features, or to simplify its form.

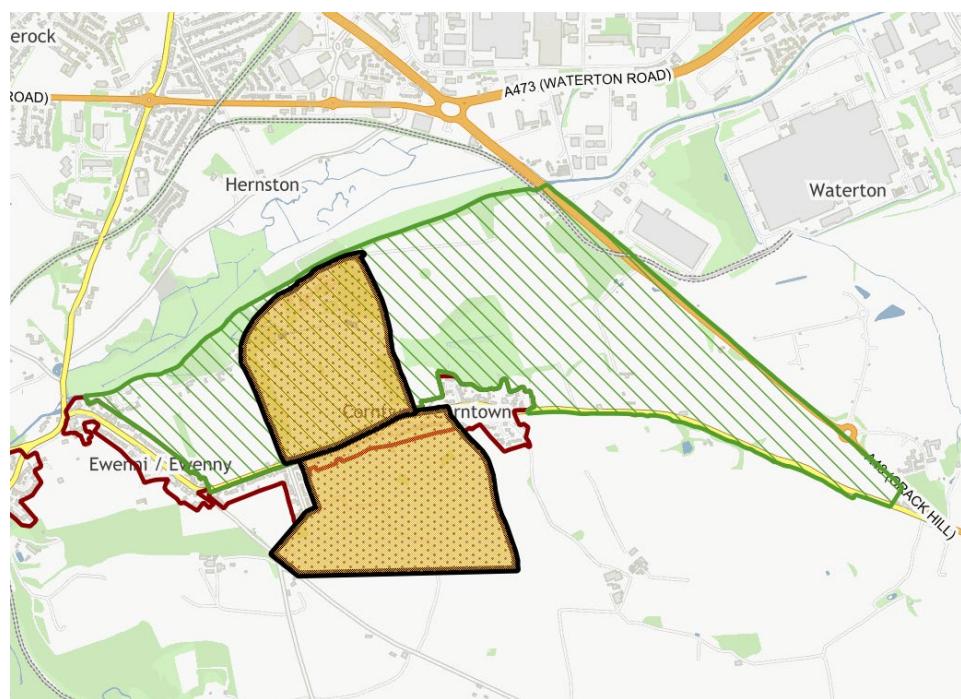
**Notes:** No additional land is considered necessary to achieve the objectives of the green wedge and the boundary of the current designation is appropriate.

## Green Wedge MG18 (4) South of Bridgend

### GREEN WEDGE NAME: MG18 (4) South of Bridgend

**Description:** The green wedge designation covers approximately 158 hectares located to the south of Bridgend on the western fringes of the Vale of Glamorgan. The area primarily covers the side slopes and southeastern valley floor of the River Ewenny and comprises pastoral fields set in hedgerows often containing trees. Woodland and woodland belts with the tree cover within the hedgerows provide a feeling of enclosure and shelter particularly around Ewenny Priory and its historic parkland. The settlements of Ewenny and Corntown are suburbanised and experience limited development pressure with small areas of new housing and residential extensions. Recreational amenities including golf course, cricket grounds and sports fields in the eastern part of the parcel provide more open areas. The designation is framed by strong physical boundaries, namely the Ewenny River (which forms the Vale of Glamorgan administrative boundary) to the north, the strategic A48 highway to the east and the Minor Rural Settlements of Corntown and Ewenny to the south. The land slopes south to north towards the Ewenny River from roughly 25-10m AOD with the southeastern portion of the designation being at roughly 35m AOD. A limited number of residential properties are located within the designation primarily along the northern boundary, but the presence of woodland blocks limits the visual impact of these buildings. The central part of the designation around Ewenny Priory and area south beyond Corntown appear on CADW/ICOMOS Register of Historic Parks & Gardens in Wales. To the northeast within Bridgend, the designation of a strategic employment site at Brocastle has the potential to impact on the eastern periphery of the green wedge although this is considered unlikely in the short to medium term.

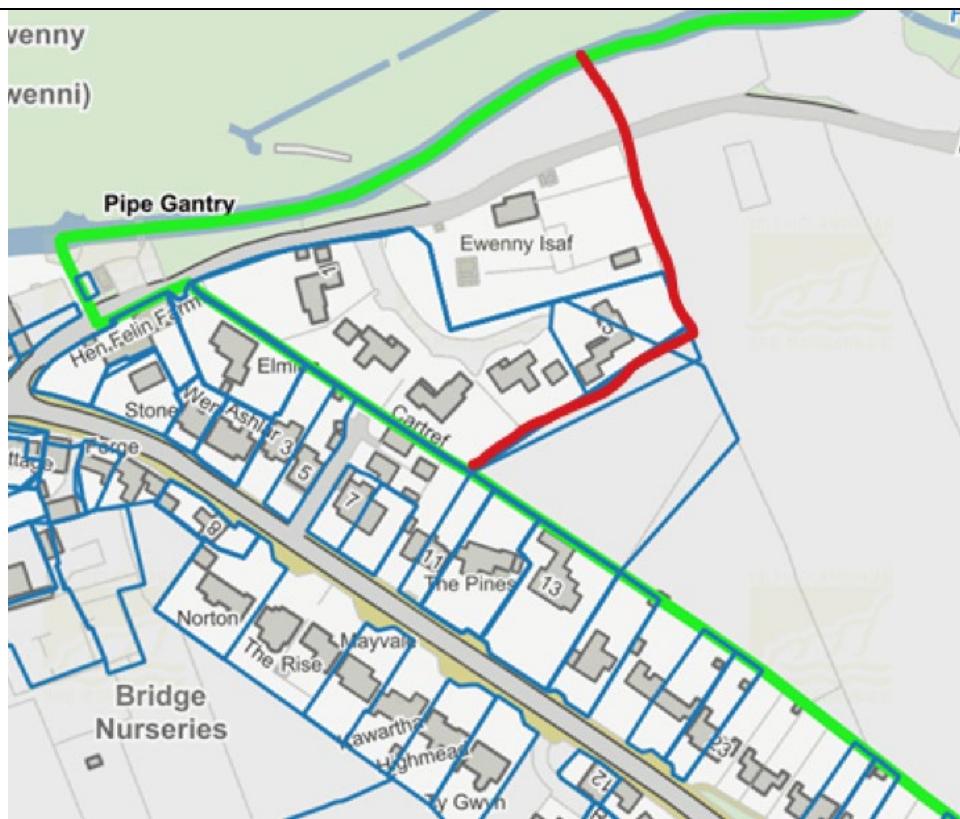
### LOCATION PLAN: [showing location of (candidate) green wedge, defined settlement boundaries and any development constraints or other relevant policy designations in the vicinity.]





### Stage A: Assessment of openness.

**Notes:** Limited development within the green wedge designation that would warrant amendment to the boundary which largely follows strong and robust features. If it is determined to retain the green wedge, then of the small area of development around Abbey Gardens on the western periphery of the green wedge should be removed.



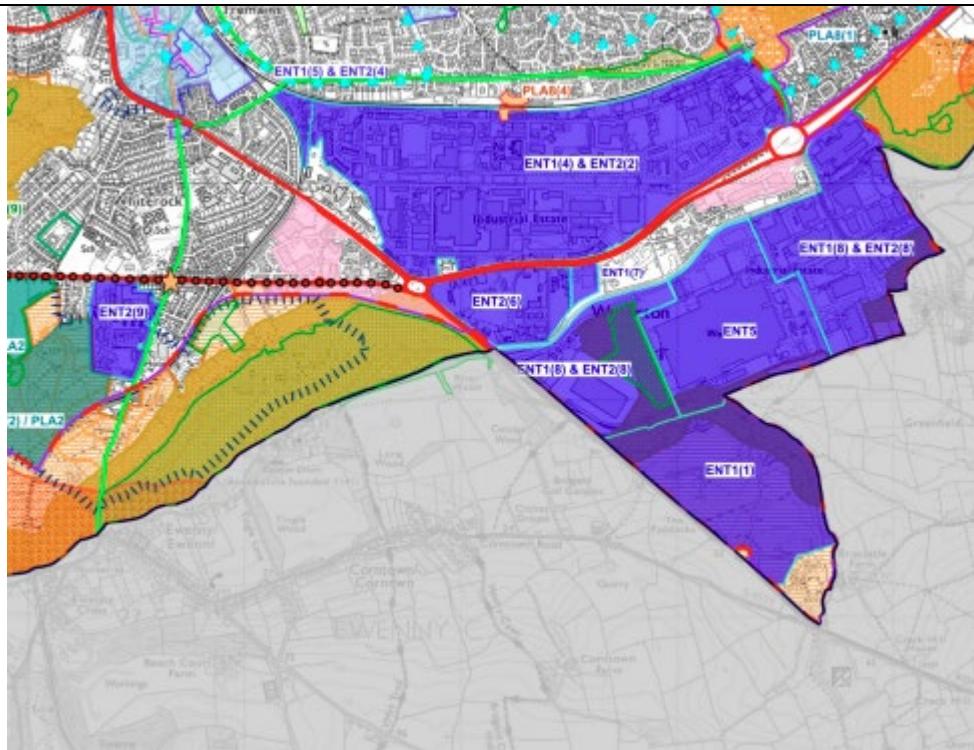
Bridgend GW Review 2021- determined that the Council would not progress GW as other policies within the Plan adequately controlled development. Bridgend Conclusion statement from background Paper - Recommendation 10.1 Given that the mechanisms outlined in Figure 4, of which features defined settlement boundaries and policies strictly controlling development in the countryside, open space, biodiversity, landscape and the environment whilst also allocating sufficient land for housing within the replacement LDP – Deposit Plan. It is therefore considered that the green wedge policy need not be taken forward in the Replacement LDP, as it will not be necessary.

### **Stage B: Assessment of development pressure.**

**Notes:** Limited development pressure within and/or surrounding the green wedge designation. Applications are primarily householder applications or proposals associated with farm management. Some evidence of renewable energy proposals but outside green wedge boundary and limited to one location. Primary application related to aggregate extraction at Longlands quarry to the south of the designation.

No candidate sites other than 2 to southwest of Ewenny, long standing interest in releasing for residential development. Discounted through Candidate Site Assessment process.

Bridgend RLDP allocates 20.4 Ha employment land at Brocastle, Waterton for B1, B2, B8 uses Policy SP11/ENT1 refer. This allocation has been maintained from previous plan. Longer term this could increase pressure on land within Vale however VoG has not promoted employment in this area and the A48 provides a strong and defensible boundary.



### Stage C: Assessment of performance in relation to the green wedge purposes.

#### Assessment of distinction from urban areas.

##### Step 3 - Identify land with weak distinction from the urban area.

**Notes:** Included within each separate parcel.

##### Step 4 - Identify land with strong distinction from the urban area.

**Notes:** Included within each separate parcel.

##### Step 5 - Identify land with moderate distinction from the urban area.

**Notes:** Included within each separate parcel.

### Steps 6 - 15 to be completed for each area of differing distinction.

#### Potential for green wedge designation Parcel SB1

##### Description:

- Irregular area of agricultural land separated by managed hedgerows to the east of Wick Road in Ewenny.
- The parcel abuts residential properties to the west which form most of the western boundary and a few substantial dwellings are located to the northeast as a result there is some urbanising influence within the parcel however the hedgerow orientation within the parcel limits this influence.
- Woodland block to the east forms a strong eastern boundary.
- Long views to the north towards Bridgend.
- The land has a strong association with the wider countryside.

#### Assessment of Development Pressure Parcel SB1

There is limited development pressure within SB1 which is primarily associated with householder applications associated with existing residential properties.

#### Assessment of Distinction Parcel SB1

There is some urbanising influence from the surrounding properties however this is limited by the hedgerow orientation and the nearness of woodland, and the area therefore has a strong association with the wider countryside and the intervening landform and features increase the perceived settlement gap. The land has a moderate distinction from the urban area.

#### Purpose 1 - preventing the coalescence of a large town or city with another settlement.

## Step 6 - Categorise the gap between settlements.

**Notes:** Parcel SB1 lies in a relatively narrow gap between Ewenny/Corntown and Bridgend and so contributes to preventing their merger. The intervening landform contributes to increasing the perceived settlement gap.

## Step 7 – Determine the level of contribution to Purpose 1.

**Notes:** Parcel Area SB1 lies in a relatively narrow gap and has moderate distinction from the urban area and therefore makes a moderate contribution to Purpose 1.

## Purpose 2 - Managing urban form through controlled expansion of urban areas.

### Step 8 - Determine if land is associated with an urban area.

**Notes:** Parcel SB1 lies adjacent to the settlement of Ewenny and therefore contributes to managing its urban form.

## Step 9 - Determine the level of contribution to Purpose 2.

**Notes:** Parcel SB1 has a moderate distinction from the urban area and is strongly associated with the wider countryside to the northwest of Ewenny. The parcel makes a moderate contribution to Purpose 2.

## Purpose 3 - Assisting in safeguarding the countryside from encroachment.

### Step 10 - Determine if land can be considered as part of the countryside.

**Notes:** Parcel SB1 is a part of the countryside and therefore contributes to preventing encroachment on it.

## Step 11 - Determine the level of contribution to Purpose 3.

**Notes:** The land contained in parcel SB1 has a moderate distinction from the urban area its contribution to Purpose 3 is therefore moderate.

## Purpose 4 - Protecting the setting of an urban area.

### Step 12 - Determine level of contribution to Purpose 4.

**Notes:** Established around Ewenny Priory the settlement of Ewenny largely maintains its linear form and rural character with growth being largely organic. Hedgerows and woodland blocks within parcel SB1 help preserve the settlement setting. Parcel SB1 makes a moderate contribution to Purpose 4.

## Purpose 5 - Assisting in urban regeneration by encouraging the recycling of derelict and other urban land.

### Step 13 - Determine level of contribution to Purpose 5.

**Notes:** All green wedge land makes an equal contribution to this purpose.

## Step 14 - Assess strength of buffer role.

**Notes:** Parcel SB1 plays a minor buffer role, the localised land features and woodlands provide strong elements/boundaries which would retain distinction and limit the impact that development here would have on adjacent land.

## Step 15 - Rate potential for green wedge designation.

### Contribution of Parcel SB1 to the Green Wedge Purposes.

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	Moderate	Moderate	Moderate	Equal

**Notes:** The potential for green wedge designation of parcel SB1 is Low-Moderate.

## Potential for green wedge designation Parcel SB2

### Description:

- Parcel SB2 comprises agricultural fields and woodland blocks located around Ewenny priory and stretching south towards Corntown Road.
- The parcel includes the historic Ewenny Priory a grade I listed building. The grounds of the priory are designated a Grade II on the Cadw/ICOMOS register of Parks and Gardens of special historic interest in Wales and extend beyond Corntown Road to the south.
- Large dense woodland blocks and open fields provide the setting for Ewenny Priory around which much of the villages of Ewenny and Corntown developed.
- A small number of residential properties lie along Abbey Road which are isolated from the main residential properties.
- Landform slopes away from Corntown Road north towards Ewenny River.
- The land has a strong association with the wider countryside with long expansive views towards southern Bridgend. Agricultural fields to the north of Corntown Road.

## Assessment of Development Pressure Parcel SB2

There is little or no development pressure within SB2 with all applications relating to the existing farms and residential properties.

## Assessment of Distinction Parcel SB2

Parcel SB2 has a strong distinction from the urban areas of Ewenny and Corntown. The landform adds to the distinction. The absence of development, degraded tree and hedgerow cover and low stone wall boundaries allow expansive views towards Ewenny Priory and the south of Bridgend.

### Purpose 1 - preventing the coalescence of a large town or city with another settlement.

#### Step 6 - Categorise the gap between settlements.

**Notes:** Parcel SB2 lies in a relatively narrow gap between Ewenny/Corntown and Bridgend and so contributes to preventing their merger. The intervening landform of the River Ewenny valley floor contributes to increasing the perceived settlement gap.

#### Step 7 – Determine the level of contribution to Purpose 1.

**Notes:** Parcel SB2 has a strong distinction from the urban area and lies in a relatively narrow gap its contribution to Purpose 1 is therefore strong.

### Purpose 2 - Managing urban form through controlled expansion of urban areas.

#### Step 8 - Determine if land is associated with an urban area.

**Notes:** Parcel SB2 lies adjacent to the settlements of Ewenny and Corntown and so contributes to managing their urban form. The lack of development to the north of Corntown Road increases the extent to which development would be considered encroachment into the countryside.

#### Step 9 - Determine the level of contribution to Purpose 2.

**Notes:** The parcel SB2 has a strong distinction from the settlements of Ewenny and Corntown, its contribution to Purpose 2 is therefore strong.

### Purpose 3 - Assisting in safeguarding the countryside from encroachment.

#### Step 10 - Determine if land can be considered as part of the countryside.

**Notes:** The land in parcel SB2 is countryside and so contributes to preventing encroachment on it.

#### Step 11 - Determine the level of contribution to Purpose 3.

**Notes:** The land within parcel SB2 has a strong distinction from the urban areas surrounding it which increases the extent to which development within the designation would be considered encroachment into the countryside, its contribution to Purpose 3 is therefore strong.

### Purpose 4 - Protecting the setting of an urban area.

#### Step 12 - Determine level of contribution to Purpose 4.

**Notes:** Topography of land from Ewenny River valley rises towards Corntown setting on hillside this is less evident for Ewenny. Strong woodland edges and long views contribute to setting of Ewenny and Corntown. Historic fields associated with Ewenny Priory, therefore the contribution to Purpose 4 is strong.

### Purpose 5 - Assisting in urban regeneration by encouraging the recycling of derelict and other urban land.

#### Step 13 - Determine level of contribution to Purpose 5.

**Notes:** All green wedge land makes an equal contribution to this purpose.

#### Step 14 - Assess strength of buffer role.

**Notes:** The parcel does not play a significant buffer role. Limited development pressure in the area of the designation. Woodland blocks form strong boundaries to the east and west and the Ewenny River lies close to the northern boundary limiting the impact that development would have on adjacent parcels. Development of the land within parcel SB2 is unlikely and would not lead to increased pressure on adjacent land. Contribution to buffer role is therefore minor.

#### Step 15 - Rate potential for green wedge designation.

##### Contribution of Parcel SB2 to the Green Wedge Purposes.

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Strong	Strong	Strong	Strong	Equal

**Notes:** The parcel SB2 makes a strong contribution to Purposes 1, 2, 3 and 4 but does not play a significant buffer role. Therefore the potential for green wedge designation is moderate.

## Potential for green wedge designation Parcel SB3

### Description:

- Wooded enclosed pasture and scrubland adjacent to Corntown Road with substantial tree cover within mature hedgerows.
- Woodlands and hedgerows form a consistent boundary around the parcel which limit longer views.
- Residential properties around The Meadows, The Court and Corntown Road form the southern boundary and give some urbanising influence on this part of the parcel however this is limited by the extensive tree cover.
- The parcel retains a strong association with the wider countryside, the tree cover and woodlands minimising any significant visual impact of development on the parcel.

### Assessment of Development Pressure Parcel SB3

There is little or no development pressure within parcel SB3 with all applications relating to the existing residential properties.

### Assessment of Distinction Parcel SB3

Parcel SB3 has a strong distinction from the urban areas of Ewenny and Corntown with the landform and tree cover contributing to the distinction.

### Purpose 1 - preventing the coalescence of a large town or city with another settlement.

#### Step 6 - Categorise the gap between settlements.

**Notes:** Parcel SB3 lies in a relatively narrow gap between the minor rural settlements of Ewenny and Corntown and the town of Bridgend.

#### Step 7 – Determine the level of contribution to Purpose 1.

**Notes:** Parcel SB3 has a strong distinction from the urban area and lies in a relatively narrow gap its contribution to Purpose 1 is therefore strong.

### Purpose 2 - Managing urban form through controlled expansion of urban areas.

#### Step 8 - Determine if land is associated with an urban area.

**Notes:** Parcel SB3 lies adjacent to the settlement of Corntown and so contributes to managing the urban form. The land has a strong distinction from the urban area.

#### Step 9 - Determine the level of contribution to Purpose 2.

**Notes:** The land within parcel SB3 has a strong distinction from the urban area, which increases the extent to which development would be considered to expand the urban form, its contribution to Purpose 2 is therefore strong.

### Purpose 3 - Assisting in safeguarding the countryside from encroachment.

#### Step 10 - Determine if land can be considered as part of the countryside.

**Notes:** Parcel SB3 is countryside and so contributes to preventing encroachment on it. The land has a strong distinction from the urban areas surrounding it which increases the extent to which development within the designation would be considered encroachment into the countryside.

#### Step 11 - Determine the level of contribution to Purpose 3.

**Notes:** Land within parcel SB3 is countryside and has a strong distinction from the urban areas therefore its contribution to Purpose 3 is strong.

### Purpose 4 - Protecting the setting of an urban area.

#### Step 12 - Determine level of contribution to Purpose 4.

**Notes:** The area along Corntown Road centred on 'The Meadows' is characterised by modern development and is a product of late 20<sup>th</sup> century expansion. The parcel is well wooded with mature escaped hedgerow trees and there is some visual relationship with the urban area however this is limited. The parcel makes a moderate contribution to purpose 4.

### Purpose 5 - Assisting in urban regeneration by encouraging the recycling of derelict and other urban land

#### Step 13 - Determine level of contribution to Purpose 5.

**Notes:** All green wedge land makes an equal contribution to this purpose.

#### Step 14 - Assess strength of buffer role.

**Notes:** The parcel SB3 plays a minor buffer role; its development would reduce distinction of the land to the north however the lack of general development pressure makes this unlikely.

**Step 15 - Rate potential for green wedge designation.****Contribution of Parcel SB3 to the Green Wedge Purposes.**

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Strong	Strong	Strong	Moderate	Equal

**Notes:** Parcel SB3 makes a strong contribution to purposes 1, 2 and 3 and plays a minor buffer role, its potential for green wedge designation is therefore Moderate.

**Potential for green wedge designation Parcel SB4****Description:**

- Agricultural fields with woodland edges and managed hedgerows to the north of Corntown and adjacent to the A48 and the Ewenny River.
- The southeastern part of the parcel contains sports pitches and a gold course which are appropriate land uses within a green wedge and do not impact openness.
- Little or no development within the parcel however adjacent land uses outside of the green wedge boundary (quarry, industrial estate) have some urbanising influence although this is limited by tree cover and woodlands and limited to long views towards Bridgend.
- The southern boundary presented by Corntown Road rises to the east and provides long views across Bridgend.

**Assessment of Development Pressure Parcel SB4**

There is little or no development pressure within parcel SB4, any development is limited to the existing uses. External pressure associated with the Bridgend industrial estate at Brocastle may increase development pressure in the long term however the employment allocation in Bridgend has been in place for many years and any development is likely to be slow. There are no similar employment allocations in this area within the Vale.

**Assessment of Distinction Parcel SB4**

The parcel has a strong association with the wider countryside. The strong wooded boundaries to the north minimise any visual impact on the parcel and the rising landform to the south and the boundary formed by the B4524 Corntown Road link the land with the wider countryside.

**Purpose 1 - preventing the coalescence of a large town or city with another settlement.****Step 6 - Categorise the gap between settlements.**

**Notes:** Parcel SB4 sits in a relatively narrow gap between the minor rural settlements of Ewenny and Corntown and the town of Bridgend.

**Step 7 – Determine the level of contribution to Purpose 1.**

**Notes:** Parcel SB4 lies in a relatively narrow gap and has a strong distinction from the urban area, its contribution to Purpose 1 is therefore strong.

**Purpose 2 - Managing urban form through controlled expansion of urban areas.****Step 8 - Determine if land is associated with an urban area.**

**Notes:** Parcel SB4 lies adjacent to the urban edge of Corntown and so contributes to managing its form. The strong boundary presented by the A48 manages industrial development in Bridgend at Brocastle.

**Step 9 - Determine the level of contribution to Purpose 2.**

**Notes:** The land in parcel SB4 has a strong distinction from the urban area, which increases the extent to which development would be considered to expand the urban form. The contribution to Purpose 2 is therefore strong.

**Purpose 3 - Assisting in safeguarding the countryside from encroachment.****Step 10 - Determine if land can be considered as part of the countryside.**

**Notes:** The land in SB4 is countryside and so contributes to preventing encroachment on it. The land has a strong distinction from the urban areas surrounding it which increases the extent to which development within the designation would be considered encroachment into the countryside. The recreational uses within the parcel are divorced from the urban area and do not impact on the characteristics of the land.

**Step 11 - Determine the level of contribution to Purpose 3.**

**Notes:** The land within SB4 is countryside and has a strong distinction from the urban areas therefore its contribution to Purpose 3 is strong.

