

# Bridgend Replacement Local Development Plan 2018-2033



## Green Wedge Review 2021

## **Table of Contents**

1. Purpose of the Report.....	2
2. Introduction .....	2
3. National Policy Context.....	3
4. Sub – Regional (Cross Border) Policy context.....	5
5. Local Policy context: BCBC Local Development Plan 2018-2033 .....	6
6. LDP Review Process .....	8
7. Green Wedge Assessment Methodology.....	10
8. Green Wedge Policy Assessment.....	14
9. Conclusion.....	41
10. Recommendation.....	44

# **BRIDGEND REPLACEMENT LOCAL DEVELOPMENT PLAN (LDP) 2018-2033**

## **GREEN WEDGE REVIEW 2021**

### **1. Purpose of the Report**

- 1.1 This report reviews the existing green wedge designations in the adopted Bridgend Local Development Plan 2006-2021 and considers the need for their continuation in the emerging Replacement Bridgend Local Development Plan 2018 – 2033.
- 1.2 There are currently 14 separate green wedges in the adopted LDP, shown on Plan 2. These were identified in order to prevent coalescence between settlements at the following locations:
  - ENV2(1) Coity and Bridgend
  - ENV2(2) Tondu and Coytrahen
  - ENV2(3) Coychurch and Pencoed
  - ENV2(4) Bridgend and Laleston
  - ENV2(5) Bridgend and Sarn
  - ENV2(6) Kenfig Hill and Cefn Cribwr
  - ENV2(7) Cwmfelin, Llangynwyd and Pontrhydyfydd
  - ENV2(8) Penyfai and Aberkenfig
  - ENV2(9) Penyfai and Bridgend
  - ENV2(10) Aberkenfig and Sarn
  - ENV2(11) Bridgend and Ewenny
  - ENV2(12) Kenfig and Mawdlam
  - ENV2(13) Blackmill, Ogmore Valley and Pantyrawel
  - ENV2(14) Ogmore Valley, Nantymoel and Ogmore Vale
- 1.3 The conclusion is that the Replacement Local Development 2018-2033 does not need to rely on green wedges to prevent coalescence.

### **2. Introduction**

- 2.1 This report forms part of a series of background papers prepared by Bridgend County Borough Council (BCBC) to inform the Replacement Local Development Plan (LDP) 2018-2033.
- 2.2 It reviews the role and effectiveness of green wedge designations made by Policy ENV2 of the adopted Bridgend LDP 2006-2021 (Bridgend County Borough Council, 2011).

- 2.3 Planning Policy Wales (PPW) (Welsh Government, 2018), states that green wedges can be designated by Local Planning Authorities (LPAs) in their LDPs as a way of protecting open land around towns and cities. They are non-permanent, non-statutory, local urban containment mechanisms intended to restrict the spread of built development beyond designated settlement boundaries and allocated sites.



### **3. National Planning Policy**

- 3.1 Chapter 3 of Planning Policy Wales (PPW) Edition 11 (Welsh Government, 2018), of which relates to Strategic and Spatial Choices, outlines that “Effective strategic placemaking requires early collective consideration of placemaking issues at the outset, in the formulation of a development plan, or when developing specific proposals”. Ultimately “These crucial, early decisions will have the greatest impact on the type of development which is ultimately delivered and its contribution to sustainable development and the environmental, social, cultural and economic well-being of Wales”.
- 3.2 For communities this means that LDPs should not only consider the needs of existing urban and rural areas but also the future relationships between urban settlements and their rural hinterlands (paragraph 3.41). Additionally, LDPs should minimise land-take and urban sprawl, through a well-defined search process to identify development land. Sustainable previously developed land and/or underutilised sites within existing settlements should be reviewed first before suitable, sustainable greenfield sites within or on the edge of settlement are considered (paragraph 3.55).

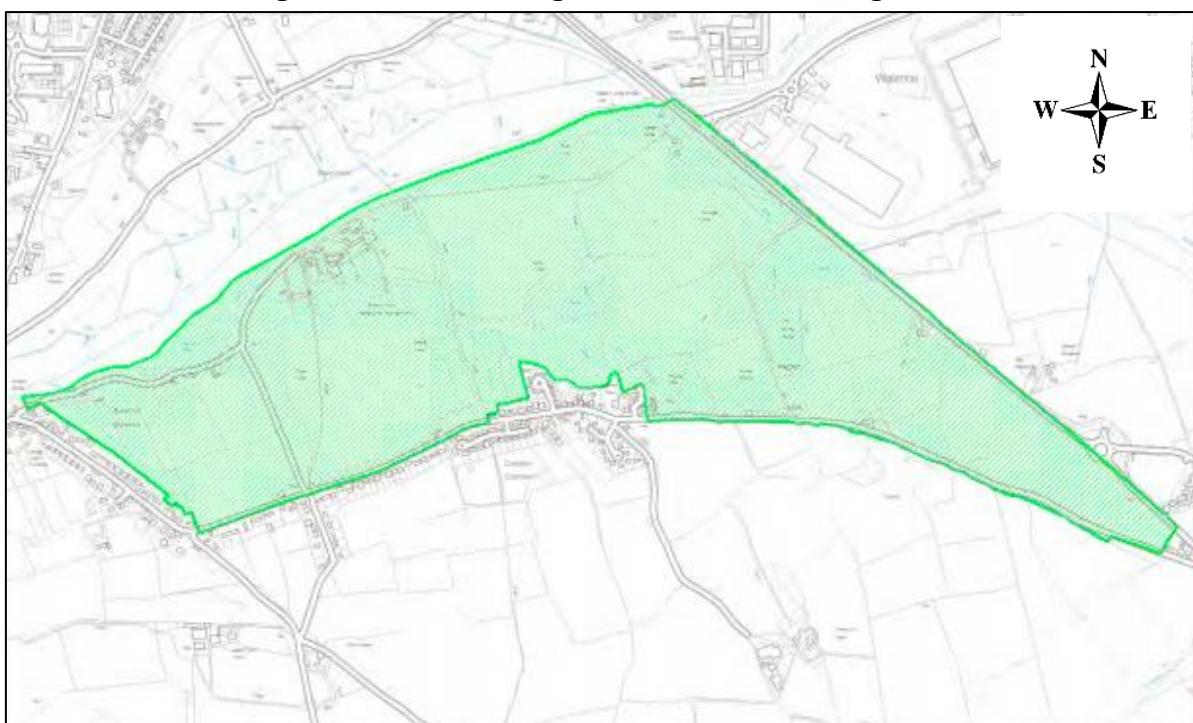
- 3.4 PPW further emphasises the importance of protecting open land around towns and cities. It states that LPAs need to consider making non-permanent local designations such as green wedges in their LDPs. The main aim of Green Wedges is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Wedges are their openness and their permanence (Paragraph 3.65).
- 3.5 Paragraph 3.67 of PPW states that green wedges may be justified where land is required to serve the same purpose as a more permanent Green Belt, which 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 urban area; and
  - Assist in urban regeneration by encouraging the recycling of derelict and other urban land.
- 3.6 PPW further states that green wedges should comprise only land that is strictly necessary to fulfil the purposes of the green wedge policy, which requires that extra protection. Factors such as openness, topography and the nature of urban edges should be taken into account and clearly identifiable physical features should be used to establish defensible boundaries (Paragraphs 3.71-72).
- 3.7 Furthermore, green wedges should:
- Only be maintained where it can be demonstrated that normal planning and development management policies cannot provide the necessary protection (paragraph 3.71); and
  - Be reviewed as part of the local development plan review process (paragraph 3.64).



#### **4. Sub – Regional (Cross Border) Policy context**

- 4.1 The Neath Port Talbot LDP up to 2026 (Neath Port Talbot County Borough Council, 2016), includes a Green Wedge Policy (EN 3) of which designates 5 green wedges to prevent the coalescence of settlements and to protect the setting of urban areas. Within the designated green wedges, inappropriate development will not be permitted except in very exceptional circumstances, relating to all types of development other than those for certain justified or essential activities that need to be located in the area and small scale extensions or farm diversification. No designated green wedges border the BCBC area.
- 4.2 The Rhondda Cynon Taf LDP up to 2021 (Rhondda Cynon Taf County Borough Council, 2011) considered it necessary to provide additional protection to areas of important and vulnerable open land by restricting development on the urban fringe and between settlements. It includes Strategy Area Policies, Policies NSA 24 and Policy SSA 22– Green Wedges, of which designate 15 green wedges to prevent coalescence between and within settlements, protect vulnerable land at the urban fringe from speculative development proposals, resist encroachment into the countryside and the incremental loss of important green spaces and avoid the detrimental effect upon agriculture, the landscape and the amenity value of land. No designated green wedges border the BCBC area.

**Plan 1: Green Wedge – South of Bridgend, Vale of Glamorgan, 2011**



4.3 The Vale of Glamorgan County LDP up to 2026 (Vale of Glamorgan County Borough Council 2017) includes a Green Wedge Policy (MG18) of which designates 7 green wedges to prevent the coalescence of settlements and to retain the openness of land. Areas defined by the green wedges set a presumption against inappropriate development which would contribute to urban coalescence, prejudice the open nature of land, or have an adverse impact upon the setting of an urban area. Green Wedge 4 – South of Bridgend borders the BCBC Green Wedge – Ewenny. The original green in this area was designated to complement a green wedge designation in Bridgend to protect against the expansion of Bridgend southwards and to address pressure for residential development within Ewenny and Corntown.

## 5. Local Policy context: Bridgend Local Development Plan 2006-2021

5.1 In order to prevent the coalescence between communities and settlements identified as being under development pressure *Policy ENV2: Development in Green Wedges*, was included in the adopted LDP, as shown below:

**Figure 1: Policy ENV2 - Development in Green Wedges, BCBC LDP 2006-2021**

**Policy ENV2**  
**Development in Green Wedges**

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Development which causes, or contributes to, the coalescence of settlements or reduces the openness of land between settlements will not be permitted.

The following areas of land have been specifically designated as Green Wedges:

ENV2(1) Coity and Bridgend  
ENV2(2) Tondu and Coytraham  
ENV2(3) Coyerchurch and Pencoed  
ENV2(4) Bridgend and Laleston  
ENV2(5) Bridgend and Sarn  
ENV2(6) Kenfig Hill and Cefn Cribwr  
ENV2(7) Cwmfelin, Llangynwyd and Pontrhydycoff  
ENV2(8) Penyfai and Aberkenfig  
ENV2(9) Penyfai and Bridgend  
ENV2(10) Aberkenfig and Sarn  
ENV2(11) Bridgend and Ewenny  
ENV2(12) Kenfig and Mawdlam  
ENV2(13) Blackmill and Ogmore Valley Pantyrawel  
ENV2(14) Ogmore Valley Nantymoel and Ogmore Vale

