

Cardiff Green Wedge Assessment

Cardiff Council

Final report

Prepared by LUC

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Chapter 1

Introduction

1.1 Cardiff Council commissioned LUC to carry out an assessment to help inform the review of green wedges in Cardiff, to form part of the evidence base that will underpin the Cardiff Replacement Development Plan (LPD) 2021 – 2036.

1.2 Green wedges are areas in which the retention of openness (freedom from built development, as opposed to visual openness) is considered necessary in order to manage urban form.

Scope

1.3 There are two green wedges currently defined in the Cardiff Council Adopted Local Development Plan (2011-2021), the locations of which are shown on Figure 1. The eastern green wedge, east of the River Taff, lies within the area that was assessed for potential for Green Belt designation in the South Wales Green Belt Study (LUC, 2023), so no further analysis of this green wedge was requested by the Council. This study focuses, therefore, on the western green wedge, west of the River Taff.

1.4 The study identifies variations in the role of land within the area currently designated as a green wedge. Land to the east of the green wedge falls within the assessment area for the South Wales Green Belt Study and land to the north of the green wedge lies outside of Cardiff. The Council did not identify any requirement to assess land to the south of the M4.

Planning policy context

1.5 The purposes of green wedges are set out in Planning Policy Wales (PPW) Edition 12 at paragraph 3.67:

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.

1.6 These purposes are identified as being essentially the same as the purposes of Green Belt designation, the key difference between them being that the former are a local designation with less permanence. PPW paragraph 3.64 states that “the essential difference between them is that land within a Green Belt should be protected for a longer period than the relevant current development plan period, whereas green wedge policies should be reviewed as part of the development plan review process.”

1.7 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”.

1.8 The Adopted Local Plan policy for the defined Green Wedge is as set out in KP3 (A) Green Wedge:

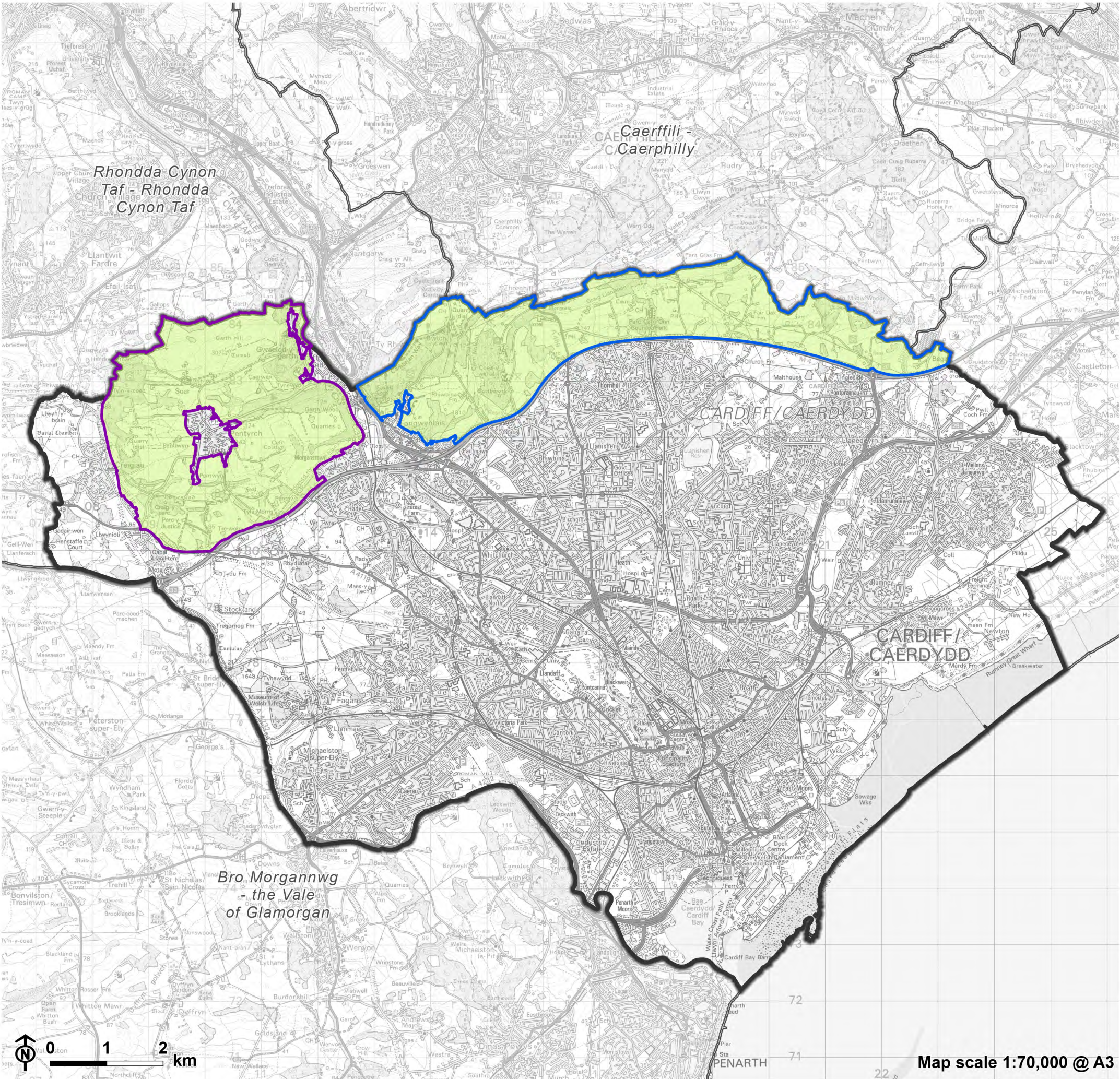
“In order to strategically manage the urban form of Cardiff and to protect the setting of the urban area, a Green Wedge is proposed on land North of the M4 as shown on the Proposals Map. Within this area development which prejudices the open nature of this land will not be permitted. Positive biodiversity, 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.

...Together with Key Policy KP3(B), this Policy seeks to strategically manage the future built form of Cardiff's urban area. The designated area forms land North of the M4 in Cardiff as shown on the Proposals Map. 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."

1.9 The LDP policy is supported by national planning policy. Paragraphs 3.64-3.78 of Planning Policy Wales (PPW) Edition 12 set out the details of Welsh Green Belt and green wedge policy. Green wedges are described (at paragraph 3.68) as "local designations which essentially have the same purpose as Green Belts". The key difference between them is their relative permanence:

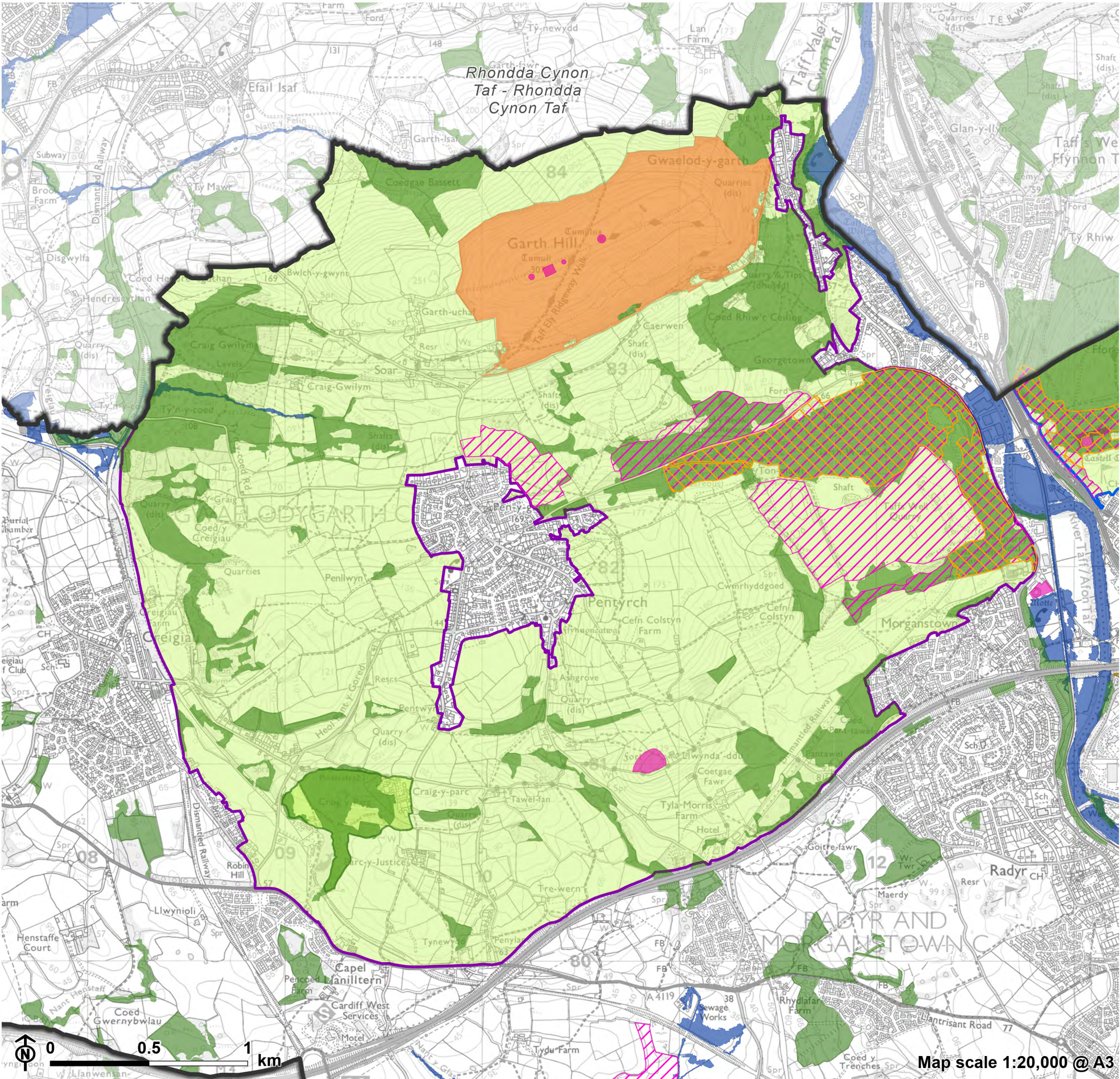
"Proposals for both Green Belts and green wedges must be soundly based and should only be employed where there is a demonstrable need to protect the urban form and alternative policy mechanisms, such as settlement boundaries, would not be sufficiently robust. The essential difference between them is that land within a Green Belt should be protected for a longer period than the relevant current development plan period, whereas green wedge policies should be reviewed as part of the development plan review process." (PPW paragraph 3.64).

Figure 1: Cardiff's Green Wedge



- Cardiff Council boundary
- Neighbouring local authority
- Green Wedge assessed in separate study
- Green Wedge to be assessed

Figure 2: Potential environmental constraints



- Cardiff Council boundary
- Neighbouring local authority
- Green Wedge assessed in separate study
- Green Wedge to be assessed
- Special Area of Conservation
- Local Nature Reserve
- Site of Special Scientific Interest
- Ancient woodland
- Registered Historic Parks and Gardens
- Scheduled monument
- Registered Common Land
- Flood zone 3

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Assessment approach

1.10 The assessment has been carried out with reference to the methodology set out in the separate Proposed Green Wedge Assessment Criteria and Guidance (LUC, 2024). That methodology, reproduced in Appendix A of this report, suggests a four-stage approach for determining the appropriateness of green wedge designations, whether those are existing designations or potential new ones:

- Stage A: assessment of openness;
- Stage B: assessment of development pressure;
- Stage C: assessment of performance in relation to the green wedge purposes;
- Stage D: conclusion on need and definition of boundaries.

1.11 This report focuses on Stage C, which results in the definition of parcels to reflect variations in ratings for potential for designation as a green wedge. With regard to the other three stages:

- The existing green wedges have largely fulfilled their function in that little urban development has occurred within them. There is no detailed analysis needed for Stage A, but any small locations in which openness has been lost are noted as part of the Stage C analysis.
- Stage B of the process, the identification of a ‘demonstrable need’ for protection of the urban form that PPW identifies as a prerequisite for green wedge designation, was met when the existing green wedges were defined and is considered by Cardiff Council to still exist.
- Final conclusions on whether existing green wedges should remain in their current form, (Stage D of the process), will be made by Cardiff Council informed by this report.