#### Purpose 4 - Protecting the setting of an urban area.

##### Step 12 - Determine level of contribution to Purpose 4.

**Notes:** Parcel SB4 does not form a distinctive assessment area and so the parcel makes a weak contribution to protecting the setting of an urban area.

#### Purpose 5 - Assisting in urban regeneration by encouraging the recycling of derelict and other urban land.

##### Step 13 - Determine level of contribution to Purpose 5.

**Notes:** All green wedge land makes an equal contribution to this purpose.

#### Step 14 - Assess strength of buffer role.

**Notes:** Strong boundary features of SB4 would prevent pressure for development on adjacent land. The development of land in this parcel would retain a robust settlement gap, but any development would weaken the contribution to the green wedge purposes of adjacent open land. The protective role is therefore moderate.

#### Step 15 - Rate potential for green wedge designation.

##### Contribution of Parcel SB4 to the Green Wedge Purposes.

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Strong	Strong	Strong	Weak	Equal

**Notes:** The contribution to purposes 1, 2 and 3 are strong and the parcel plays a moderate buffer role, its potential for green wedge designation is therefore Moderate-High.

## Conclusions and Recommendations

While the assessment indicates a presumption in favour of retaining the green wedge to the South of Bridgend (MG18 (4) refers), the lack of any real development pressure in the general area in recent years allied to the existing historic designations centred on Ewenny Priory and its grounds and the general landform combine to make future development of any scale that would impact the area unlikely.

While Bridgend Council have designated policies SP11/ENT1 which allocates Brocastle as a strategic employment site to the north of the A48, this designation is unlikely to increase pressure for development within the Vale of Glamorgan in the short to medium term and should development pressure increase in the future, this can be considered in future plans. Further, it is considered that the removal of the reciprocal green wedge that existed in the Bridgend Local Development Plan 2006-2021 and which has not been progressed in the adopted Replacement Local Development Plan for Bridgend, further reduces the need for the designation.

Therefore in the absence of any real threat from future development, it is not considered necessary to maintain the green wedge designation within the Vale of Glamorgan Replacement Local Development Plan 2021-2063.

## Assessment Summary Table

Contribution of Parcel to Green Wedge Purposes South of Bridgend						
	Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5	Overall Rating
Parcel						
SB1	Moderate	Moderate	Moderate	Moderate	Equal	Low-Moderate
SB2	Strong	Strong	Strong	Strong	Equal	Moderate
SB3	Strong	Strong	Strong	Moderate	Equal	Moderate
SB4	Strong	Strong	Strong	Weak	Equal	Moderate-High

#### Stage D - Conclusion on need and definition of boundaries.

##### Step 16 - Determine suitability for inclusion in green wedge

**Notes:** NA green wedge to be deleted.

#### Step 17 - Determine whether additional land should be included in the green wedge to prevent leapfrogging of development pressure.

**Notes:** NA green wedge to be deleted.

**Step 18 - Determine whether outer boundary should be adjusted in order to use clear boundary features, or to simplify its form.**

**Notes:** NA green wedge to be deleted.

## Green Wedge MG18 (5) Between Barry and Rhoose

### GREEN WEDGE NAME: MG18 (5) Between Barry and Rhoose

**Description:** The green wedge is located along the coastal edge between Barry and Rhoose. The northern part of the green wedge comprises a gently undulating lowland plateau where the land cover is primarily a pattern of medium to large scale arable fields set in managed hedgerows with limited woodland cover. Development within the area comprises mainly scattered farms and the plateau quality and the absence of significant woodland cover allows long views into and out of the area. The southern part of the green edge is centred around the steep incised valley that forms part of Porthkerry Country Park. The country park and the area around the village of Porthkerry is heavily wooded and the park provides a major recreational resource which seems isolated from the town of Barry. The northern part of the green wedge is strongly influenced by its location close to Cardiff Airport. The Deposit Plan includes a housing allocation HG1 KS1 – Land at North West Barry for 376 dwellings. Existing development within the green wedge is limited to a small number of individual properties and farms which are interspersed throughout the area.

### LOCATION PLAN: [showing location of (candidate) green wedge, defined settlement boundaries and any development constraints or other relevant policy designations in the vicinity.]







### Stage A: Assessment of openness

**Notes:** There are no existing areas of development to be excluded.

### Stage B: Assessment of development pressure.

**Notes:** Development pressure within and surrounding the green wedge designation is largely limited to householder and agricultural applications associated with existing development. Recent submission of sites through the RLDP 'Call' for candidate sites saw sites proposed for consideration within and around the green wedge, primarily residential, the process also saw a substantial employment site proposed associated with the airport and intruding into the green wedge. The Deposit Plan includes a key site at HG1 KS1 Land at North West Barry for 376 dwellings. Should the assessment conclude that the green wedge should be maintained, the boundary of the green wedge will be amended to reflect the proposed housing allocation. Notwithstanding the above, the area represents one of the few realistic long-term opportunities for the expansion of Barry and this coupled with the proximity of the land to Cardiff Airport, and the Enterprise Zone means that future pressure for development in the area is highly likely.

### Stage C: Assessment of performance in relation to the green wedge purposes.

#### Assessment of distinction from urban areas

##### Step 3 - Identify land with weak distinction from the urban area.

**Notes:** Included within each separate parcel.

##### Step 4 - Identify land with strong distinction from the urban area.

**Notes:** Included within each separate parcel.

##### Step 5 - Identify land with moderate distinction from the urban area.

**Notes:** Included within each separate parcel.

**Steps 6 - 15 to be completed for each area of differing distinction.**

**Potential for green wedge designation Parcel BR1**

**Description:**

- A mix of farmland, leisure residential leisure park and scrub located to the east of Rhoose on the coastal edge.
- The main Vale of Glamorgan railway line dissects the area east to west set in a cutting which helps reduce its impact.
- The area is situated at the southern tip of the main Cardiff Airport runway, and the northern part of the area is heavily influenced by the airport.
- The main part of the southern edge of the area is comprised of a residential holiday park situated on the coastal edge.
- Long views across the Bristol Channel enhance the perception of openness of the area.

**Assessment of Development Pressure Parcel BR1**

The area around Rhoose and Cardiff Airport is under significant long term development pressure. As a primary settlement within a growth area, Rhoose will likely continue to experience pressure for new development and the areas' location adjacent to Cardiff Airport, and the Enterprise Zone and in close proximity to Barry is likely to maintain and indeed increase this pressure.

**Assessment of Distinction Parcel BR1**

Parcel BR1 has a moderate distinction from the urban area. While the northern part of the area has a strong association with the rural parts of parcel BR2, the remainder of the area is influenced by the eastern settlement edge of Rhoose, Cardiff airport, Porthkerry Leisure Park and the presence of the Vale of Glamorgan railway line.

**Purpose 1 - preventing the coalescence of a large town or city with another settlement.**

**Step 6 - Categorise the gap between settlements.**

**Notes:** Parcel BR1 sits in a relatively wide gap between Barry and Rhoose (approximately 3km wide) although the narrow gap between the coastal edge and the airport boundary makes the area peripheral to the main body of the green wedge designation.

**Step 7 – Determine the level of contribution to Purpose 1.**

**Notes:** Parcel BR1 lies in a relatively wide gap and has a moderate distinction from the urban area its contribution to Purpose 1 is therefore Weak.

**Purpose 2 - Managing urban form through controlled expansion of urban areas.**

**Step 8 - Determine if land is associated with an urban area.**

**Notes:** Parcel BR1 lies adjacent to the urban edge of the Primary settlement of Rhoose and therefore contributes to managing its urban form.

**Step 9 - Determine the level of contribution to Purpose 2.**

**Notes:** The land within parcel BR1 has a moderate distinction from the urban area. Its contribution to Purpose 2 is therefore Moderate.

**Purpose 3 - Assisting in safeguarding the countryside from encroachment.**

**Step 10 - Determine if land can be considered as part of the countryside.**

**Notes:** Parcel BR1 is partial countryside. The existing uses within the parcel limit the extent to which it contributes to preventing encroachment into the countryside however the northern part of the area beyond the Vale of Glamorgan railway line is countryside and so contributes to preventing encroachment on it.

**Step 11 - Determine the level of contribution to Purpose 3.**

**Notes:** Parcel BR1 is partial countryside its contribution to Purpose 3 is therefore Moderate.

**Purpose 4 - Protecting the setting of an urban area.**

**Step 12 - Determine level of contribution to Purpose 4**

**Notes:** The parcel does not have a direct physical relationship with the Primary settlement of Rhoose being separated by the elevated Pentir Y De highway which provides access to the recent Rhoose Point development and which presents a strong visual edge to the settlement. The contribution of parcel BR1 to Purpose 4 is therefore Weak.

**Purpose 5 - Assisting in urban regeneration by encouraging the recycling of derelict and other urban land**

**Step 13 - Determine level of contribution to Purpose 5.**

**Notes:** All green wedge land makes an equal contribution to this purpose.

#### Step 14 - Assess strength of buffer role.

**Notes:** Parcel BR1 plays a Moderate buffer role between the edge of the settlement and the narrow gap between the airport and the coastal edge, its development would result in a significant loss to this purpose for the adjacent land to the east.

#### Step 15 - Rate potential for green wedge designation.

##### Contribution of Parcel BR1 to the Green Wedge Purposes.

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Weak	Moderate	Moderate	Weak	Equal

**Notes:** Parcel BR1 makes a Moderate contribution to Assisting in safeguarding the countryside from encroachment. The area plays a moderate buffer role. Its potential for green wedge designation is therefore Moderate.

#### Potential for green wedge designation Parcel BR2

##### Description:

- Primarily large woodland blocks centred around a steep incised valley that together form most of Porthkerry Country Park. The valley runs roughly parallel with the coast and provides a spectacular opening to the coast at Porthkerry Beach.
- A large part of the area is Site of Special Scientific Interest (SSSI) Cliff Wood – Golden Stairs. Multiple Sites of Importance for Nature Conservation within woodland blocks. The conservation areas of Porthkerry and Barry Garden Suburb are within and adjacent to the area.
- Vale of Glamorgan railway line runs east/west through the area and provides a dramatic visual experience where it crosses the Porthkerry Viaduct.
- Some development within the western part of the area centred around St Curig's Church in the village of Porthkerry. Other development is either associated with the country park and low key or agricultural.

#### Assessment of Development Pressure Parcel BR2

There is little or no development pressure within parcel BR2 as most of the area is owned by the Vale of Glamorgan Council and forms Porthkerry Country Park.

#### Assessment of Distinction Parcel BR2

Parcel BR2 has a strong distinction from the urban area. The woodland blocks which form most of the area's boundaries present a strong boundary to the urban edge of Barry as well as to the open arable land to the north that forms area BR3.

#### Purpose 1 - preventing the coalescence of a large town or city with another settlement.

##### Step 6 - Categorise the gap between settlements.

**Notes:** Parcel BR2 sits in a relatively wide gap between Barry and Rhoose (approximately 3km wide).

##### Step 7 – Determine the level of contribution to Purpose 1

**Notes:** The woodland that forms Porthkerry Country Park creates a strong separating feature between Barry and Rhoose. Development in the area would reduce the perceived gap between settlements. Parcel BR2 lies in a relatively wide gap and has a strong distinction from the urban area so contribution to Purpose 1 is therefore Moderate.

#### Purpose 2 - Managing urban form through controlled expansion of urban areas.

##### Step 8 - Determine if land is associated with an urban area.

**Notes:** Parcel BR2 lies adjacent to the settlement of Barry and contributes to managing its urban form.

##### Step 9 - Determine the level of contribution to Purpose 2.

**Notes:** The land has a strong distinction from the urban area which increases the extent to which development would be considered to expand the urban form. The contribution to Purpose 2 is therefore Strong.

#### Purpose 3 - Assisting in safeguarding the countryside from encroachment.

##### Step 10 - Determine if land can be considered as part of the countryside.

**Notes:** Parcel BR2 is part of the countryside so contributes to preventing encroachment on it.

##### Step 11 - Determine the level of contribution to Purpose 3.

**Notes:** The parcel BR2 has a strong distinction from the urban area which increases the extent to which development would be considered encroachment into the countryside. The contribution to Purpose 3 is therefore Strong.

**Purpose 4 - Protecting the setting of an urban area.****Step 12 - Determine level of contribution to Purpose 4.**

**Notes:** Parcel BR2 comprises a distinctive area of woodland on the edge of the urban settlement. Most of the area provides a distinctive woodland backcloth to the western edge of the settlement of Barry. Most of the woodland is a SSSI. The contribution to Purpose 4 is therefore Strong.

**Purpose 5 - Assisting in urban regeneration by encouraging the recycling of derelict and other urban land.****Step 13 - Determine level of contribution to Purpose 5.**

**Notes:** All green belt land makes an equal contribution to this purpose.

**Step 14 - Assess strength of buffer role.**

**Notes:** Any expansion of Barry into the woodlands would reduce the perceived separation between Barry and Rhoose. The area therefore plays a major buffer role.

**Step 15 - Rate potential for green wedge designation.****Contribution of Parcel BR2 to the Green Wedge Purposes.**

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	Strong	Strong	Strong	Equal

**Notes:** Parcel BR2 makes a strong contribution to Assisting in safeguarding the countryside from encroachment. The parcel plays a major buffer role. Its potential for green wedge designation is therefore High.

**Potential for green wedge designation Parcel BR3****Description:**

- Large tract of pastoral farmland located to the south of the A4050 Port Road between Barry and Rhoose which forms a part of the much wider landscape of the central Vale beyond the A4050.
- The area mainly comprises a gently undulating lowland plateau where the land is primarily a pattern of medium to large arable fields set in managed hedgerows with little woodland cover.
- The absence of woodland and the plateau quality enable long views especially to the Bristol Channel to the south.
- The northern boundary of area BR2 creates a strong and distinct wooded edge to the parcel in the south and the area is separated from the Nant Llancarfan special Landscape Area by the A4050.
- The area contains a small number of isolated buildings, including heritage assets which are mainly centred around Cwm Ciddy lane.
- The Barry settlement edge forms the eastern boundary and is characterised by residential gardens and residual hedgerow/tree cover however the urbanising influence is limited.

**Assessment of Development Pressure Parcel BR3**

The area around Rhoose and Cardiff Airport is under significant long term development pressure. As a primary settlement within a growth area, Rhoose will likely continue to experience pressure for new development. The areas' location adjacent to Cardiff Airport, the Cardiff Airport and Bro Tathan Enterprise Zone and its location on the edge of Barry, the principal town in the Vale of Glamorgan means that this pressure is likely to be maintained. The Deposit Plan includes a housing allocation HG1 KS1 – Land at North West Barry for 376 dwellings. Existing development within the green wedge is limited to a small number of individual properties and farms which are interspersed throughout the area.

**Assessment of Distinction Parcel BR3**

Parcel BR3 has a strong distinction from the urban area. While the northeastern boundary largely comprises the settlement edge of Barry, this is of poor quality being comprised of a mix of rear garden treatments along a substandard hedgerow boundary and the area appears part of the wider landscape with little urbanising influence.

**Purpose 1 - preventing the coalescence of a large town or city with another settlement.****Step 6 - Categorise the gap between settlements.**

**Notes:** Parcel BR3 sits in a relatively wide gap between Barry and Rhoose (approximately 3km wide).

**Step 7 – Determine the level of contribution to Purpose 1.**

**Notes:** The land in parcel BR3 has a strong distinction from the urban area and lies in a relatively wide gap, its contribution to Purpose 1 is Moderate.

**Purpose 2 - Managing urban form through controlled expansion of urban areas.****Step 8 - Determine if land is associated with an urban area.**

**Notes:** Parcel BR3 is located adjacent to the north west edge of Barry and therefore contributes to managing its urban form.

#### **Step 9 - Determine the level of contribution to Purpose 2.**

**Notes:** Parcel BR3 has a strong distinction from the urban area which increases the extent to which development would be considered encroachment on the countryside. Its contribution to Purpose 2 is therefore Strong.

#### **Purpose 3 - Assisting in safeguarding the countryside from encroachment.**

#### **Step 10 - Determine if land can be considered as part of the countryside.**

**Notes:** Parcel BR3 is part of the countryside and therefore contributes to preventing encroachment on it.

#### **Step 11 - Determine the level of contribution to Purpose 3.**

**Notes:** The land is countryside and has a strong distinction from the urban area. Its contribution to Purpose 3 is therefore Strong.

#### **Purpose 4 - Protecting the setting of an urban area.**

#### **Step 12 - Determine level of contribution to Purpose 4.**

**Notes:** The openness of the land contributes to the setting of the urban settlement. The contribution to Purpose 4 is therefore Moderate.

#### **Purpose 5 - Assisting in urban regeneration by encouraging the recycling of derelict and other urban land.**

#### **Step 13 - Determine level of contribution to Purpose 5.**

**Notes:** All green wedge land makes an equal contribution to this purpose.

#### **Step 14 - Assess strength of buffer role.**

**Notes:** The land in parcel BR3 plays a Moderate buffer role, its development would lead to a loss of contribution and reduce the size of the gap between settlements.

#### **Step 15 - Rate potential for green wedge designation.**

##### **Contribution of Parcel BR3 to the Green Wedge Purposes.**

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	Strong	Strong	Moderate	Equal

**Notes:** Parcel BR3 makes a strong contribution to managing urban form through controlled expansion of urban areas and assisting in safeguarding the countryside from encroachment. Therefore the potential for green wedge designation is Moderate-High.

## **Conclusions and Recommendations**

The assessment illustrates that the existing green wedge designation between Barry and Rhoose as identified in the adopted Local Development Plan 2011-2026 at Policy MG18 (5) Between Barry and Rhoose, remains justified. The area defined by the green wedge is open arable land and remains under pressure from development associated with the individual settlements and the employment opportunities offered by Cardiff Airport and the Bro Tathan and Cardiff Airport Enterprise Zone.

While the assessment concludes that the green wedge should be maintained, the need for housing across the Vale of Glamorgan cannot be ignored and it is therefore proposed to remove the area defined by key site HG1 KS1 Land at North West Barry for 376 dwellings as set out in the Deposit Replacement Local Development Plan from the green wedge designation.

## **Assessment Summary Table**

Contribution of Parcel to Green Wedge Purposes						
Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5	Overall Rating
BR1	Weak	Moderate	Moderate	Weak	Equal	Moderate
BR2	Moderate	Strong	Strong	Strong	Equal	High
BR3	Moderate	Strong	Strong	Moderate	Equal	Moderate-High

#### **Stage D - Conclusion on need and definition of boundaries.**

#### **Step 16 - Determine suitability for inclusion in green wedge.**

**Notes:** Land identified as key site HG1 KS1 North West of Barry to be removed from the green wedge designation the boundaries of which will be amended accordingly.

**Step 17 - Determine whether additional land should be included in the green wedge to prevent leapfrogging of development pressure.**

**Notes:** It is not considered that additional land should be included within the green wedge designation to prevent leapfrogging. The current designation comprises robust boundaries within which the appropriate land is protected from speculative development that would impact on the objectives and purposes of a green wedge.

**Step 18 - Determine whether outer boundary should be adjusted in order to use clear boundary features, or to simplify its form.**

**Notes:** It is not considered that additional land should be included within the green wedge designation. The current designation comprises robust boundaries within which the appropriate land is protected from speculative development that would impact on the objectives and purposes of a green wedge.

## Green Wedge MG18 (6) South Penarth to Sully

### GREEN WEDGE NAME: MG18 (6) South Penarth to Sully

**Description:** The green wedge designation defines a significant stretch of open countryside between the southern edge of the Service Centre Settlement of Penarth and the eastern edge of the Primary settlement of Sully. The B4267 Lavernock Road and the coastline form the northern and southern boundaries respectively. The area is characterised by rolling, undulating lowland with its highest point a rounded hilltop [Hopkins Mount] located to the east of Swanbridge. The area is covered by a mosaic of pastoral fields enclosed by managed hedgerows that are often overgrown interspersed with small areas of woodland. The dismantled railway line of the old Taff Vale railway bisects the area and creates a strong raised edge that provides a feeling of enclosure in some locations. The area is generally undeveloped except at Swanbridge where a long-standing holiday and leisure park has developed around a small number of commercial businesses and substantial residential properties. Smaller caravan and leisure parks can also be found on the coastal edge at St Mary's Well Bay and Lavernock. Elsewhere development within the green wedge is largely limited to isolated farms and properties.

### LOCATION PLAN: [showing location of (candidate) green wedge, defined settlement boundaries and any development constraints or other relevant policy designations in the vicinity.]







### Stage A: Assessment of openness

**Notes:** New development allocation included in adopted Local Development Plan 2011-2026 (MG2 (24) Land at Upper Cosmeston Farm (576 units)) previously removed from Green Wedge to south of Penarth, application No.2020/01170/OUT has been approved by the Council subject to the signing of a Legal Agreement. Planning application 2022/01113/RG3 for new specialist school and associated landscaping within Green Wedge boundary was approved by the Council on the 14<sup>th</sup> June 2023 will require a subsequent amendment of the green wedge boundary.



### Stage B: Assessment of development pressure.

**Notes:** With the exception of the new school site at the northern edge of the designation, there is limited development pressure across the Green Wedge with most of the applications received by the council relating to existing residential properties and businesses and/or the established caravan/camp sites along the coast. Notwithstanding this, there is limited land available for the future expansion of Penarth, and it is therefore likely that the land covered by the green wedge will remain under pressure given its relatively sustainable location close to Penarth, Cardiff and Barry and the proximity of the land to the coast and rural areas.

**Stage C: Assessment of performance in relation to the green wedge purposes.**

**Assessment of distinction from urban areas.**

**Step 3 - Identify land with weak distinction from the urban area.**

**Notes:** Included within each separate parcel.

**Step 4 - Identify land with strong distinction from the urban area.**

**Notes:** Included within each separate parcel.

**Step 5 - Identify land with moderate distinction from the urban area.**

**Notes:** Included within each separate parcel.

**Steps 6 - 15 to be completed for each area of differing distinction.**

**Potential for green wedge designation in Parcel SP1**

**Description:**

- Parcel SP1 comprises a private sports facility adjacent to the Sully settlement boundary.
- Land within sports facilities drops towards coast and enables long views towards Sully Island and across the Bristol Channel.
- Strong boundaries presented by the coastal edge and the B4267 Lavernock Road to the south and north.
- To the west the parcel abuts residential dwellings on the edge of Sully and lacks any consistent or strong urban edge feature however the tree line in the northwestern quadrant adds to separation.
- The presence of multiple buildings along the B4267 have an urbanising influence however the overall openness of the parcel contributes to the green wedge objectives.
- The uses within the parcel are appropriate green wedge uses and except for the buildings and structures, however these do not affect the openness of the designation.

**Assessment of Development Pressure Parcel SP1**

There is little or no significant development pressure within the parcel with planning applications largely relating to the sports grounds. Previous interest has been shown in development of the sports field site however this did not result in a formal planning application.

The adopted LDP 2011-2026 included development allocations to the east of Sully which expanded the settlement north of the B4267 however this is unlikely to lead to development pressure to the south.

**Assessment of Distinction Area Parcel SP1**

The parcel has a Weak distinction from the urban area which decreases the extent to which development would be considered to reduce the perceived gap between settlements. The uses within the parcel, especially the western section have a distinct urbanising influence and the residential properties to the west comprise a weak boundary with the settlement.

**Purpose 1 - preventing the coalescence of a large town or city with another settlement.**

**Step 6 - Categorise the gap between settlements.**

**Notes:** The parcel lies in a relatively wide gap between Penarth and Swanbridge and the topography of the intervening land increases the separation. The parcel has a Weak distinction from the urban area resulting from the residential property boundaries along the western edge.

**Step 7 – Determine the level of contribution to Purpose 1.**

**Notes:** Parcel SP1 lies in a relatively wide gap and has weak distinction from the urban area, the parcel therefore makes a Weak contribution to Purpose 1.

**Purpose 2 - Managing urban form through controlled expansion of urban areas.**

**Step 8 - Determine if land is associated with an urban area.**

**Notes:** The parcel comprises a significant area of private recreational space adjacent to the eastern edge of the Primary settlement of Sully and therefore contributes to managing the urban form. The land has a weak degree of distinction from the urban area and the uses on it are associated with the urban area.

#### Step 9 - Determine the level of contribution to Purpose 2.

**Notes:** The parcel makes a Weak contribution to Purpose 2.

#### Purpose 3 - Assisting in safeguarding the countryside from encroachment.

#### Step 10 - Determine if land can be considered as part of the countryside.

**Notes:** The land is partial countryside as it is generally open however the uses on it are associated with the urban area.