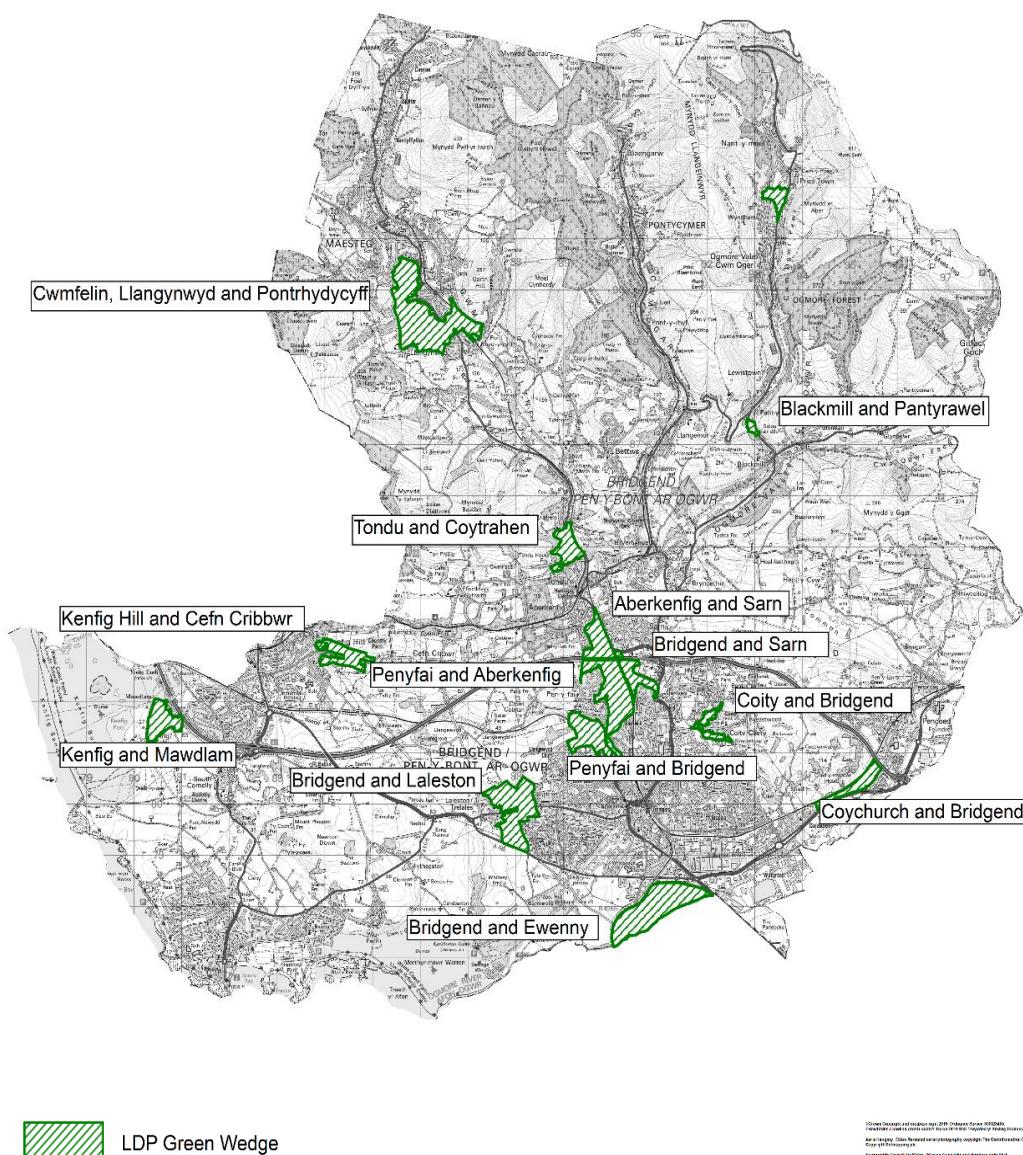
5.2 Plan 2 illustrates the distribution of these existing green wedges within the BCBC area, as shown on the adopted LDP proposals map. Plans of each green wedge is shown in more detail below in Section 8.

5.3 The policy justification provided is:

- To maintain the distinct identities of the separate communities;
- To maintain valuable open space between settlements; and
- To complement the function provided by settlement boundaries.

5.4 Explanation of, and further justification for inclusion of the policy was provided by the Background Paper – Green Wedge Designation (Bridgend County Borough Council, 2011) prepared in support of the adopted LDP.

## Plan 2: Locations of adopted Green Wedges across the County Borough



## 6. LDP Review Process

6.1 Under the provisions of the Planning and Compulsory Purchase Act 2004 (UK Government, 2004), all Councils have a duty to produce an LDP Annual Monitoring Report (AMR). The primary function of the AMR is to consider whether the policies identified within the monitoring framework are being implemented. In order to monitor performance consistently, the plan is considered against a set of monitoring targets and indicators. The last five AMRs consider whether Strategic Objectives are being achieved. Strategic Policy 4, specifically Policy Target 9 and 10, is of relevance here, as illustrated below:

To Protect and Enhance the Environment – Policy Target 9		Annual/Interim Monitoring Target						Assessment Trigger
Indicators	Policy Targets	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019		
Amount of land in the countryside (ha) lost to development which is permitted by way of a departure application to Policy ENV1.	No inappropriate development takes place in the countryside of the County Borough	Targets / objectives were being achieved	>0 ha of land in the countryside lost to development which is permitted as a departure application to Policy ENV1,					

- In terms of Policy Target 9, ‘inappropriate’ development in the countryside, between 1st April 2014 and 31st March 2015 there were 3 planning applications classified as departures’ from the LDP. However, these proposals were not deemed to be ‘inappropriate’ development in the countryside after a full assessment.
- Between 1st April 2015 and 31st March 2016 there were 3 planning applications classified as departures’ from the LDP. However, these proposals were not deemed to be ‘inappropriate’ development in the countryside after a full assessment.
- Between 1st April 2016 and 31st March 2017 there were 3 planning applications classified as departures’ from the LDP. However, these proposals were not deemed to be ‘inappropriate’ development in the countryside after a full assessment.
- Between 1st April 2017 and 31st March 2018 there were 3 planning applications classified as potential departures’ from Policy ENV1 of the LDP. However, these proposals were not deemed to be ‘inappropriate’ development in the countryside after a full assessment.
- Between 1st April 2018 and 31st March 2019 there were 9 planning applications granted that would be classified as potential departures’ from Policy ENV1 of the LDP. However, these proposals were not deemed to be ‘inappropriate’ development in the countryside after a full assessment and therefore considered to be acceptable.

To protect sites and buildings of acknowledged natural, built and historic interest – Policy Target 10							
Indicators	Policy Targets	Annual/Interim Monitoring Target					Assessment Trigger
Planning permissions given for inappropriate development within Green Wedge designations (Policy ENV2) which contributes towards the coalescence of settlements.	No inappropriate development in Green Wedges which would contribute to the coalescence of settlements.	2014-2015 Targets / objectives were being achieved	2015-2016 Targets / objectives were being achieved	2016-2017 Targets / objectives were being achieved	2017-2018 Targets / objectives were being achieved	2018-2019 Targets / objectives were being achieved	1 or more planning permissions granted for inappropriate development within Green Wedge designations (Policy ENV2) which contributes towards the coalescence of settlements.

- There were 5 planning applications permitted within the Green Wedges between 1st April 2014 to 31<sup>st</sup> March 2015. However, none of these proposals were classified as inappropriate or contributed to the coalescence of settlements.
- There were 17 planning applications permitted within the Green Wedges between 1st April 2015 to 31st March 2016. However, none of these proposals were classified as inappropriate or contributed to the coalescence of settlements.
- There were 4 planning applications permitted within the Green Wedges between 1st April 2016 to 31st March 2017. However, none of these proposals were classified as inappropriate or contributed to the coalescence of settlements.
- There were 2 planning applications permitted within the Green Wedges between 1st April 2017 to 31st March 2018 that had the potential to be contrary to Policy ENV2. However, when assessed none of these proposals were classified as inappropriate or contributed to the coalescence of settlements.
- There were 7 planning applications permitted within the Green Wedges between 1st April 2018 to 31st March 2019 that had the potential to be contrary to Policy ENV2. However, when assessed none of these proposals were classified as inappropriate or contributed to the coalescence of settlements.

6.2 The Review Report of the adopted LDP (Bridgend County Borough Council, 2018) concluded that a full revision procedure should be followed in preparing a replacement LDP. It was considered that the development strategy, which underpins the LDP, had been broadly successful, especially in bringing forward a number of residential and mixed-use allocated sites (primarily on brownfield land) within the County Borough, however, the implementation of the LDP Strategy had been less successful in the Strategic Regeneration Growth Areas of Maesteg and the Llynfi Valley and Porthcawl. This had largely been attributed to land-ownership issues and assembly and viability issues especially within the upper areas of the Llynfi Valley.

6.3 In terms of going forward with the LDP's existing Strategy, given that the majority of existing brownfield regeneration sites had been delivered or are committed (and expected to come forward within the next few years especially within Bridgend and the Valley's Gateway Growth Areas), it was considered that the existing Strategy would need to be reconsidered if it is to deliver future housing requirements for the County Borough up to 2033. Whilst, according to the Review Report, Policy ENV2 Development in Green Wedges is "Functioning effectively – minor amendments may be required to reflect contextual changes, legislation consultation", the Green Wedges' policy is being reviewed as part of preparation of the replacement LDP, in accordance with PPW paragraph 3.60 which states, "green wedge policies should be reviewed as part of the development plan review process."

## 7. **Green Wedge Assessment Methodology**

- 7.1 PPW (Welsh Government, 2021) contains no specific assessment methodology for identifying, defining or reviewing green wedge designations. Therefore BCBC LPA must assess whether the adopted LDP designations remain relevant and accord with the purposes of green wedges as defined in PPW. This section examines whether such designations are still required and, if so, whether the existing boundaries are appropriate, one or more wedges should be removed or additional green wedges designated.
- 7.2 Accordingly, the green wedge concept will be assessed as to whether:
- The additional layer of protection is justified and, or
  - It is the most appropriate means of preventing coalescence.
- 7.3 The extant BCBC LDP policy framework followed the principles of a brownfield strategy putting the emphasis on the development of previously developed land rather than greenfield sites. Clear locational preferences were determined on a number of physical factors including the possibility of integrating new development, comprising mainly housing and employment, successfully with existing settlements. Interactions between communities and their environments were also considered.
- 7.4 Strictly defined settlement boundaries (limits) were also imposed. Proposals outside of these boundaries are subject to Policy ENV1: Development in the Countryside of which was included in order to strictly control development in the countryside, subject to compatibility with other relevant polices and material planning considerations. Outside of defined settlement boundaries, proposals are regarded as 'countryside development' where there is a presumption against development unless:
- Agriculture and/or forestry purposes;
  - The winning and working of minerals;

- Appropriate rural enterprises where a countryside location is necessary for the development;
  - The implementation of an appropriate rural enterprise/ farm diversification project
  - Land reclamation purposes;
  - Transportation and/or utilities infrastructure;
  - The suitable conversion of, and limited extension to, existing structurally sound rural buildings where the development is modest in scale and clearly subordinate to the original structure;
  - The direct replacement of an existing dwelling;
  - Outdoor recreational and sporting activities; or
  - The provision of Gypsy Traveller accommodation.
- 7.5 Whilst a general ‘countryside protection policy’ can, amongst other things, guard against coalescence, this is only achievable if there is a sufficient range of land available for development. If not certain areas may become vulnerable to development pressure. This may include land around existing settlements where services and facilities already exist. In areas considered more vulnerable than others, for example where space between settlements is small or where particular areas were deemed to be under pressure for development, it was considered necessary to include the additional layer of protection established under Policy ENV2: Development in Green Wedges.
- 7.6 Each existing green wedge has been assessed against how it has succeeded against policy objectives, as shown in Figure 2, and/or whether other policies were utilised to serve the same purpose. This review considers LDP monitoring data and planning application decisions to consider the use of existing LDP policies.

**Figure 2: The objectives of green wedge policy**

PPW Green Wedge Policy Primary Functions	LDP Green Wedge Policy Primary Functions
Prevent urban coalescence of settlements with other settlements.	Prevent coalescence between settlements.
Manage urban form through controlled expansion of urban areas.	Prevent coalescence between communities/settlements within the County Borough
Assist in safeguarding the countryside from encroachment.	Maintain the distinct identities of separate communities.
Protect the setting of urban areas.	Maintain valuable open space between settlements
Assist in urban regeneration by encouraging the recycling of derelict and other urban land.	Complement the function provided by settlement boundaries

PPW Green Wedge designation Secondary Functions	LDP Background Paper Green Wedge Secondary Functions
Provide opportunities for access to the open countryside.	Maintain the distinctiveness and integrity of communities.
Provide opportunities for outdoor sport and outdoor recreation.	Open up opportunities for outdoor recreation.
Maintain landscape/wildlife interests.	Protect the landscape setting of settlements.
Retain land for agriculture, forestry, and related purposes.	Maintaining the integrity of the landscape.
Improve derelict land.	Direct development towards previously developed land and thereby assist in regeneration.
Provide carbon sinks and help mitigate the effects of urban heat islands.	Help to protect biodiversity interests.