1.12 The Stage C analysis set out in Chapters 2 to 6 below involved the following principal steps (described in more detail in Appendix A):

- An assessment of how strongly land relates to the urban area (termed the assessment of ‘distinction’ from the urban edge), considering:
 - 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.
- An assessment of the relevance of each green wedge purpose to the area in question. It should be noted here that, at the request of the South East Wales Strategic Planning Group (SEWSPG) the methodology for green wedge assessment follows a slightly different approach to Purpose 1 – preventing the coalescence of large towns and cities – to that used in the Green Belt Study. In the latter, reflecting the wording in PPW, Purpose 1 was applied only to land lying between towns or cities but, reflecting the more localised role of green wedges, the purpose was applied in this green wedge assessment to gaps between all urban settlements regardless of size.
- The combination of the above to give a rating for contribution to each of the green wedge purposes (using a 3-point scale of strong, moderate or weak/no contribution).
- An assessment of the role that land plays in protecting the contribution of adjacent open land (using a 3-point scale of major, moderate or minor).
- The combination of the highest contribution rating with the rating for protective role to give an overall rating of potential for green wedge designation (using a 5-point scale of high, moderate-high, moderate, low-moderate or low).

1.13 The remainder of this report is set out as follows:

- Chapters 2-5 set out the findings of the assessment of the existing green wedge west of the Taff on a settlement-by-settlement basis.
- Chapter 6 provides an analysis for areas remote from settlement edges (termed ‘outer parcels’).
- Chapter 7 refers to the assessment outputs of the existing green wedge east of the Taff assessed within the South Wales Green Belt Study.

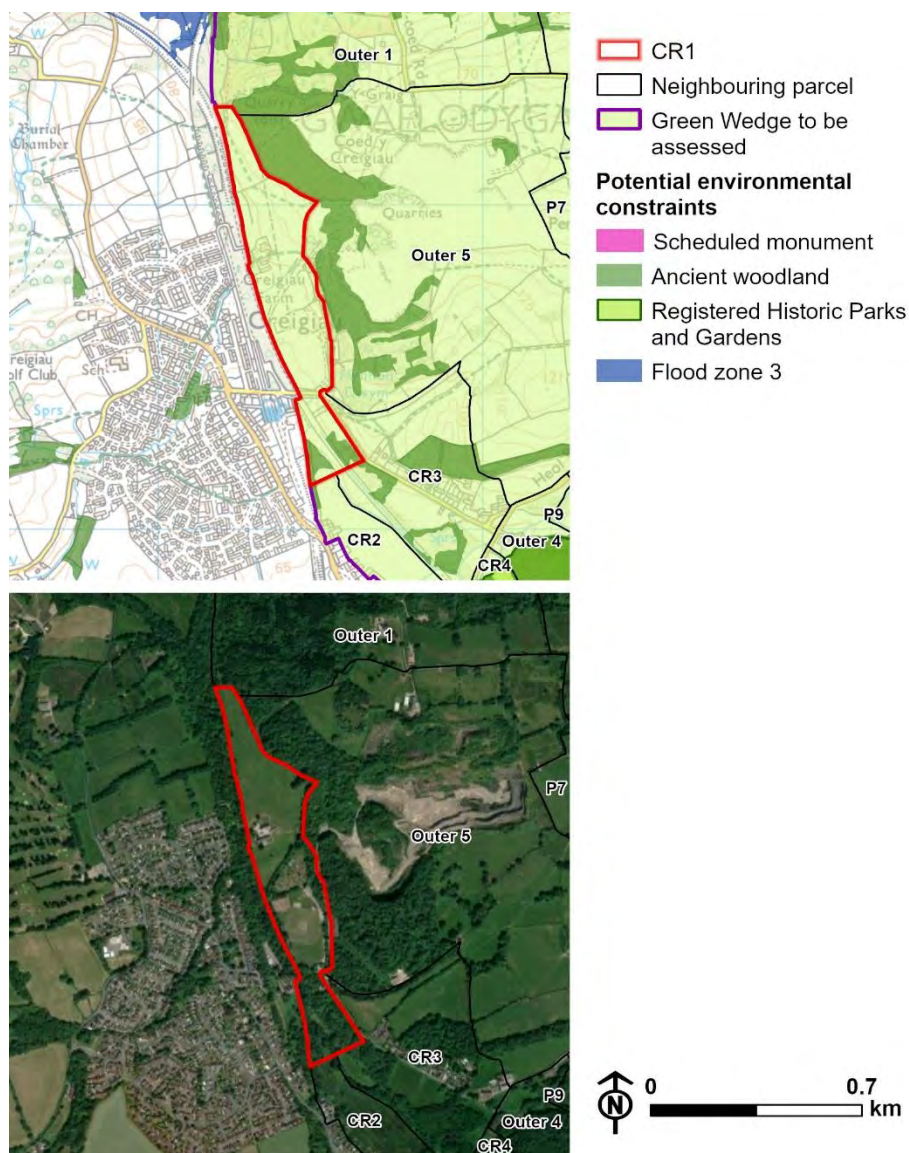
- Chapter 8 summarises the assessment findings with regard to performance of land in relation to the green wedges purposes, and potential boundary alterations.

1.14 The findings are set out gap-by-gap, with subdivisions (parcels) identified where necessary to reflect variations in the strength of gap role. For each existing gap, the parcel-level analysis is preceded by summary maps showing the parcels defined and the ratings for ‘potential for designation as green wedge’ for each.

Chapter 2

Assessment Findings for Creigiau

Potential for green wedge designation in CR1



Description

- The parcel comprises enclosed small irregular fields of a variety of uses to the east of Creigiau, including a section of disused railway corridor.
- The parcel contains only isolated buildings associated with Creigiau Farm and a pavilion associated with a recreation ground, but they are too small in scale to have any significant impact on green wedge openness.
- A steep wooded disused railway embankment forms the urban edge boundary. The disused railway embankment is designated a Site of Importance for Nature Conservation (SINC).
- The parcel contains an area of allotments, a recreation ground containing outdoor sports pitches and skate park. These uses are associated with the settlement, but as the wooded railway embankment minimises any visual association with the urban area this is still considered to be part of the countryside.
- The parcel's eastern boundary abuts the base of steeply sloping ancient semi-natural beech woodland. A belt of Ancient Woodland defines the south-eastern edge of the parcel.

Contribution to the green wedge purposes

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

Purpose 1 – Preventing the coalescence of a large town or city with another settlement

2.1 The gap between Creigiau and Penttyrch is relatively wide and intervening woodland and steep slopes strengthen separation further. This limits the role of land adjacent to the settlement edge in preventing coalescence.

Purpose 2 – Managing urban form through controlled expansion of urban areas

2.2 The parcel lies adjacent to the urban area of Creigiau and so contributes to managing its form.

2.3 Land has a strong distinction from the urban area, which increases the extent to which development would be considered to expand the urban form.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

2.4 The parcel is part of the countryside and so contributes to preventing encroachment on it.

2.5 Land has a strong distinction from the urban area, which increases the extent to which development would be considered encroachment on the countryside.

Purpose 4 – Protecting the setting of an urban area

2.6 Creigiau was historically a small settlement that only expanded significantly in the latter half of the 20th century. The Pentyrch Ridges provide a distinctive elevated, wooded setting to the east.

2.7 The parcel lies within the Garth Hill and Pentyrch Ridges Special Landscape Area. It sits below the wooded slopes that form a distinctive setting to the village but lies beyond the former railway line that marks a consistent urban edge.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict land and other urban land

2.8 All green wedge land makes an equal contribution to this purpose.

Role of parcel in relation to adjacent open land

Minor

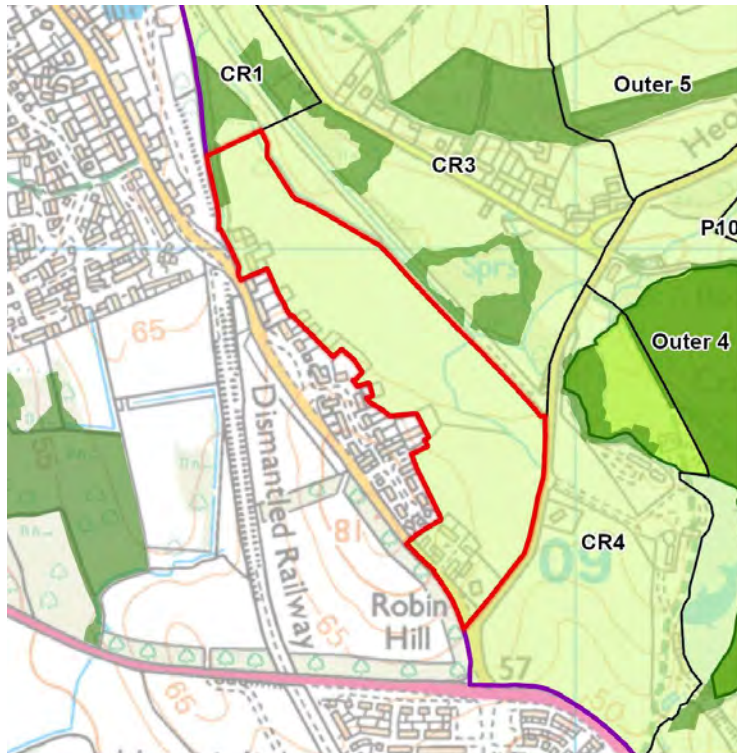
2.9 The parcel does not play a significant buffer role. Woodland and rising landform, to the east, create strong boundaries to the parcel, limiting the impact that development here would have on adjacent land.

Potential for designation as a green wedge

Moderate

2.10 The parcel makes a strong contribution to managing urban form and safeguarding the countryside from encroachment. It plays a minor buffer role. Therefore, potential for green wedge designation is moderate.

Potential for green wedge designation in CR2



- CR2
 - Neighbouring parcel
 - Green Wedge to be assessed
- Potential environmental constraints**
- Ancient woodland
 - Registered Historic Parks and Gardens



Description

- The parcel comprises a continuous open field to the south-east of Creigiau, including a section of disused railway corridor.
- The parcel includes two groups of dwellings which form part of the urban area and make no contribution to the green wedge purposes. A single, older dwelling on a larger plot lies adjacent to the southernmost of the above groups, on Bryn Briallu (Cardiff Road), and so can also be considered part of the urban area and makes no contribution to the green wedge purposes.
- The parcel abuts residential dwellings on the eastern edge of Creigiau and lacks any strong urban edge boundary feature.
- As a result, there is some urbanising influence within the parcel.
- Land has a strong association with the wider countryside, with views to wooded high ground to the north-east.

Contribution to the green wedge purposes

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

Purpose 1 – Preventing the coalescence of a large town or city with another settlement

2.11 The parcel is peripheral to a relatively narrow gap between Creigiau and Capel Llanilltern, although this gap is due to be infilled by the proposals set out for Strategic Site D and E. The strategic sites are south of the parcel, beyond the A4119 Llantrisant Road. The parcel is also in a relatively wide gap between Creigiau and Pentyrch, and intervening woodland and steep slopes strengthen separation further. This limits the role of land adjacent to the settlement edge in preventing coalescence.

2.12 Land has a degree of distinction from the urban area.

Purpose 2 – Managing urban form through controlled expansion of urban areas

2.13 The parcel lies adjacent to the urban area of Creigiau and so contributes to managing its form.

2.14 Land has a degree of distinction from the urban area.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

2.15 The parcel is part of the countryside and so contributes to preventing encroachment on it.

2.16 Land has a degree of distinction from the urban area.

Purpose 4 – Protecting the setting of an urban area

2.17 Creigiau is a historic town with little distinction, nestled at the base of the Pentyrch Ridges which are located to the east.