#### Step 11 - Determine the level of contribution to Purpose 3.

**Notes:** Parcel SP1 is partial countryside and has a weak distinction from the urban area is contribution to Purpose 3 is therefore Weak.

#### Purpose 4 - Protecting the setting of an urban area.

#### Step 12 - Determine level of contribution to Purpose 4.

**Notes:** Parcel SP1 is a significant area of open space to the east of Sully however despite the openness of the land, there are no distinctive features which define the setting of the urban area. The land therefore makes a Weak contribution to Purpose 4.

#### Purpose 5 - Assisting in urban regeneration by encouraging the recycling of derelict and other urban land.

#### Step 13 - Determine level of contribution to Purpose 5.

**Notes:** All green wedge land makes an equal contribution to this purpose.

#### Step 14 - Assess strength of buffer role.

**Notes:** The parcel has a moderate buffer role as its development would reduce distinction with land to the east and add pressure for development on an adjacent parcel.

#### Step 15 - Rate potential for green wedge designation.

##### Contribution of Parcel SP1 to the Green Wedge Purposes.

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Weak	Weak	Weak	Weak	Equal

**Notes:** Parcel SP1 makes a Weak contribution to Purposes 1, 2 3 and 4 and plays a Moderate buffer role and therefore its potential for green wedge designation is Low-Moderate.

#### Potential for green wedge designation Area Parcel SP2

##### Description:

- Parcel SB2 primarily comprises agricultural fields and woodland blocks located to the east of Sully.
- Existing development within the parcel is located in the southwest and centred around the historic Bristol Channel port of Swanbridge and comprises large residential properties, commercial enterprises and a substantial holiday and leisure park.
- With the exception of the existing development at Swanbridge, the land has a strong association the wider countryside to the east which drops from Hopkins Mount, (the highest point in the local area) which affords extensive views across the Bristol Channel.
- Dense woodland strips and escaped hedgerows limit views in some areas.
- The northwestern quadrant of the parcel comprise more regular and smaller fields parcels and includes horticulture uses.
- As with parcel SP1, the B4267 and the coast provide strong boundaries to the north and south.

#### Assessment of Development Pressure Parcel SP2

There is little or no development pressure within the parcel, with all applications relating to existing commercial uses and residential developments at Swanbridge which are small scale and do not affect the objectives of the green wedge.

#### Assessment of Distinction Parcel SP2

Except for the area around Swanbridge, the land is countryside and has a strong distinction from the urban area which increases the extent to which development would be considered to expand the urban form.

#### Purpose 1 - preventing the coalescence of a large town or city with another settlement.

#### Step 6 - Categorise the gap between settlements.

**Notes:** The parcel lies in a relatively wide gap between Penarth and Swanbridge and the topography of the intervening land increases the separation. The parcel has a strong distinction from the urban area.

**Step 7 – Determine the level of contribution to Purpose 1.**

**Notes:** The parcel lies in a relatively wide gap between settlements and has a strong distinction from the urban area, its contribution to Purpose 1 is therefore Moderate.

**Purpose 2 - Managing urban form through controlled expansion of urban areas.****Step 8 - Determine if land is associated with an urban area.**

**Notes:** The western element of the parcel lies close to the urban area of Sully and so contributes to managing its form.

**Step 9 - Determine the level of contribution to Purpose 2.**

**Notes:** The land has a strong distinction from the urban area but does not abut the urban boundary of Penarth or Sully and so does not play a primary role in managing their urban form. The land therefore makes a Moderate contribution to Purpose 2.

**Purpose 3 - Assisting in safeguarding the countryside from encroachment.****Step 10 - Determine if land can be considered as part of the countryside.**

**Notes:** The land is primarily countryside and so contributes to preventing encroachment on it.

**Step 11 - Determine the level of contribution to Purpose 3.**

**Notes:** The land is countryside and its distinction from the urban area is strong, therefore its contribution to Purpose 3 is Strong.

**Purpose 4 - Protecting the setting of an urban area.****Step 12 - Determine level of contribution to Purpose 4.**

**Notes:** The parcel is countryside and does not have a significant role in defining the setting of Sully. Its contribution to Purpose 4 is therefore Weak.

**Purpose 5 - Assisting in urban regeneration by encouraging the recycling of derelict and other urban land.****Step 13 - Determine level of contribution to Purpose 5.**

**Notes:** All green wedge land makes an equal contribution to this purpose.

**Step 14 - Assess strength of buffer role.**

**Notes:** The land within the parcel plays a major buffer role, its development would significantly reduce the distinction of the land to the west of Sully and reduce openness within the parcel.

**Step 15 - Rate potential for green wedge designation.****Contribution of Parcel SP2 to the Green Wedge Purposes.**

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	Moderate	Strong	Weak	Equal

**Notes:** The parcel makes a strong contribution to safeguarding the countryside from encroachment and plays a major buffer role, its potential for green wedge designation is therefore High.

**Potential for green wedge designation Parcel SP3****Description:**

- The parcel comprises agricultural fields with managed hedgerows to the south of Penarth. Isolated woodland blocks and dense wooded hedgerows are present throughout the parcel.
- Elevated plateau above the coastal strip between Penarth and Sully offering extensive views across the Bristol Channel in places.
- Development within the parcel is restricted to isolated properties and farms and two substantial holiday/caravan parks at Lavernock and St Mary's Well Bay, therefore the land is open in green wedge terms.
- The north of the parcel is distanced from the southern edge of Penarth however the intervening land is a residential allocation in the adopted Vale of Glamorgan LDP 2011-2026 and is subject to an extant outline planning application that has been approved subject to the signing of a s106 Legal Agreement. Recent approval for a special school encroaches into existing green wedge and will require a boundary amendment should the assessment indicate that the green wedge should be maintained.
- The old Taff Vale railway line cuts through the parcel to the north roughly parallel with the B4267 on an elevated embankment which creates a physical barrier to the northern part of the parcel. Proposals for Active Travel route along this line associated with new development to the north.
- Lavernock nature reserve and WWII structures located along the coastal edge.

**Assessment of Development Pressure Parcel SP3**

The north of the parcel SP3 lying adjacent to the settlement of Penarth is subject to development pressure as realistically any future expansion of Penarth can occur southwards. Elsewhere within the parcel development pressure is limited to small scale development associated with existing uses.

### Assessment of Distinction Parcel SP3

The area has a strong distinction from the urban area of Penarth to the north.

#### Purpose 1 - preventing the coalescence of a large town or city with another settlement.

##### Step 6 - Categorise the gap between settlements.

**Notes:** The land lies in a relatively wide gap between Sully and Penarth.

#### Step 7 – Determine the level of contribution to Purpose 1.

**Notes:** The parcel lies in a relatively wide gap between Sully and Penarth and has a strong distinction from the urban area, its contribution to Purpose 1 is therefore Moderate.

#### Purpose 2 - Managing urban form through controlled expansion of urban areas.

##### Step 8 - Determine if land is associated with an urban area.

**Notes:** Although the parcel currently lies close to the urban edge of Penarth, the development of the intervening land will mean that the parcel abuts the southern edge of the settlement. It therefore contributes to managing the urban form.

#### Step 9 - Determine the level of contribution to Purpose 2.

**Notes:** The land has a strong distinction from the urban area and therefore plays a primary role in managing the urban form. The contribution to Purpose 2 is therefore strong.

#### Purpose 3 - Assisting in safeguarding the countryside from encroachment.

##### Step 10 - Determine if land can be considered as part of the countryside.

**Notes:** The land is countryside and so contributes to preventing encroachment on it.

#### Step 11 - Determine the level of contribution to Purpose 3.

**Notes:** The land is countryside and therefore contributes to preventing encroachment on it. The land has a strong distinction from the urban area which increases the extent to which development would be considered encroachment on the countryside. The contribution to Purpose 3 is therefore Strong.

#### Purpose 4 - Protecting the setting of an urban area.

##### Step 12 - Determine level of contribution to Purpose 4.

**Notes:** Although not adjoining the settlement, the parcel contributes to the rural/coastal setting of Penarth but has a strong relationship with the wider countryside and coastal environment to the south. The parcel therefore makes a Moderate contribution to Purpose 4.

#### Purpose 5 - Assisting in urban regeneration by encouraging the recycling of derelict and other urban land.

##### Step 13 - Determine level of contribution to Purpose 5.

**Notes:** All green wedge land makes an equal contribution to this purpose.

#### Step 14 - Assess strength of buffer role.

**Notes:** The parcel plays a major buffer role; its development would reduce the distinction of the land to the south and impact the openness of the area.

#### Step 15 - Rate potential for green wedge designation.

##### Contribution of Parcel SP3 to the Green Wedge Purposes.

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	Strong	Strong	Moderate	Equal

**Notes:** The parcel makes a strong contribution to managing urban form through the controlled expansion of the countryside and assisting in the safeguarding the countryside from development, and plays a major buffer role, its potential for green wedge designation is therefore High.

## Conclusions and Recommendations

The overall assessment indicates a presumption in favour of retaining the green wedge designation to the south of Penarth as identified in the adopted Local Development Plan 2011-2026 (Policy MG18 (6) South Penarth to Sully refers). There is continued development pressure to the south of Penarth and around the periphery of Sully with Penarth offering a sustainable location for future development.

While the presence of the three leisure/tourism caravan parks at Swanbridge, Lavernock and St Mary's Well Bay is unrelated to the purposes of the green wedge, they are long standing land uses within a coastal location and do not impact the openness of the area to any great extent. Further, their inclusion within any future green wedge designation would add protection should redevelopment of the sites ever be proposed.

It is therefore recommended that the green wedge to the south of Penarth be retained in the emerging Replacement Local Development Plan 2021-2036 and that the boundaries of the green wedge be appropriately amended to reflect the latest planning applications approved (2022/01113/RG3 for new specialist school and associated landscaping within Green Wedge boundary was approved by the Council on the 14th June 2023 refers) to reflect the extent of current development.

### Assessment Summary Table

Contribution of Area to Green Wedge Purposes South Penarth to Sully						
	Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5	Overall Rating
Area						
SP1	Weak	Weak	Weak	Weak	Equal	Low-Moderate
SP2	Moderate	Moderate	Strong	Weak	Equal	High
SP3	Moderate	Strong	Strong	Moderate	Equal	High

### Stage D - Conclusion on need and definition of boundaries.

#### Step 16 - Determine suitability for inclusion in green wedge

**Notes:** The area comprising SP1 has been considered for removal from the green wedge however the openness of the land, its proximity to the urban edge and the assistance that the land makes to controlling urban expansion have on merit determined its retention within the designation. The northern boundary of the green wedge should be amended to reflect recent planning application decisions.

#### Step 17 - Determine whether additional land should be included in the green wedge to prevent leapfrogging of development pressure.

**Notes:** NA.

#### Step 18 - Determine whether outer boundary should be adjusted in order to use clear boundary features, or to simplify its form.

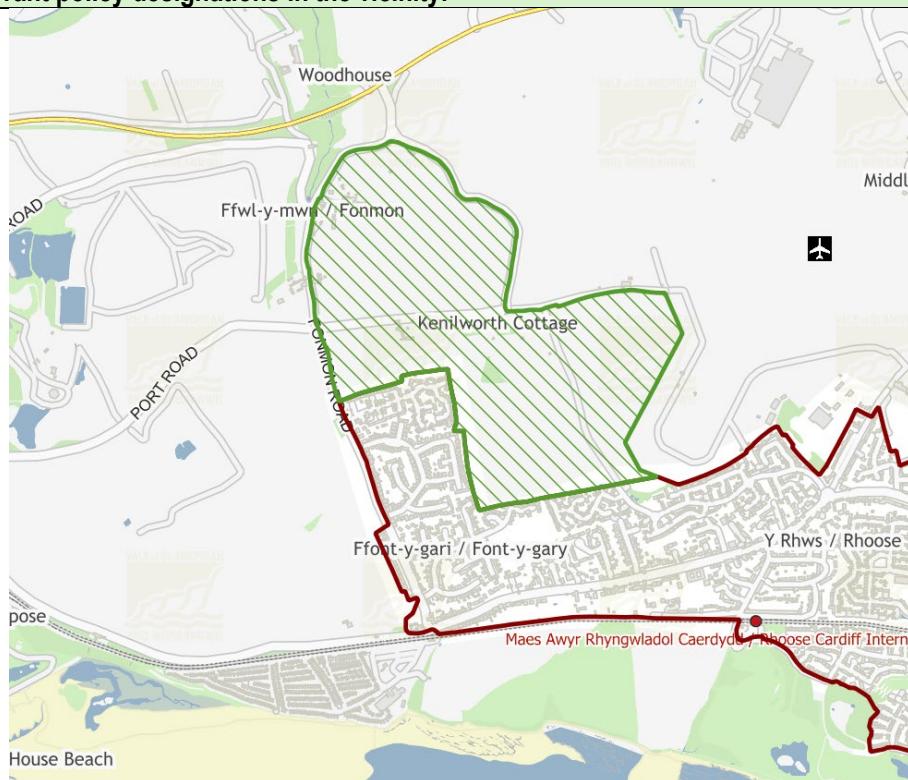
**Notes:** There are no proposals to include additional land within the green wedge designation.

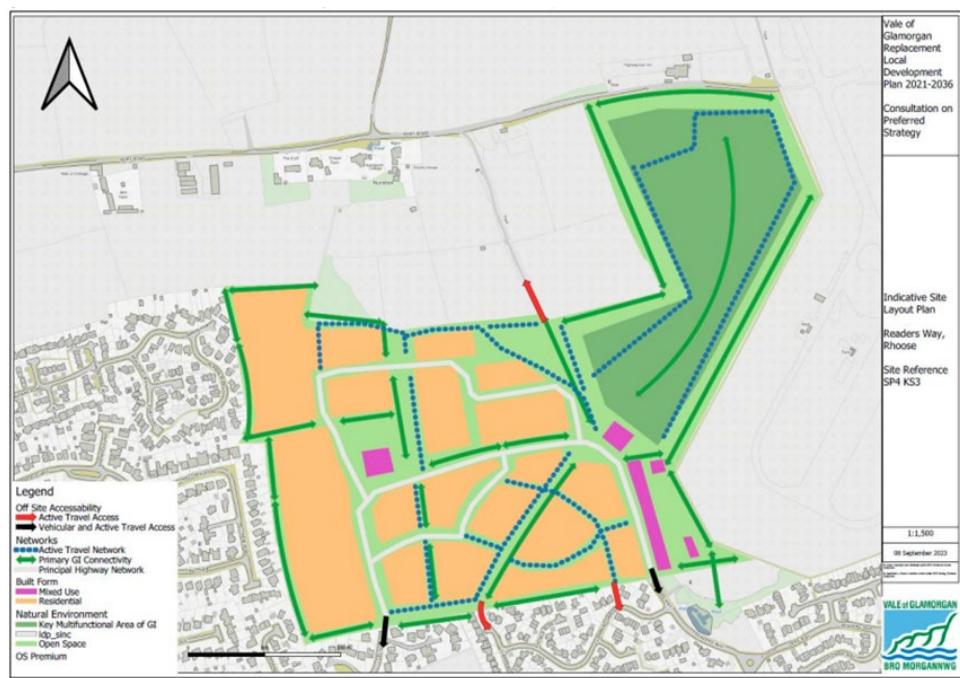
## Green Wedge MG18 (7) Between Rhoose and Aberthaw

### GREEN WEDGE NAME: MG18 (7) Between Rhoose and Aberthaw

**Description:** The green wedge is located to the northwest of the primary settlement of Rhoose as identified in the Replacement Local Development Plan 2011-2036, in the vicinity of the hamlet of Fonmon and Cardiff Airport. The area covered by the designation comprises a well-managed pastoral landscape of hedgerows and fields that is strongly influenced by adjacent land uses particularly Cardiff Airport. The hamlet of Fonmon is located within the northwestern part of the green wedge and isolated dwellings are located along Port Road which cuts through the centre of the designation, these however do not affect the openness of the designation. Most of the southeastern part of the designation has been identified for residential development in the emerging Replacement Local Development Plan (site HG1 (KS3) Land at Readers Way (520 dwellings) refers).

### LOCATION PLAN: [showing location of (candidate) green wedge, defined settlement boundaries and any development constraints or other relevant policy designations in the vicinity.]







#### Stage A: Assessment of openness

**Notes:** The Council has recently responded to planning application 2021/00210/PRE for a development of national significance comprising ground mounted photovoltaic solar farm capacity of 35MW on 40ha of land within the green wedge designation.

Development along Fonmon Road in the NW part of the GW too small and removed from the settlement edge to be excluded. Fonmon Road provides a strong boundary to the west however, the quarry buffer zone boundary sits approximately 120m to the east of Fonmon Road so this area of land is effectively already protected from sensitive development to a large degree however most of the buildings around Fonmon Hall in the north are not affected by the quarry buffer zone. A strong boundary around the village/hamlet could be identified if required.

A similar situation exists along Port Road at Kenilworth Cottage however a boundary would be harder to define given that the houses sit centrally within the remaining green wedge, therefore if a green wedge is to be retained, as per Action 1 direction, these structures would be considered to be isolated from the settlement edge and too small to be consider excluding from the green wedge designation.

#### Stage B: Assessment of development pressure.

**Notes:** See comments on planning application 2022/00244/OBS for 35MW solar farm which covers most of the green wedge north of Port Road as well as land to the east between Rockshead Lane and the airport boundary.

Key Site at Readers Way identified within the Preferred Strategy/Deposit Plan HG1 (KS3) to provide for 520 homes during the Plan period would be removed from designation if the assessment indicates that the green wedge designation should be maintained and would need to be justified against the need for housing especially affordable housing within the Vale of Glamorgan. Site included in Deposit Plan as HG1 KS3 Land at Readers Way for 520 dwellings (including 35% affordable housing) over the plan period.

Little by way of other general development pressure with planning history indicating that most of the proposed developments within the area is restricted to householder developments within and around Rhoose.

#### Stage C: Assessment of performance in relation to the green wedge purposes.

##### Assessment of distinction from urban areas

##### Step 3 - Identify land with weak distinction from the urban area.

**Notes:** Included within each separate parcel.

**Step 4 - Identify land with strong distinction from the urban area.**

**Notes:** Included within each separate parcel.

**Step 5 - Identify land with moderate distinction from the urban area.**

**Notes:** Included within each separate parcel.

**Steps 6 - 15 to be completed for each area of differing distinction.****Potential for green wedge designation Parcel RA1****Description:**

- Farmland located to the north of Primary settlement of Rhoose, bounded by the northern edges of the settlement, Cardiff Airport perimeter and Port Road. Regular field patterns with managed boundary hedgerows.
- The parcel abuts residential dwellings on the northern edge of Rhoose and lacks any strong urban edge boundary features, as a result, there is some urbanising influence along these southern edges of the parcel.
- Strong relationship with the surrounding land uses particularly Cardiff Airport as a result there is an urbanising influence on the parcel.
- The parcel contains a string of isolated properties located along the northern boundary of Port Road.
- Close to SINC designation to southeastern corner.
- A large part of the area has been identified within the emerging Replacement Local Development Plan as HG1 KS3 Land at Readers Way for 450 dwellings over the plan period.

**Assessment of Development Pressure Parcel RA1**

The area around Rhoose and Cardiff Airport is under significant long term development pressure. As a primary settlement within a growth area, Rhoose will likely continue to experience pressure for new development and the areas' location adjacent to Cardiff Airport, and the Enterprise Zone is likely to maintain and indeed increase this pressure. RLDP identifies key site SP4 KS3 land at Readers Way for 450 dwellings. Current proposal received for observations for 35MW solar farm on land to the north of Port Road and the Cardiff Airport boundary.

**Assessment of Distinction Parcel RA1**

Parcel RA1 has a moderate distinction from the urban area. While the northern part of the area has a strong association with RA2 and the wider landscape of the central Vale, the core of area RA1 is heavily influenced by the settlement edge of Rhoose and Cardiff Airport.

**Purpose 1 - preventing the coalescence of a large town or city with another settlement.****Step 6 - Categorise the gap between settlements.**

**Notes:** Parcel RA1 sits within a wide gap to the north of Rhoose with no other settlement beyond. Coalescence with other settlements will not occur.

**Step 7 – Determine the level of contribution to Purpose 1**

**Notes:** Parcel RA1 lies in a relatively wide gap and has moderate distinction from the urban area. The likelihood of coalescence with another settlement does not exist. Parcel RA1 therefore makes a weak contribution to Purpose 1.

**Purpose 2 - Managing urban form through controlled expansion of urban areas.****Step 8 - Determine if land is associated with an urban area.**

**Notes:** Parcel RA1 lies adjacent to the urban edge of Rhoose and Cardiff Airport. It therefore contributes to managing its urban form.

**Step 9 - Determine the level of contribution to Purpose 2.**

**Notes:** Parcel RA1 has a moderate distinction from the urban area which increases the extent to which development would be considered encroachment on the countryside. The contribution to Purpose 2 is therefore moderate.

**Purpose 3 - Assisting in safeguarding the countryside from encroachment.****Step 10 - Determine if land can be considered as part of the countryside.**

**Notes:** Parcel RA1 is countryside and therefore contributes to preventing encroachment on it.

**Step 11 - Determine the level of contribution to Purpose 3.**

**Notes:** The land in parcel RA1 is countryside and has a moderate distinction from the urban area, its contribution to Purpose 3 is therefore moderate.

#### Purpose 4 - Protecting the setting of an urban area.

##### Step 12 - Determine level of contribution to Purpose 4.

**Notes:** Most of the northern part of Rhoose is characterised by modern development and is a product of late 20<sup>th</sup> century urban expansion. The agricultural land in the parcel does not form a distinctive setting of the urban area and therefore makes a weak contribution to Purpose 4, protecting the setting of an urban area.

#### Purpose 5 - Assisting in urban regeneration by encouraging the recycling of derelict and other urban land

##### Step 13 - Determine level of contribution to Purpose 5.

**Notes:** All green wedge land makes an equal contribution to this purpose.

#### Step 14 - Assess strength of buffer role.

**Notes:** Parcel RA1 plays a moderate buffer role. Strong boundaries and other constraints would limit the degree to which future development pressure would result if the land was developed.

#### Step 15 - Rate potential for green wedge designation.

Contribution of Parcel RA1 to the Green Wedge Purposes				
Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Weak	Moderate	Moderate	Weak	Equal

**Notes:** Parcel RA1 makes a moderate contribution to managing urban form and safeguarding the countryside from encroachment. It plays a moderate buffer role. Therefore its potential for green wedge designation is moderate.

#### Potential for green wedge designation Parcel RA2

##### Description:

- Farmland located to the north of Primary settlement of Rhoose to the east of the village of Fonmon (identified as a hamlet or smaller rural settlement).
- The boundary with area RA1 to the south is formed by Port Road which has several isolated properties along its length.
- The area has a strong association with the wider rural area of the central Vale however the proximity of Cardiff Airport to the parcel cannot be ignored.
- The wider Vale to the north beyond Fonmon is designated as a Special Landscape Area (MG17 (4) Nant Llancarfan) and the area to the north of the B4265 at Fonmon Castle appears on the CADW/ICOMOS Register of Historic Parks and Gardens.
- A number of listed building and county treasures are located with the hamlet of Fonmon.

#### Assessment of Development Pressure Parcel RA2

The area around Rhoose and Cardiff Airport is under significant long term development pressure. As a primary settlement within a growth area, Rhoose will likely continue to experience pressure for new development and the areas' location adjacent to Cardiff Airport, and the Enterprise Zone is likely to maintain and indeed increase this pressure. The Council has recently given observations on a 35MW solar farm which if built, would take up most of the area of RA2.

#### Assessment of Distinction Parcel RA2

Parcel RA2 has a strong distinction from the urban area and is more associated with the wider rural Vale. There is some influence from the airport however this is limited.

#### Purpose 1 - preventing the coalescence of a large town or city with another settlement.

##### Step 6 - Categorise the gap between settlements.

**Notes:** Parcel RA2 does not lie within a gap between settlements and could therefore not be considered to contributing to preventing coalescence.

#### Step 7 – Determine the level of contribution to Purpose 1.

**Notes:** Near the urban area, parcel RA2 lies in a relatively wide gap with strong distinction from the urban area, the contribution to Purpose 1 is therefore moderate.

#### Purpose 2 - Managing urban form through controlled expansion of urban areas.

##### Step 8 - Determine if land is associated with an urban area.

**Notes:** Parcel RA2 lies close to the urban area of Rhoose and so contributes to managing its form however the land has a strong distinction from the urban area and does not abut the urban area boundary and so does not play a significant role in managing urban form.