7.7 The Council has also considered the impact from the potential future development sites. In total 24 candidate sites, listed below, were submitted in existing green wedge areas as part of the LDP review process. Whilst this indicates development pressure in these areas the Council has considered the impact on preventing coalescence if such sites were considered necessary to meet future development needs. Only one candidate site (308.C1: Bridgend (West of)) within a green wedge has been proposed within the replacement Deposit Plan. Other candidate sites have not been considered necessary or there are other constraints that mean the sites are not recommended for allocation. Further details of the site assessments can be found in the Council's Candidate Site Assessment background paper. Logical settlement boundary amendments have also been made to take account of existing built development or other factors and this is explained below:

**ENV2(1) – Coity / Bridgend green wedge:-**

- 323.C1: Castle Meadows – Residential

**ENV2(3) – Coychurch / Pencoed green wedge:-**

- 298.C1: Pencoed Farm (Land formerly part of) – Residential
- 318.C1: Brodawel (Land part of) – Residential

**ENV2(4) – Bridgend / Laleston green wedge:-**

- 221.C1: Broadlands – Residential
- 279.C1: Laleston (Land South of) – Residential
- 282.C1: Rhosla Lane (Land off) – Residential
- 286.C2: Bridgend (West of) – Residential
- 288.C1: Laleston (Land East of) – Residential
- 304.C1: Laleston (Land South of) – Residential
- 304.C2: Laleston (Land at) – Mixed Use
- 304.C3: Laleston (A48 end) – Mixed Use
- 308.C1: Bridgend (West of) – Residential
- 349.C1: Bridgend (West of) Expansion Area – Residential

**ENV2(5) – Bridgend / Sarn green wedge:-**

- 272.C1: TY'r Isha Barn (Land at) – Mixed Use

**ENV2(6) – Kenfig Hill / Cefn Cribwr green wedge:-**

- 352.C49: Glyn Cynffig – Recreation / Residential

**ENV2(7) – Cwmfelin / Llangynwyd / Pontrhydydycyff green wedge:-**

- 305.C5: Llangynwyd (Land West of) – Mixed Use
- 305.C6: Llangynwyd (Land West of) – Mixed Use

**ENV2(8) – Penyfa / Aberkenfig green wedge:-**

- 302.C1: North Lodge Farm – Mixed Use
- 352.C37: Sycamore Close (Land adjoining) – Residential

**ENV2(9) – Penyfa / Bridgend green wedge:-**

- 286.C2: Bridgend (West of) – Residential
- 338.C1: Heol Eglwys (Land fronting) – Residential

**ENV2(10) – Aberkenfig / Sarn green wedge:-**

- 286.C1: Railway Line (Land to West of) – Residential

**ENV2(11) – Bridgend / Ewenny green wedge:-**

- 338.C1: Ewenny Road (Land West of) - Residential

**ENV2(14) – Nantymoel / Ogmore Vale green wedge:-**

- 352.C5: Aber Fields (Inc, land adj. Penllwyngwent Ind. Estate – Recreation / Employment / Residential / Education / Renewable Energy

**Review of Settlement Boundaries**

7.8 As part of the Plan preparation process the Council has reviewed and updated the settlement boundaries identified in the Replacement LDP. In doing so the following factors were considered:

- The appropriateness of the settlement boundaries identified in the existing Adopted Bridgend LDP 2006-2021.
- Existing built development and planning history to confirm any approved curtilages / development boundaries.
- The use of physical features in forming logical and defensible settlement boundaries (such as field boundaries, roads, railway lines and garden curtilages where appropriate).
- The need for new allocations.

7.9 This approach to the review of settlement boundaries ensures that they provide a co-ordinated approach to defining the area within which development would normally be permitted subject to material planning considerations. It also provides a robust approach to identifying the extent of the countryside that should be protected from inappropriate development.

## 8. Green Wedge Policy Assessment

- 8.1 All existing adopted green wedges (see plans below) were drawn to prevent coalescence, protect the landscape setting and maintain the distinctiveness and integrity of the settlements and communities across the County Borough.

### ENV2(1) Coity and Bridgend



Candidate Site No. 323.C1



LDP Green Wedge

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- 8.2 Since plan adoption one application for development has been submitted within the green wedge, as follows:

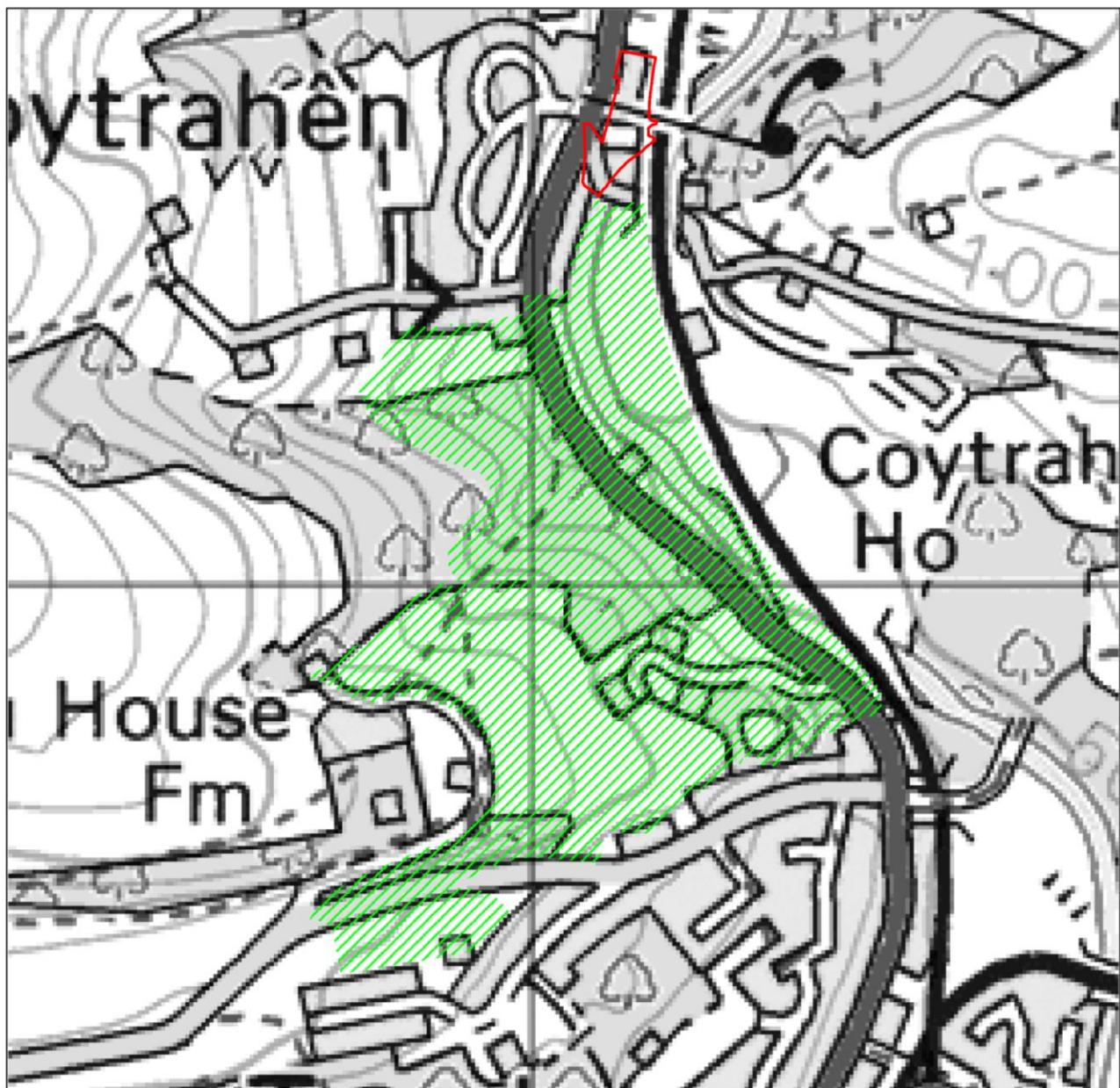
Application Number	Proposed Development	Decision	Reason for Decision / LDP Policy / Policies cited.
P/19/742/FUL	Single storey garage to front	Conditional Consent	Acceptable development

8.3 As can be seen from the above table no applications for inappropriate development have been submitted within the green wedge since plan adoption. Given this it is considered that the area is not vulnerable to development pressure and the extra layer of protection afforded by a green wedge designation is therefore not required.

8.4 During the Candidate Site process one site was located in this area, as follows:

Candidate Site Ref No.	Site	Area (Ha) as at Candidate Site Stage	Proposed Use of Site	Candidate Site Assessment Summary
323.C1	Castle Meadows	1.94	Residential	<p>Stage 2: The site is located on the edge of the existing settlement of Bridgend which is identified as a Sustainable Growth Area (as defined by SP1). When compared to the other sites in the area that are carried forward as allocations in the Plan, the site is less sustainable in that it is located further from facilities and services to Bridgend town centre with poor pedestrian connectivity. The site would lead to an increase in the dependency on the private car and therefore not encourage a modal shift to more sustainable forms of active travel.</p> <p>The site will not therefore be allocated for development in the Deposit Plan.</p>

ENV2(2) – Tondu and Coytrahen



Candidate Site Nos. 315.C1



LDP Green Wedge

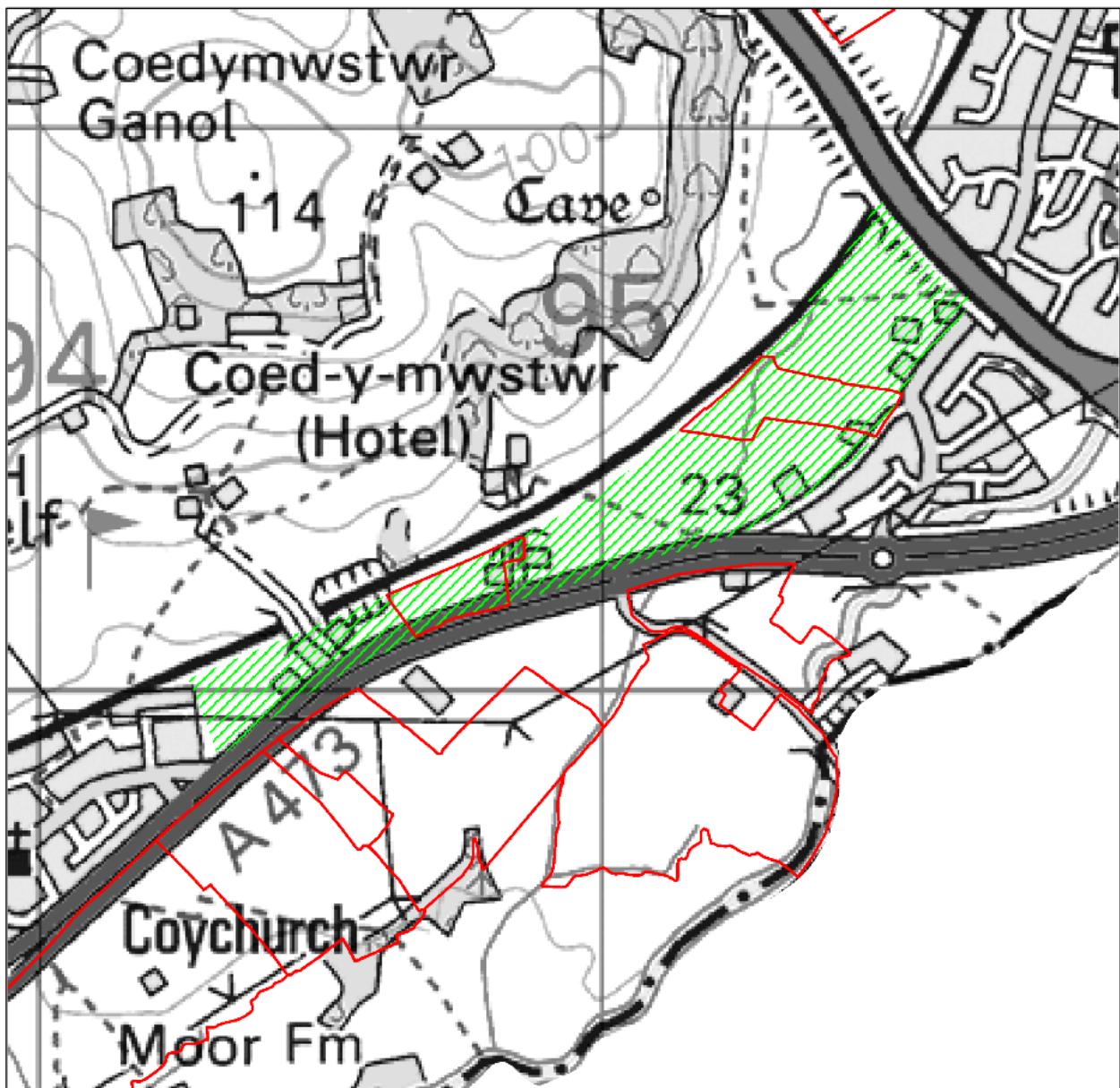
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- 8.5 Since plan adoption one application for development has been submitted within the green wedge, as follows:

Application Number	Proposed Development	Decision	Reason for Decision / LDP Policy / Policies cited.
<b>P/14/782/RLX</b>	Relax conditions 7 & 8 of P/11/265/OUT relating to code for sustainable homes	Cond cons (RLX)	Previous application to establish principle of developing land in the front garden within the Tondu settlement

- 8.6 As can be seen from the above table no applications for inappropriate development have been submitted within the green wedge since plan adoption. Given this it is considered that the area is not vulnerable to development pressure and the extra layer of protection afforded by a green wedge designation is therefore not required.
- 8.7 During the Candidate Site process there were no candidate site proposals submitted in this area.

## ENV2(3) – Coychurch and Pencoed



Candidate Site Nos. 298.C1; 318.C1



LDP Green Wedge

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- 8.8 Since plan adoption a number of applications for development have been submitted within the green wedge, as follows:

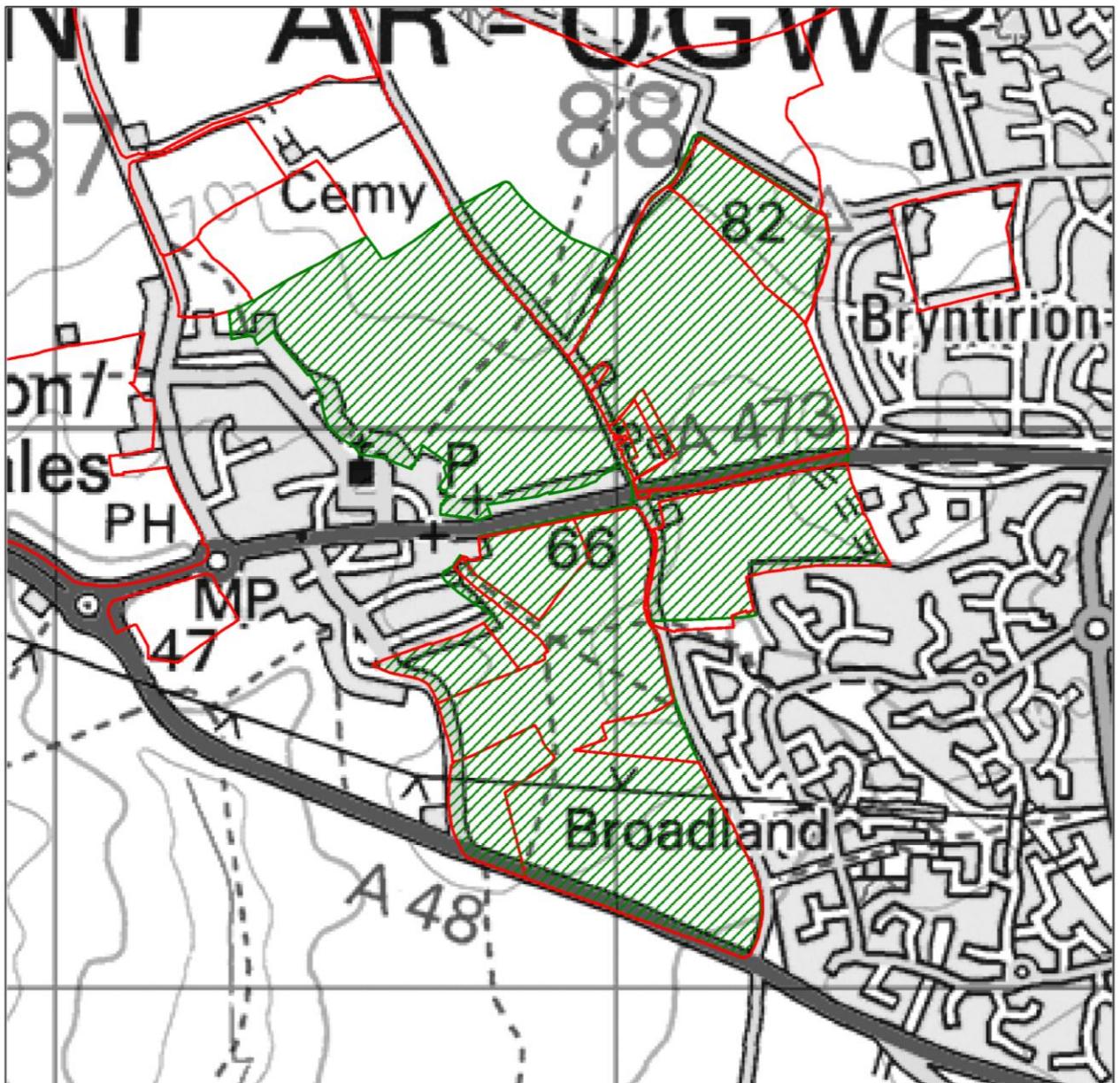
Application Number	Proposed Development	Decision	Reason for Decision / LDP Policy / Policies cited.
P/16/303/FUL	Replacement hay barn & machinery store	Conditional Consent	Complies with LDP Policy ENV1. Outside settlement boundary however building relates to existing rural enterprise.
P/17/813/FUL	Stable block & store room	Conditional Consent	Complies with LDP Policy ENV1. Proposal requires countryside location & is not considered to impact the area.
P/18/850/FUL	Two storey extension to detached dwelling	Refusal	Extension considered contrary to LDP Policies ENV1 and ENV2.
P/19/518/FUL	Single storey & 2 storey extensions to side	Conditional Consent	Complies with LDP Policies ENV1 and ENV2. Size, scale & design of proposed extension acceptable and will not have an adverse visual impact.
P/19/579/FUL	Retention of green storage container	Retrospective cond consent	Complies with LDP Policies ENV1 and ENV2. Storage container won't compromise green wedge.

- 8.9 As can be seen from the above table only one application for inappropriate development was submitted in the green wedge since plan adoption and although this application was refused with reference made to ENV2: Development in Green Wedges, the proposal was also contrary to Policy ENV1 as a result of being situated outside the settlement boundary. It is considered that this policy would have resulted in the same outcome without Policy ENV2: Development in Green Wedges.
- 8.10 During the Candidate Site process a number of site were located in this area, as follows:

Candidate Site Ref No.	Site	Area (Ha) as at Candidate Site Stage	Proposed Use of Site	Candidate Site Assessment Summary
298.C1	Pencoed Farm (Land formerly part of)	3.01	Residential	Failed Stage 1: large section of the site is located within Flood Zone C2. Therefore, residential development is considered inappropriate on this site.

318.C1	Brodawel (Land part of	1.95	Residential	Failed Stage 1: site does not provide a natural or logical extension to the settlement (i.e. it is not physically, functionally and visually related to the existing settlement pattern).
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**ENV2(4) – Bridgend and Laleston**



1

Candidate Site Nos. 221.C1; 279.C1; 282.C1; 286.C2; 288.C1; 304.C2;  
304.C3; 308.C1; 349.C1; 352.C4



LDP Green Wedge

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8.11 Since plan adoption a number of applications for development have been submitted within the green wedge, as follows:

Application Number	Proposed Development	Decision	Reason for Decision / LDP Policy / Policies cited.
A/14/44/ADV	2 interpretation panels	Cond consent (advert)	Acceptable development
P/15/512/OUT	Outline application to demolish 2 No dwellings & Erect 1 No dwelling and garage	Refusal	Contrary to Policy ENV1 and ENV3(7) of the LDP.
P/17/999/FUL	Inclusion of agricultural land within curtilage of dwelling	Refusal	Contrary to Policies ENV1 and ENV2(4) of the LDP. Concerns also over SLA (ENV3(7)) and the Laleston Conservation Area (SP5(2)).
P/17/1000/FUL	Inclusion of agricultural land within curtilage of dwelling	Refusal	Contrary to Policies ENV1 and ENV2(4) of the LDP. Concerns also over SLA (ENV3(7)) and the Laleston Conservation Area (SP5(2)).
P/17/1001/FUL	Inclusion of agricultural land within curtilage of dwelling	Refusal	Contrary to Policies ENV1 and ENV2(4) of the LDP. Concerns also over SLA (ENV3(7)) and the Laleston Conservation Area (SP5(2)).