2.18 The land of the parcel forms part of Creigiau's hill-framed setting and lies within the Garth Hill and Pentyrch Ridges Special Landscape Area.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict land and other urban land

2.19 All green wedge land makes an equal contribution to this purpose.

Role of parcel in relation to adjacent open land

Moderate

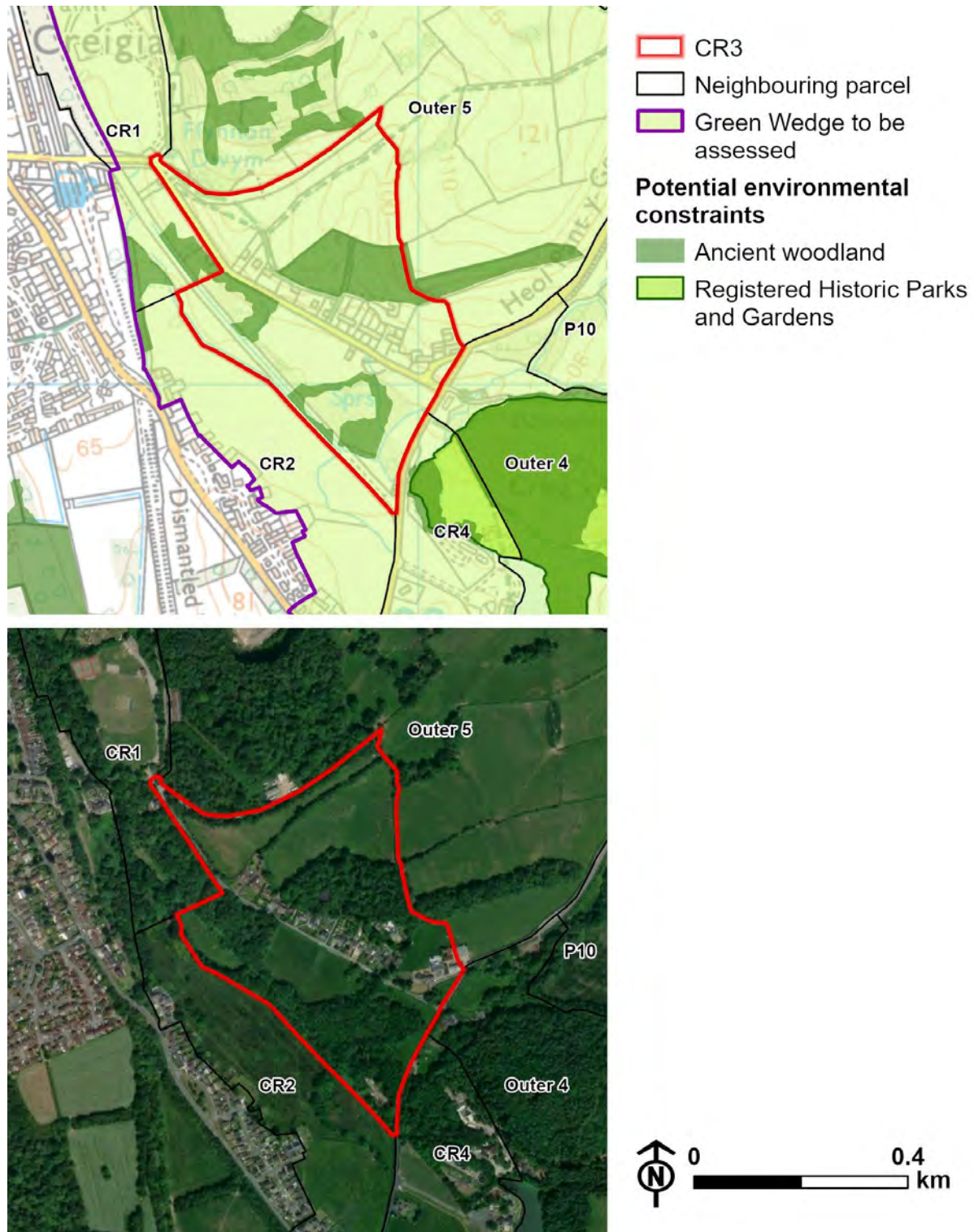
2.20 Any development would in turn weaken the contribution to the green wedge purposes of adjacent open land to the south.

Potential for designation as a green wedge

Moderate

2.21 The parcel makes a moderate contribution to managing urban form, safeguarding the countryside from encroachment and protecting the setting of an urban area. It plays a moderate buffer role. Therefore, potential for green wedge designation is moderate.

Potential for green wedge designation in CR3



Description

- The parcel contains sloping small irregular pastures and small areas of woodland, to the south-east of Creigiau, and surrounding a row of houses along the Heol Pant-y-Gored Road.
- Isolated from the main urban area, development along Heol Pant-y-Gored makes a limited contribution to the green wedge purposes, but as it is small scale linear development, open land between dwellings retains a relationship with the wider countryside and so contributes to the green wedge's openness. Farm buildings to the east do not affect openness in green wedge terms.
- There is some distance between the parcel and the urban edge of Creigiau to the west, and a steep wooded disused railway embankment along the southern edge of the parcel creates further separation. Rising slopes to the north of Heol Pant-Y-Gored create further distinction from Creigiau.
- The intervening terrain and land cover minimise any visual impact on the parcel from Creigiau, but development along Heol Pant-Y-Gored has some limited urbanising influence.
- There is no significant boundary separation from the continuing fields to the north.

Contribution to the green wedge purposes

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

Purpose 1 – Preventing the coalescence of a large town or city with another settlement

2.22 There is a relatively wide gap between Creigiau and Pentyrch, but development extending Creigiau to link with houses along Heol Pant-Y-Gored would extend some way into it.

2.23 Land has strong distinction from the urban area, which increases the extent to which development would be considered to reduce the perceived gap between settlements.

Purpose 2 – Managing urban form through controlled expansion of urban areas

2.24 The parcel lies close to the urban area of Creigiau and so contributes to managing its form.

2.25 The parcel has strong distinction from any urban area. Intervening land plays the principal role in preventing the expansion of Creigiau.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

2.26 The parcel is part of the countryside and so contributes to preventing encroachment on it.

2.27 Land has strong distinction from the urban area but has some relationship with development along Heol Pant-y-Gored.

Purpose 4 – Protecting the setting of an urban area

2.28 Creigiau is a historic town with little distinction, nestled at the base of the Pentyrch Ridges which are located to the east.

2.29 The land of the parcel forms part of Creigiau's hill-framed setting and lies within the Garth Hill and Pentyrch Ridges Special Landscape Area.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict land and other urban land

2.30 All green wedge land makes an equal contribution to this purpose.

Role of parcel in relation to adjacent open land

Moderate

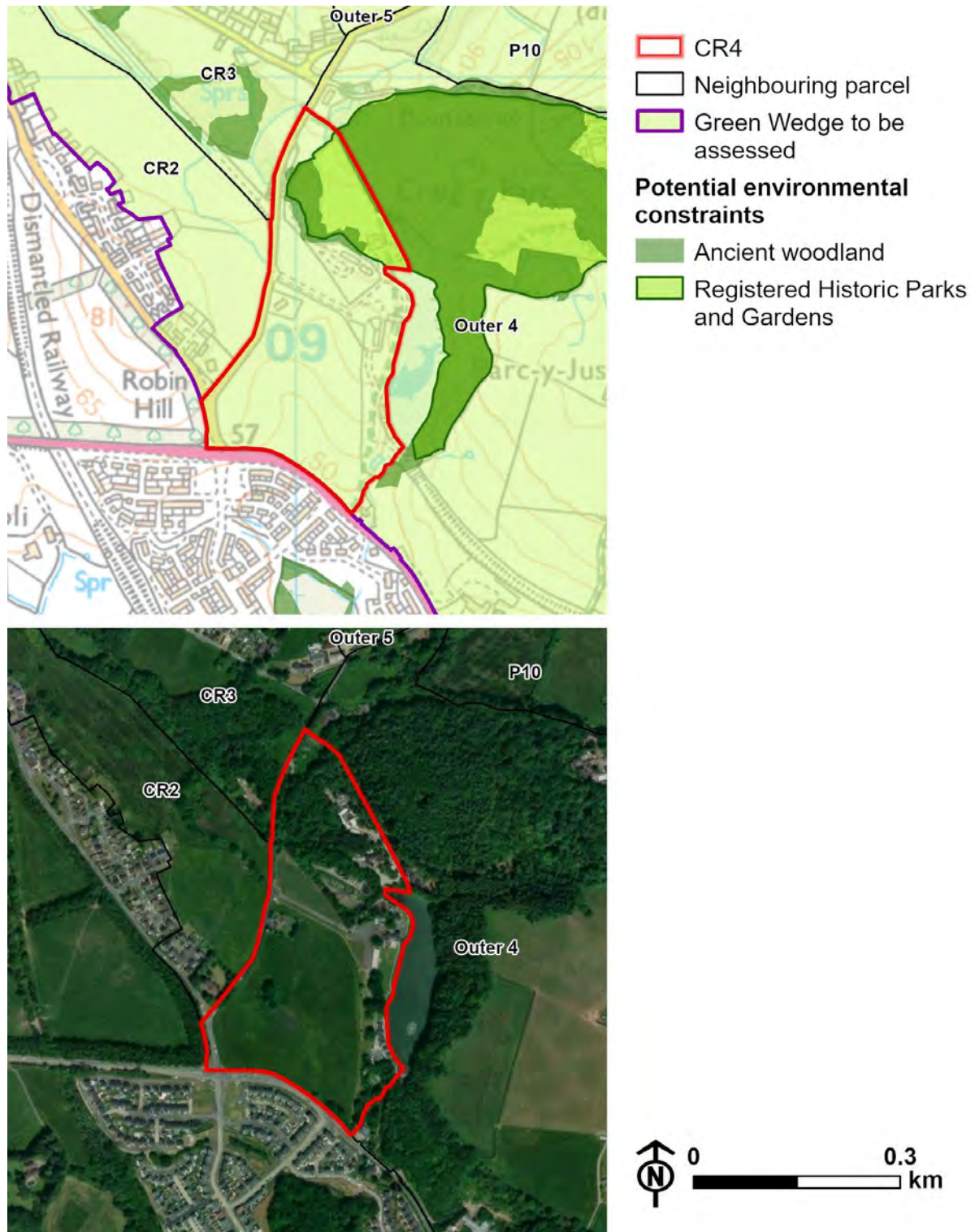
2.31 The development of land in this parcel would still leave a fairly robust settlement gap, but any development would in turn weaken the contribution to the green wedge purposes of adjacent open land.

Potential for designation as a green wedge

Moderate high

2.32 The parcel makes a strong contribution to managing urban form, safeguarding the countryside from encroachment and protecting the setting of an urban area. It plays a moderate buffer role. Therefore, potential for green wedge designation is moderate-high.

Potential for green wedge designation in CR4



Description

- The parcel comprises a large irregular field to the east of Creigiau.
- The parcel only contains isolated buildings associated with Coed-y-cwm farmstead, and the rural wedding and event venues adjacent to the fishing lake but they are too small in scale to have any significant impact on green wedge openness.
- The parcel's southern boundary is defined by the A4119 Llantrisant Road and abuts the urban edge of Capel Llanilltern. The western boundary is defined by Hoel Pant-y-Gored. The northern and eastern edge abuts the Craig i Parc woodland and Nant y Glaswg fishing lake.
- As a result, there is little urbanising influence in the parcel.
- Land has a strong association with the wider countryside, with views to wooded high ground to the north-east.

Contribution to the green wedge purposes

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

Purpose 1 – Preventing the coalescence of a large town or city with another settlement

2.33 The parcel is peripheral to a relatively narrow gap between Creigiau and Capel Llanilltern, although this gap is due to be infilled by the proposals set out for Strategic Site D and E. The strategic sites are south of the parcel, beyond the A4119 Llantrisant Road.

2.34 Land has strong distinction from the urban area, which increases the extent to which development would be considered to reduce the perceived gap between settlements.