#### Step 9 - Determine the level of contribution to Purpose 2.

**Notes:** The land has a strong distinction from the urban area however it is divorced from the settlement and its contribution to Purpose 2 is therefore moderate.

#### Purpose 3 - Assisting in safeguarding the countryside from encroachment.

#### Step 10 - Determine if land can be considered as part of the countryside.

**Notes:** Parcel RA2 is countryside and therefore contributes to preventing encroachment on it. The land has a strong distinction from the urban area.

#### Step 11 - Determine the level of contribution to Purpose 3.

**Notes:** The land has a strong distinction from the urban area which increases the extent to which development on it would be considered encroachment on the countryside. The contribution to Purpose 3 is therefore strong.

#### Purpose 4 - Protecting the setting of an urban area.

#### Step 12 - Determine level of contribution to Purpose 4.

**Notes:** The parcel RA2 does not have a relationship with the settlement of Rhoose and is more associated with the wider countryside. Therefore the parcel makes a weak contribution to Purpose 4, protecting the setting of the urban area.

#### Purpose 5 - Assisting in urban regeneration by encouraging the recycling of derelict and other urban land.

#### Step 13 - Determine level of contribution to Purpose 5.

**Notes:** All green wedge land makes an equal contribution to this purpose.

#### Step 14 - Assess strength of buffer role.

**Notes:** Parcel RA2 does not play a significant protective role its contribution is therefore minor.

#### Step 15 - Rate potential for green wedge designation.

Contribution of Parcel RA2 to the Green Wedge Purposes				
Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	Moderate	Strong	Weak	Equal
<b>Notes:</b> The land plays little or no role in preventing coalescence of settlements. Therefore, while the distinction from the urban settlement of Rhoose is strong, it is considered that the continuation of the green wedge designation in this area is not justified and that it should be removed in the RLDP Deposit Plan.				

### Conclusions and Recommendations

The assessment indicates that both parcels RA1 and RA2 only make a moderate contribution towards the objectives of a green wedge designation. Therefore having considered the overall position including the proposed allocation of SP4 KS3 at Readers Way in Rhoose which would significantly reduce the efficacy of a designation, the likely pending application for a solar farm that covers most of RA2, and the absence of any threat of coalescence with another settlement, it is concluded on balance that there is no merit in maintain the green wedge designation in the Replacement Local Development Plan 2011-2036.

### Assessment Summary Table

Contribution of Area to Green Wedge Purposes						
	Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5	Overall Rating
Parcel						
RA1	Weak	Moderate	Moderate	Weak	Equal	Moderate
RA2	Moderate	Strong	Strong	Weak	Equal	Moderate

#### Stage D - Conclusion on need and definition of boundaries.

#### Step 16 - Determine suitability for inclusion in green wedge.

**Notes:** NA green wedge to be deleted.

**Step 17 - Determine whether additional land should be included in the green wedge to prevent leapfrogging of development pressure.**

**Notes:** NA green wedge to be deleted.

**Step 18 - Determine whether outer boundary should be adjusted in order to use clear boundary features, or to simplify its form.**

**Notes:** NA green wedge to be deleted.

## Candidate Site Green Wedge Between B4265 and Boerton

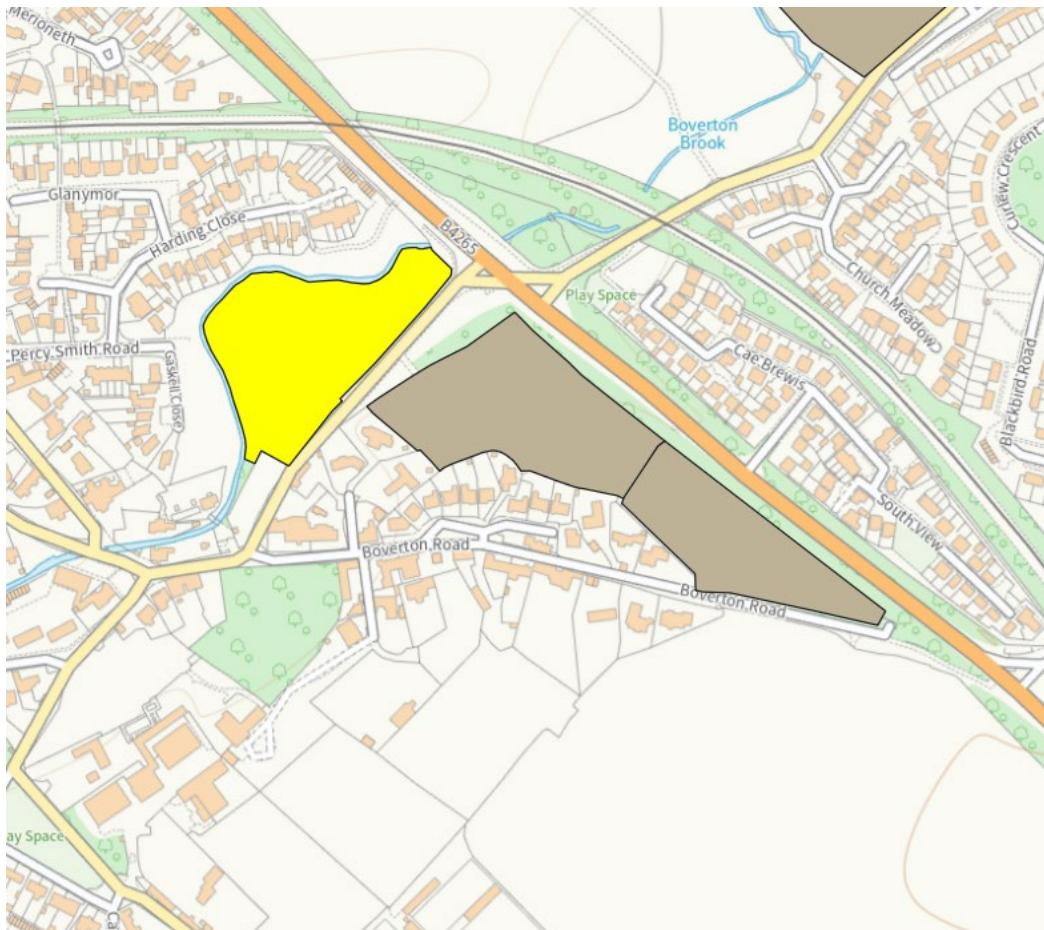
### GREEN WEDGE NAME: Candidate Site Proposal – Land to the north of Llantwit Major

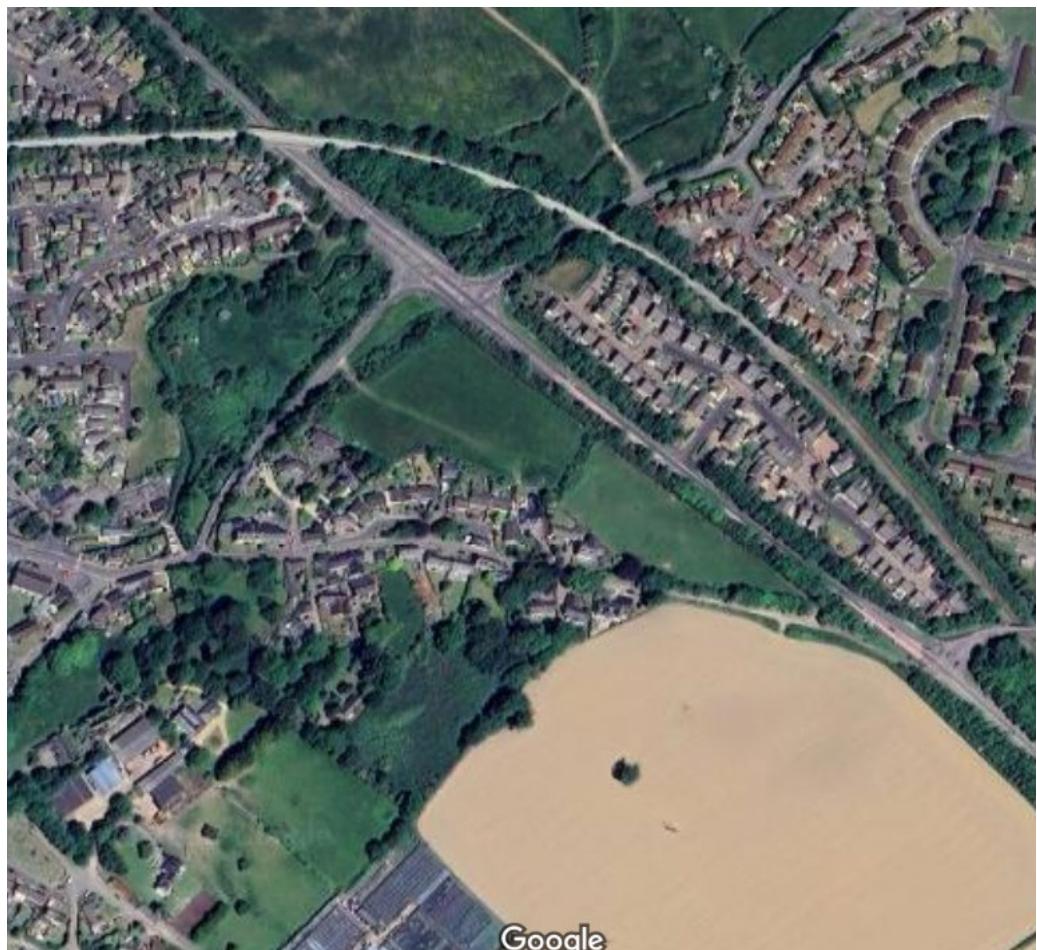
**Description:** The area proposed as a green wedge through the candidate site process covers approximately 2.4 hectares of land located on the outskirts of Boerton near Llantwit Major. The land comprises two fields made out to rough pasture adjacent to the B4265 and Boerton Road. The fields form part of the Boerton Conservation Area which covers most of Boerton between the B4265 and Mill Lane. Mature hedgerows form the boundary to most of the site however the southwestern boundary comprises the gardens of large residential properties at Orchard Close and Boerton Park. Beyond the northern field boundary, the B4265 Llantwit Major by-pass sits below the general ground level and forms a robust boundary.

The assessment also includes an irregular parcel of land (approximately 2.2 hectares and again within the Boerton Conservation Area) located between Harding Close and Boerton Road. Most of the land to the east of the Hoddnant Brook is rough scrubland however the area to the west between the rear of the properties at Harding Close and the Hoddnant Brook is a more formal amenity space used for local informal recreation. This land was subject to a separate candidate site submission and promoted for housing. The land follows the line of the Hoddnant Brook and runs from the B4265 to Boerton village. Largely used for informal recreation the land is also within the Boerton Conservation Area. Although separated from the proposed green wedge fields to the southeast by the Boerton Road, the land at Harding Close and the proposed green wedge fields contribute to a more open and rural approach to Boerton.

The Llantwit Major settlement boundary as identified in the adopted Vale of Glamorgan Local Development Plan 2011-2026 comprises two elements, the main Llantwit Major settlement boundary to the south of the B4265 and the 'Llantwit Major 2' settlement boundary which encompasses the urban area of Eglwys Brewis to the north of the B4265. The land proposed as a green wedge sits between the two defined settlement boundaries. The land therefore has little or no association with the wider countryside being largely surrounded by development.

### LOCATION PLAN: [showing location of (candidate) green wedge, defined settlement boundaries and any development constraints or other relevant policy designations in the vicinity.]







#### **Stage A: Assessment of openness**

**Notes:** There is no development within the specified parcels of land.

#### **Stage B: Assessment of development pressure.**

**Notes:** The land proposed as a green wedge has previously been subject to speculative applications for residential development (1977) however there is no general development pressure identified within the area proposed for a green wedge other than applications relating to general householder applications relating to surrounding properties. The land at Harding Road was the subject of a pre-application submission for housing as recently as 2018. Housing allocations to the north in the adopted Vale of Glamorgan Local Development Plan 2011-2026 and carried forward in the Replacement Local Development Plan 2021-2036 adjacent to the Northern Access Road will result in the remaining open land within the vicinity being developed. The recent 'Call' for candidate sites as a part of the RLPD saw the north and south field parcels and the land at Harding Close submitted for retail and residential uses respectively.

#### **Stage C: Assessment of performance in relation to the green wedge purposes.**

**Assessment of distinction from urban areas.**

##### **Step 3 - Identify land with weak distinction from the urban area.**

**Notes:** Included within each separate parcel.

##### **Step 4 - Identify land with strong distinction from the urban area.**

**Notes:** Included within each separate parcel.

##### **Step 5 - Identify land with moderate distinction from the urban area.**

**Notes:** Included within each separate parcel.

#### **Steps 6 - 15 to be completed for each area of differing distinction.**

#### **Potential for green wedge designation Parcel B1**

**Description:**

- The area proposed as a green wedge covers approximately 4.6 hectares of land located on the outskirts of Boerton near Llantwit Major.
- The land comprises three separate parcels located either side of the Boerton Road. Two fields to the south of the B4265 are made out to rough pasture and the land south of Harding Close and Gaskell Close is primarily scrubland with a small area of local residential amenity space.
- The parcels are all within the Boerton Conservation Area which covers most of Boerton between the B4265 and Mill Lane.
- Mature hedgerows form the boundary to most of the site south of the B4265 however the southwestern boundary comprises the gardens of large residential properties at Orchard Close and Boerton Park. At Harding Close and Gaskell Close, the formal treatments of the land immediately adjacent to the adopted highway gives an urban feel to the parcel which extends to the wilder scrubland beyond.
- The B4265 Llantwit Major by-pass forms a strong boundary to the north.
- The Llantwit Major settlement boundary as identified in the adopted Vale of Glamorgan Local Development Plan 2011-2026 comprises two elements, the main Llantwit Major settlement boundary to the south of the B4265 and the Llantwit Major 2 settlement boundary which encompasses the urban area of Eglwys Brewis to the north of the B4265. The land proposed as a green wedge sits between the two defined settlement boundaries. The land therefore has little or no association with the wider countryside being largely surrounded by development.

**Assessment of Development Pressure Parcel B1**

The land proposed as a green wedge has previously been subject to speculative applications for residential development (1977) and development interest for residential (2018) however there is no general development pressure identified within the area proposed for a green wedge other than applications relating to general householder applications relating to surrounding properties.

**Assessment of Distinction Parcel B1**

The southern boundary presented by the residential properties at Orchard Close and the northwestern boundary at Gaskell Close are weak and lack any consistent strong edge to the urban area. At Gaskell Close, the presence of a more formal area of informal recreation space adds to this weakness and as a result there is a strong urbanising influence on much of the parcel. However, from the northern boundary of the B4265 a more rural impression is presented. This is aided the heavily tree lined boundaries on either side of the by-pass drops and the gradient of the highway which drops into a shallow depression adjacent to the area proposed as a green wedge and which effectively removes much of the urbanising impact of the surrounding development. The land is largely surrounded by urban development and except for a smalls section at the extreme southeast, is isolated from the wider countryside. The parcel therefore as has a weak distinction from the urban area.

**Purpose 1 - preventing the coalescence of a large town or city with another settlement.****Step 6 - Categorise the gap between settlements.**

**Notes:** Parcel B1 lies in a narrow gap between the Llantwit Major settlement boundary adjacent to the B4265. The land has a moderate distinction from the urban areas surrounding it.

**Step 7 – Determine the level of contribution to Purpose 1.**

**Notes:** Parcel B1 lies in a narrow gap and has a weak distinction from the urban area, it therefore makes a Moderate contribution to Purpose 1.

**Purpose 2 - Managing urban form through controlled expansion of urban areas.****Step 8 - Determine if land is associated with an urban area.**

**Notes:** Parcel B1 is encompassed by the two parts of the Llantwit Major settlement boundary. And therefore contributes to managing the urban form.

**Step 9 - Determine the level of contribution to Purpose 2.**

**Notes:** Parcel B1 has a moderate distinction from the urban area surrounding it but contains countryside uses. The contribution to Purpose 2 is therefore Moderate.

**Purpose 3 - Assisting in safeguarding the countryside from encroachment.****Step 10 - Determine if land can be considered as part of the countryside.**

**Notes:** Parcel B1 is countryside however it has a strong association with the urban area surrounding it.

**Step 11 - Determine the level of contribution to Purpose 3.**

**Notes:** Parcel B1 is countryside but has a moderate distinction from the urban area, its contribution to Purpose 3 is therefore Moderate.

**Purpose 4 - Protecting the setting of an urban area.**

## Step 12 - Determine level of contribution to Purpose 4

**Notes:** The parcel forms a part of the Boerton Conservation Area however Boerton forms a part of the wider Llantwit Major settlement. Although the appraisal identifies the land as providing a setting for the conservation area, the buildings adjacent to the land consist primarily twentieth century development. The parcel B1 therefore makes a Moderate contribution to Purpose 4.

## Purpose 5 - Assisting in urban regeneration by encouraging the recycling of derelict and other urban land.

### Step 13 - Determine level of contribution to Purpose 5.

**Notes:** All green wedge land makes an equal contribution to this purpose.

## Step 14 - Assess strength of buffer role.

**Notes:** The proposed land identified as parcel B1 plays a moderate buffer role as its development would effectively see the joining of the two elements of the defined Llantwit Major settlement.

## Step 15 - Rate potential for green wedge designation.

### Contribution of Parcel B1 to the Green Wedge Purposes.

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	Moderate	Moderate	Moderate	Equal

**Notes:** The potential for a green wedge designation of parcel B1 is Moderate.

## Conclusions and Recommendations

The land proposed as a green wedge through the candidate site submission process and the additional land at Harding Close, comprise the last areas of open space/countryside in this area of Boerton/Llantwit Major. While the assessment indicates that the land makes a moderate contribution to the maintenance of the green wedge purposes, there are several constraints which are considered to prejudice future designation as a green wedge, not least, the inclusion of the land within the Boerton Conservation Area boundary. In addition, the absence of any significant development pressure, constraints presented by the Llantwit Major by-pass and associated junctions and the fact that much of the land is within the ownership of the Vale of Glamorgan Council and used as informal recreation space, all lead to a determination that the land does not warrant the additional protection provided by a green wedge designation and that the existing and emerging policy suite of the adopted Local Development Plan and the Replacement Local Development Plan could adequately prevent inappropriate development on the land. It is not proposed therefore to include the land as a green wedge within the Replacement Local Development Plan.

## Assessment Summary Table

Contribution of Parcel to Green Wedge Purposes						
	Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5	Overall Rating
Parcel B1	Moderate	Moderate	Moderate	Moderate	Equal	Moderate

## Stage D - Conclusion on need and definition of boundaries.

### Step 16 - Determine suitability for inclusion in green wedge.

**Notes:** NA.

### Step 17 - Determine whether additional land should be included in the green wedge to prevent leapfrogging of development pressure.

**Notes:** NA.

### Step 18 - Determine whether outer boundary should be adjusted in order to use clear boundary features, or to simplify its form.

**Notes:** NA.

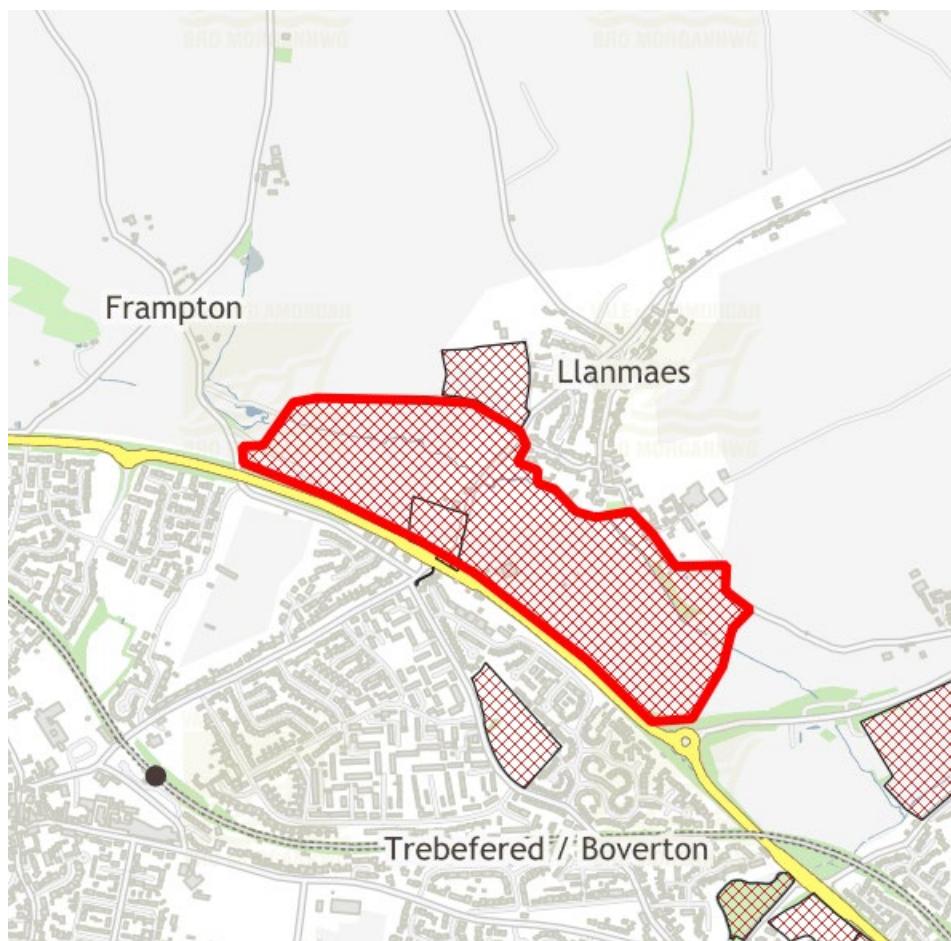
## Candidate Site Green Wedge Between Llantwit Major and Llanmaes

### GREEN WEDGE NAME: Candidate Site Proposal – Land to the north of Llantwit Major

**Description:** The area proposed as a green wedge covers approximately 30 hectares of arable land to the north of the B4265 between the Service Centre Settlement of Llantwit Major and Minor Rural Settlement of Llanmaes. The land is primarily open farmland interspersed with hedgerows and crossed by Llanmaes Brook. Built development is limited to a small number of isolated farm and residential buildings, however substantial farm buildings at Tremains Farm close to the B4265 are prominent however the area is open in green wedge terms. The B4265 forms a strong boundary to the south but elsewhere the area is indistinguishable from the surrounding countryside. The northern boundary of the proposed green wedge runs adjacent to the Llanmaes Conservation Area which covers the majority of Llanmaes except for the modern village extension to the west. The northern boundary is characterised by a hedge line which contains significant tree cover.

An application for a site at centre of proposed green wedge (2022/00907/FUL) for the erection of Class A1 food store with access, surface level parking, landscaping and all associated development was approved by members against the officer recommendation and was subsequently called in for determination by the Welsh Ministers on the 26th June 2025 and a decision is pending.

### LOCATION PLAN: [showing location of (candidate) green wedge, defined settlement boundaries and any development constraints or other relevant policy designations in the vicinity.]







### Stage A: Assessment of openness

**Notes:** There are no significant areas of existing development within the area proposed for a green wedge that would warrant exclusion. The parcel contains a small number of isolated farm/residential properties and agricultural businesses including a riding school. However substantial farm buildings at Tremains Farm close to the B4265 are prominent however the area is open in green wedge terms, and these structures should be expected in the countryside and would not warrant exclusion from any green wedge designation.

### Stage B: Assessment of development pressure.

**Notes:** With the exception of the recent retail application detailed below, there is no significant general development pressure identified within the area proposed for a green wedge other than applications associated with agricultural practices, householder applications, flood defence and previous Defence Training Academy proposals.

The RLDP candidate site process also generated submissions for sites around Llanmaes Road Candidate site submissions for Replacement Local Development Plan include two significant proposals for housing as well as retail and green wedge proposals.

An application for a site at centre of proposed green wedge (2022/00907/FUL) for the erection of Class A1 food store with access, surface level parking, landscaping and all associated development was approved by members against the officer recommendation and was subsequently called in for determination by the Welsh Ministers on the 26th June 2025 and a decision is pending.

Consider implications of LDP housing site associated with Northern Access Road – MG2 (7) Land between new Northern Access Road and Eglwys Brewis Road, Llantwit Major (375 dwellings) and to an extent MG2 (6) Land adjacent to Froglands farm (90 dwellings) refers.