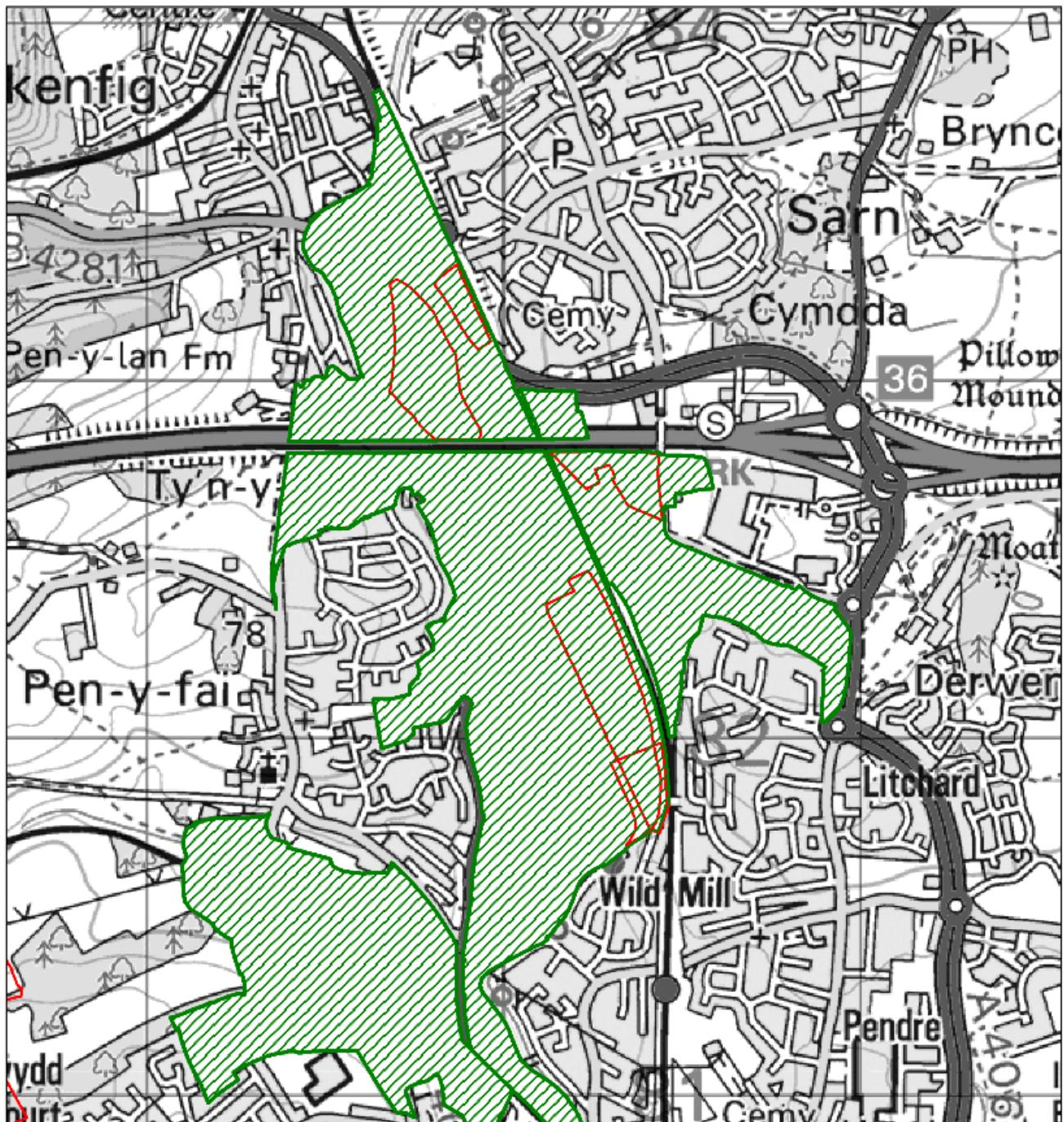
- 8.12 As can be seen from the above table only three applications for inappropriate development were submitted in the green wedges since plan adoption and although these applications were refused with reference made to ENV2: Development in Green Wedges, the proposals were also contrary to Policy ENV1 as a result of being situated outside the settlement boundary. It is considered that these policies would have resulted in the same outcome without Policy ENV2: Development in Green Wedges.
- 8.13 During the Candidate Site process a number of site were located in this area, as follows:

Candidate Site Ref No.	Site	Area (Ha) as at Candidate Site Stage	Proposed Use of Site	Candidate Site Assessment Summary
221.C1	Broadlands	7.65ha	Residential	Stage 2: The candidate site is located on the periphery of Bridgend which is identified as a Sustainable Growth Area (as defined by SP1). A lack of supporting information has been submitted in order to enable full

				assessment of the site, specifically a viability assessment. Additionally, there are education capacity issues in the area whereby a site of this size would further exacerbate without the ability of resolving them. Whilst the sustainability and place making credentials of the site are acknowledged, there are other more suitable sites that have been carried forward as allocations in the Deposit Plan without the presence of such issues.  Therefore, this site will not be allocated in the Deposit Plan.
279.C1	Laleston (Land South of)	1.74	Residential	Failed Stage 1: out of accord with the strategy.
282.C1	Rhosla Lane (Land off)	0.82	Residential	Failed Stage 1: out of accord with the strategy.
286.C2	Bridgend (West of)	165.1	Residential	Stage 2: A lack of information has been submitted in order to conduct a full assessment of the site. Furthermore the required level of growth can be accommodated on less sensitive alternative greenfield sites and serve this area.
288.C1	Laleston (Land East of)	27.37	Residential	Stage 2: The site is located between the east of Laleston (identified as a 'local settlement') and west of Bridgend (identified as a Sustainable Growth Area). In addition the site forms part of the Bridgend and Laleston Green Wedge designated in the existing LDP ENV2(4). As such it is considered that the proposal would result in the coalescence of Bridgend and Laleston. Furthermore, a lack of supporting information has been provided in order to make a full assessment. In this respect the site will not form part of any allocation in the LDP.
304.C1	Laleston (Land South of)	1.74	Residential	Failed Stage 1: out of accord with the strategy.
304.C2	Laleston (Land at)	2.29	Mixed Use	Failed Stage 1: out of accord with the strategy.
304.C3	Laleston (A48 end)	2.73	Mixed Use	Failed Stage 1: out of accord with the strategy.
308.C1	Bridgend (West of	16.25	Residential	Stage 2: The candidate site is located on the periphery of Bridgend which is identified as a Sustainable Growth Area (as defined by SP1). The site has the potential to provide a new primary school and 800 homes in Bridgend, of which possesses a wide range of services and facilities in addition to

				sustainable transport links. The site will make an important contribution to meeting the housing need of the County Borough. In addition the site could also provide significant new green infrastructure in addition to capitalising on and further adding to existing active travel routes of which will foster and promote transit oriented development. A supporting masterplan and planning statement identifies and mitigates potential adverse impacts upon the Laleston Conservation Area, and indicates that there will not be any significant changes to its visual setting. Furthermore, there does not appear to be any highway related constraints. The site is therefore allocated for residential and education development in the Deposit Plan.
349.C1	Bridgend (West of) Expansion Area	131.8	Residential	Stage 2: A lack of information has been submitted in order to conduct a full assessment of the site. Furthermore the required level of growth can be accommodated on less sensitive alternative greenfield sites and serve this area.

## ENV2(5), ENV2(8), ENV2(9), ENV2(10) - Aberkenfig/Coity/Litchard



Candidate Site Nos. 272.C1; 286.C1; 302.C1; 352.C37

LDP Green Wedge

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8.14 Since plan adoption a number of applications for development have been submitted within the green wedges shown above, as follows:

Application Number	Proposed Development	Decision	Reason for Decision / LDP Policy / Policies cited.
P/14/461/RLX	Remove conditions 3,4,5,6,7, and 8 of consent P/12/656/FUL	Refused	Insufficient appropriate justification had been provided in terms of highway requirements and, therefore, the removal of the conditions would be to the detriment of highway safety and would be contrary to local policy.
P/15/102/OUT	Erect a single storey detached bungalow designed to accommodate a disabled person	Refused	Contrary to LDP Policy ENV1.
P/15/565/FUL	Regularise parking to rear to building (change of use)	Retrospective cond consent	Outside settlement boundary in green wedge - acceptable as not permanent structure and small parcel of land
P/16/230/FUL	Installation of car park flood lighting & associated works	Conditional Consent	Outside settlement boundary however development for flood lights etc
P/16/960/FUL	Proposed kennels and cattery and temporary dwelling	Refused	Contrary to LDP Policy ENV1. Out of accord with paragraph 4.3.2 of Technical Advice Note 6: Planning for Sustainable Rural Communities.
P/17/103/FUL	Demolish garage & outbuildings & replace with integral garage with internal do	Conditional Consent	Green wedge to back of property - proposed dev't will be constructed to the side of the dwelling with no part of the proposed garage constructed within the green wedge
P/17/243/FUL	Single Storey side extension & balcony	Conditional Consent	Replacing existing conservatory
P/17/507/FUL	Proposed kennels and cattery and temporary dwelling	Refused	Contrary to LDP Policy ENV1. Out of accord with paragraph 4.3.2 of Technical Advice Note 6: Planning for Sustainable Rural Communities.
P/18/806/FUL	Construction of a single storey	Conditional Consent	Acceptable development to existing building

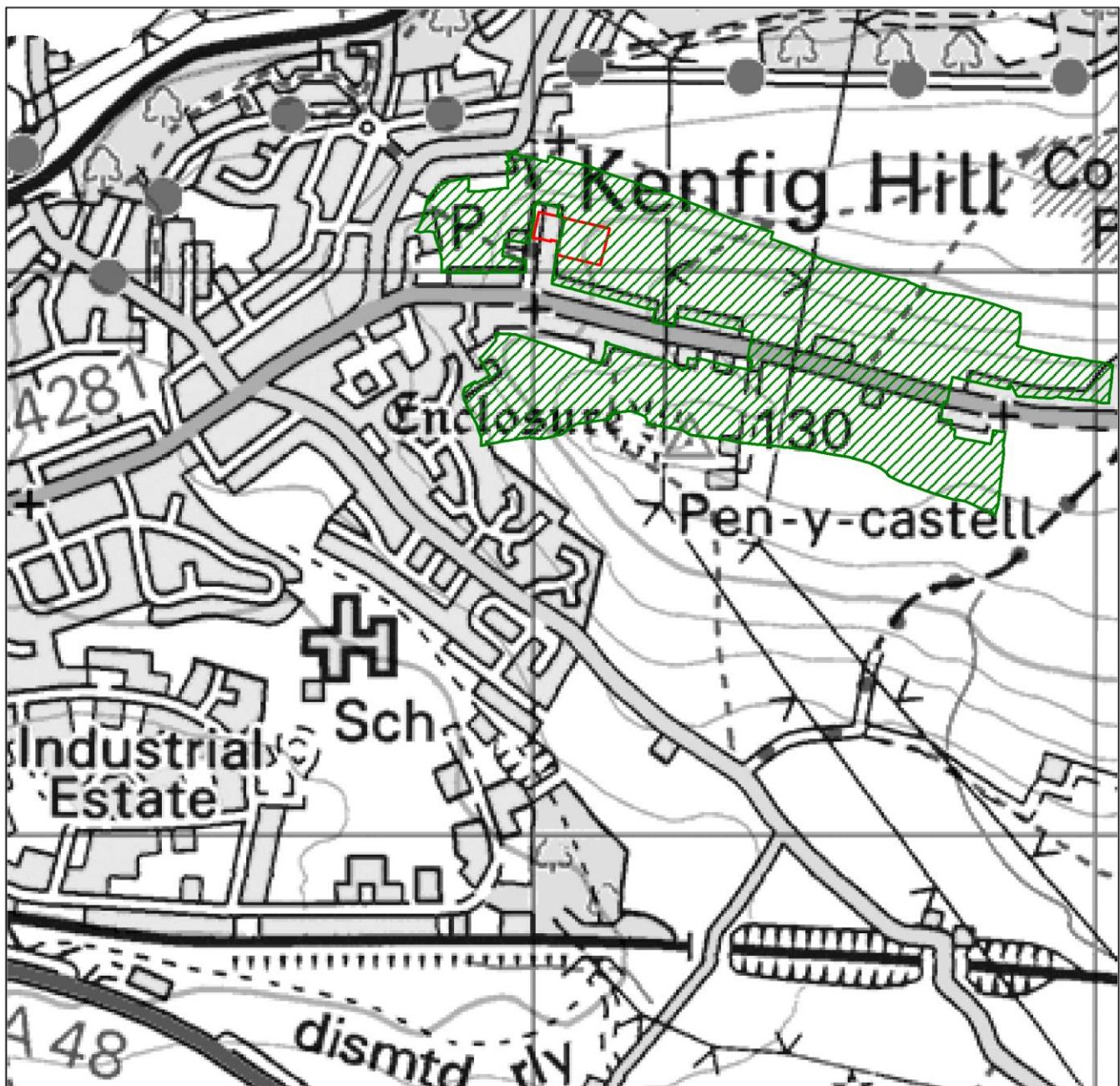
	contemporary glazed extension to the rear		
P/18/517/FUL	Raising of ridge height, inclusion of dormers & internal reconfiguration	Conditional Consent	Acceptable development - building already there - conversion
P/17/955/FUL	Conversion & alts of existing childrens nursery school to dwelling	Conditional Consent	Complies with LDP Policies ENV1 and ENV2. Acceptable development - building exists & proposed conversion & upgrade works are therefore unlikely to contribute towards the coalescence of settlements & is therefore considered acceptable in this regard.
P/19/591/FUL	Display area spotlights	Conditional Consent	Acceptable development - won't cause coalescence of green wedge
P/19/882/FUL	Demolish conservatory, construct single/two storey rear extension new pitched roof to sie/rear first floor element, internal reconfiguration, pitched roof to detached garage	Conditional Consent	Acceptable development - unlikely to have any significant impact on the general openness & character of the wider green wedge
P/19/70/FUL	Subdivision of land around Westwinds to include existing residential & personal equine use with dividing fence & stable block	Conditional Consent	Acceptable development - given modest scale & nature of development unlikely to have any significant impact on the general openness & character of the wider green wedge
P/17/955/FUL	Conversion & alterations of existing childrens nursery school to dwelling	Conditional Consent	Complies with LDP Policies ENV1, ENV2, ENV6 and ENV9. Acceptable development - building already exists

- 8.15 As can be seen from the above table only four applications for inappropriate development were submitted in the green wedges since plan adoption, and although these applications were refused with reference made to ENV2: Development in Green Wedges, the proposals were also contrary to Policy ENV1 as a result of being situated outside the settlement boundary. It is considered that these policies would have resulted in the same outcome without Policy ENV2: Development in Green Wedges.