Purpose 2 – Managing urban form through controlled expansion of urban areas

2.35 The parcel lies adjacent to the urban area of Capel Llanilltern and so contributes to managing its form.

2.36 Land has a strong distinction from the urban area, which increases the extent to which development would be considered to expand the urban form.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

2.37 The parcel is part of the countryside and so contributes to preventing encroachment on it.

2.38 Land has a strong distinction from the urban area, which increases the extent to which development would be considered encroachment on the countryside.

Purpose 4 – Protecting the setting of an urban area

2.39 To the north and west of the parcel, Creigiau is a historic town with little distinction, nestled at the base of the Pentyrch Ridges which are located to the east. To the south of the parcel, the northern edge of Capel Llanilltern is characterised by modern development.

2.40 The land of the parcel forms the lower slopes of Creigiau's hill-framed setting and lies within the Garth Hill and Pentyrch Ridges Special Landscape Area.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict land and other urban land

2.41 All green wedge land makes an equal contribution to this purpose.

Role of parcel in relation to adjacent open land

Major

2.42 The parcel plays a buffer role: its development would significantly reduce the size of the gap between Creigiau and Capel Llanilltern.

Potential for designation as a green wedge

Moderate high

2.43 The parcel makes a moderate contribution to preventing coalescence, managing urban form, safeguarding the countryside from encroachment and protecting the setting of an urban area. It plays a major buffer role. Therefore, potential for green wedge designation is moderate-high.

Chapter 3

Assessment Findings for Gwaelod-y-garth and Taff's Well

Potential for green wedge designation in GT1



Description

- Enclosed pastures adjacent to the northern edge of Gwaelod-y-garth and to the northwest of Taff's Well.
- The parcel contains only isolated buildings associated with the Gwaelod-y-garth settlement, but they are too small in scale to have any significant impact on green wedge openness.
- The parcel abuts residential dwellings on the northern edge of Gwaelod-y-garth and lacks any consistent or strong urban edge boundary feature.
- As a result, there is some urbanising influence within the parcel.
- Land has a strong association with the wider countryside, with views to wooded high ground immediately to the west and longer views to the Mynydd Meio landform to the north of the valley of the River Taff.

Contribution to the green wedge purposes

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

Purpose 1 – Preventing the coalescence of a large town or city with another settlement

3.1 There is only a narrow gap between the parcel and Taff's Well but development in this direction would not reduce it. To the north there is a relatively narrow gap between Gwaelod-y-garth and the southernmost part of Nantgarw, so the parcel contributes to preventing their merger. However, the river, railway line and tree cover alongside both, and absence of connecting roads across them, increase the perceived separation.

3.2 Land has moderate distinction from the urban area.

Purpose 2 – Managing urban form through controlled expansion of urban areas

3.3 The parcel lies adjacent to the urban area of Gwaelod-y-garth and so contributes to managing its form.

3.4 Land has moderate distinction from the urban area.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

3.5 The parcel is part of the countryside and so contributes to preventing encroachment on it.

3.6 Land has moderate distinction from the urban area.

Purpose 4 – Protecting the setting of an urban area

3.7 Gwaelod-y-garth is a historic industrial village. The older western and northern parts of the village are linear in form, with distinctive rows of stone-built cottages, and lie within a Conservation Area. The southern boundary of the parcel abuts the 'Former Salem Chapel' (a Grade 2 listed building), and an adjacent row of cottages are Locally Listed Buildings.

3.8 The parcel is also included in the Gwaelod-y-garth Conservation Area, reflecting its contribution to the settlement's setting, although the landform is less distinctive than the steep wooded slopes rising up Garth Hill to the west and dropping down towards the River Taff to the east.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

3.9 All green wedge land makes an equal contribution to this purpose.

Role of parcel in relation to adjacent open land

Moderate

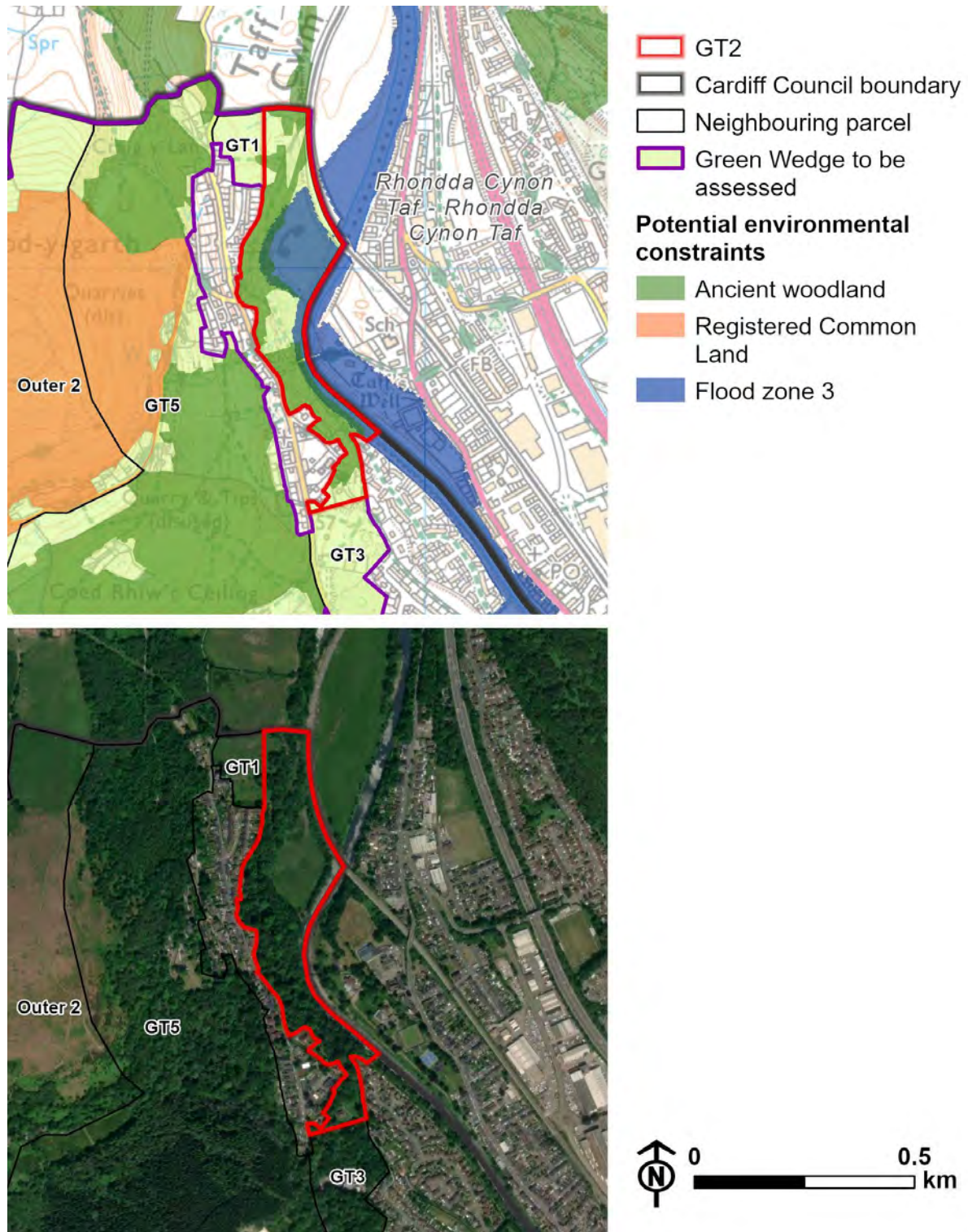
3.10 Land plays a buffer role: its development would result in a significant loss of contribution to this purpose for adjacent land to the north.

Potential for designation as a green wedge

Moderate high

3.11 The parcel makes a strong contribution to Protecting the setting of an urban area. It plays a moderate buffer role. Therefore, potential for green wedge designation is moderate-high.

Potential for green wedge designation in GT2



Description

- Ancient woodland and open pasture adjacent to the north-eastern edge of Gwaelod-y-garth and west of Taff's Well.
- No built development in parcel, so land is open in Green Wedge terms.
- Dense woodland forms a consistent boundary to the eastern edge of Gwaelod-y-garth. Steep sloping landform also contributes to the urban boundary.
- Dense woodland, combined with the sloping landform within the parcel minimise any visual impact of development on the parcel.
- Land has a strong association with the wider countryside, with the eastern edge of the parcel bordering the River Taff, and access to the countryside north of the parcel.

Contribution to the green wedge purposes

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

Purpose 1 – Preventing the coalescence of a large town or city with another settlement

3.12 Parcel is peripheral to a relatively narrow gap between Gwaelod-y-garth and Taff's Well and so makes some contribution to preventing their merger.

3.13 Land has strong distinction from the urban area but is too peripheral to the settlement gap to make a significant contribution to its protection.

Purpose 2 – Managing urban form through controlled expansion of urban areas

3.14 The parcel is adjacent to the urban area of Gwaelod-y-garth and so contributes to managing its form.

3.15 Land has strong distinction from the urban area, which increases the extent to which development would be considered to expand the urban form.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

3.16 The parcel is part of the countryside and so contributes to preventing encroachment on it.

3.17 Land has strong distinction from the urban area, which increases the extent to which development would be considered encroachment on the countryside.

Purpose 4 – Protecting the setting of an urban area

3.18 The whole parcel forms part of the Gwaelod-y-garth Conservation Area, reflecting its association with the historic core of the town, and includes an area of SINC (Site of Importance for Nature Conservation).

3.19 The band of ancient woodland that extends through the parcel, between the river and Main Road, to the east of Main Road, has been identified as important in defining Gwaelod-y-garth's 'impressive landscape setting in a natural gorge', and so the parcel makes a strong contribution to protecting the setting of Gwaelod-y-garth.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

3.20 All green wedge land makes an equal contribution to this purpose.

Role of parcel in relation to adjacent open land

Moderate

3.21 The parcel would play a moderate barrier role as development would diminish the extent to which land with a statutory designation contributes to the setting of an urban area.

Potential for designation as a green wedge

High

3.22 The parcel makes a strong contribution to protecting the setting of an urban area. It plays a moderate buffer role. Therefore, potential for green wedge designation is high.

Potential for green wedge designation in GT3



Description

- Woodland adjacent to the south-western edge of Gwaelod-Y-Garth.
- The centre of the parcel contains an Auto Services workshop, but it is too small in scale to have a significant impact on Green Wedge openness.
- Dense woodland forms a consistent boundary to the south-western edge of Gwaelod-Y-Garth.
- Dense woodland within the parcel minimises any visual impact of development on the parcel
- Land has a strong association with the wider countryside, being situated adjacent to the wooded slopes of 'Coed Rhiw'r Ceiliog' to the west and 'Garth Wood' to the south.

Contribution to the green wedge purposes

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

Purpose 1 – Preventing the coalescence of a large town or city with another settlement

3.23 The parcel lies in a relatively wide gap between Gwaelod-y-garth and Penttyrch, however Gwaelod-y-garth has been developed beyond the parcel, and so makes a weak contribution to preventing their merger.

3.24 Land has strong distinction from the urban area but is too peripheral to the settlement gap to make a significant contribution to its protection.

Purpose 2 – Managing urban form through controlled expansion of urban areas

3.25 The parcel lies adjacent to the urban area of Gwaelod-y-garth and so contributes to managing its form.

3.26 Land has strong distinction from the urban area, which increases the extent to which development would be considered to expand the urban form.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

3.27 The parcel is part of the countryside and so contributes to preventing encroachment on it.

3.28 Land has strong distinction from the urban area, which increases the extent to which development would be considered encroachment on the countryside.

Purpose 4 – Protecting the setting of an urban area

3.29 The whole parcel forms part of the Gwaelod-y-garth Conservation Area, reflecting its association with the historic core of the town.