### Stage C: Assessment of performance in relation to the green wedge purposes.

#### Assessment of distinction from urban areas.

#### Step 3 - Identify land with weak distinction from the urban area.

**Notes:** Included within each separate parcel.

#### **Step 4 - Identify land with strong distinction from the urban area.**

**Notes:** The land proposed for designation as a green wedge has a strong distinction from the surrounding urban development of Llantwit Major. This is afforded by the B4265 beyond which land is visibly countryside. The elevation/embankment of the B4265 in places and the edge treatments of the highway contribute to the separation. The village of Llanmaes (Minor Rural Settlement) is relatively prominent however tree cover along the southern edge softens the impact and the village appears as a rural settlement within the open countryside. There is a 'Narrow gap' of approximately 260m between the respective settlement boundaries of Llantwit Major and Llanmaes.

#### **Step 5 - Identify land with moderate distinction from the urban area.**

**Notes:** Included within each separate parcel.

#### **Steps 6 - 15 to be completed for each area of differing distinction.**

##### **Potential for green wedge designation Parcel LM1**

###### **Description:**

- The area proposed as a green wedge covers approximately 30 hectares of arable land to the north of the B4265 between the Service Centre Settlement of Llantwit Major and Minor Rural Settlement of Llanmaes.
- The land is primarily open farmland interspersed with hedgerows and crossed by Llanmaes Brook.
- Built development is limited to a small number of isolated farm and residential buildings, however substantial farm buildings at Tremains Farm close to the B4265 are prominent however the area is open in green wedge terms.
- The B4265 forms a strong boundary to the south but elsewhere the area is indistinguishable from the surrounding countryside.
- The northern boundary of the proposed green wedge runs adjacent to the Llanmaes Conservation Area which covers the majority of Llanmaes except for the modern village extension to the west. The northern boundary is characterised by a hedge line which contains significant tree cover.
- Limited development pressure from significant retail proposal adjacent to B4265.

##### **Assessment of Development Pressure Parcel LM1**

An application for a site at centre of proposed green wedge (2022/00907/FUL) for the erection of Class A1 food store with access, surface level parking, landscaping and all associated development was approved by members against the officer recommendation and was subsequently called in for determination by the Welsh Ministers on the 26<sup>th</sup> June 2025 and a decision is pending. No other significant general development pressure identified within the area proposed for a green wedge other than applications associated with agricultural practices, householder applications, flood defence and previous Defence Training Academy proposals. The RLDP candidate site process also generated submissions for sites around Llanmaes Road Candidate site submissions for Replacement Local Development Plan include two significant proposals for housing as well as retail and green wedge proposals.

##### **Assessment of Distinction Parcel LM1**

The land proposed for a green wedge has a strong distinction from the surrounding urban development of Llantwit Major. This is afforded by the B4265 beyond which land is visibly countryside. The elevation/embankment of the B4265 in places and the edge treatments of the highway contribute to the separation. The village of Llanmaes (Minor Rural Settlement) is relatively prominent however tree cover along the southern edge softens the impact and the village appears as a rural settlement within the open countryside. There is a 'Narrow gap' of approximately 260m between the respective settlement boundaries of Llantwit Major and Llanmaes.

#### **Purpose 1 - preventing the coalescence of a large town or city with another settlement.**

#### **Step 6 - Categorise the gap between settlements.**

**Notes:** Parcel LM1 lies in a narrow gap (approx. 260m) between the settlements of Llantwit Major and Llanmaes. The land has a strong distinction from the urban areas which increases the extent to which development would be considered to reduce the gap between the settlements.

#### **Step 7 – Determine the level of contribution to Purpose 1.**

**Notes:** Parcel LM1 lies in a narrow gap and has a strong distinction from the urban area, it therefore makes a Strong contribution to Purpose 1.

#### **Purpose 2 - Managing urban form through controlled expansion of urban areas.**

#### **Step 8 - Determine if land is associated with an urban area.**

**Notes:** Parcel LM1 lies adjacent to the primary settlement of Llantwit Major and the Minor Rural Settlement of Llanmaes and therefore contributes to managing their form beyond the boundaries presented by the B4265 and the settlement edge.

**Step 9 - Determine the level of contribution to Purpose 2.**

**Notes:** Parcel LM1 has a strong distinction from the urban area afforded by the Llantwit Major by-pass (B4265), and new development within the area proposed would be considered encroachment into the countryside. The contribution to Purpose 2 is therefore Strong.

**Purpose 3 - Assisting in safeguarding the countryside from encroachment.****Step 10 - Determine if land can be considered as part of the countryside.**

**Notes:** Parcel LM1 forms a part of the wider countryside. No activities associated with the urban edge are present within the identified area.

**Step 11 - Determine the level of contribution to Purpose 3.**

**Notes:** Parcel LM1 has a strong distinction from the urban area and is countryside, its contribution to Purpose 3 is therefore Strong.

**Purpose 4 - Protecting the setting of an urban area.****Step 12 - Determine level of contribution to Purpose 4.**

**Notes:** The parcel lies to the south of the Minor Rural Settlement of Llanmaes and shares a substantial part of the boundary with the Llanmaes Conservation Area. The countryside surrounding the village including the area proposed as a green wedge plays an important contribution to the setting of the village. The impact of the land on Llantwit Major is less significant given the strong boundary presented by the B4265. However, the land provides an open rural setting between the two settlements with views across the landscape to the wider countryside from both settlements. The contribution of area LM1 to Purpose 4 is therefore Strong.

**Purpose 5 - Assisting in urban regeneration by encouraging the recycling of derelict and other urban land.****Step 13 - Determine level of contribution to Purpose 5.**

**Notes:** All green wedge land makes an equal contribution to this purpose.

**Step 14 - Assess strength of buffer role.**

**Notes:** The proposed land identified as parcel LM1 presents as a major buffer role between the settlements of Llantwit Major and Llanmaes. If the land was to be developed it is likely that in breaching the strong boundary presented by the B4265, additional land in the area would be subject to development pressure in the future, expanding Llantwit Major to the north and reducing the gap between Llantwit Major and Llanmaes. The area is subject to some development pressure as evidenced by the retail application.

**Step 15 - Rate potential for green wedge designation.****Contribution of Parcel LM1 to the Green Wedge Purposes.**

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Strong	Strong	Strong	Strong	Equal

**Notes:** The potential for a green wedge designation of parcel LM1 is High.

**Conclusions and Recommendations**

The assessment indicates that the proposed green wedge promoted through the RLDP Candidate Site process warrants designation. The area included as parcel LM1 makes a strong contribution to all the purposes identified. It is therefore concluded that the area identified as LM1 and promoted as a green wedge through the candidate site process should be designated as a green wedge in the Replacement Local Development Plan.

In reaching this conclusion, the Council is aware of the pending Welsh Government 'Call In' in respect of the planning application 2022/00907/FUL Erection of Class A1 food store with access, surface level parking, landscaping and all associated development, which was granted consent by the Council on the 13<sup>th</sup> February 2025 and is now the subject of a Welsh Government 'Call In' for determination.

Therefore, while the boundary of the green wedge defined in the Deposit Plan excludes the area of the proposed A1 food store as the application was initially approved by the Council, any future boundary defined for the green wedge designation will be amended to reflect the decision of the Welsh Planning Minister.

**Assessment Summary Table**

Contribution of Parcel to Green Wedge Purposes						
	Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5	Overall Rating
Parcel						
LM1	Strong	Strong	Strong	Strong	Equal	High

## Stage D - Conclusion on need and definition of boundaries.

### Step 16 - Determine suitability for inclusion in green wedge

**Notes:** Given the relatively small scale of the proposed area the potential for a green wedge designation is high. Notwithstanding this, the land to the south of Llanmaes which is most at risk, is unlikely to receive consent for future development given the historic nature of the settlement and the presence of the conservation area boundary which covers land to the south of Llanmaes up to Llanmaes Brook. Views from Llanmaes towards Llantwit Major are identified as important in the Llanmaes Conservation Area Appraisal. Should consideration be given to designation a green wedge in this location, the boundary of the land included in any future green wedge should be limited to that which would be required to prevent any adverse impact on the village of Llanmaes.

More broadly, consideration should be given to the LDP housing allocations adjacent to the Northern Access Road (NAR) and Froglands Farm (MG18 (6) & (7) refer). In this regard, the NAR forms another robust boundary to further encroachment into the open countryside north of Llantwit Major.

### Step 17 - Determine whether additional land should be included in the green wedge to prevent leapfrogging of development pressure.

**Notes:** NA.

### Step 18 - Determine whether outer boundary should be adjusted in order to use clear boundary features, or to simplify its form.

**Notes:** Use Llanmaes Brook which forms the southern edge of the existing Conservation Area boundary as the northern boundary of most of the green wedge to the southeast. Use Llanmaes Road running north aligned with western Conservation Area boundary to unnamed lane leading to farm to the west of Llantwit Major, then use existing field boundaries to join with Frampton Lane to the south of Frampton Court Farm. Extend the candidate site submission proposal east and west to the Northern Access Road and Frampton Lane respectively. The remaining eastern, western and southern boundaries to be formed by the existing highways of the Northern Access Road, Frampton Lane and the B4265.

**Comment:** It probably doesn't really matter if Conservation area and green wedge cover same area. Therefore may be more appropriate to include land to east of Llanmaes Road (both areas of blue line).



Blue – Candidate Site Green Wedge boundary

**Red – Proposed Green Wedge boundary – includes additional land to east and west but excludes areas to south of Llanmaes covered by Conservation Area.**

## 6 Conclusions and Recommendations

6.1 Based on the assessments, Replacement Local Development Plan will include Policy DNP2 as follows:

### **DNP2 – GREEN WEDGES**

Green wedges have been identified to prevent the coalescence of settlements and to retain the openness of land at the following locations:

- 1 Between Dinas Powys, Penarth and Llandough;
- 2 North West of Sully;
- 3 North of Wenvoe;
- 4 Between Barry and Rhoose;
- 5 South Penarth to Sully; and
- 6 Between Llantwit Major and Llanmaes.

Within these areas development which prejudices the open nature of the land will not be permitted.

6.2 Where proposed housing allocations as identified in RLDP Policy HG1 impact on the proposed green wedge boundaries, the boundaries will be amended to reflect housing allocations and separate justification provided.

6.3 Further amendments to green wedge boundaries have also been made to reflect extant planning permissions where any green wedge implications have already been considered through the normal planning application process.

6.4 The following green wedges have been amended to reflect proposed housing allocations or extant planning permissions:

1. Between Dinas Powys, Penarth and Llandough – HG1 KS2 North of Dinas Powys refers.
2. Between Barry and Rhoose – HG1 KS1 Land North West of Barry refers.
3. South Penarth to Sully – Planning Application 2022/01113/RG3 refers.

## Appendix 1 - Potential for Green Wedge Designation

Existing Green Wedges							
Green Wedge	Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5	Potential for Green Wedge Designation
Between Dinas Powys, Penarth and Llandough	DPPL1	Moderate	Moderate	Moderate	Moderate	Equal	Moderate
	DPPL2	Strong	Moderate	Strong	Moderate	Equal	High
	DPPL3	Moderate	Moderate	Moderate	Strong	Equal	High
	DPPL4	Strong	Moderate	Moderate	Weak	Equal	Moderate-High
North West of Sully	SU1	Strong	Moderate	Moderate	Moderate	Equal	High
North of Wenvoe	NW1	Weak	Moderate	Moderate	Weak	Equal	Moderate
	NW2	Moderate	Moderate	Moderate	Weak	Equal	Moderate
	NW3	Strong	Moderate	Strong	Moderate	Equal	Moderate-High
South of Bridgend	SB1	Moderate	Moderate	Moderate	Moderate	Equal	Low-Moderate
	SB2	Strong	Strong	Strong	Strong	Equal	Moderate
	SB3	Strong	Strong	Strong	Moderate	Equal	Moderate
	SB4	Strong	Strong	Strong	Weak	Equal	Moderate-High
Between Barry and Rhoose	BR1	Weak	Moderate	Moderate	Weak	Equal	Moderate-High
	BR2	Moderate	Strong	Strong	Strong	Equal	High
	BR3	Moderate	Strong	Strong	Moderate	Equal	Moderate-High
South Penarth to Sully	SP1	Weak	Weak	Weak	Weak	Equal	Low-Moderate
	SP2	Moderate	Moderate	Strong	Weak	Equal	High
	SP3	Moderate	Strong	Strong	Moderate	Equal	High
Between Rhoose and Aberthaw	RA1	Weak	Moderate	Moderate	Weak	Equal	Moderate
	RA2	Moderate	Strong	Strong	Weak	Equal	Moderate
Proposed Green Wedges							
Green Wedge	Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5	Potential for Green Wedge Designation
Between Llantwit Major and Llanmaes	LM1	Strong	Strong	Strong	Strong	Equal	High
Between B4265 and Boerton	B1	Moderate	Moderate	Moderate	Moderate	Equal	Moderate

**Appendix 2 - South East Wales Green Wedge Definition Criteria Method Statement**

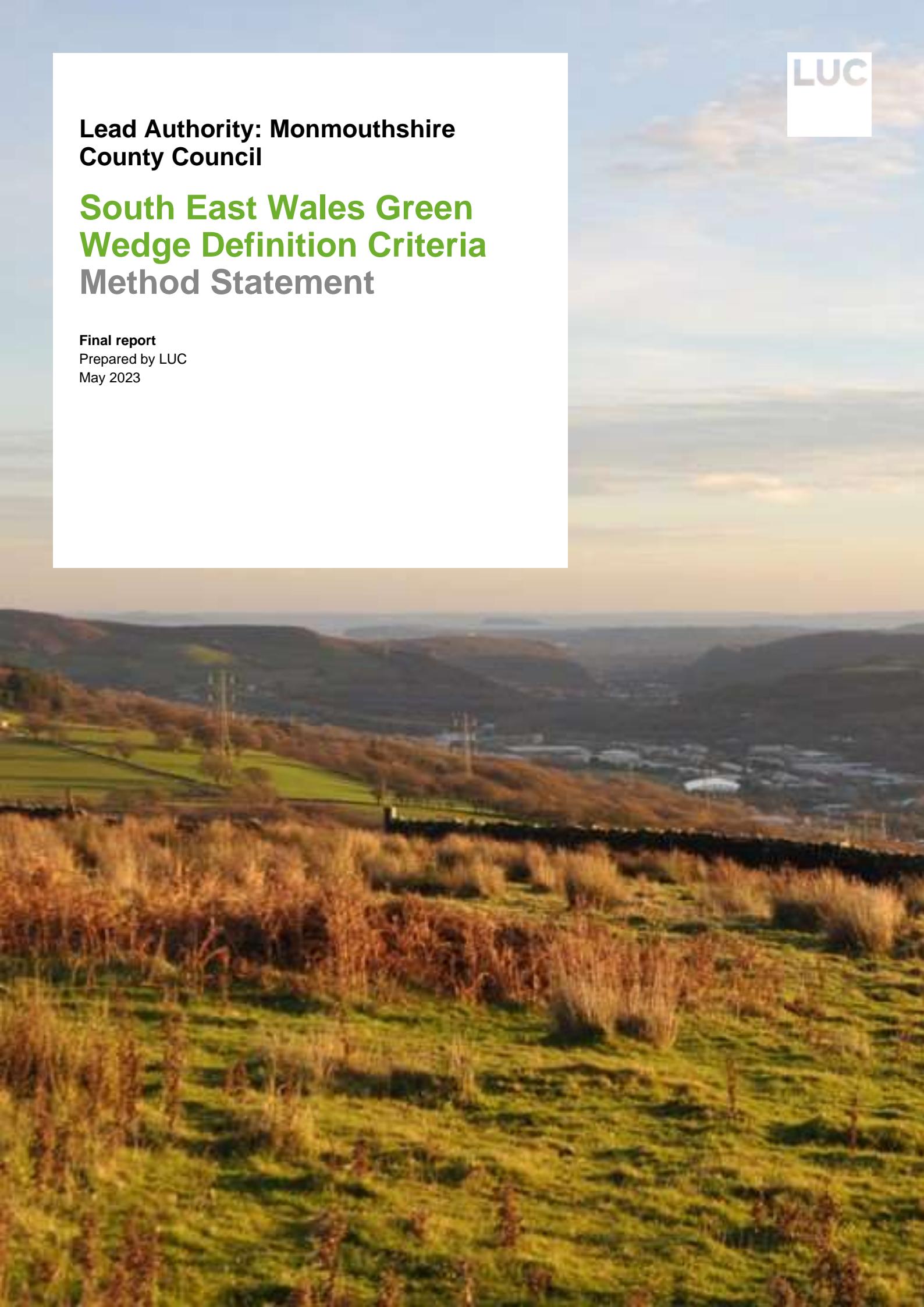
**Lead Authority: Monmouthshire  
County Council**

# **South East Wales Green Wedge Definition Criteria Method Statement**

**Final report**

Prepared by LUC

May 2023



**Lead Authority: Monmouthshire County Council**

**South East Wales Green Wedge Definition Criteria**  
**Method Statement**

Version	Status	Prepared	Checked	Approved	Date
1.	Draft	J. Allen R. Swann S. Young	R. Swann	S. Young	12.09.2022
2.	Revised draft	R. Swann	S. Young	S. Young	24.01.2023
3.	Final	R. Swann	S. Young	S. Young	21.02.2023
4.	Revised final	R. Swann	S. Young	S. Young	25.05.2023

Bristol  
Cardiff  
Edinburgh  
Glasgow  
London  
Manchester  
[landuse.co.uk](http://landuse.co.uk)

Land Use Consultants Ltd  
Registered in England  
Registered number 2549296  
Registered office:  
250 Waterloo Road  
London SE1 8RD  
100% recycled paper

Landscape Design  
Strategic Planning & Assessment  
Development Planning  
Urban Design & Masterplanning  
Environmental Impact Assessment  
Landscape Planning & Assessment  
Landscape Management  
Ecology  
Historic Environment  
GIS & Visualisation



**Landscape Institute**  
**Registered Practice**

# Contents

---

## Chapter 1 Introduction 2

Consultation	2
--------------	---

---

## Chapter 2 Context 4

National Planning Policy	4
Local policy	6
Justifications for existing green wedges in South East Wales	12
Key points from review of green wedge assessments	12

---

## Chapter 3 Proposed Green Wedge Assessment Criteria and Guidance 14

General approach	14
Ways of applying the methodology	15
Relationship with Green Belt assessment	15
Key considerations	15
Stage A – Assessment of openness	17
Stage B – Assessment of development pressure	17
Stage C – Assessment of potential for green wedge designation	18
Stage D – Conclusion on need and definition of boundaries	25

---

## Chapter 4 Next Steps 33

Consultation	33
Policy guidance	33

# Chapter 1

## Introduction

**1.1** LUC has been commissioned by the ten South East Wales planning authorities<sup>1</sup> to develop a standardised methodology for the identification and justification of green wedges in future Local Development Plans (LDPs) in the region. Planning Policy Wales (PPW)<sup>2</sup> contains no specific assessment methodology for identifying, defining or reviewing green wedge designations in Wales.

**1.2** This method statement has been prepared to outline the policy and geographical context for the green wedge designation, explore the established methodologies used by local authorities to date and propose a methodology that can be implemented on a consistent basis across South East Wales.

### Consultation

**1.3** Future Wales<sup>3</sup>: lays the framework for national, regional and local partners to work together in the coordinated delivery of national economic, housing, regeneration, environmental, flooding, energy, rural and transport policies. The definition of new green wedges, and refinement of existing ones, will play an important role in shaping growth and protecting the countryside in future LDPs.

**1.4** Joint working on the definition of a new Green Belt in South East Wales through the South East SDP will influence the shape and extent of green wedges, given that green wedges can provide a buffer between settlement edges and statutory designations such as Green Belts. It is therefore important that the local authorities in South East Wales work together to develop a standardised approach to the identification and justification of green wedges in future LDPs.

**1.5** This method statement provides an opportunity for national, regional and local partners to review and comment on a draft standardised methodology.

---

<sup>1</sup> Blaenau Gwent County Borough Council, Bridgend County Borough Council, Caerphilly County Borough Council, Cardiff Council, Merthyr Tydfil County Borough Council, Monmouthshire County Council, Newport City Council, Rhondda Cynon Taf County Borough Council, Torfaen County Borough Council and Vale of Glamorgan Council

<sup>2</sup> Planning Policy Wales – Edition 11, Welsh Government, February 2021

<sup>3</sup> Future Wales: The National Plan 2040, Welsh Government, February 2021

## Report authors

**1.6** This method statement has been prepared by LUC. LUC has completed Green Belt and green wedge studies at a range of scales for over 50 local planning authorities in the past ten years, including in the neighbouring West of England.

## Method statement structure

**1.7** The remainder of this method statement is structured as follows:

- **Chapter 2** sets out the policy and geographical context and summarises the common structures and criteria in existing green wedge methodologies;
- **Chapter 3** outlines a draft standardised methodology; and
- **Chapter 4** summarises the next steps to be undertaken to refine the methodology.

## Chapter 2

### Context

**2.1** National planning policy and guidance and associated case law and existing green wedge methodologies form the foundation of the proposed assessment methodology outlined in **Chapter 3**.

#### National Planning Policy

**2.2** Paragraphs 3.64-3.78 of PPW (Edition 11) sets out the details of Welsh Green Belt and green wedge Policy. The key difference between them is their relative permanence:

- Green Belts are considered to be strategic having significance beyond a single local authority boundary and must therefore only be proposed as part of the preparation of a Joint LDP, an SDP, or in national policy, whereas green wedge policies can be defined locally through singular LDPs.
- Green Belts are more permanent designations than green wedges and are therefore intended to be protected for longer than a single LDP period, whereas green wedge policies can be reviewed more regularly through the preparation of each new LDP.

**2.3** PPW contains no specific assessment methodology for identifying, defining or reviewing green wedge designations.

#### Justifying and shaping new Green Belts and green wedges

**2.4** Paragraph 3.64 of PPW states that proposals for *green wedges* '*must be soundly based and should only be employed where there is a demonstrable need to protect the urban form and alternative policy mechanisms, such as settlement boundaries, would not be sufficiently robust.*'

**2.5** The case summary in the green box below highlights the importance of providing clear justification for each green wedge included in an LDP, something which must be a key priority in the definition of a new standardised methodology for identifying future green wedges in South East Wales.

**Knight v Bridgend County Borough Council [2006]  
EWHC 596 (Admin)**

This case law provides some useful insight into the necessary justification needed to create a robust green wedge policy in the long term. The case considered the PPW policy in force at the time and concluded that green wedges should not be designated unless 'strictly necessary to fulfil the purposes of the policy'. The claimant sought to quash the relevant policies of the unitary development plan which designated an area of open land as green wedge, seeking to have it designated for housing instead.

The local authority rejected the inspector's recommendation that the land should be de-designated as green wedge, stating Welsh Development Agency v Carmarthenshire [1999] applied. It was held that the issue of whether the land should be included in the green wedge was one of pure value judgment and, consequently, provided the reasons for designation are adequate, then the designation is beyond challenge.

The local authority conceded that the reasons for the green wedge designation should be more clearly laid out in the UDP, which has since been amended.

not very clear. Given that the national purposes of Green Belts / green wedges<sup>4</sup> are very clearly focussed on the spatial relationships between urban and open land, and expressly indicate that other beneficial effects of designation are not a material factor in their designation, we have interpreted 'statutory designations' as relating to Green Belts rather than to any form of statutory designation (e.g. SSSI's or Scheduled Monuments).

**2.9** In addition to being used in isolation, where development pressures are not considered to be widespread enough to warrant the protection of openness with a Green Belt designation, green wedges could, therefore, be used in conjunction with Green Belt. Future Wales outlines a blueprint for the designation of a new Green Belt in South East Wales in the forthcoming South East Wales Strategic Development Plan (SDP), and green wedges could potentially be used to protect land lying between settlements and land that is designated as Green Belt, where it is felt that a review of its protected status may be necessary at the next LDP review.

**2.10** It may also be the case that existing and future strong candidates for green wedge designation will instead be designated as Green Belt in the forthcoming SDP. The findings of future work on the definition of the new South East Wales Green Belt should therefore be used to directly inform the future definition of green wedges.

#### Defining detailed Green Belt and green wedge boundaries

**2.11** PPW states that green wedge boundaries should follow physical features and only include land which it is necessary to keep permanently open, being appropriate to the location, i.e. they don't necessarily need to extend in a continuous band around an urban area.