8.16 During the Candidate Site process a number of site were located in this area, as follows:

Candidate Site Ref No.	Site	Area (Ha) as at Candidate Site Stage	Proposed Use of Site	Candidate Site Assessment Summary
272.C1	TY'r Isha Barn (Land at)	2.98	Mixed Use	Failed Stage 1: capacity issues at Junction 36 of the M4 prevents future development.
302.C1	North Lodge Farm	8.82	Mixed Use	Failed Stage 1: site is located within Flood Zone C2.
352.C37	Sycamore Close (Land adjoining)	2.62	Residential	Failed Stage 1: site is located within Flood Zone C2 and allocated as an informal recreation area in the Outdoor Sports & Children's Playing Space Audit.
286.C1	Railway Line (Land to West of)	7.9	Residential	Failed Stage 1: capacity issues at Junction 36 of the M4 prevents future development.

## ENV2(6) – Kenfig Hill and Cefn Cribwr



Candidate Site No. 352.C49



LDP Green Wedge

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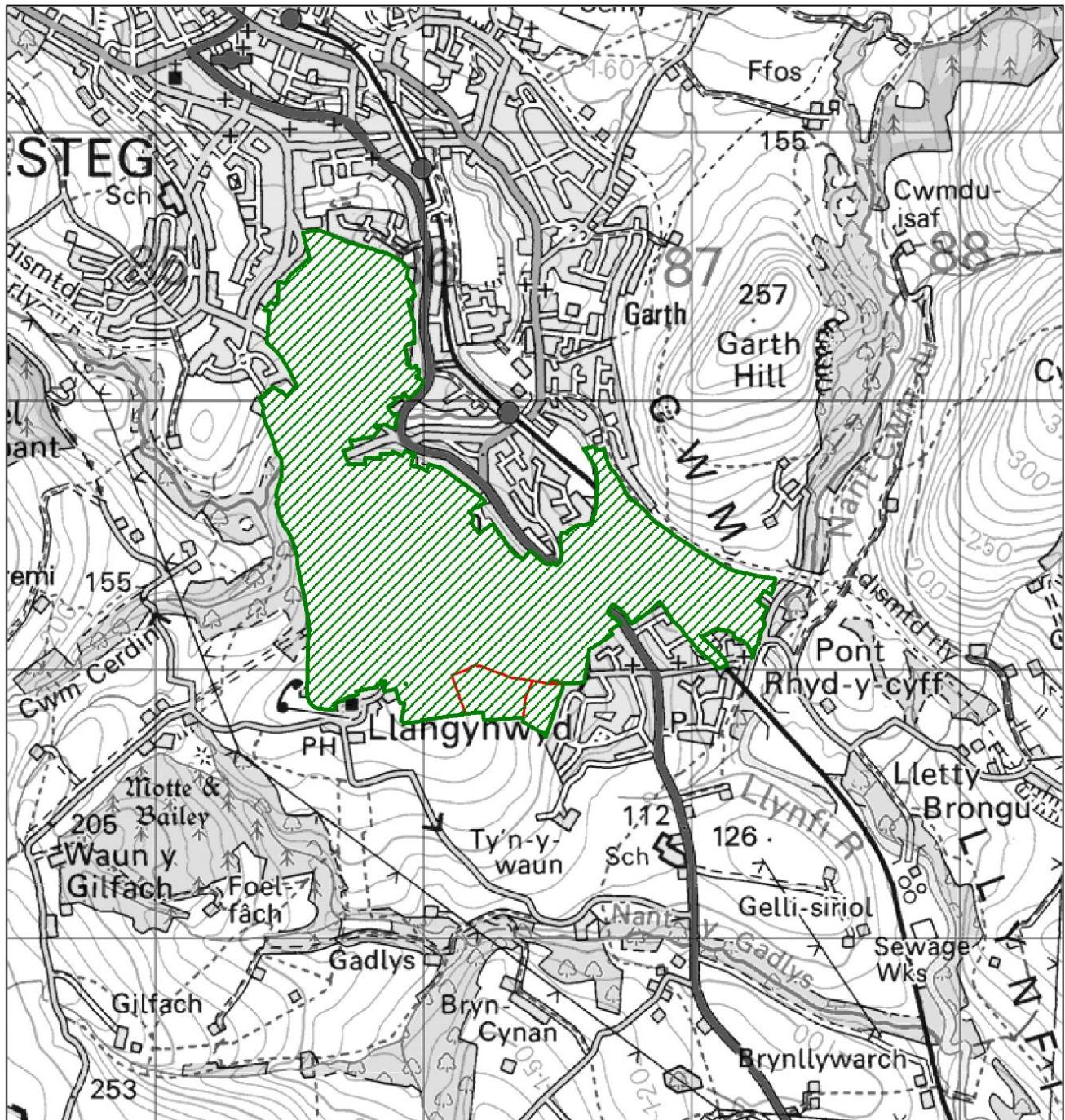
- 8.17 Since plan adoption one application for development has been submitted within the green wedge, as follows:

Application Number	Proposed Development	Decision	Reason for Decision / LDP Policy / Policies cited.
P/20/288/FUL	Change of use of vacant land assoc/ancillary to the residential property to private car parking	Conditional Consent	Nature & scale of development will not cause or contribute to the coalescence of the settlements

- 8.18 As can be seen from the above table no applications for inappropriate development have been submitted within the green wedge since plan adoption. Given this it is considered that the area is not vulnerable to development pressure and the extra layer of protection afforded by a green wedge designation is therefore not required.
- 8.19 During the Candidate Site process one site has been submitted within this area, as follows:

Candidate Site Ref No.	Site	Area (Ha) as at Candidate Site Stage	Proposed Use of Site	Candidate Site Assessment Summary
352.C49	Glyn Cynffig	0.76	Recreation / Residential	Stage 2: The majority of the candidate site is located outside the existing settlement of Kenfig Hill which is identified as a Sustainable Growth Area (as defined by SP1). The western most part of the site comprises an existing hostel and this is already located within the settlement. The remaining area comprises of greenfield land. Although the site would be considered an appropriate extension to the settlement boundary, a lack of supporting information has been provided in order to allow for full assessment of the site. Any future use associated with this site will need to satisfy detailed criteria-based policies in the LDP.

## ENV2(7) – Cwmfelin, Llangynwyd and Pontrhydycyff



Candidate Site No. 305 C5; 305 C6;

LDP Green Wedge

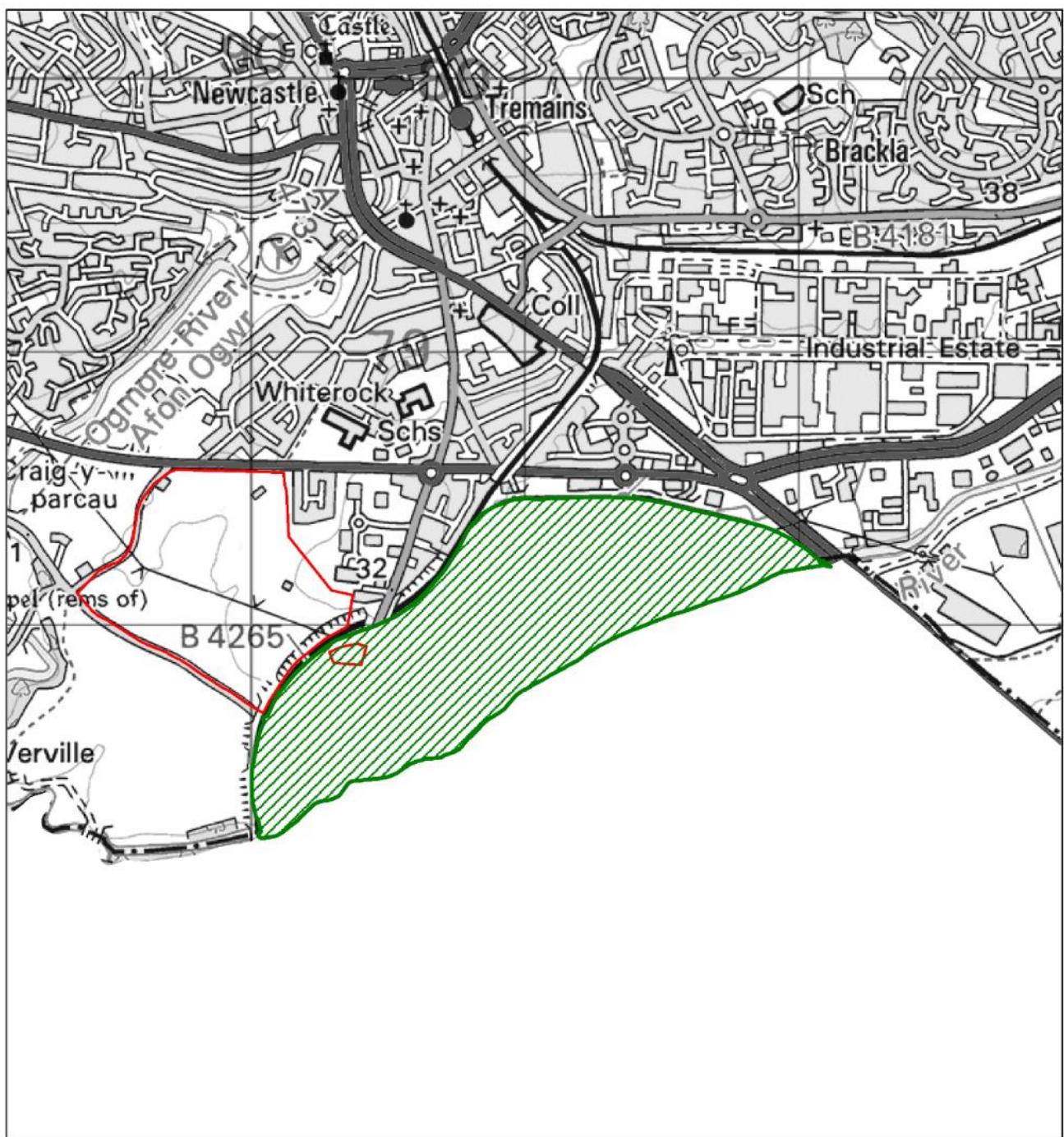
8.20 Since plan adoption a number of applications for development have been submitted within the green wedge, as follows:

Application Number	Proposed Development	Decision	Reason for Decision / LDP Policy / Policies cited.
P/14/311/FUL	Erect Spectator Stand	Granted (no conditions)	Ancillary to playing fields
P/15/5/FUL	Temp storage container for garden equipment	Cond consent (temporary)	In green wedge / outside settlement boundary but temp storage
P/15/750/TPN	Remove existing 16m high mast & install 17.5m high mast with antennas, fencing & retaining wall	Approve siting/appearance	Outside settlement boundary but permitted development utilities infrastructure
P/16/4/FUL	New access to agricultural land	Conditional Consent	Outside settlement boundary - in green wedge, but application is for new access to land
P/18/594/FUL	Demolition of annexe & part roof structure, new flat roof extension & detached garage	Conditional Consent	Lies adjacent green wedge, however developable area within demarcated settlement boundary
P/18/460/FUL	Construct a menage for private use	Conditional Consent	Acceptable development due to the nature & content of the development the scheme will not result in the coalescence of settlements
P/19/213/FUL	1st floor balcony to front elevation	Conditional Consent	Acceptable Development - grounds of Ty Maen House in green wedge

- 8.21 As can be seen from the above table no applications for inappropriate development have been submitted within the green wedge since plan adoption. Given this it is considered that the area is not vulnerable to development pressure and the extra layer of protection afforded by a green wedge designation is therefore not required.
- 8.22 During the Candidate Site process a number of site were located in this area, as follows:

Candidate Site Ref No.	Site	Area (Ha) as at Candidate Site Stage	Proposed Use of Site	Candidate Site Assessment Summary
305.C5	Llangynwyd (Land West of)	1.98	Mixed Use	Failed Stage 1: out of accord with the strategy.
305.C6	Llangynwyd (Land West of)	4.19	Mixed Use	Failed Stage 1: out of accord with the strategy.