3.30 The band of ancient woodland that extends through the parcel, between the river and Main Road, to the east of Main Road, has been identified as important in defining Gwaelod-y-garth's 'impressive landscape setting in a natural gorge', and so the parcel makes a strong contribution to protecting the setting of Gwaelod-y-garth.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

3.31 All green wedge land makes an equal contribution to this purpose.

Role of parcel in relation to adjacent open land

Minor

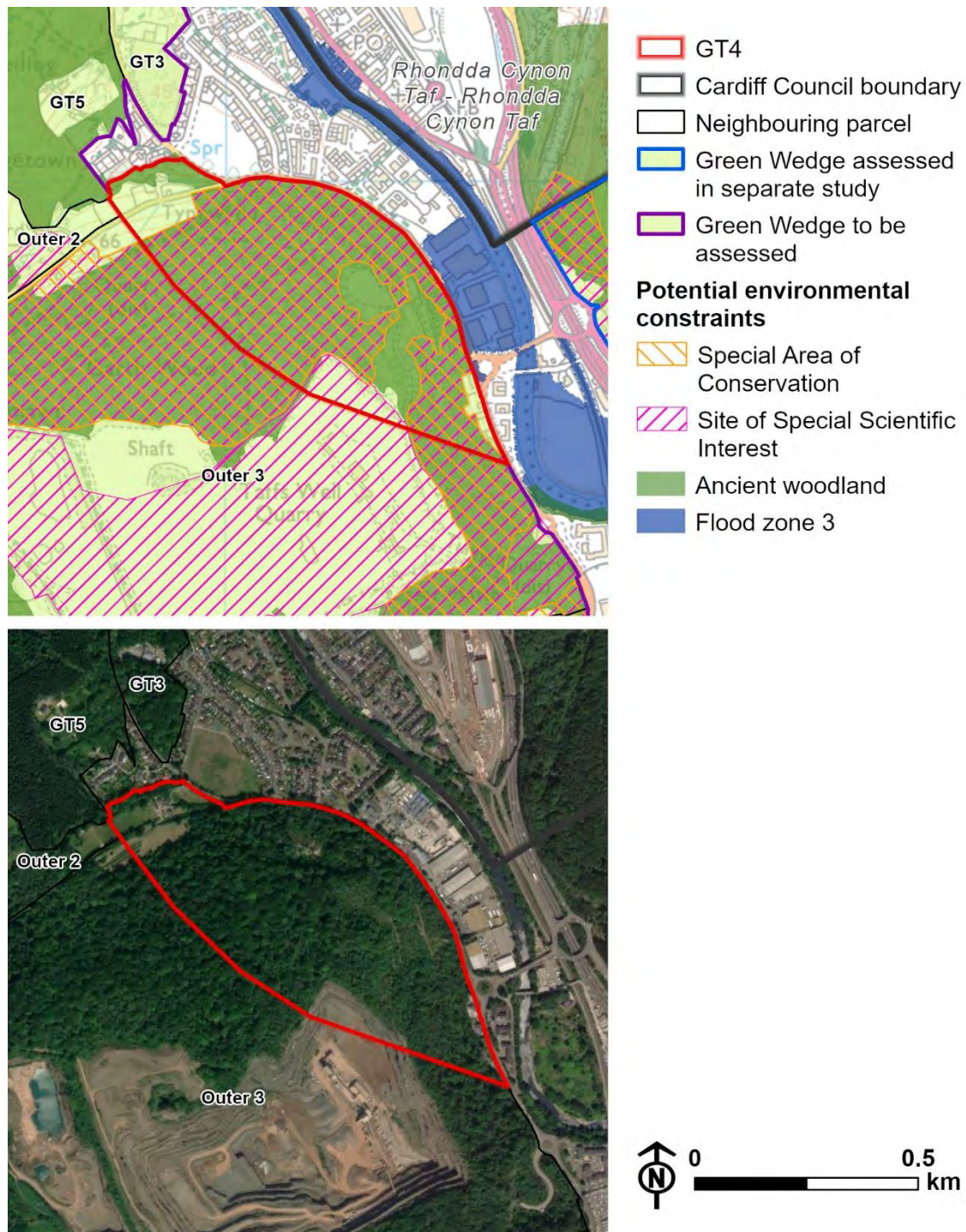
3.32 The parcel does not play a significant buffer role. Steep sloping landform and associated dense ancient woodland forms a strong boundary to the parcel, limiting the impact that development here would have on adjacent land to the west. Development on the parcel would not significantly weaken the gap between urban areas.

Potential for designation as a green wedge

Moderate

3.33 The parcel makes a strong contribution to managing urban form through controlled expansion of urban areas, assisting in safeguarding the countryside from encroachment and protecting the setting of an urban area. However, land plays a minor buffer role. Therefore, potential for green wedge designation is moderate.

Potential for green wedge designation in GT4



Description

- Remnant part of the natural landform that has been modified by historic, mixed scale quarrying operations. The parcel abuts the south-western edge of Gwaelod-y-garth.
- The Parcel contains only one isolated building associated with the Gwaelod-y-garth urban area. This does not have any significant impact on Green Wedge openness. The parcel also contains a series of disused quarries. These are an appropriate Green Wedge land use and therefore do not affect its openness.
- The steep wooded slopes of the remnant landform associated with Garth Wood and Taff's Well Quarry, forms a consistent boundary immediately to the south-western edge of Gwaelod-y-garth.
- Dense woodland, combined with the steep remnant landform within the parcel minimises any visual impact of development on the parcel.
- Land has a strong association with the wider countryside, with views to Fforestganol Nature Reserve to the east and longer views to the Mynydd Meio landform to the north of the valley of the River Taff. There is also strong association with the countryside to the east.

Contribution to the green wedge purposes

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

Purpose 1 – Preventing the coalescence of a large town or city with another settlement

3.34 The parcel lies in a relatively wide gap between the urban areas of Gwaelod-y-garth and Pentyrch and so contributes to preventing their merger, but intervening woodland and landform increases the perceived settlement gap. A large proportion of this parcel is protected by development constraints.

3.35 Land has strong distinction from the urban area, which increases the extent to which development would be considered to reduce the perceived gap between settlements.

Purpose 2 – Managing urban form through controlled expansion of urban areas

3.36 The parcel is adjacent to the urban area of Gwaelod-y-garth, and so contributes to managing its form.

3.37 Land has strong distinction from the urban area, which increases the extent to which development would be considered to expand the urban form.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

3.38 The parcel is part of the countryside and so contributes to preventing encroachment on it.

3.39 Land has strong distinction from the urban area, which increases the extent to which development would be considered encroachment on the countryside.

Purpose 4 – Protecting the setting of an urban area

3.40 The southern part of Gwaelod-y-garth is not included in the Gwaelod-y-garth Conservation Area and is a product of 20th century expansion.

3.41 However, the steep sided slopes of the remnant landform and the associated Garth Wood form a strong visual and physical boundary to the urban area of Gwaelod-y-garth. So, although the parcel doesn't have a direct

geographical relationship with the historic core of the town it forms a distinctive and consistent setting to its south-western edge.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

3.42 All green wedge land makes an equal contribution to this purpose.

Role of parcel in relation to adjacent open land

Moderate

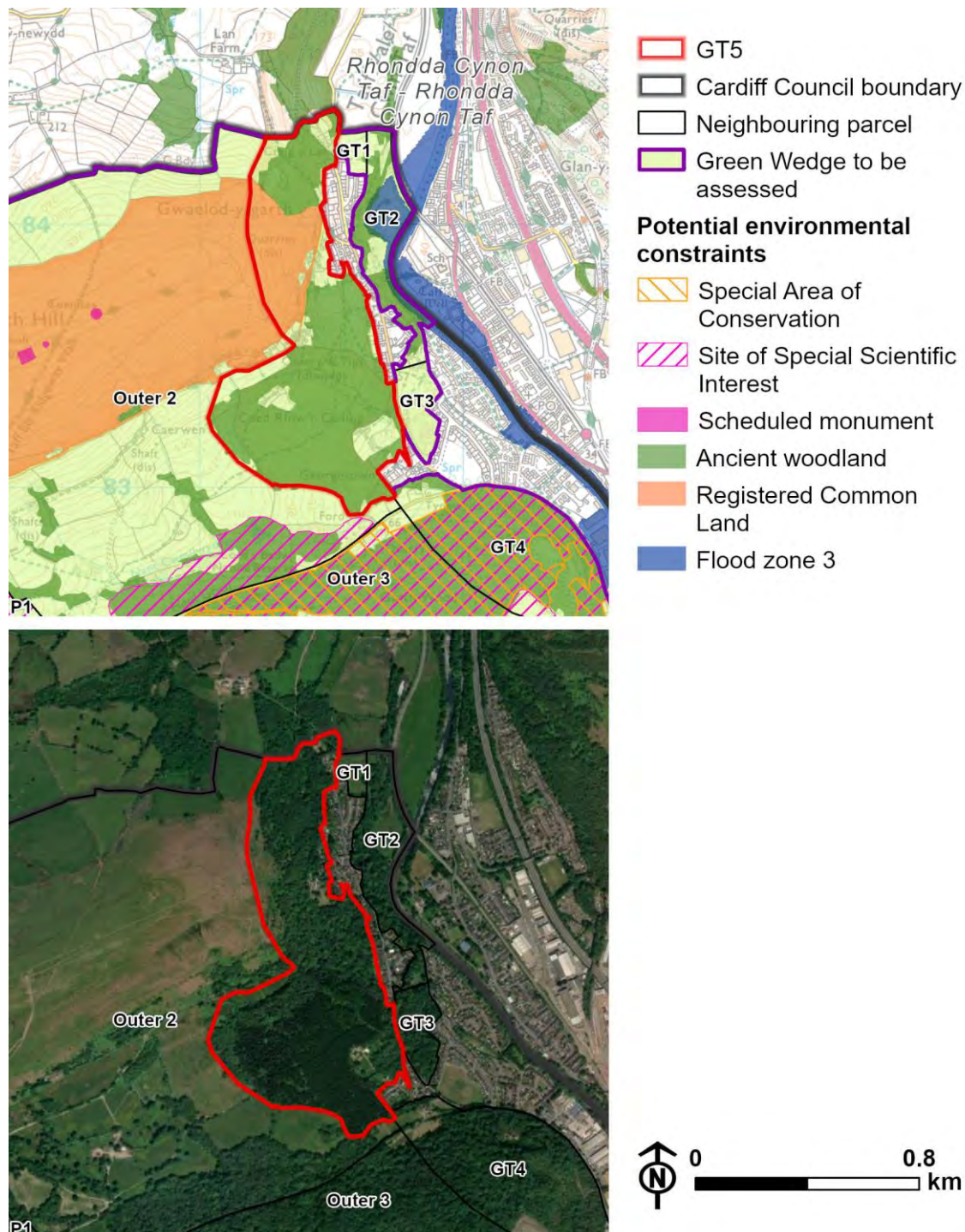
3.43 The parcel would play a moderate barrier role as development would diminish the extent to which land with a statutory designation contributes to the setting of an urban area.

Potential for designation as a green wedge

Moderate high

3.44 The parcel makes a strong contribution to managing urban form through controlled expansion of urban areas, assisting in safeguarding the countryside from encroachment and protecting the setting of an urban area. It plays a moderate buffer role. Therefore, potential for green wedge designation is moderate-high.

Potential for green wedge designation in GT5



Description

- Steep sloping woodland on the eastern side of Garth Hill, to the west of Gwaelod-y-garth.
- Parcel contains only isolated buildings associated with the Gwaelod-y-garth urban area. These do not have any significant impact on Green Wedge openness.
- The steep wooded slopes of Garth Hill form a consistent boundary immediately to the western edge of Gwaelod-y-garth.
- Dense woodland, combined with the steep slopes of Garth Hill within the parcel minimises any visual impact of development on the parcel.
- There are no strong boundaries to separate the parcel from land to the west, much of which is lesser managed upland vegetation.

Contribution to the green wedge purposes

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

Purpose 1 – Preventing the coalescence of a large town or city with another settlement

3.45 The parcel lies in a relatively wide gap between the urban areas of Gwaelod-y-garth and Pentyrch and so contributes to preventing their merger, but intervening woodland and landform increases the perceived settlement gap. A large proportion of this parcel is protected by development constraints.