**2.12** There is a general presumption against development that is inappropriate in relation to the purposes of green wedges. Inappropriate development is not permitted except in very exceptional circumstances. Development considered to be 'not inappropriate' in green wedges (detailed in PPW at paragraphs 3.75-3.77) includes:

- justified rural enterprise needs;
- essential facilities for outdoor sport and outdoor recreation, cemeteries, and other uses of land which maintain the openness of the green wedge and which do not conflict with the purpose of including land within it;
- limited extension, alteration or replacement of existing dwellings;

#### Green Belt / green wedge purposes

**2.6** Green wedges are described in PPW (at paragraph 3.68) as "*local designations which essentially have the same purpose as Green Belts*". The Green Belt purposes are as set out in paragraph 3.67 of PPW:

1. *Prevent the coalescence of large towns and cities with other settlements;*
2. *Manage urban form through controlled expansion of urban areas;*
3. *Assist in safeguarding the countryside from encroachment;*
4. *Protect the setting of an urban area; and*
5. *Assist in urban regeneration by encouraging the recycling of derelict and other urban land.*

**2.7** Other beneficial effects of green wedges, such as their countryside, sport and recreation opportunities, are not material factors in determining whether land should be included within them (PPW paragraph 3.69).

**2.8** Paragraph 3.68 of PPW also states that green wedges '*may be used to provide a buffer between the settlement edge and statutory designations and safeguard important views into and out of the area*'. The reference to important views can be considered an aspect of Purpose 4 – protecting the setting of an urban area – but the reference to 'statutory designations' is

<sup>4</sup> Further references in this document use the phrase 'green wedge purposes' when referring to green wedges.

- small scale diversification within farm complexes where this is run as part of the farm business;
- the re-use of substantial permanent buildings that would be in keeping with its surroundings and not have a greater impact on the openness of the green wedge and their purposes;
- mineral, renewable and low carbon energy generation. Engineering operations and local transport operations that maintain the designations' openness and do not conflict with the purposes of including land within them.

**2.13** These details are helpful in defining the detailed boundaries of new or refined green wedges. It stands to reason that stronger physical features, such as railway lines, motorways, rivers, cliffs and dense woodlands should be used where possible, and inappropriate developments should be excluded where appropriate.

## Local policy

**2.14** **Table 2.1** summarises the adopted and emerging local green wedge policies of the local authorities in South East Wales.

Table 2.1: Summary of local green wedge policies

Local authority	Plan and policies
Blaenau Gwent County Borough Council	<p><b>Adopted Local Development Plan 2006-2021:</b> Policy ENV1 – Green Wedges states: ‘Green Wedges have been identified at the following locations in order to prevent coalescence between settlements:</p> <ol style="list-style-type: none"> <li>1. <i>Beaufort and Brynmawr</i></li> <li>2. <i>Tredegar and Ebbw Vale</i></li> </ol> <p>The supporting text states each of the green wedges has been identified following consideration of factors such as development pressure, urban form and the potential for eventual coalescence of settlements.</p>
Bridgend County Borough Council	<p><b>Adopted Bridgend Local Development Plan 2006-2021:</b> Policy ENV2 – Development in Green Wedges states:</p> <p><i>‘Development which causes, or contributes to, the coalescence of settlements or reduces the openness of land between settlements will not be permitted.</i></p> <p><i>The following areas of land have been specifically designated as Green Wedges:</i></p> <p><i>ENV2(1) Coity and Bridgend</i>  <i>ENV2(2) Tondu and Coytrahen</i>  <i>ENV2(3) Coychurch and Pencoed</i>  <i>ENV2(4) Bridgend and Laleston</i>  <i>ENV2(5) Bridgend and Sarn</i>  <i>ENV2(6) Kenfig Hill and Cefn Cribwr</i>  <i>ENV2(7) Cwmfelin, Llangynwyd and Pontrhydydycyff</i>  <i>ENV2(8) Penyfai and Aberkenfig</i>  <i>ENV2(9) Penyfai and Bridgend</i>  <i>ENV2(10) Aberkenfig and Sarn</i>  <i>ENV2(11) Bridgend and Ewenny</i>  <i>ENV2(12) Kenfig and Mawdlam</i>  <i>ENV2(13) Blackmill and Pantyrawel</i>  <i>ENV2(14) Nantymoel and Ogmore Vale’</i></p> <p>The supporting text states ‘The Council acknowledges that the rigorous application of settlement boundaries as limits to urban built development, as defined in Policy PLA1, will achieve most of the aims listed above. However, the Council considers that, due to the proximity of some neighbouring settlements and/or development pressure, some areas of countryside are more vulnerable than others in terms of coalescence with one another. Therefore, in the LDP the overriding purpose of the Green Wedge allocations is for their primary function, namely to prevent the coalescence of settlements.</p> <p>‘Green Wedges’ perform this function by maintaining an open area of countryside between settlements, and thereby afford a higher degree of protection for that land which lies beyond the designated settlement boundaries. The areas identified under Policy ENV2 are between settlement boundaries which are either already close enough where distance alone makes them vulnerable to coalescence, or are areas known to have been subject to past pressures for inappropriate development, which would reduce the openness between settlements to a point where they would be vulnerable to coalescence. Although the prevention of coalescence has</p>

Local authority	Plan and policies
	<p><i>been the primary purpose of designation, consideration of 'protecting the setting of an urban area', especially along highly visible and potentially easily developable road frontages has also been taken into account as part of the green wedge methodology.'</i></p>
Caerphilly County Borough Council	<p>The Council undertook a Green Wedge Review in 2021 to review the existing green wedge designations in the adopted Bridgend Local Development Plan 2006-2021 and consider the need for their continuation in the <b>emerging Replacement Local Development Plan 2018-2033</b>. No green wedges are included in the Bridgend County Borough Local Development Plan (2018-2033) Deposit Plan Consultation document suggesting that the review concluded that the previous green wedges should be removed.</p>
Caerphilly County Borough Council	<p><b>Caerphilly County Borough Local Development Plan up to 2021:</b> Policy SI1 – Green Wedges states: 'Green Wedges are identified and will be protected at the following locations:</p> <p><i>SI1.1 Llechryd and Rhymney</i>  <i>SI1.2 Fochriw and Pontlottyn</i>  <i>SI1.3 Rhymney and Abertysswg</i>  <i>SI1.4 Brittdir and Tirphil</i>  <i>SI1.5 Argoed and Markham</i>  <i>SI1.6 Aberbargoed, Cefn Fforest and Pengam</i>  <i>SI1.7 Penpedairheol, Gilfach and Tir y Berth</i>  <i>SI1.8 Blackwood, Cwm Gelli and Cefn Fforest</i>  <i>SI1.9 Blackwood, Oakdale and Penmaen</i>  <i>SI1.10 Croespenmaen and Treowen</i>  <i>SI1.11 West of Nelson</i>  <i>SI1.12 Gelligaer, Penybryn and Penpedairheol</i>  <i>SI1.13 Pengam, Blackwood and Pontllanfraith</i>  <i>SI1.14 Newbridge and Abercarn</i>  <i>SI1.15 Cefn Hengoed, Hengoed, Ystrad Mynach and Fleur de Lys</i>  <i>SI1.16 Maesycwmmer, Pontllanfraith and Fleur de Lys</i>  <i>SI1.17 Maesycwmmer and Ystrad Mynach</i>  <i>SI1.14 Newbridge and Abercarn</i>  <i>SI1.18 Cwmcarn and Pontywaun</i>  <i>SI1.19 Cwmfelinfach and Ynysddu</i>  <i>SI1.20 Penyrheol, Hendredenny and Abertridwr</i>  <i>SI1.21 Llanbradach and Pwll-y-Pant</i>  <i>SI1.22 Bedwas and Caerphilly</i>  <i>SI1.23 Machen, Graig-y-Rhacca and Waterloo</i>  <i>SI1.24 Ty-Sign and Pontymister'</i></p> <p>The supporting text to the policy states '<i>The need to define and maintain open spaces between and within urban areas and settlements to prevent coalescence is considered important for the County Borough to protect the integrity of both the built and natural environment. Within green wedges, it is intended to resist any development proposal that would not maintain this open character.</i>'</p>

Local authority	Plan and policies
	Appendix 3 of the Plan sets out detailed descriptions of each green wedge to inform planning decisions in these locations.
Cardiff Council	<p><b>Cardiff Local Development Plan 2006-2026:</b> Policy KP3 (A) – Green Wedge states: '<i>In order to strategically manage the urban form of Cardiff and to protect the setting of the urban area, a Green Wedge is proposed on land North of the M4 as shown on the Proposals Map. Within this area development which prejudices the open nature of this land will not be permitted. Positive biodiversity, landscape, climate change mitigation and informal recreational management and enhancement measures will be encouraged in this area to further enhance the long term role of the area as a key natural resource benefiting the city.</i>'</p> <p><b>The supporting text to the policy also states:</b> '<i>This land unquestionably forms a distinctive, prominent and well known green backdrop to the city forming a strategically important setting to the urban area. The land is also generally well contained by the strong physical boundary of the M4 Motorway to the south.</i>'</p>
Merthyr Tydfil County Borough Council	<p><b>Merthyr Tydfil Replacement Local Development Plan 2016 – 2031:</b> Paragraph 6.4.28 of the plan states '<i>The Plan does not include 'green wedge' designations (unlike the 2006-2021 LDP). Strong settlement boundaries are considered a sufficient mechanism to avoid urban coalescence.</i>' Reference is made to the Green Wedge Review Background Paper (2018) for further information on this.</p>
Monmouthshire County Council	<p><b>Monmouthshire County Council Adopted Local Development Plan (2011-2021):</b> Policy LC6 – Green wedges states '<i>In order to prevent the coalescence of the settlements listed below, the areas between them are identified as Green Wedges, as shown on the Proposals Map:</i></p> <ul style="list-style-type: none"> <li>a) <i>Undy, Llanfihangel Rogiet and Rogiet;</i></li> <li>b) <i>Rogiet and Caldicot;</i></li> <li>c) <i>Portskegwell and Sudbrook; and</i></li> <li>d) <i>Shirenewton and Mynyddbach;</i></li> <li>e) <i>Chepstow, Pwllmeyric and Mather.</i></li> </ul> <p>The supporting text to the policy states '<i>Exceptionally, development may be considered acceptable in a Green Wedge where the proposal complies with Policy E2 (Non-Allocated Employment Sites) or is necessary to implement a transport scheme identified in Strategic Policy S16.</i>'</p>
Newport City Council	<p><b>Newport Local Development Plan 2011-2026:</b> Policy SP7 – Green Wedges states: <i>Green wedges have been identified in order to prevent coalescence between the following settlements:</i></p> <ul style="list-style-type: none"> <li>7) <i>Newport and Cardiff;</i></li> <li>ii) <i>Rogerstone and Risca;</i></li> <li>iii) <i>Bettws, Malpas and Cwmbran;</i></li> <li>iv) <i>Caerleon and Cwmbran.</i></li> </ul> <p><i>Within these areas development which prejudices the open nature of the land will not be permitted. An increase in size of a dwelling of more than 30% of the volume of the original size of the dwelling, or as existed in 1948, will not be approved.</i></p> <p>The supporting text to the policy states '<i>The prime purpose of Green Wedges is to prevent coalescence between urban areas. The designation is not made necessarily on the basis of the physical quality of the landscape, but rather to maintain their openness. The areas designated tend to have significant importance for their openness and for their role in maintaining the distinct identify of separate communities.</i>'</p>

Local authority	Plan and policies
Rhondda Cynon Taf County Borough Council	<p><b>Rhondda Cynon Taf Local Development Plan up to 2021:</b> Policy NSA 24 – Green Wedges states: '<i>Green Wedges have been identified in order to prevent coalescence between and within settlements at the following locations:</i></p> <ol style="list-style-type: none"> <li>1. <i>Land north of Tonyrefail (Trane Farm, Cae'r-lan Farm) and Penrhiwfer (Mynydd y Gilfach) (part);</i></li> <li>2. <i>Land between Penrhys (including Penrhys Cemetery) and Tylorstown;</i></li> <li>3. <i>Land between Penrhys and Llwynypia;</i></li> <li>4. <i>Land between Abernant (including Abernant Golf Course) and Cwmbach;</i></li> <li>5. <i>Land between Fernhill and Mountain Ash, including Victoria Pleasure Park;</i></li> <li>6. <i>Land north-east of Coed y Cwm and Grover's Field (Abercynon);</i></li> <li>7. <i>Land between Penywaun and Cwmdare / Treycynon.</i></li> </ol> <p><i>Within these areas development that prejudices the open nature of the land will not be permitted.</i></p> <p>Policy SSA 22 – Green Wedges states: '<i>Green Wedges have been identified in order to prevent coalescence between and within settlements at the following locations:</i></p> <ol style="list-style-type: none"> <li>1. <i>Land north of Tonyrefail (Trane Farm, Cae'r-lan Farm) and Penrhiwfer (Mynydd y Gilfach) (part);</i></li> <li>2. <i>Land between Gilfach Goch / Hendreforgan and Parc Eirin (Tonyrefail);</i></li> <li>3. <i>Land between Parc Eirin (Tonyrefail) and Ty'n y Bryn / Gelli Seren (Tonyrefail);</i></li> <li>4. <i>Land between Llanharan, Llanharry and Pontyclun;</i></li> <li>5. <i>Land between Llantrisant and Beddau (Brynteg);</i></li> <li>6. <i>Land between Beddau / Tyn-y-Nant and Llantwit Fardre (Crown Hill) / Church Village;</i></li> <li>7. <i>Land between Efail Isaf and Llantwit Fardre;</i></li> <li>8. <i>Land between Glyncoch and Ynysybwl.</i></li> </ol> <p><i>Within these areas development that would prejudice the open nature of the land, will not be permitted.</i></p> <p>The supporting text to the policies states '<i>Although other policies in the plan are aimed at restricting development in the countryside, it is considered necessary to provide additional protection to areas of important and vulnerable open land by restricting development on the urban fringe and between settlements. Each of the Green Wedges has been identified following consideration of factors such as development pressure, urban form and the potential for eventual coalescence of settlements.</i></p> <p><i>In the Northern Strategy Area Green Wedges have been designated specifically to prevent coalescence between and within settlements and to protect vulnerable land and urban form.</i></p> <p>Details of each of the designations are contained in a Green Wedge Topic Paper (2008).</p>
Torfaen County Borough Council	<p>Torfaen County Borough Council Local Development Plan (to 2021): Policy C1 – Green Wedges states: '<i>Green Wedges are identified at the following locations in order to prevent coalescence between settlements and to maintain the open character of these areas:</i></p> <p><i>C1/1 – Cwmbran and Newport;</i></p> <p><i>C1/2 – Ponthir and Caerleon; and</i></p> <p><i>C1/3 – Mamhilad and New Inn, Pontypool.</i></p>

Chapter 2  
Context

South East Wales Green Wedge Definition Criteria  
May 2023

Local authority	Plan and policies
	<p><i>Development within designated Green Wedges will only be permitted where the use is either conducive to or enhances the open character of the Green Wedge, respects its rural setting in terms of layout &amp; design and minimises visual intrusion into the landscape.'</i></p> <p><i>The supporting text to the policy states: 'Green Wedges have been designated to prevent coalescence between settlements and to protect the open nature of land between settlements and urban areas. The spread of development into the countryside can result in the urbanisation of rural areas, incremental loss of important green space, coalescence of settlements and have a detrimental effect upon agriculture, the landscape and amenity value of land and the individual identity of settlements.</i></p> <p><i>Although other policies in the LDP restrict development in the countryside, it is necessary to provide additional protection to areas of important and vulnerable open land by restricting development on the urban fringe and between settlements.</i></p> <p><i>It is intended to resist any development proposal that would not maintain the open character of the Green Wedges.'</i></p> <p>Details of the Green Wedges are included in Appendix 5 of the Plan.</p>
Vale of Glamorgan Council	<p><b>Vale of Glamorgan Local Development Plan 2011- 2026:</b> Policy MG18 – Green Wedges states 'Green wedges have been identified to prevent the coalescence of settlements and to retain the openness of land at the following locations:</p> <ol style="list-style-type: none"><li>1. Between Dinas Powys, Penarth and Llandough;</li><li>2. North West of Sully;</li><li>3. North of Wenvoe;</li><li>4. South of Bridgend;</li><li>5. Between Barry and Rhoose;</li><li>6. South Penarth to Sully; and</li><li>7. Between Rhoose and Aberthaw.</li></ol> <p><i>Within these areas development which prejudices the open nature of the land will not be permitted.'</i></p> <p>The supporting text to the policy states: 'While other policies of the LDP seek to prevent inappropriate development within the open countryside it is considered that the areas defined by the green wedges are more vulnerable and susceptible to change and require additional protection. Therefore, within the areas defined by the green wedges there will be a presumption against inappropriate development which would contribute to urban coalescence, prejudice the open nature of the land, or have an adverse impact upon the setting of an urban area. In applying this protection, however, it is recognised that individual or small groups of dwellings exist within the designations and that activities such as agriculture, forestry and recreation, occur. Consequently, development associated with existing uses will be limited to minor structures which are strictly ancillary to existing uses.'</p> <p>Details of each of the designations are contained within the Green Wedge Background Paper (2011).</p>

## Justifications for existing green wedges in South East Wales

**2.15** As outlined above PPW and associated case law makes it clear that each green wedge has to have a clear justification. There must be a 'demonstrable need' to protect urban form beyond the definition of clear settlement boundaries which, in conjunction with associated countryside protection policies, serve to maintain openness and, therefore, contribute to all five of the Green Belt purposes. Other beneficial effects of green wedges, such as their countryside, sport and recreation opportunities, are not material factors in determining whether land should be included within them.

**2.16** Whilst a general settlement boundary and countryside protection policy combination can protect land which contributes to the green wedge purposes, this is only achievable if there is a sufficient range of land available for development. If not, the countryside may become vulnerable to development pressure. Therefore, it is possible to justify the designation of green wedges where settlement boundaries are particularly vulnerable and susceptible to change because of the level of development pressure, and where land can be shown to contribute sufficiently to the green wedge purposes.

**2.17** Each local authority has prepared standalone evidence to determine the need and provide the justification for the designation of green wedges in their plan areas. The latest green wedge papers and assessments prepared by each of the 10 South East Wales local authorities to inform local green wedge policy have been reviewed to determine their common features and assessment criteria including:

1. Blaenau Gwent Deposit LDP – Environment Background Paper (2012).
2. Bridgend LDP (2006-2021) – Background Paper 4: Green Wedge Designation (2011).
3. Caerphilly LDP up to 2021 – Appendix 3 and accompanying Green Wedge Study (2008).
4. Cardiff LDP (2006-2026) –
5. Merthyr Tydfil Replacement LDP (2016-2031) – Green Wedge Review Background Paper (2018).
6. Monmouthshire LDP (2011-2021) Green Wedge topic Paper (2012).
7. Newport LDP (2011-2026) –
8. Rhondda Cynon Taf LDP up to 2021 – Green Wedge Topic Paper (2008).
9. Torfaen LDP up to 2021 – Appendix 5.
10. Vale of Glamorgan LDP (2011-2026) – Green Wedge Background Paper (2011).

**2.18** It should be noted that the above evidence base documents are all based on earlier iterations of national planning policy and guidance, which have since been updated by Future Wales and PPW (Edition 11), but there are no fundamental changes in PPW that would affect the definition and assessment of green wedges.

## Key points from review of green wedge assessments

**2.19** The review of existing green wedge assessments has been used to inform the definition of the draft assessment proforma in **Chapter 3**. The following key points are noted from the existing assessments:

### Relevant purposes

**2.20** A review of the text, appendices and topic papers supporting the local green wedge policies outlined above indicates that the most commonly used justification is the prevention of coalescence of neighbouring settlements (Purpose 1), in circumstances where gaps are narrow, there is evidence of development pressure, and other designations which preserve openness (such as leisure/amenity policies) do not apply. In such cases, it is suggested that reliance on settlement boundaries could potentially be insufficient.

**2.21** The role of open land in providing a settlement setting (Purpose 4) is also sometimes the primary justification for green wedge designation, alongside demonstrable development pressure, but reference to the other green wedge purposes is less common.

**2.22** Where land is more clearly distinct from urban areas, and development potential is considered to be lower, settlement boundaries are typically considered to be adequate.

### Focus on the national purposes of green wedges

**2.23** Some papers have provided local 'interpretations' of the national green wedge purposes, such as drawing on the secondary benefits of green wedges: opportunities for access to open countryside, outdoor sport and recreation, landscape and wildlife value, agriculture and forestry assets and green infrastructure. Edition 11 of PPW states the other beneficial effects of green wedges, such as their countryside, sport and recreation opportunities, are not material factors in determining whether land should be included within them.

**2.24** The methodology set out in Chapter 3 is more strictly focused on the green wedge purposes as set out in PPW. Any other value that open land has – such as biodiversity or recreational use – should be recognised through other means.

### Interpretation of Purpose 1

**2.25** The PPW wording for Green Belt Purpose 1 specifically refers to preventing coalescence with a 'large town or city'. The other 'settlement' being protected could be any size, but the PPW wording suggests that coalescence of, say, two villages would not be a concern in terms of Purpose 1.

**2.26** A review of green wedge assessments indicates that Purpose 1 has to date been widely applied in the context of gaps between settlements of any size. This does represent a potential point of challenge, but we are not aware of any such challenges to date. It is also noted that green wedges defined principally because of their role in separating settlements where neither is a 'large town' have been accepted as valid at Local Plan examination<sup>5</sup>.

**2.27** The methodology set out in Chapter 3 suggests a stricter interpretation of Purpose 1, in line with PPW wording, but also suggests that Purpose 4, protecting the setting of an urban area, can potentially be served through the maintenance of gaps with smaller settlements.

### Assessment criteria

**2.28** The assessment criteria vary but reference is commonly made to the role of topography, development barriers/boundaries and transport (connecting) features.

**2.29** The analysis is typically qualitative rather than quantitative – i.e. there are no rating systems employed in the green wedge studies. Whilst it is inevitable that qualitative judgements will be required to some degree, the use of ratings for some elements of the assessment will help to achieve consistency across the South East Wales region.

**2.30** The methodology set out in Chapter 3 combines these considerations into a rated analysis of the relationship between open land and the urban areas (the degree of 'distinction' between open land and the urban area).

---

<sup>5</sup> For example, in the 'Report on the examination into the Caerphilly County Borough Local Development Plan up to 2021' (2010).

## Chapter 3

# Proposed Green Wedge Assessment Criteria and Guidance

**3.1** Following the review of relevant national and local green wedge policy, and supporting justification in **Chapter 2**, this chapter outlines a proposed standardised approach for green wedge assessment.

**3.2** There is no defined approach set out in Welsh or English National Planning Policy or guidance as to how Green Belt or green wedge assessments should be undertaken. The approach is based on LUC's extensive experience of undertaking Green Belt assessments for over 50 local authorities.

### General approach

**3.3** This assessment methodology has been prepared with the following priorities in mind:

- **Robustness** – basing assessment criteria on the latest relevant planning policy and associated case law.
- **Consistency** – making sure the assessment criteria are sufficiently clear and standalone to ensure all the judgements are consistently applied.
- **Transparency** – communicating assessment judgements clearly using maps and simple language so that both planning professionals and the general public understand the process, to save confusion and avoid unnecessary challenges.

**3.4** The methodology is broken down into four stages, each of which has one or more steps. Working through the steps, the aim of the process is to identify areas that justify the protection provided by a green wedge designation. Some potential green wedge locations will be eliminated from consideration along the way, at Stages A, B or C, whilst others will require all four stages to be completed in order to determine whether a green wedge is needed and, if so, where its boundaries should be located.

**3.5** The actions from each step will be either:

- the exclusion of unsuitable locations for designation;
- the recording of information to be used in a later step; or
- the identification of an area suitable for green wedge designation.

**3.6** Each step will produce appropriate and consistent wording to justify the exclusion or inclusion of a location.

**3.7** The four stages of green wedge assessment are:

- A – Assessment of openness;
- B – Assessment of development pressure;
- C – Assessment of performance in relation to the green wedge purposes;
- D – Conclusion on need and definition of boundaries.

**3.8** The assessment stages and steps are also illustrated on Figure 3.1 below.

## Ways of applying the methodology

**3.9** The methodology is intended for use by Local Planning Authorities. It provides a process that can be used to assess and refine existing or candidate green wedges, employing an assessment proforma to record and map relevant information.

**3.10** It is also designed so that it could, in the first instance, be used to identify potential green wedges without any reference to existing or proposed ones. Considering **all** land in the ten districts as potential green wedge and then working through a step-by-step process of excluding unsuitable areas, until only the strongest candidates remain. It could also be used as a consistency check to help determine whether some existing green wedges should be amended, and whether some new ones should be created.

## Relationship with Green Belt assessment

**3.11** The proposed approach to assessing green wedges is essentially the same as the proposed approach to assessing Green Belt. As the purposes of both designations are the same, and the two designations are likely in some places to be defined alongside each other, it is important that they are defined in a consistent manner.