## ENV2(11) – Bridgend and Ewenny



Candidate Site No. 331.C1 (not Island Farm)



LDP Green Wedge

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- 8.23 Since plan adoption a number of applications for development have been submitted within the green wedge, as follows:

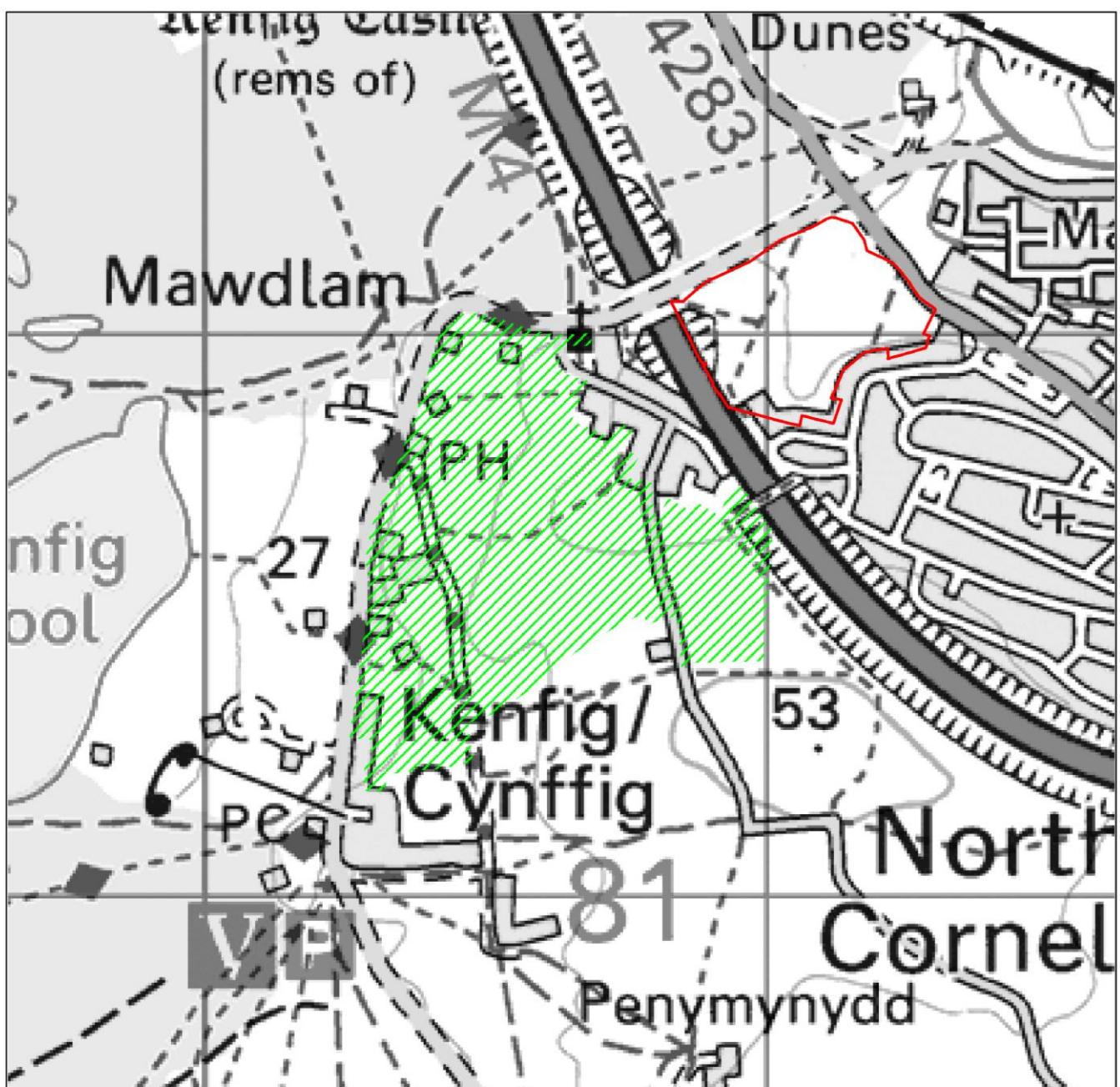
Application Number	Proposed Development	Decision	Reason for Decision / LDP Policy / Policies cited.
P/16/34/FUL	Erection of UPVC Conservatory	Conditional Consent	Outside settlement boundary - in green wedge.
P/16/750/FUL	C/U from 1st floor furniture showroom to dwelling & side porch	Conditional Consent	Outside settlement boundary however conversion of an existing building.
P/18/327/FUL	Increase size of existing agricultural store	Conditional Consent	Complies with LDP Policies ENV1 and ENV2. Considered that the nature & scale of the development will not cause or contribute to the coalescence of the settlements.
P/18/731/FUL	Repositioning of an existing agricultural store	Conditional Consent	Complies with LDP Policies ENV1 and ENV2. Considered that the nature & scale of the development will not cause or contribute to the coalescence of the settlements.
P/19/890/FUL	New agricultural access & footpath	Conditional Consent	Complies with LDP Policies ENV1 and ENV2. Acceptable development - nature of work will not cause coalescence of green wedge.
P/19/877/FUL	New tractor & hay store building	Conditional Consent	Complies with LDP Policies ENV1 and ENV2. Acceptable development - nature & scale of development will not cause coalescence of green wedge.

8.24 As can be seen from the above table no applications for inappropriate development have been submitted within the green wedge since plan adoption. Given this it is considered that the area is not vulnerable to development pressure and the extra layer of protection afforded by a green wedge designation is therefore not required.

8.25 During the Candidate Site process one site has been submitted within this area, as follows:

Candidate Site Ref No.	Site	Area (Ha) as at Candidate Site Stage	Proposed Use of Site	Candidate Site Summary	Assessment
331.C1	Ewenny Road (Land West of)	0.76	Residential	Failed Stage 1: out of accord with the strategy.	

## ENV2(12) – Kenfig and Mawdlam



Candidate Site No. 222.C1



LDP Green Wedge

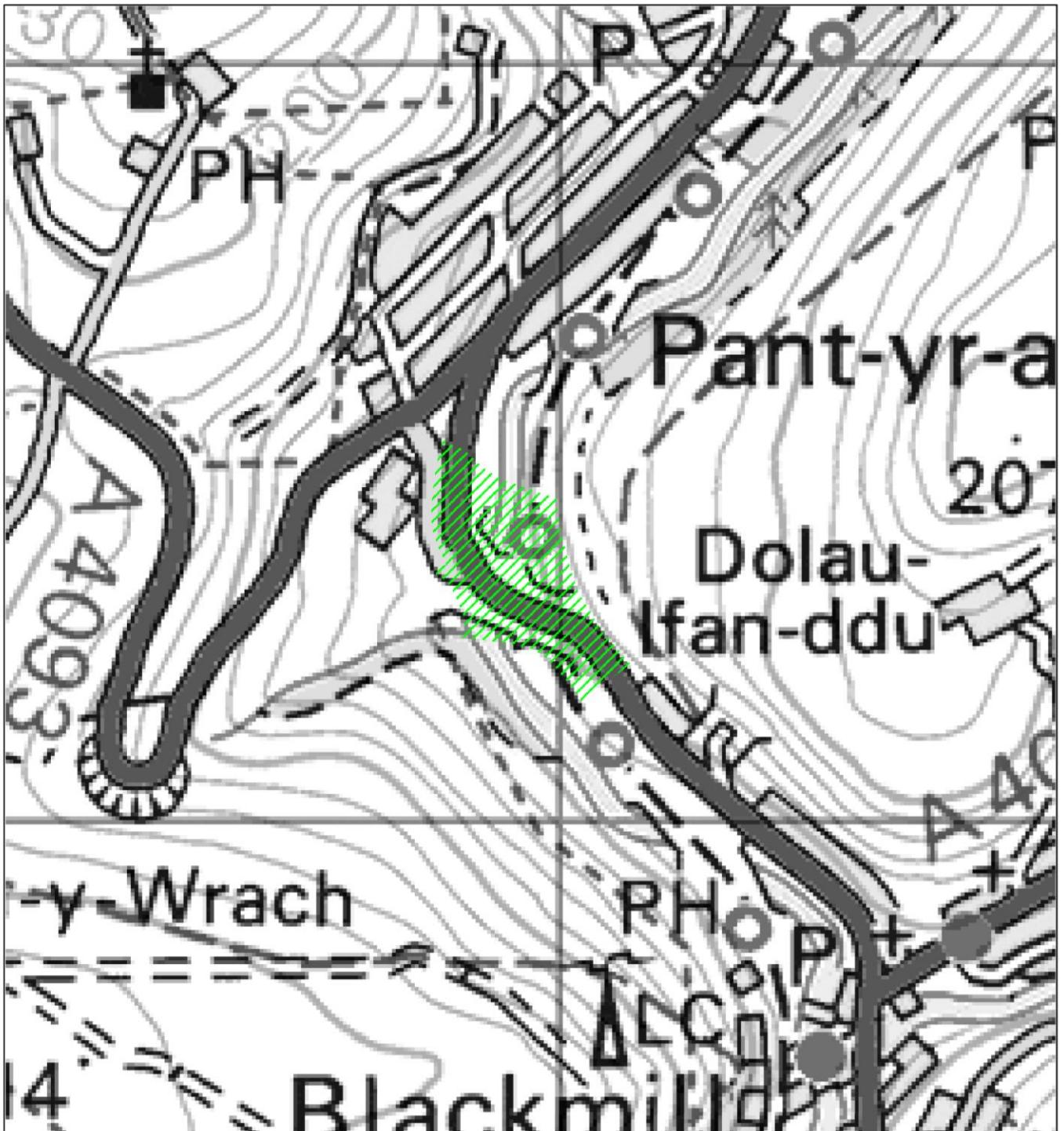
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8.26 Since plan adoption a number of applications for development have been submitted within the green wedge, as follows:

<b>Application Number</b>	<b>Proposed Development</b>	<b>Decision</b>	<b>Reason for Decision / LDP Policy / Policies cited.</b>
P/16/52/FUL	Proposed single storey side lounge extension	Conditional Consent	Part in settlement boundary/ partly outside - extension to existing dwelling
P/17/368/OUT	Erection of 1 x two storey detached dwelling	Refused	Contrary to Policies ENV1 and ENV2 of the LDP.

- 8.27 As can be seen from the above table only one application for inappropriate development was submitted in the green wedge since plan adoption and although this application was refused with reference made to ENV2: Development in Green Wedges, the proposal was also contrary to Policy ENV1 as a result of being situated outside the settlement boundary. It is considered that this policy would have resulted in the same outcome without Policy ENV2: Development in Green Wedges.
- 8.30 During the Candidate Site process no candidate site proposals were submitted in this area.