3.46 Land has strong distinction from the urban area, which increases the extent to which development would be considered to reduce the perceived gap between settlements.

Purpose 2 – Managing urban form through controlled expansion of urban areas

3.47 The parcel lies adjacent to the urban area of Gwaelod-y-garth and so contributes to managing its form.

3.48 Land has strong distinction from the urban area, which increases the extent to which development would be considered to expand the urban form.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

3.49 The parcel is part of the countryside and so contributes to preventing encroachment on it.

3.50 Land has strong distinction from the urban area, which increases the extent to which development would be considered encroachment on the countryside.

Purpose 4 – Protecting the setting of an urban area

3.51 The eastern edge of the parcel boundary forms part of the Gwaelod-y-garth Conservation Area, reflecting its relationship with the historic core of the town. The whole parcel forms part of the Garth Hill Special Landscape Area.

3.52 The band of ancient woodland that extends through the parcel, to the east of Main Road, has been identified as important in defining Gwaelod-y-garth's 'impressive landscape setting in a natural gorge', and so the parcel makes a strong contribution to protecting the setting of Gwaelod-y-garth.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

3.53 All green wedge land makes an equal contribution to this purpose.

Role of parcel in relation to adjacent open land

Moderate

3.54 The parcel would play a moderate barrier role as development would diminish the extent to which land with a statutory designation contributes to the setting of an urban area.

Potential for designation as a green wedge

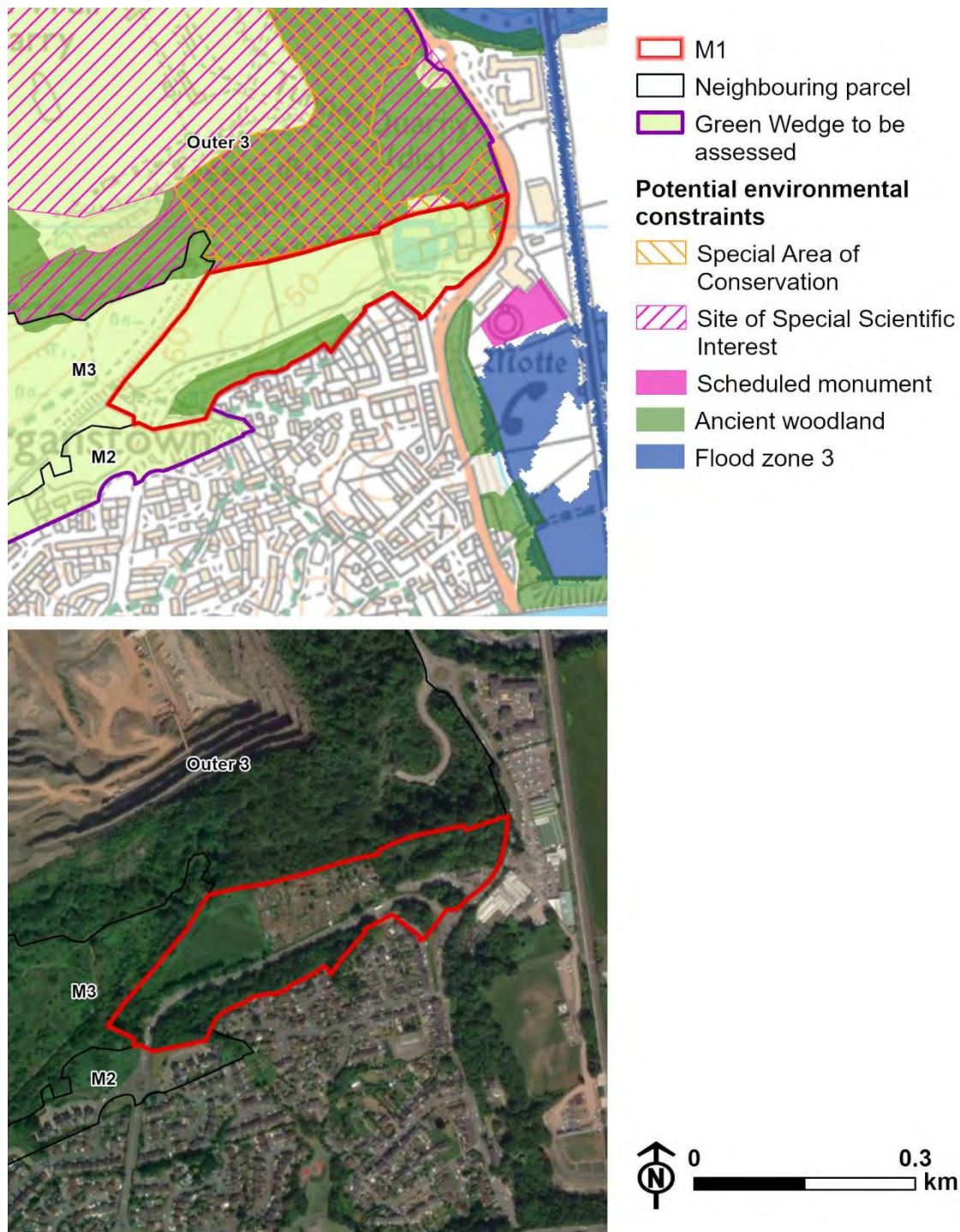
Moderate high

3.55 The parcel makes a strong contribution to managing urban form through controlled expansion of urban areas, assisting in safeguarding the countryside from encroachment and protecting the setting of an urban area. It plays a moderate buffer role. Therefore, potential for green wedge designation is moderate-high.

Chapter 4

Assessment Findings for Morganstown

Potential for green wedge designation in M1



Description

- Parcel lies to the north of Morganstown and to the south of Gwaelod-y-garth.
- Parcel contains only one isolated building, a pub called The Ty Nant Inn, as well as allotments. These do not have any significant impact on green wedge openness.
- A band of woodland along the Ffordd Trefogan road forms a consistent boundary to the northern edge of Morganstown.
- The vegetated boundaries of the urban area and the parcel, minimise any visual impact of development on the parcel.
- Land has a strong association with the wider countryside, with northward views to the steep wooded slopes of the remnant landform associated with Taffs Well Quarry and views east towards Greenmeadow Wood.

Contribution to the green wedge purposes

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

Purpose 1 – Preventing the coalescence of a large town or city with another settlement

4.1 There is a narrow gap between the parcel and Gwaelod-y-garth but development in this direction would not reduce it as the parcel is peripheral to a narrow gap between the north-east of Morganstown and the south of Gwaelod-y-garth and so only makes some contribution to preventing their merger. Intervening landform to the north of the parcel increases the perceived gap.

4.2 Land has strong distinction from the urban area but is too peripheral to the settlement gap to make a significant contribution to its protection.

Purpose 2 – Managing urban form through controlled expansion of urban areas

4.3 The parcel lies adjacent to the urban area of Morganstown and so contributes to managing its form.

4.4 Land has strong distinction from the urban area, which increases the extent to which development would be considered to expand the urban form.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

4.5 The parcel is part of the countryside and so contributes to preventing encroachment on it.

4.6 Land has strong distinction from the urban area, which increases the extent to which development would be considered encroachment on the countryside.

Purpose 4 – Protecting the setting of an urban area

4.7 The north of Morganstown, which abuts the parcel, is dominated by modern development as a result of late 20th century development.

4.8 The steep wooded remnant landform associated with Taffs Well Quarry forms a strong visual and physical boundary to the urban area of Morganstown and so forms a distinctive and consistent setting to its northern edge.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

4.9 All green wedge land makes an equal contribution to this purpose.

Role of parcel in relation to adjacent open land

Moderate

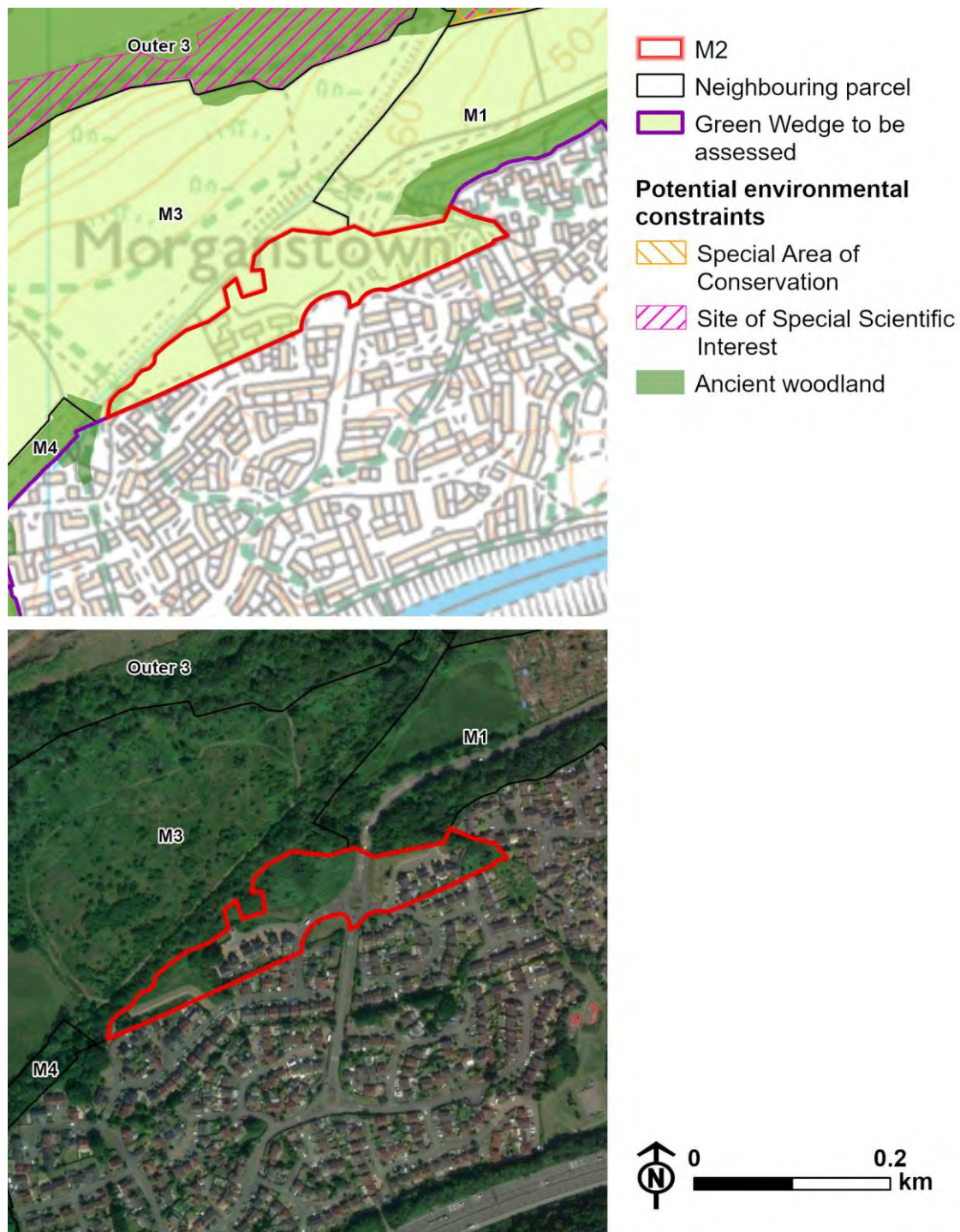
4.10 The parcel does not play a significant buffer role. Steep sloping landform and associated dense ancient woodland forms a strong boundary to the north of the parcel, limiting the impact that development here would have on adjacent land to the north. A Level change and a thick band of trees limit the impact that development would have on adjacent land to the west. Development on the parcel would not weaken the gap between urban areas. However, development would cross a belt of ancient woodland, so would diminish the extent to which land with a statutory designation contributes to the setting of an urban area.

Potential for designation as a green wedge

Moderate high

4.11 The parcel makes a strong contribution to managing urban form and safeguarding the countryside from encroachment. It plays a moderate buffer role. Therefore, potential for green wedge designation is moderate-high.