**3.12** The key difference between the green wedge and Green Belt assessment processes is that the former needs to consider development pressure in order to justify why settlement boundaries are not an adequate control on inappropriate development. For Green Belt, Future Wales has determined an 'area for consideration' within which development pressure has been judged to be sufficient to warrant the widespread protection that the designation will provide.

**3.13** This means that areas that would be considered too far removed from settlement boundaries to necessitate green wedge protection may not be considered too remote to designate as Green Belt.

**3.14** Application of the Green Belt assessment methodology will result in a recommended area (or areas) for potential designation, but this will not take account of future development needs in South East Wales. It is at this stage that the Councils will need to consider whether some areas identified as potential Green Belt should instead be allocated or safeguarded for development, because sustainable development needs outweigh impact on the Green Belt purposes and the environment), or alternatively designated as green wedges, to be revisited at the next local plan review.

**3.15** The carrying out of the Green Belt study in advance of any comprehensive application of the green wedge methodology will mean that a thorough analysis of the role of land in relation to the green wedge purposes will already have been carried out within the 'area for consideration' defined in Future Wales. This will reduce the analysis required when consideration is given to potential green wedge definition.

## Key considerations

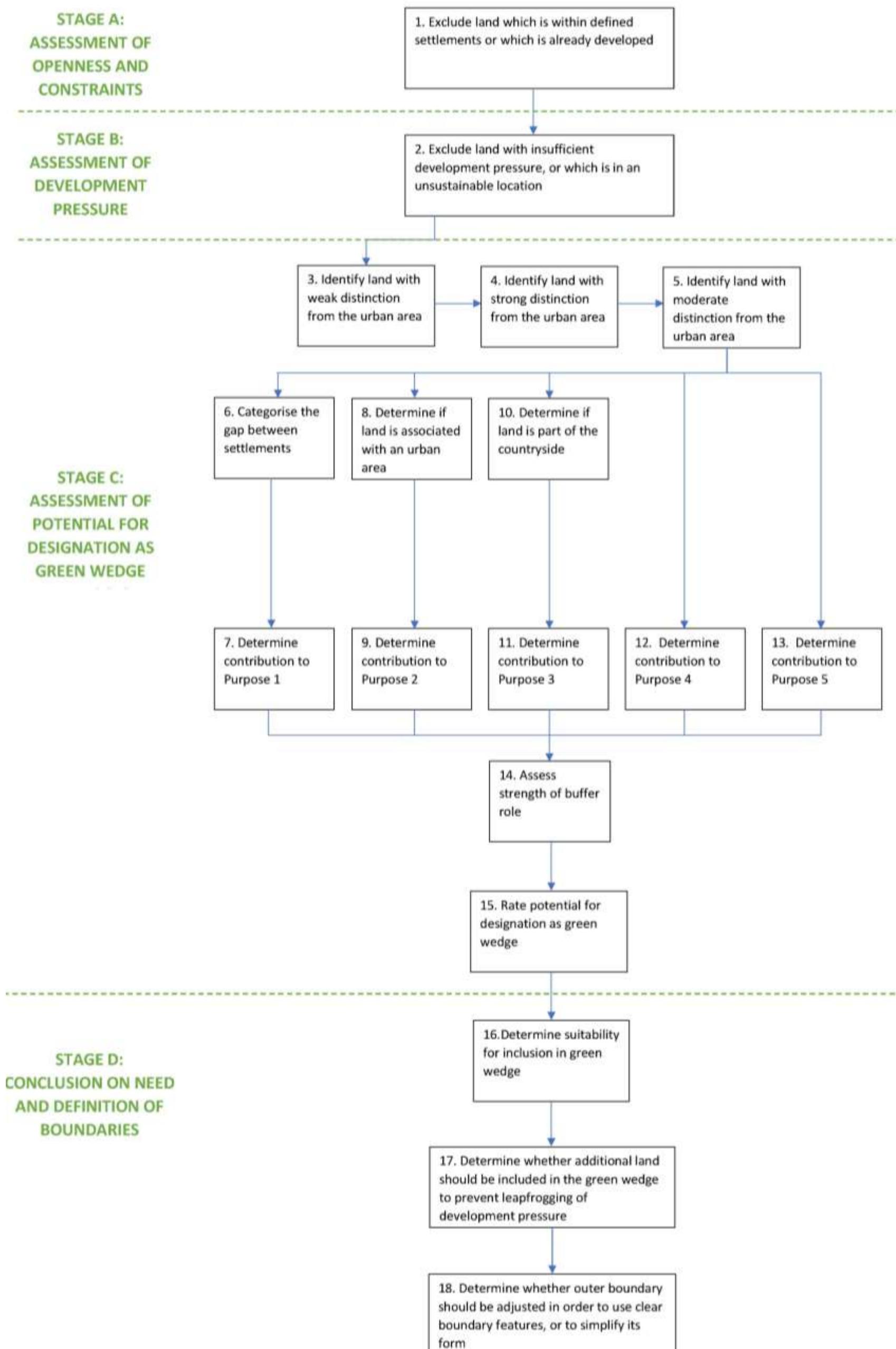
**3.16** The principal difference from existing Council methodologies is in Stage C. The assessment of performance includes a more detailed analysis of the variations in the performance of land in relation to the green wedge purposes (referred to as 'contribution' to the purposes). There is also a separate consideration of how designating or not designating an area would affect adjacent open land.

**3.17** Underpinning the approach of identifying variations in contribution to the green wedge purposes is the assumption that consideration of development pressure needs to be weighed up alongside consideration of the extent to which land would contribute to the purposes, in order to determine whether designation would be appropriate.

**3.18** The likelihood of development is not on its own enough to justify protection by a green wedge. Regardless of level of development pressure land needs to make sufficient contribution to the green wedge purposes to justify retaining openness, otherwise it is a potentially suitable location for development (i.e. not '*necessary to keep open*' - PPW paragraph 3.70).

**3.19** The assessment of sustainability factors does not form part of the green wedge assessment process. However, it is recognised that the green wedge analysis process might be carried out alongside consideration of spatial options for future development, in which case it might be decided that the sustainability merits of development in a particular location outweigh value of protecting urban form. In this event, the stronger the performance the stronger the need-case would need to be to justify development.

Figure 3.1: Green wedge assessment process



**3.20** If there is a degree of development pressure, some weighing up of this against the findings of the contribution assessment will be needed in order to judge whether a green wedge designation is warranted. In some circumstances it may be judged that contribution is not strong enough to justify protection against development, given the level of need, but it may also be the case that land which would make a strong contribution to the green wedge purposes does not need to be designated because it has a strong enough sense of separation from the urban area, and weak enough development pressure, for settlement boundaries alone to be considered defensible.

**3.21** Considering performance in relation to the green wedge purposes in this way can, alongside consideration of a range of sustainability criteria, help to identify areas that could be allocated for development through the LDP process, as well as identifying areas to protect.

**3.22** The following sections set out the assessment stages and steps, together with the assumptions and explanations that underpin them, and the actions that result. Where relevant, reference is made to PPW text.

**3.23** If a comprehensive analysis approach is adopted (see paragraph 3.10), it is suggested that the mapping of areas excluded from consideration for green wedge definition, as well as those that are finally defined, would be helpful.

**3.24** The assessment steps are also set out in the assessment proforma shown in Figure 3.2. If carrying out the comprehensive analysis approach, it is suggested that the proforma could be utilised from Stage C onwards. Recording the reasons for not defining land as a green wedge provides a useful reference point for future reviews of the extent of green wedge coverage, enabling those future reviews to focus on what might have changed since the original assessment, rather than reassessing from scratch.

## Stage A – Assessment of openness

Step 1 – Exclude land that is within defined settlements or which is already developed

**3.25** Areas can be excluded from consideration for designation if they are already 'developed'. This is because PPW (at paragraph 3.65) recognises openness as an 'essential characteristic' of Green Belt / green wedges.

**3.26** Land within a defined settlement boundary can be excluded from consideration on the assumption that settlement boundaries are defined to indicate areas within which development has already occurred, and where further development will potentially be acceptable. Where there are open spaces within settlement boundaries that are not considered suitable for development it can be assumed that

these will have some form of designation that protects them, and that a green wedge designation would therefore be unnecessary.

**3.27** There may be areas outside of defined settlement boundaries that, as a result of development that would be considered inappropriate in a Green Belt or green wedge, also lack the 'essential characteristic' of openness and can therefore make no contribution to the green wedge purposes. If such areas are sizeable, or located directly adjacent to a settlement boundary, they can be excluded from the assessment process at this stage, but if not then they should be left in. Any urbanising impact that they have on adjacent open land will be considered at Stage C.

**3.28** English case law is helpful in clarifying that Green Belt openness relates to a lack of 'inappropriate development' rather than to visual openness, thus both undeveloped land that is screened from view by landscape elements (e.g. tree cover) and land with development which is not considered 'inappropriate' are still 'open' in green wedge terms.

**3.29** Reference should be made to the list of developments at PPW paragraphs 3.75-3.77 considered 'not inappropriate' in green wedges.

### Step 1 action

Record and map areas outside of settlement boundaries that are considered to be already developed, unless isolated from the settlement edge and too small to consider excluding from a green wedge designation.

## Stage B – Assessment of development pressure

**3.30** Paragraph 3.64 of PPW states that proposals for green wedges '*must be soundly based and should only be employed where there is a demonstrable need* [emphasis added] to protect the urban form and alternative policy mechanisms, such as settlement boundaries, would not be sufficiently robust.'

**3.31** PPW doesn't specifically refer to development pressure, but in order to judge whether alternative policy mechanisms are robust enough to prevent development it is considered necessary to consider the level of demand/need for development.

**3.32** It is also clear, from Future Wales's policies requiring Green Belt designation, that it is in areas of significant anticipated growth that this designation is warranted. It can, therefore, also be assumed that green wedges are needed where development pressure is high (whether within the Future Wales 'area of consideration' for Green Belt or beyond it).

**3.33** At paragraph 5.6.6, PPW it indicates that new development sites 'should generally be located within or adjacent to defined settlement boundaries, preferably where there is public transport provision'. This suggests that land which is adjacent to an urban area can be considered vulnerable, but that development proposals on land which is isolated from urban edges can more readily be rejected as unsustainable, even if there is development pressure.

**Step 2 - Exclude land with insufficient development pressure, or which is in an unsustainable location**

**3.34** A judgement is needed as to whether there **may be** sufficient pressure for development, in a location that cannot be dismissed as unsustainable, to warrant the additional protection provided by a green wedge. The degree of development pressure is hard to assess on a consistent basis, but the aim at this stage is to exclude areas that lack any significant development pressure, rather than to decide that there is sufficient development pressure to justify a wedge in a particular area.

**3.35** Past, current and anticipated future planning applications can all be relevant to helping make a judgement on whether there **may be** sufficient development pressure to warrant the additional protection provided by a green wedge. It is helpful to give some consideration to scale, rather than just number of applications, in relation to the size of the open area in which they are proposed.

**3.36** Regardless of existing planning applications there may be stated plans or aims which suggest that development pressure in a particular area is likely to increase in the foreseeable future.

**3.37** In some cases, there may be physical features which clearly mark a change between land that is subject to development potential and land which is not, but if that is not the case it is unnecessary at this stage to define a precise boundary. Should land be identified at Stage D as suitable for green wedge designation, a judgement will be needed as to where the outer boundary should be drawn, and this will take into consideration the findings of the contribution assessment and the nature of potential boundary features in the vicinity. For this reason, the boundaries of land excluded at Step 2 should be considered provisional.

#### Step 2 action

Record and map (with provisional boundary) areas with 'insufficient pressure for sustainable development to necessitate green wedge designation'.

If the methodology is being applied to a specific parcel of land (an existing or candidate green wedge), and there is sufficient development pressure, in a sustainable location, to warrant its

consideration as a green wedge then the nature of that pressure (whether existing or anticipated) should be noted.

## Stage C – Assessment of potential for green wedge designation

**3.38** For those areas not excluded at Stages A and B it is necessary to consider variations in the potential for designating land as a green wedge. This may result in some land be excluded from consideration for green wedge designation, but in other cases these findings will be weighed up against other factors to make final judgements at Stage D.

**3.39** Potential for green wedge designation is rated on a 5-point scale (**high / moderate-high / moderate / low-moderate / low**), with supporting text. This rating is determined by firstly assessing how land contributes to each of the Green Belt purposes, and secondly assessing the extent to which land plays a buffer role in relation to adjacent undeveloped land.

#### Assessment of contribution

**3.40** The five purposes of Green Belts or green wedges are to:

1. Prevent the coalescence of large towns and cities with other settlements;
2. Manage urban form through controlled expansion of urban areas;
3. Assist in safeguarding the countryside from encroachment;
4. Protect the setting of an urban area; and
5. Assist in urban regeneration by encouraging the recycling of derelict and other urban land.

**3.41** Designating land may also have other beneficial effects, either through preserving or enhancing existing attributes or introducing new ones – PPW paragraph 3.69 mentions provision of countryside access, sport and recreation – but it also makes it clear that '*the extent to which the use of land fulfils these objectives is not a material factor in determining whether land should be included in a Green Belt or green wedge*'. Any such beneficial effects do not, therefore, form part of the assessment of performance.

**3.42** Contribution to each Green Belt purpose is assessed on a 3-point scale of **strong, moderate or weak/no** contribution. The process is set out in Steps 3 – 13 on Figure 3.1.

**3.43** Questions that need to be asked in order to assess contribution are:

- Is the purpose relevant to this location?

■ How strongly does land relate to the urban area?

**3.44** The first question is necessary because the purposes are not equally applicable to all locations. This is most evident in relation to Purpose 1, where the level of contribution will be influenced by the location of land in relation to different settlements and on the size of the gap between them.

**3.45** For Purposes 1, 2 and 3, the assumption underpinning the second of these questions is that land which has a stronger relationship with an urban area will, all other things being equal, make a weaker contribution to a green wedge purpose than land which has a stronger sense of separation from urbanising influences. This is because the development of land with a stronger sense of separation – or ‘distinction’ – would cause greater weakening of a settlement gap (Purpose 1), would have a bigger impact on settlement form (Purpose 2) and would intrude more strongly on the countryside (Purpose 3).

**3.46** For Purpose 4 relationship with the urban area is considered differently, and on a more individual basis. Land that has a stronger relationship with an urban area may well play a stronger role in defining the character of that settlement than land which is more distant, but this will depend on the nature of each settlement’s setting and the features which contribute to it.

**3.47** For Purposes 1, 2 and 3 the variations in strength of relationship with the urban area are assessed in the same way, by considering the degree of ‘distinction’ from the urban area. Distinction is, therefore, assessed as Steps 3-5 and then applied to the relevant purposes in subsequent steps.

#### Assessment of buffer role

**3.48** The second element in the assessment process determines whether land is performing a **minor, moderate or major** ‘buffer role’ in relation to adjacent undeveloped land.

**3.49** Although only a single step in the assessment process (Step 14) this is an important consideration when determining what land should be included in a green wedge. It addresses the implications for adjacent land of *not* including a particular parcel of land in the green wedge.

**3.50** The assumption is that if land is not protected by inclusion in the green wedge (or in an adjacent Green Belt) it could be developed, and if it is developed this could, in turn, weaken the integrity of adjacent open land by increasing urbanising influence on it.

#### Application of the assessment process

**3.51** If carrying out a comprehensive assessment of all areas, to identify potential locations for green wedge designation, the assessment process should be applied settlement by

settlement, starting at the urban edge and working around and outwards to identify any significant variations in the relevance of each purpose, the relationship between open land and the urban area(s) and the relationship between adjacent open areas. Where land lies in a gap between two settlements the assessor will need to consider the relationship between open land and both urban areas.

**3.52** To avoid overcomplication when identifying variations in potential for green wedge designation, it is suggested that a minimum parcel size should be set at 1ha.

#### Assessment of distinction from the urban area

**3.53** Distinction from the urban area is a judgement of the extent of existing urbanising influence. This will depend on:

- The strength and consistency of boundary features between the parcel and the urban edge(s);
- The nature of landform and/or land cover within the parcel, or between the parcel and the urban edge(s); and
- The scale, location and visibility of urban development or other urbanising influences.

**3.54** The strongest distinction occurs where there are boundary features which provide visual separation and also impede physical movement, and which are consistent over a considerable distance. If a physical feature occupies a wide area, rather than just being a linear barrier, then distinction is strengthened further. A sizeable area of woodland, for example, will create very strong distinction from an urban area, as long as it is not overly surrounded by development. A motorway or river may not necessarily be a strong visual barrier (although associated vegetation means that it sometimes will be), but it is likely to be a physical barrier that covers a considerable distance.

**3.55** Residential gardens would be an example of a weak boundary. If open land beyond them retains a relatively strong relationship with the wider countryside, then distinction will not be weak, and could still be strong if there is a strong landform feature, such as a hillside or valley. However, a lack of relationship with the wider countryside, for example because of a strong boundary feature or a degree containment by urban edges or by urbanising development outside of settlement boundaries, weakens distinction.

**3.56** However, regardless of the strength of boundary features and the nature of landform or land cover, distinction will increase with distance from urban influences. The stronger the visual and physical relationship with the wider countryside, the shorter and more rapid the transition away from urban influence, and the cumulative impact of multiple minor

boundary features can be equally significant as a single strong boundary feature.

**3.57** Caution must be used when considering views, recognising that seasonal variations and boundary maintenance regimes can have a significant impact. The scenic quality of views is not relevant to green wedge assessments.

**3.58** Distinction is assessed as being either *strong*, *moderate* or *weak*. It is recommended that the assessment of distinction commences with the identification of areas that have *weak* distinction, followed by the identification of areas that have *strong* distinction. The remainder will, by default, have *moderate* distinction.

**3.59** LANDMAP can be used as a reference when determining distinction, with the Visual and Sensory Aspect being most relevant. However, the scale of analysis for green wedges may be smaller, with urban fringe areas not fully reflecting the characteristics that make a larger LANDMAP aspect area rate highly.

#### Step 3 – Identify land with *weak* distinction from the urban area

**3.60** Land has *weak* distinction from an urban area if it has:

- Weak boundary separation from it; and
- Some sense of separation from the wider countryside; and
- Is subject to urbanising influences either from proximity to a visually prominent urban edge, a degree of containment by urban edges, or the presence of urbanising development or activity within the area.

**3.61** The following are considered to constitute 'weak boundary separation', unless there is a difference in landform between the urban edge and open land, or the open land is characterised by significant tree cover or waterbodies. If land has weak boundary separation from the wider countryside, as well as from the urban edge, it will have *moderate* rather than *weak* distinction from the urban area.

- A hedgerow, unless substantial with mature trees.
- Residential property boundaries (i.e. garden fences/vegetation).
- A minor urban road. Roads that link settlements – i.e. which can be considered country roads rather than urban roads – would not be considered a weak boundary feature, even if minor in terms of width.

#### Step 3 action

Working outwards from the urban edge, identify and record any areas with *weak* distinction. Map the boundary beyond

which distinction increases. Distinction will only increase with distance from an urban edge, so as soon as it is evident that land in a particular location has at least moderate distinction the analysis process can move on to the next section of urban edge.

#### Step 4 – Identify land with *strong* distinction from the urban area

**3.62** Land has *strong* distinction from an urban area if it has:

- Strong boundary separation, or sufficient distance and combination of minor boundaries to mean that there is little sense of proximity to any urban edges; and
- Either visual screening from urban areas, or a strong topographical difference, or a boundary feature that cannot be easily crossed (such as a railway line without any road crossing in the vicinity); and
- A lack of significant urbanising influence from development or activity outside of the settlement boundary. Traffic is not in itself an urban feature, but busy roads may have some containing influence that strengthens associated with the urban edge.

**3.63** The following are considered to constitute 'strong boundary separation':

- A major road (motorway, 'A' road or dual carriageway), railway or river.
- A significant change in landform.
- Woodland, a substantial tree belt or a sizeable waterbody.
- A combination of lesser features – e.g. a 'B' road with a well-treed hedgerow.

**3.64** The above bullet points indicate that landform alone can be enough to constitute *strong* distinction, but consideration needs to be given to the topographical form of the adjacent settlement – e.g. a valley side would constitute a 'significant change in landform' if the settlement is confined to lower ground, but not if it has in places already expanded further upslope.

#### Step 4 action

Working outwards from the urban edge, or from identified areas of weak distinction, identify and record and map any areas with *strong* distinction. The outer boundary may already be defined but if this is not the case, a judgement will need to be made as to where the level of distinction drops below strong – i.e. because there is another urban edge that is exerting urbanising influence.

**Step 5 – Identify land with *moderate* distinction from the urban area**

**3.65** Land has moderate distinction from an urban area if doesn't meet the criteria for strong or weak distinction. Typical examples would be where:

- Land has moderate boundary separation from the urban area and some relationship with the wider countryside but is subject to some urbanising influences; or
- Land has weak boundary separation from the urban area, but a strong relationship with the wider countryside; or
- Land has strong boundary or landform separation from an urban area, but also a degree of containment by other urban development, which weakens its relationship with the wider countryside.

**Step 5 action**

Record areas with **moderate** distinction. The identification of areas with **weak** or **strong** distinction will have defined the boundaries for area of **moderate** distinction.

Having identified variations in levels of distinction from urban development, the assessment can consider criteria associated with each green wedge purpose.

**Purpose 1 – preventing the coalescence of a large town or city with another settlement**

**3.66** The wording in PPW for Purpose 1 refers to preventing coalescence with a 'large town or city' but the PPW wording suggesting that green wedges "*are local designations which essentially have the same purpose as Green Belts*" is interpreted as allowing scope to consider smaller settlements in relation to this purpose. The fact that wedges defined between smaller settlements have been accepted at Local Development Plan examination is considered to justify this approach.

**3.67** The role of land in relation to this purpose depends on the size and strength of the gap between settlements that would be left were the land to be developed, and on any variations in strength of relationship with the urban area – i.e. the degree of 'distinction'.

**Step 6 – Categorise the gap between settlements**

**3.68** Step 6 considers the size of the gap between settlements. A degree of judgement is required when considering gap size, because physical landscape features, both natural and manmade, can have a significant impact on perceived separation. The size of the settlements in question is also relevant, with wider gaps being considered relevant to Purpose 1 if they are located between larger places, and

smaller gaps if the settlements being considered are smaller ones. Also, settlements may be linked or almost linked along a connecting road, but otherwise separated by open land.

**3.69** The fourteen 'key settlements' in South East Wales as identified in the Wales Spatial Plan (2008 update), listed below, are defined as cities or large towns. Beyond this, there are other settlements which, in the context of each local authority's hierarchy, can be considered 'large towns'.

- Aberdare
- Abergavenny
- Barry
- Blackwood
- Bridgend
- Caerphilly
- Cardiff
- Chepstow
- Cwmbran/Pontypool
- Ebbw Vale
- Llantrisant
- Merthyr Tydfill
- Newport
- Pontypridd.

**3.70** At the other end of the scale, there are variations across planning authorities with regard to the minimum size at which settlements have been assigned defined boundaries, so the existence of a settlement boundary is not considered to be a clear indicator of what can be termed 'another settlement'. Judgement is required as to whether an area of built development has sufficient identity for its separation from another settlement to be potential worthy of protection by a green wedge. The size, form and age of development are all factors that could have a bearing on this judgement.

**3.71** As a guideline for what constitutes a 'gap', separation of greater than 8km between two large towns, or greater than 4km between a large town/city and a smaller settlement, or greater than 2km between two smaller settlements, can be considered too wide for any land within it to make a significant contribution to Purpose 1. It is suggested that justification would need to be provided if this purpose was to be considered relevant to land in a wider gap.

**3.72** Although settlements may be close enough for intervening land to be considered to form a gap between them, there may be development constraints (see Stage D for examples) which would prevent coalescence, or a significant

sense of loss of separation. If the constrained area is broad enough to retain significant separation, and there is an absence of direct connecting routes from which any significant reduction of separation could be experienced, then land in the gap will not make a significant contribution to Purpose 1.

**3.73** Having established that land lies in a gap, some judgement may be required regarding whether that gap should be subdivided for assessment purposes. The analysis of distinction may already have identified subdivisions, but consideration should be given as to whether further splitting is required in order to reflect variations in gap size. Within an area that can be termed a gap there may be part which is in a narrow gap, but other parts which are peripheral to this, where the gap is wider but land is still performing a function with regard to Purpose 1.

**3.74** Guideline definitions for different gap sizes, measured between defined settlement boundaries, are set out below. Justification, with reference to separating or connecting features, should be provided for any departure from these indicative distances.