**ENV2(13) – Blackmill, Ogmore Valley and Pontyrawel**



LDP Green Wedge

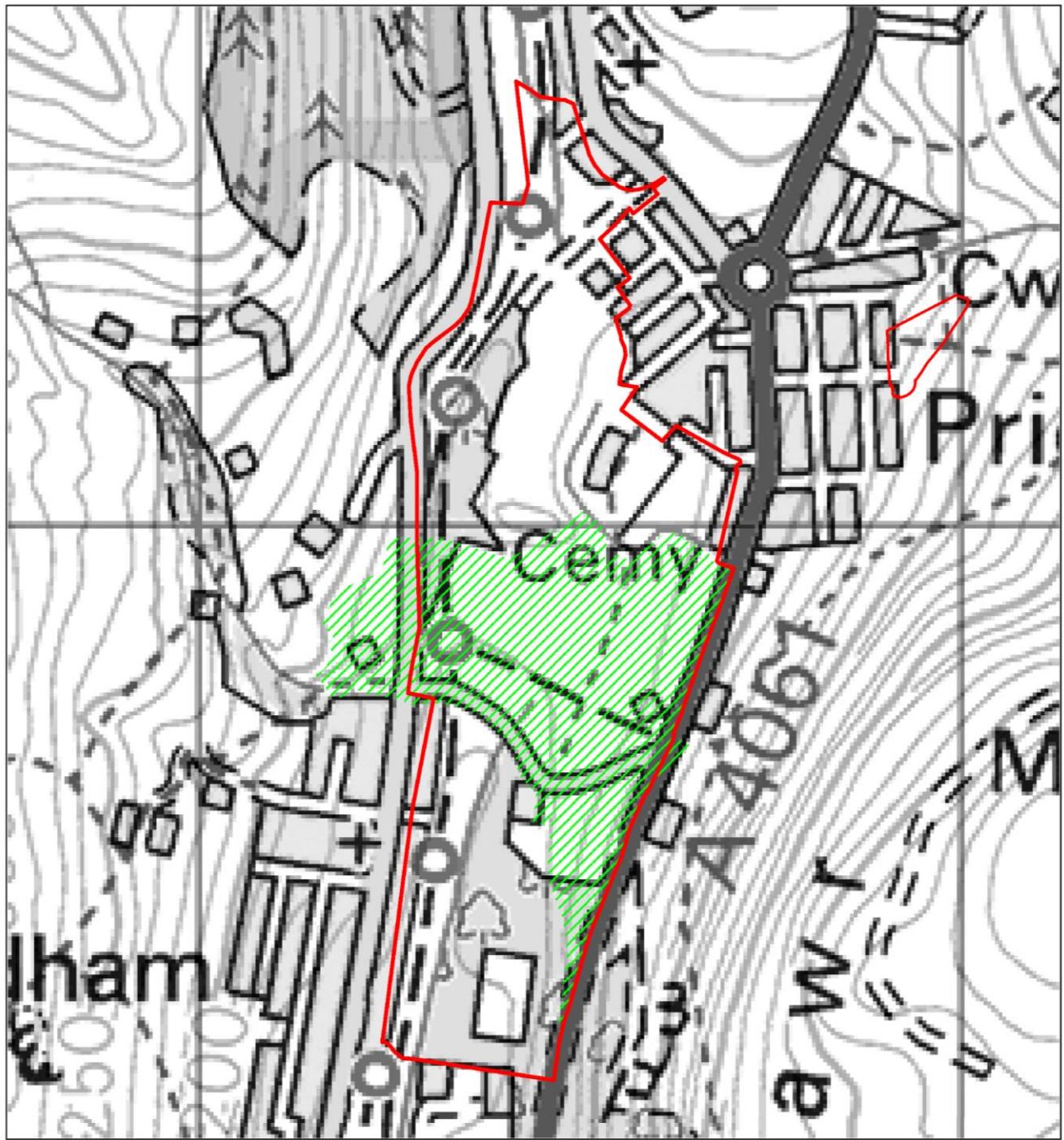
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- 8.31 No applications for inappropriate development have been submitted within the green wedges since plan adoption. Given this it is considered that the area is not

vulnerable to development pressure and the extra layer of protection afforded by a green wedge designation is therefore not required.

- 8.30 During the Candidate Site process no candidate site proposals were submitted within this green wedge.

**ENV2(14) – Ogmore Valley, Nantymoel and Ogmore Vale**



1

Candidate Site No: 352.C5

A green shaded rectangle with diagonal hatching.

LDP Green Wedge

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- 8.31 No applications for inappropriate development have been submitted within the green wedges since plan adoption. Given this it is considered that the area is not

vulnerable to development pressure and the extra layer of protection afforded by a green wedge designation is therefore not required.

- 8.32 During the Candidate Site process one site was submitted within this area, as follows:

Candidate Site Ref No.	Site	Area (Ha) as at Candidate Site Stage	Proposed Use of Site	Candidate Site Assessment Summary
352.C5	Aber Fields (Inc, land adj. Penlwyngwent Ind. Estate	35.24	Recreation / Employment / Residential / Education / Renewable Energy	Failed Stage 1: out of accord with the strategy.

## 9. Conclusion

9.1 It is concluded that whilst LDP Policy ENV2: Development in Green Wedges has been successfully used for its primary objective of preventing coalescence, other policies contained within the extant LDP (see Figure 3), particularly ENV1: Development in the Countryside, have also been successful in preventing coalescence.

**Figure 3: Success of use of LDP Green wedges policy vs. other LDP policies**

LDP Green Wedge Policy Primary Functions	Use of other LDP Policies to achieve the same outcome
• Prevent coalescence between settlements.	• ENV1: Development in the Countryside
• Prevent coalescence between communities within the settlements of the County Borough.	• ENV1: Development in the Countryside
• Maintain the distinct identities of separate communities.	• ENV1: Development in the Countryside
• Maintain valuable open space between settlements	• SP4: Conservation and Enhancement of the Natural Environment
• Complement the function provided by settlement boundaries.	• N/A

LDP Green Wedge Background Paper Secondary Function	Use of other LDP Policies to achieve the same outcome
• Maintain the distinctiveness and integrity of communities.	• ENV1: Development in the Countryside
• Protect the landscape setting of settlements.	• ENV1: Development in the Countryside • SP4: Conservation and Enhancement of the Natural Environment • ENV3: Special Landscape Areas
• Open up opportunities for outdoor recreation.	• ENV5: Green Infrastructure
• Maintaining the integrity of the landscape.	• SP4: Conservation and Enhancement of the Natural Environment
• Help to protect biodiversity interests	• SP4: Conservation and Enhancement of the Natural Environment • Policy ENV6: Nature Conservation
• Direct development towards previously developed land and thereby assist in regeneration.	• N/A

**Figure 4: Alternative mechanisms to fulfil PPW Green wedges policy objectives.**

PPW – Green Wedge policy objectives	Other possible LDP policy mechanisms that could achieve the same objective	LDP Policies included in Deposit Plan 2018-2033
Prevent urban coalescence of settlements with other settlements.	<ul style="list-style-type: none"> <li>• Define robust settlement boundaries around vulnerable settlements/communities;</li> <li>• Ensure there is sufficient land for development and</li> <li>• Protect existing green spaces.</li> </ul>	SF1: Settlement Hierarchy and Urban Management SP1: Regeneration Growth and Sustainable Growth Strategy SP2: Regeneration Growth Area and Sustainable Growth Area Strategic Allocations DNP1: Development in the Countryside DNP9: Green Infrastructure
Manage urban form through controlled expansion of urban areas.	<ul style="list-style-type: none"> <li>• Define robust settlement limits and</li> <li>• Protect existing green space around settlements and communities</li> </ul>	DNP1: Development in the Countryside DNP7: Biodiversity, Ecological Networks, Habitats and Species SP17: Conservation and Enhancement of the Natural Environment
Assist in safeguarding the countryside from encroachment.	<ul style="list-style-type: none"> <li>• Define robust settlement boundaries and</li> <li>• Presume against inappropriate development in the countryside.</li> </ul>	DNP1: Development in the Countryside SP17: Conservation and Enhancement of the Natural Environment
Protect the setting of urban areas.	<ul style="list-style-type: none"> <li>• Define robust settlement boundaries;</li> <li>• Allocate sufficient land for a range of development.</li> <li>• Designate landscape protection areas e.g. Special Landscape Areas (SLAs) and</li> <li>• Protect existing green spaces.</li> </ul>	SF1: Settlement Hierarchy and Urban Management SP1: Regeneration Growth and Sustainable Growth Strategy SP2: Regeneration Growth Area and Sustainable Growth Area Strategic Allocations DNP1: Development in the Countryside DNP9: Green Infrastructure ENT1: Employment Allocations
Assist in urban regeneration by encouraging the recycling of derelict and other urban land.	<ul style="list-style-type: none"> <li>• Favour a previously developed / brownfield land development strategy and</li> <li>• Allocate sufficient land for a range of development on brownfield land or sites.</li> </ul>	DNP1: Development in the Countryside SP1: Regeneration Growth and Sustainable Growth Strategy SP2: Regeneration Growth Area and Sustainable Growth Area Strategic Allocations

PPW Green Wedge designation potential outcomes	Other possible LDP policy mechanisms that could achieve the same outcome	LDP Policies included in Deposit Plan 2018-33
Provide opportunities for access to the open countryside	<ul style="list-style-type: none"> <li>• Include policies to protect and enable the creation of additional recreational routes;</li> <li>• Include policies that enable enhancement or creation of appropriate tourism and recreational facilities in the countryside.</li> </ul>	SP9: Social and Community Infrastructure SP16: Tourism DNP1: Development in the Countryside
Provide opportunities for outdoor sport and outdoor recreation	<ul style="list-style-type: none"> <li>• Protect existing open and green space and within settlements.</li> </ul>	SP3: Good Design and Sustainable Place Making SP9: Social and Community Infrastructure
Maintain landscape/wildlife interests	<ul style="list-style-type: none"> <li>• Include policies to protect and connect existing biodiversity assets;</li> <li>• Require compensation and or mitigation measures for loss of landscape and or biodiversity;</li> <li>• Review and designate additional local designations e.g. Sites of Nature Conservation (SINCs) and SLAs.</li> </ul>	SP17: Conservation and Enhancement of the Natural Environment DNP4: Special Landscape Areas DNP5: Local and Regional Nature Conservation Sites DNP6: Habitats and Species DNP7: Biodiversity, Ecological Networks, Habitats and Species DNP8: Trees, Hedgerows and Development
Retain land for agriculture, forestry, and related purposes	<ul style="list-style-type: none"> <li>• Include appropriate policies to protect agricultural/forestry/woodland / common land areas;</li> <li>• Consider designating potential sites for food growing.</li> </ul>	SP3: Good Design and Sustainable Place Making SP17: Conservation and Enhancement of the Natural Environment DNP1: Development in the Countryside
Improve derelict land	<ul style="list-style-type: none"> <li>• Consider allocating land reclamation sites.</li> </ul>	SF1: Settlement Hierarchy and Urban Management SP1: Regeneration and Sustainable Growth Strategy SP2: Regeneration Growth Area and Sustainable Growth Area Strategic Allocations
Provide carbon sinks and help mitigate the effects of urban heat islands	<ul style="list-style-type: none"> <li>• Include specific climate change resilient policies.</li> </ul>	SP17: Conservation and Enhancement of the Natural Environment SP13: Decarbonisation and Renewable Energy ENT10: Renewable Energy Developments

		<p>ENT11: Low Carbon Heating Technologies for New Development (District Heating)</p> <p>ENT12: Energy Efficiency Provision within the design of buildings</p> <p>DNP1: Development in the Countryside</p>
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## 10. 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.