Potential for green wedge designation in M2



Description

- Flat green space that abuts the development boundary to the north.
- A row of houses on Caer Idwen and another on Garth Isha form part of the urban area and make no contribution to the green wedge purposes.
- The parcel contains residential dwellings and lacks strong urban edge boundary features.
- As a result, there is an urbanising influence on the parcel.
- A thick band of trees provide a visual barrier to the open land to the north; however, access is available to the adjacent open land via a footpath.

Contribution to the green wedge purposes

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

Purpose 1 – Preventing the coalescence of a large town or city with another settlement

4.12 Parcel is peripheral to a narrow gap between the north-eastern extent of Morganstown and the southern extent of Gwaelod-y-garth and so makes some contribution to preventing their merger. However intervening landform to the north of the parcel increases the perceived gap.

4.13 Land has weak distinction from the urban area, which decreases the extent to which development would be considered to reduce the perceived gap between settlements.

Purpose 2 – Managing urban form through controlled expansion of urban areas

4.14 The parcel lies adjacent to the urban area of Morganstown and so contributes to managing its form.

4.15 Land has weak distinction from the urban area, which decreases the extent to which development would be considered to expand the urban form.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

4.16 The parcel's use limits the extent to which it contributes to preventing encroachment on the countryside.

4.17 Land has weak distinction from the urban area, which decreases the extent to which development would be considered encroachment on the countryside.

Purpose 4 – Protecting the setting of an urban area

4.18 Morganstown is characterised by modern development and the parcel does not form a distinctive assessment area, and so the parcel makes 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

4.19 All green wedge land makes an equal contribution to this purpose.

Role of parcel in relation to adjacent open land

Minor

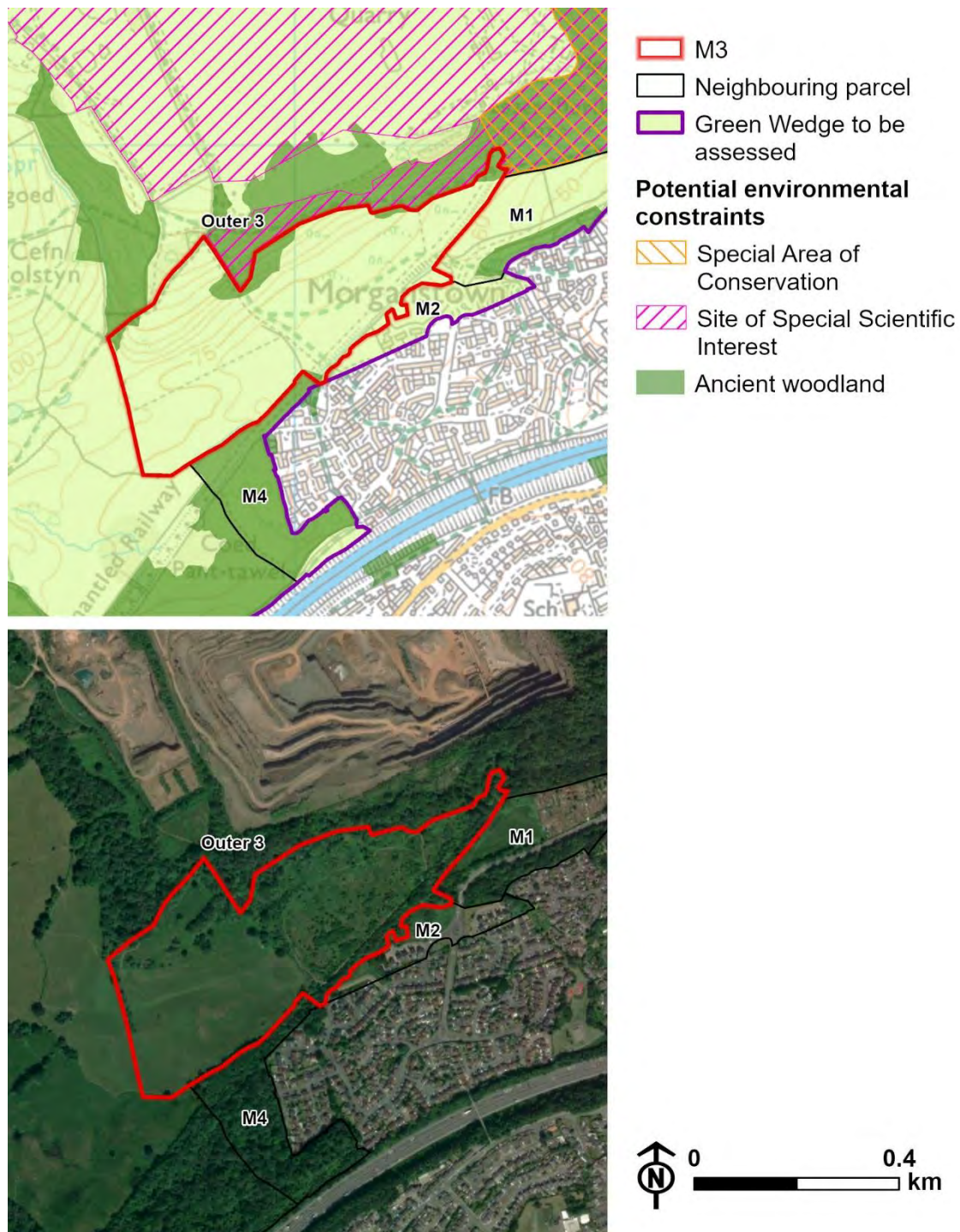
4.20 The parcel does not play a significant buffer role. A thick band of mature trees forms a strong boundary to the parcel, limiting the impact that development here would have on adjacent land to the north.

Potential for designation as a green wedge

Low

4.21 The parcel makes a weak contribution to preventing coalescence, managing urban form, safeguarding the countryside from encroachment and protecting the setting of an urban area. It plays a minor buffer role. Therefore, potential for green wedge designation is low.

Potential for green wedge designation in M3



Description

- Open land to the northern edge of Morganstown.
- No built development in parcel, so land is open in Green Wedge terms.
- A thick band of mature trees forms a consistent boundary to the parcel.
- As a result, minimising any visual impact of development on the parcel.
- Land has a strong association with the wider countryside, with northward views to the steep wooded slopes of the remnant landform associated with Taffs Well Quarry, eastward views towards Greenmeadow Wood and westward views across the wider wooded, pastoral grazing fields.

Contribution to the green wedge purposes

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

Purpose 1 – Preventing the coalescence of a large town or city with another settlement

4.22 The parcel lies peripheral to a narrow gap between Morganstown and Gwaelod-y-garth, and so makes some contribution to preventing their merger, but intervening landform and woodland increases the perceived settlement gap. Parcel lies in a relatively wide gap between Morganstown (which is contiguous with the main Cardiff urban area) and Pentyrch and so makes some contribution to preventing their merger.

4.23 Land has strong distinction from the urban area.

Purpose 2 – Managing urban form through controlled expansion of urban areas

4.24 The parcel lies adjacent to the urban area of Morganstown and so contributes to managing its form.

4.25 Land has strong distinction from the urban area, which increases the extent to which development would be considered to expand the urban form.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

4.26 The parcel is part of the countryside and so contributes to preventing encroachment on it.

4.27 Land has strong distinction from the urban area, which increases the extent to which development would be considered encroachment on the countryside.

Purpose 4 – Protecting the setting of an urban area

4.28 Morganstown is characterised by modern development, however, the parcel forms part of a wider distinctive assessment area, and so the parcel makes moderate 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

4.29 All green wedge land makes an equal contribution to this purpose.

Role of parcel in relation to adjacent open land

Moderate

4.30 Any development in the parcel would in turn weaken the distinction of adjacent land to the west.

Potential for designation as a green wedge

Moderate high

4.31 The parcel makes a strong contribution to managing urban form and safeguarding the countryside from encroachment. It plays a moderate buffer role. Therefore, potential for green wedge designation is moderate-high.

Potential for green wedge designation in M4



Description

- Ancient Woodland and adjacent to the western edge of Morganstown.
- No built development in parcel, so land is open in Green Wedge terms.
- The M4 forms a clear boundary feature to the south of the parcel.
Substantial Ancient Woodland forms a consistent boundary to Morganstown.
- The Ancient Woodland that borders Morganstown minimises any visual impact of development on the parcel.
- Land has a strong association with the wider countryside, with north-eastern views to the steep wooded slopes of the remnant landform associated with Taffs Well Quarry, eastward views towards Greenmeadow Wood and westward views across the wider wooded, pastoral grazing fields.

Contribution to the green wedge purposes

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

Purpose 1 – Preventing the coalescence of a large town or city with another settlement

4.32 Parcel lies in a relatively wide gap between Morganstown (which is contiguous with the main Cardiff urban area) and Penttyrch and so makes some contribution to preventing their merger.

4.33 Land has strong distinction from the urban area, but intervening landform and an absence of connecting roads increase the perceived settlement gap.

Purpose 2 – Managing urban form through controlled expansion of urban areas

4.34 The parcel lies adjacent to the urban area of Morganstown and so contributes to managing its form.

4.35 Land has strong distinction from the urban area, which increases the extent to which development would be considered to expand the urban form.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

4.36 The parcel is part of the countryside and so contributes to preventing encroachment on it.

4.37 Land has moderate distinction from the urban area, which increases the extent to which development would be considered encroachment on the countryside.

Purpose 4 – Protecting the setting of an urban area

4.38 Morganstown is characterised by modern development, however, the parcel can be considered a distinctive assessment area due to coverage of Ancient Woodland, and so the parcel makes strong 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

4.39 All green wedge land makes an equal contribution to this purpose.

Role of parcel in relation to adjacent open land

Moderate

4.40 The existing settlement edge is well defined by Ancient Woodland, so expansion into this area would weaken the role of ancient woodland in the settlements setting.