- 4-8km (between large towns), or 2-4km (between large town and smaller settlement), or 1-2km (between smaller settlements) = a *relatively wide* gap;
- 2-4km (between large towns), or 1-2km (between large town and smaller settlement), or 0.5-1km (between smaller settlements) = a *relatively narrow* gap;
- <2km (between large towns), or <1km (between large town and smaller settlement), or <0.5km (between smaller settlements) = a *narrow* gap.

#### Step 6 action

If land lies in a gap between two large towns which is at least 8km, or in a gap between a large town/city and a smaller town or village which is at least 4km wide, or in a gap between two smaller towns or villages which is at least 2km wide, map land as being in a 'wide gap' and making **no significant** contribution to Purpose 1.

If there are development constraints that will prevent any significant loss of separation, such that the unconstrained land is not perceived as playing a significant role in preventing visual/physical links between settlements, record land as being in a 'gap protected by development constraints' and so making **no significant** contribution to Purpose 1.

For any other gaps, subdivide land as appropriate and record whether gap is *relatively wide*, *relatively narrow* or *narrow*.

#### Step 7 – Determine level of contribution to Purpose 1

**3.75** For each area of differing distinction (strong, moderate, weak) within a settlement gap, contribution to Purpose 1 can

be determined by combining consideration of the distinction from the urban area (Steps 3-5) and the gap size (Step 6). The narrower the gap and the stronger the distinction from the urban edge, the higher the contribution; the wider the gap and the weaker the distinction, the lower the contribution will be.

#### Step 7 action

Use **Table 3.1** below to determine Purpose 1 contribution ratings. Record contribution to Purpose 1 as either **strong**, **moderate** or **weak**.

**Table 3.1: Contribution to Purpose 1**

	Weak distinction	Moderate distinction	Strong distinction
Narrow gap	moderate	strong	strong
Relatively narrow gap	weak	moderate	strong
Relatively wide gap	weak	weak	moderate

#### Purpose 2 – Managing urban form through controlled expansion of urban areas

##### Step 8 – Determine if land is associated with an urban area

**3.76** Purpose 2 can be considered applicable to any land which has a relationship with an urban area. There are variations across planning authorities with regard to the minimum size at which settlements have been assigned defined boundaries. In most authority areas, settlements with a defined boundary can be considered urban in character, but it is suggested that the following are too small to be treated as urban areas:

- 'Minor rural settlements' as defined in the Vale of Glamorgan LDP;
- Three settlements in Blaenau Gwent: Trefil, Bedwellyt Pits and Pochin;
- Three settlements in Caerphilly: Waterloo, Rudry and Hollybush;
- Two settlements in Newport: Christchurch and Llanvaches.

**3.77** It is anticipated that most locations not excluded at Stages A or B will lie in close enough proximity to a settlement to be considered to have a relationship with it, but there may

be cases where a judgement needs to be made as to whether land is too far away to be performing any role in constraining urban form. In such instances, the presence of intervening land that has *strong* distinction from both the area being assessed and any urban settlements can be taken to indicate that there is no relationship.

#### Step 8 action

With reference to defined settlement boundaries and the list of exceptions noted in paragraph 3.76, record whether land is associated with an urban area. If it is not, record and map as making **no significant** contribution to Purpose 2.

#### Step 9 – Determine level of contribution to Purpose 2

**3.78** Consider degree of distinction from the urban area, and whether or not land relates to an urban area, to determine level of contribution to Purpose 2. The stronger the distinction, the stronger the contribution to this purpose is likely to be, but only to the point where there is sufficient open land to constrain the expansion of the urban area. Beyond this, land that is remote from urban areas will be contributing to safeguarding the countryside, rather than playing a direct role in shaping the expansion of existing urban areas.

#### Step 9 action

If distinction is strong, record contribution to Purpose 2 as **strong**.

If distinction is moderate, record contribution to Purpose 2 as **moderate**.

If distinction is weak, record contribution to Purpose 2 as **weak**.

#### Purpose 3 – assisting in safeguarding the countryside from encroachment

#### Step 10 – Determine if land can be considered part of the countryside

**3.79** Most land that is open and outside of settlement boundaries can to some degree be considered countryside, so Purpose 3 is widely relevant. Its categorisation as 'countryside' relates to openness and land use, NOT to landscape quality or condition. For example, horse paddocks may be characteristic of open land adjacent to urban edges but they are still a countryside land use.

**3.80** Land can be considered part of the countryside if it has characteristics of countryside and is either:

- Adjacent to the wider countryside; or

- Largely or wholly contained by urban development but has countryside uses and covers an extensive enough area to be considered 'countryside'.

**3.81** Land can be considered 'partially countryside' if it is to some degree open but has uses which are associated with the urban area – e.g. formal sports pitches, school playing fields or residential gardens.

**3.82** Only if land is very strongly associated with urban development to be considered part of the countryside, as a result of urban containment and or urbanising development within the area, should it be considered urban rather than countryside.

#### Step 10 action

Record whether land is 'countryside', 'partial countryside' or 'not countryside'. If the latter, record and map as making **no significant** contribution to Purpose 3.

#### Step 11 – Determine level of contribution to Purpose 3

**3.83** Consider degree of distinction from the urban area, and the extent to which land can be considered 'countryside', to determine level of contribution to Purpose 3. The stronger the distinction the stronger the contribution to this purpose is likely to be. Around urban areas there will typically be a consistency with ratings for contribution to Purpose 2.

#### Step 11 action

If distinction is **strong** and land is 'countryside' then record contribution to Purpose 3 as **strong**. If land is 'partial countryside' then record contribution to Purpose 3 as **moderate**.

If distinction is moderate and land is 'countryside' then record contribution to Purpose 3 as **moderate**. If land is 'partial countryside' then record contribution to Purpose 3 as **weak**.

If distinction is weak, record and map land as making a **weak** contribution to Purpose 3.

#### Purpose 4 – Protecting the setting of an urban area

#### Step 12 – Determine level of contribution to Purpose 4

**3.84** A role in relation to a settlement's setting may relate to its visual setting, to features which contribute to a sense of arrival/departure or to other features which contribute to the urban area's distinct character, including physical separation from other urban areas.

**3.85** Unlike Purposes 1, 2 and 3, the strength of distinction from an urban area does not necessarily imply that land plays a stronger role in relation to this purpose. Land which relates

strongly to an urban area may have features which make it important to the settlement's setting.

**3.86** LANDMAP can assist with determining contribution to this purpose, by indicating areas of visual importance (the Visual and Sensory Aspect) but it does not necessarily inform whether land has much relationship with the urban area. Likewise, Special Landscape Area (SLA), Conservation Area and other local landscape/visual/historic designations may indicate a potential role in urban setting. Local landscape studies will be particularly useful.

**3.87** A strong visual relationship between a settlement core and the surrounding countryside, or a distinctive landscape feature, is likely to mean a stronger contribution to protecting the settlements setting.

**3.88** Regardless of visual relationships, a distinct physical setting for a settlement, such as a valley bottom location, will mean that land around it, such as open higher valley sides, will play a strong role in preserving that distinctive urban setting.

#### Step 12 action

If land has characteristics which play a major role in defining the settlement's setting, positively influencing the character of the settlement, record contribution to Purpose 4 as **strong**. Note the nature of the contribution.

If land has characteristics which are of localised importance to settlement setting, or which play of minor role in the setting of the wider settlement, record contribution to Purpose 4 as **moderate**. Note the nature of the contribution.

If land does not have characteristics which play any significant role in defining the setting or character of the settlement, record contribution to Purpose 4 as **weak**. Note the reason for the lack of contribution.

#### Purpose 5 – assisting in urban regeneration by encouraging the recycling of derelict and other urban land

##### Step 13 – Determine level of contribution to Purpose 5

**3.89** Most Green Belt studies in England do not assess individual Green Belt land parcels against Purpose 5 (which has the same wording as the PPW Purpose 5), and either do not rate them or rate them all equally. This is on the grounds that it is difficult to support arguments that the release of one parcel of Green Belt land has a greater impact on encouraging the re-use of urban land than another.

**3.90** It is likewise considered that variations cannot be identified on a localised basis in South East Wales. It is probably true to say that land which is more remote from

urban edges is less likely to be subject to development pressure, and so is playing a weaker role with regard to Purpose 5, but the impact of development pressure on the need to designate a green wedge is already taken into consideration elsewhere in this methodology. Therefore, all open land with sufficient development pressure to justify protection can equally be considered to be encouraging re-use of urban land.

#### Step 13 action

Record contribution to Purpose 5 as **equal**.

#### Step 14 – Assess strength of buffer role

**3.91** It will aid decisions on green wedge location and extent to consider the role that land plays in relation to adjacent potential green wedge or Green Belt land, where that adjacent land makes a stronger contribution to the Green Belt purposes.

**3.92** If land was to be developed instead of protected, and that would result in a significant loss of contribution to any of the Green Belt purposes for the adjacent land, then it can, potentially, be considered to be performing a buffer role. However, there also needs to be a likelihood that such development would result in a knock-on demand for development on that adjacent land. Where this is not the case, land cannot be considered, in green wedge terms, to be performing a buffer role.

**3.93** A 'significant loss of contribution' is defined, for any Green Belt purpose, as one which would result in adjacent land not making a **strong** contribution to the purpose, when previously some of it did. This situation is likely to arise where there is no strong boundary feature to retain distinction between the land and its neighbouring area. Where there is a strong boundary, it is more likely that land could be developed without in turn significantly weakening the contribution of the neighbouring area.

**3.94** Land can also be considered to be performing a buffer role if its development, even if not weakening the distinction of adjacent land, would significantly reduce the size of the gap between settlements (with reference to the categories noted at Step 6).

#### Step 14 action

If development of land would not be likely to lead to pressure for development on adjacent land, because demand/need is not strong enough, record buffer role as **minor**.

If development of land would land result in a significant loss of contribution and would also significantly reduce the size of a settlement gap then record its buffer role as **major**.

If development of land would land result in either a significant loss of contribution *or* a significant reduction the size of a settlement gap then record its buffer role as **moderate**.  
If land does not play a significant buffer role then record its buffer role as **minor**.

#### Step 15 – Rate potential for green wedge designation

**3.95** A rating, on a 5-point scale, should be provided for each identified parcel of land, based on highest contribution rating to any of the Green Belt purposes and the strength of buffer role. Use **Table 3.2** to determine the rating.

**3.96** The number of purposes to which a parcel makes a particular level of contribution is not factored into the rating. This is because land does not need to contribute to multiple purposes to justify inclusion in a green wedge and may be considered to make a strong enough contribution just to one purpose to warrant designation. However, consideration of the number of purposes to which a parcel contributes can help to make judgements between parcels in similar or neighbouring locations (see Step 16 below).

Table 3.2: Potential for green wedge designation

Highest contribution	Weak	Moderate	Strong
Buffer role			
Minor	Low	Low-moderate	Moderate
Moderate	Low-moderate	Moderate	Moderate-high
Major	Moderate	Moderate-high	High

#### Step 15 action

Record and map potential for green wedge designation in accordance with **Table 3.2**.

#### Stage D – Conclusion on need and definition of boundaries

**3.97** Locations that have **not** been excluded on the grounds of lack of openness (assessed at Stage A) or lack of development pressure (assessed at Stage B) could potentially be considered as appropriate for designation as a green wedge. The final stage of the assessment process weighs up consideration of constraints, development pressure and

contribution to make a final judgement as to whether a green wedge is needed in order to secure that value, or whether alternative policy mechanisms, such as settlement boundaries, can reliably achieve this.

#### Step 16 – Determine suitability for inclusion in green wedge

**3.98** Decisions on inclusion in a green wedge will be influenced by:

- The amount of land rated at different levels of potential for green wedge designation.
- Sustainable development need in relation to the above.
- Timescales for potential future development need.
- The number of purposes to which land makes a contribution.

**3.99** Variations in need and in the outcome of the assessment across the Study Area may mean that the 'bar' for inclusion in a green wedge is higher in some areas than in others.

**3.100** As a start point, if the potential for green wedge designation is rated as **low** it is difficult to justify any necessity to keep it open, regardless of level of development pressure. If there are other reasons why its openness is considered important to preserve, such as recreational value, then another form of designation should be employed.

**3.101** Equally, if the potential for green wedge designation is **high** it is difficult to make a case for not designating it, regardless of level of development pressure. The exception would be land at an outer edge of the designation area which is sufficiently constrained to not require green wedge protection (see Step 18 below).

**3.102** For ratings in between **high** and **low** it will be a question of balancing Green Belt ratings with sustainability considerations and development need, with the aim of maximising the inclusion of land rating towards the higher end of the scale.

**3.103** Consideration of the number of purposes to which a parcel contributes can provide a finer level of detail to help to make judgements between parcels in similar or neighbouring locations that have been given the same rating for potential for green wedge designation.

#### Step 16 action

Exclude land from the proposed green wedge that has **low** potential for designation.

Include land in the proposed green wedge that has **high** potential for designation.

For other areas, weigh up ratings for potential for green wedge designation alongside development need, sustainability considerations and, where appropriate, consideration of the number of purposes to which land contributes, to determine which areas warrant designation. Note reasons for inclusion/exclusion.

**Step 17 – Determine whether additional land should be included in the green wedge to prevent leapfrogging of development pressure**

**3.104** PPW paragraph 3.72 refers to the need, when defining Green Belt, to have regard to *'the effects of development pressures in areas beyond the Green Belt and the need to minimise demand for travel'*. It doesn't refer to green wedges in this context – presumably because the typically more localised scale of a green wedge, and its lack of permanence, make this less likely to be a significant concern – but this is still a valid consideration.

**3.105** If there is reason to believe that development pressure will be transferred to land beyond the proposed green wedge, as a result of an absence of constraining factors and the accessibility of the area, an extension should be considered.

**Step 17 action**

If leapfrogging is likely, extend the proposed wedge and record as 'Land included to broaden the green wedge, as its exclusion would create strong development pressure.' Note reasons.

**Step 18 – Determine whether outer boundary should be adjusted in order to use clear boundary features, or to simplify its form**

**3.106** Having decided that designation of a green wedge is justified, consideration needs to be given to the most appropriate outer boundaries. Typically, the lines drawn to identify variations in distinction will equate to physical landscape features, but this is not always the case. It is better to include land that does not necessitate protection, due to its strength of distinction and/or lack of development pressure, than to define a green wedge without a clear boundary. PPW indicates (at paragraph 3.70) that *'green wedge boundaries should be chosen carefully using physical features'*.

**3.107** The boundaries recorded at Step 2 – the exclusion of land with insufficient development pressure to warrant designation – were provisional and it may be necessary to define a boundary within an excluded area in order to follow a clearly defined physical feature.

**3.108** If extending further into an excluded area would facilitate definition of a more consistent boundary then this may be

appropriate. There is no necessity for the boundary to be a 'strong' feature, as long as it is readily identifiable, but use of a consistent boundary feature is desirable where this is an option.

**3.109** Some areas could be excluded from the green wedge on the grounds that they have designations that would, in practice, prevent inappropriate development (termed 'absolute constraints'). Such areas should not be excluded where they are surrounded by land that would form part of the wedge, as this would lead to a designated area punctuated by a 'hole', but at the outer edge of a green wedge an area subject to development constraint may be an appropriate and strong boundary.

**3.110** The following designations are likely to be considered 'absolute constraints', but others may also be considered to fall into this category:

- Special Area of Conservation (SAC).
- Site of Special Scientific Interest (SSSI).
- Local Nature Reserve (LNR).
- Flood Zone C2 (without flood defences).
- Historic Park or Garden.
- Scheduled Ancient Monument.
- Ancient Woodland.
- Registered Common Land.

**3.111** It is also desirable to avoid an overly convoluted boundary. To do this it may be appropriate to include:

- Land which is constrained from development (i.e. which has no need for green wedge protection).
- Land which is already developed.
- Land which performs weakly in relation to the green wedge purposes but which does not offer sufficient development potential to warrant leaving out of the designation.

**Step 18 action**

If additional land is included in order to achieve clear boundaries, map and record as 'Additional land included in the green wedge to provide a clear/consistent boundary feature.'

If additional land is included in order to simplify boundaries, map and record as 'Land included to simplify green wedge boundary.'

If land is excluded because of absolute development constraints, map and record as 'Land excluded due to absolute development constraint'.

**Chapter 3**  
Proposed Green Wedge Assessment Criteria and Guidance

South East Wales Green Wedge Definition Criteria  
May 2023

Note the physical features that define the green wedge boundaries (whether or not additional land has been included).

**Figure 3.2: Draft proforma for green wedge assessment**

NAME: [(candidate) green wedge name]

LOCATION PLAN: [showing location of (candidate) green wedge, defined settlement boundaries and any development constraints or other relevant policy designations in the vicinity]

<b>STAGE A – ASSESSMENT OF OPENNESS</b>	
<b>Step 1 – Exclude land which is within defined settlements or which is already developed</b>	
<i>Record and map areas outside of settlement boundaries that are considered to be already developed, unless isolated from the settlement edge and too small to consider excluding from a green wedge designation.</i>	
<b>STAGE B – ASSESSMENT OF DEVELOPMENT PRESSURE</b>	
<b>Step 2 – Exclude land with insufficient development pressure, or which is in an unsustainable location</b>	
<i>Record and map (with provisional boundary) areas with 'insufficient pressure for sustainable development to necessitate green wedge designation'. Where there is sufficient development pressure, in a sustainable location, to warrant consideration as a green wedge then the nature of that pressure (whether existing or anticipated) should be noted.</i>	
<b>STAGE C – ASSESSMENT OF PERFORMANCE IN RELATION TO THE GREEN WEDGE PURPOSES</b>	
ASSESS DISTINCTION FROM THE URBAN AREA	
<b>Step 3 – Identify land with weak distinction from the urban area</b>	
<i>Working outwards from the urban edge, identify and record any areas with weak distinction. Note reasons. Map the boundary beyond which distinction increases.</i>	
<b>Step 4 – Identify land with strong distinction from the urban area</b>	
<i>Working outwards from the urban edge, or from identified areas of weak distinction, identify and record any areas with strong distinction. Note reasons. The outer boundary may already be defined but, if not, a judgement will need to be made as to where the level of distinction drops below strong – i.e. because there is another urban edge that is exerting urbanising influence.</i>	
<b>Step 5 – Identify land with moderate distinction from the urban area</b>	
<i>Record areas with moderate distinction. Note reasons. The identification of areas with weak or strong distinction will have defined the boundaries for area of moderate distinction.</i>	

Steps 6-15 to be completed for each area of differing distinction:

**PURPOSE 1 – PREVENTING THE COALESCENCE OF A LARGE TOWN OR CITY WITH ANOTHER SETTLEMENT**

**Step 6 – Categorise the gap between settlements**

If land lies in a gap between two large towns which is at least 8km, or in a gap between a large town/city and a smaller town or village which is at least 4km wide, or in a gap between two smaller towns or villages which is at least 2km wide, map land as being in a 'wide gap' and making **no significant** contribution to Purpose 1. If there are development constraints that will prevent any significant loss of separation, such that the unconstrained land is not perceived as playing a significant role in preventing visual/physical links between settlements, record land as being in a 'gap protected by development constraints' and so making **no significant** contribution to Purpose 1. For any other gaps, subdivide land as appropriate and record whether gap is relatively wide, relatively narrow or narrow.

**Step 7 – Determine level of contribution to Purpose 1**

Use **Table 3.1** to determine Purpose 1 contribution ratings. Record contribution to Purpose 1 as either **strong**, **moderate** or **weak**.

**PURPOSE 2 – MANAGING URBAN FORM THROUGH CONTROLLED EXPANSION OF URBAN AREAS**

**Step 8 – Determine if land is associated with an urban area**

With reference to defined settlement boundaries and the list of exceptions noted in paragraph 3.76, record whether land is associated with an urban area. If it is not, record and map as making **no significant** contribution to Purpose 2.

**Step 9 – Determine level of contribution to Purpose 2**

If distinction is strong, record contribution to Purpose 2 as **strong**. If distinction is moderate, record contribution to Purpose 2 as **moderate**. If distinction is weak, record contribution to Purpose 2 as **weak**.

**PURPOSE 3 – ASSISTING IN SAFEGUARDING THE COUNTRYSIDE FROM ENCROACHMENT**

**Step 10 – Determine if land can be considered part of the countryside**

Record whether land is 'countryside', 'partial countryside' or 'not countryside'. If the latter, record and map as making **no significant** contribution to Purpose 3.

**Step 11 – Determine level of contribution to Purpose 3**

*If distinction is strong and land is 'countryside' then record contribution to Purpose 3 as **strong**. If land is 'partial countryside' then record contribution to Purpose 3 as **moderate**. If distinction is moderate and land is 'countryside' then record contribution to Purpose 3 as **moderate**. If land is 'partial countryside' then record contribution to Purpose 3 as **weak**. If distinction is weak, record and map land as making a **weak** contribution to Purpose 3.*

**PURPOSE 4 – PROTECTING THE SETTING OF AN URBAN AREA**

**Step 12 – Determine level of contribution to Purpose 3**

*If land has characteristics which play a major role in defining the settlement's setting, positively influencing the character of the settlement, record contribution to Purpose 4 as **strong**. If land has characteristics which are of localised importance to settlement setting, or which play of minor role in the setting of the wider settlement, record contribution to Purpose 4 as **moderate**. Note the nature of the contribution.*

*If land does not have characteristics which play any significant role in defining the setting or character of the settlement, record contribution to Purpose 4 as **weak**. Note the reason for the lack of contribution.*

**PURPOSE 5 – ASSISTING IN URBAN REGENERATION BY ENCOURAGING THE RECYCLING OF DERELICT AND OTHER URBAN LAND**

**Step 13 – Determine contribution to Purpose 5**

*Contribution to Purpose 5 is **equal** for all areas of open land.*

**Step 14 – Assess strength of buffer role**

*If development of land would not be likely to lead to pressure for development on adjacent land, because demand/need is not strong enough, record buffer role as **minor**. If development of land would land result in a significant loss of contribution and would also significantly reduce the size of a settlement gap then record its buffer role as **major**. If development of land would land result in either a significant loss of contribution or a significant reduction the size of a settlement gap then record its buffer role as **moderate**. If land does not play a significant buffer role then record its buffer role as **minor**.*

**Step 15 – Rate potential for green wedge designation**

*Record and map potential for green wedge designation in accordance with **Table 3.2**.*

**STAGE D – CONCLUSION ON NEED AND DEFINITION OF BOUNDARIES**

**Step 16 – Determine suitability for inclusion in green wedge**

*Exclude land from the proposed green wedge that has **low** potential for designation. Include land in the proposed green wedge that has **high** potential for designation. For other areas, weigh up ratings for potential for green wedge designation alongside development need, sustainability considerations and, where appropriate, consideration of the number of purposes to which land contributes, to determine which areas warrant designation. Note reasons for inclusion/exclusion.*

**Step 17 – Determine if additional land should be included in the green wedge in order to prevent leapfrogging of development pressure**

*If leapfrogging is likely, extend the proposed wedge and record as 'Land included to broaden the green wedge, as its exclusion would create strong development pressure.' Note reasons.*

**Step 19 – Determine whether outer boundary should be adjusted in order to use clear boundary features, or to simplify its form**

*If additional land is included in order to achieve clear boundaries, map and record as 'Additional land included in the green wedge to provide a clear/consistent boundary feature.' If additional land is included in order to simplify boundaries, map and record as 'Land included to simplify green wedge boundary.' If land is excluded because of absolute development constraints, map and record as 'Land excluded due to absolute development constraint'. Note the physical features that define the green wedge boundaries (whether or not additional land has been included).*

## Chapter 4

### Next Steps

#### Consultation

**4.1** This methodology has been prepared for consultation with the 10 local planning authorities in South East Wales. Following review of the comments received from these authorities, the document will be finalised for wider consultation – i.e. with Welsh Government, statutory consultees and neighbouring authorities.

**4.2** Following completion of the consultation period, all responses received on the proposed methodology will be reviewed and summarised in a consultation log for discussion with the South East Wales planning authorities. The consultation log will be used to revise the assessment where appropriate. A summary of the consultation, including details of how the criteria were refined, will be prepared alongside the finalised criteria.

#### Policy guidance

**4.3** Developing consistent policy wording is important for the successful implementation of green wedge policies across the South East. Following any amendments to the draft method statement, recommendations will be made regarding green wedge policy wording.



**The Vale of Glamorgan Council**  
Directorate of Place  
Civic Office  
Holton Road  
Barry CF63 4RU

LDP@valeofglamorgan.gov.uk  
[www.valeofglamorgan.gov.uk](http://www.valeofglamorgan.gov.uk)