Potential for designation as a green wedge

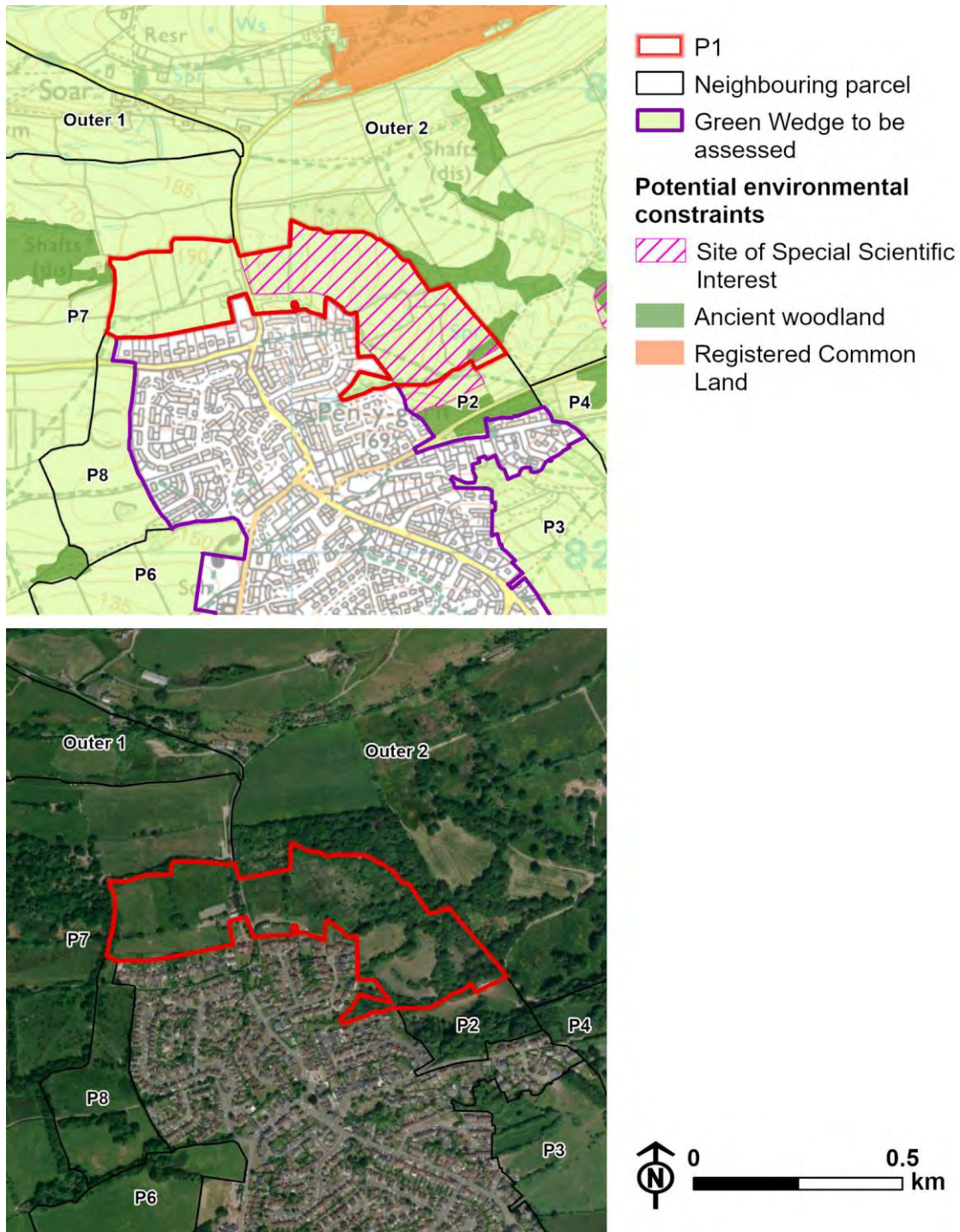
Moderate high

4.41 The parcel makes a strong contribution to managing urban form, safeguarding the countryside from encroachment and protecting the setting of an urban area. It plays a moderate buffer role. Therefore, potential for green wedge designation is moderate-high.

Chapter 5

Assessment Findings for Pentyrch

Potential for green wedge designation in P1



Description

- Enclosed pasture adjacent to the northern edge of Pentyrch. Almost all of the parcel east of Mountain Road is constrained by SSSI designation.
- Parcel contains horse stables. These are an appropriate Green Wedge land use and therefore do not affect its openness.
- The parcel abuts residential dwellings on the northern edge of Pentyrch and lacks any consistent or strong urban edge boundary feature.
- As a result, there is some urbanising influence within the parcel.
- Land has some association with the wider countryside, though views and access are limited by dense field boundaries.

Contribution to the green wedge purposes

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

Purpose 1 – Preventing the coalescence of a large town or city with another settlement

5.1 The northern part of the parcel does not lie in a gap between a large town and another settlement that is small enough for land to be making a significant contribution to preventing their merger. The eastern part of the parcel lies in a relatively wide gap between the urban areas of Pentyrch and Gwaelod-y-garth and so contributes to preventing their merger.

5.2 Land has a degree of distinction from the urban area.

Purpose 2 – Managing urban form through controlled expansion of urban areas

5.3 The parcel lies adjacent to the urban area of Pentyrch and so contributes to managing its form.

5.4 Land has a degree of distinction from the urban area.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

5.5 The parcel is part of the countryside and so contributes to preventing encroachment on it.

5.6 Land has a degree of distinction from the urban area.

Purpose 4 – Protecting the setting of an urban area

5.7 The north of Pentyrch is characterised by modern development and is a product of late 20th century expansion. The farmland in the parcel does not form a distinctive setting and so the parcel makes 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

5.8 All green wedge land makes an equal contribution to this purpose.

Role of parcel in relation to adjacent open land

Moderate

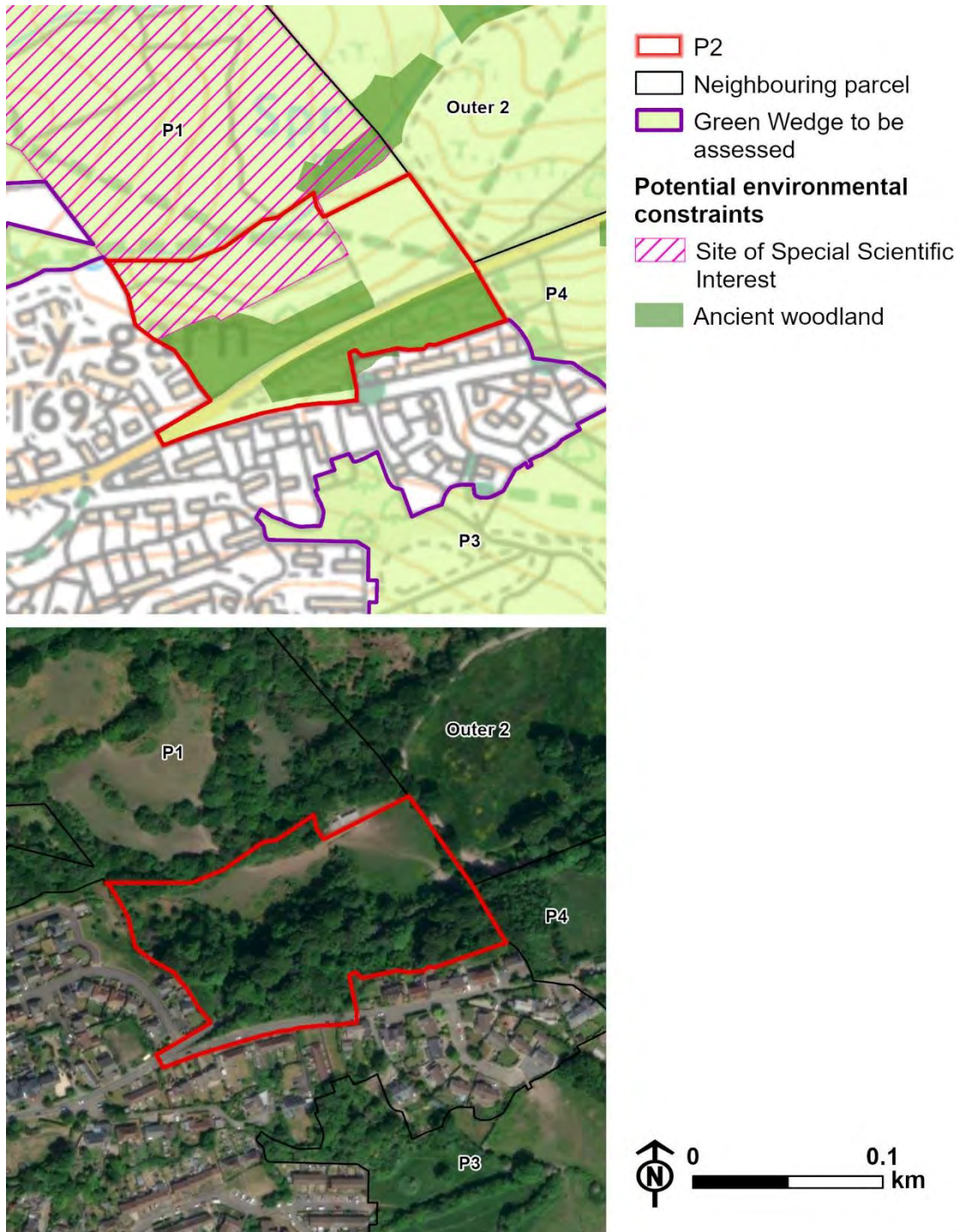
5.9 The parcel plays a moderate buffer role. Dense field boundaries and woodland form a strong boundary to that part of the parcel which is SSSI-designated, but there would be some weakening of the contribution of adjacent fields to the west of Mountain Road.

Potential for designation as a green wedge

Moderate

5.10 The parcel makes a moderate contribution to managing urban form and safeguarding the countryside from encroachment. It plays a moderate buffer role. Therefore, potential for green wedge designation is moderate.

Potential for green wedge designation in P2



Description

- Wooded pasture adjacent to the north-east of Pentyrch
- Parcel contains horse stables. These are an appropriate Green Wedge land use and therefore do not affect its openness.
- Woodland forms a consistent boundary to the eastern edge of Pentyrch. Sloping landform also contributes to the urban boundary.
- Tree cover bordering and within the parcel, combined with the sloping landform, minimises any visual impact of development on the parcel.
- Land has strong association with the wider countryside. It is situated adjacent to Coed y Bedw Nature Reserve and has a designated footpath leading to Pentyrch Woodland walk. The parcel is designated as a natural and semi-natural amenity greenspace. Filtered views are available east towards Fforest-fawr and the associated rising landform.

Contribution to the green wedge purposes

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

Purpose 1 – Preventing the coalescence of a large town or city with another settlement

5.11 The parcel lies in a relatively wide gap between the urban areas of Pentyrch and Gwaelod-y-garth and so contributes to preventing their merger.

5.12 Land has strong distinction from the urban area, but intervening woodland and landform increase the perceived settlement gap.

Purpose 2 – Managing urban form through controlled expansion of urban areas

5.13 The parcel lies adjacent to the urban area of Pentyrch and so contributes to managing its form.

5.14 Land has strong distinction from the urban area, which increases the extent to which development would be considered to expand the urban form.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

5.15 The parcel is part of the countryside and so contributes to preventing encroachment on it.

5.16 Land has strong distinction from the urban area, which increases the extent to which development would be considered encroachment on the countryside.

Purpose 4 – Protecting the setting of an urban area

5.17 The north-east of Pentyrch is characterised by modern development and is a product of late 20th century expansion. The parcel is well wooded and there is some visual relationship between them, and so the parcel makes moderate 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

5.18 All green wedge land makes an equal contribution to this purpose.

Role of parcel in relation to adjacent open land

Moderate

5.19 The parcel plays a buffer role: its development would reduce the distinction of the land to the east.

Potential for designation as a green wedge

Moderate high

5.20 The parcel makes a strong contribution to managing urban form and safeguarding the countryside from encroachment. It plays a moderate buffer role. Therefore, potential for green wedge designation is moderate-high.

Potential for green wedge designation in P3



Description

- Agricultural land adjacent to the eastern edge of Pentyrch.
- The parcel contains a residential property and what appears to be a small commercial storage area, but they are too small in scale to have a significant impact on Green Wedge openness.
- The parcel abuts residential dwellings on the eastern edge of Pentyrch and lacks any consistent or strong urban edge boundary feature.
- As a result, there is some urbanising influence within the parcel.
- Land has strong association with the wider countryside and has several designated footpaths leading from Pentyrch to the wider countryside. The parcel includes large areas of natural and semi-natural amenity greenspaces.

Contribution to the green wedge purposes

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

Purpose 1 – Preventing the coalescence of a large town or city with another settlement

5.21 Parcel lies in a relatively wide gap between Pentyrch and Morganstown and so contributes to preventing their merger. Intervening landform increases the perceived settlement gap.

5.22 Land has moderate distinction from the urban area.

Purpose 2 – Managing urban form through controlled expansion of urban areas

5.23 The parcel lies adjacent to the urban area of Pentyrch and so contributes to managing its form.

5.24 Land has moderate distinction from the urban area.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

5.25 The parcel is part of the countryside and so contributes to preventing encroachment on it.

5.26 Land has moderate distinction from the urban area.

Purpose 4 – Protecting the setting of an urban area

5.27 The south-east (old village) of Pentyrch is a historic Christian settlement with associations to agriculture and mining. The 'old village' has retained its linear form, with homesteads following Church Road, and lies within a Conservation Area.

5.28 The parcel forms part of the Pentyrch (St. Catwg's) Conservation Area, reflecting its contribution to the settlement's setting, although situated on the shallower southern slopes of Garth Hill where landform is less distinctive than the steep wooded western slopes of Garth Hill, the preservation of ancient field boundaries within the parcel provide a distinctive setting. The parcel includes the west facing slopes that are key in defining the historic linear settlement pattern.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

5.29 All green wedge land makes an equal contribution to this purpose.

Role of parcel in relation to adjacent open land

Moderate

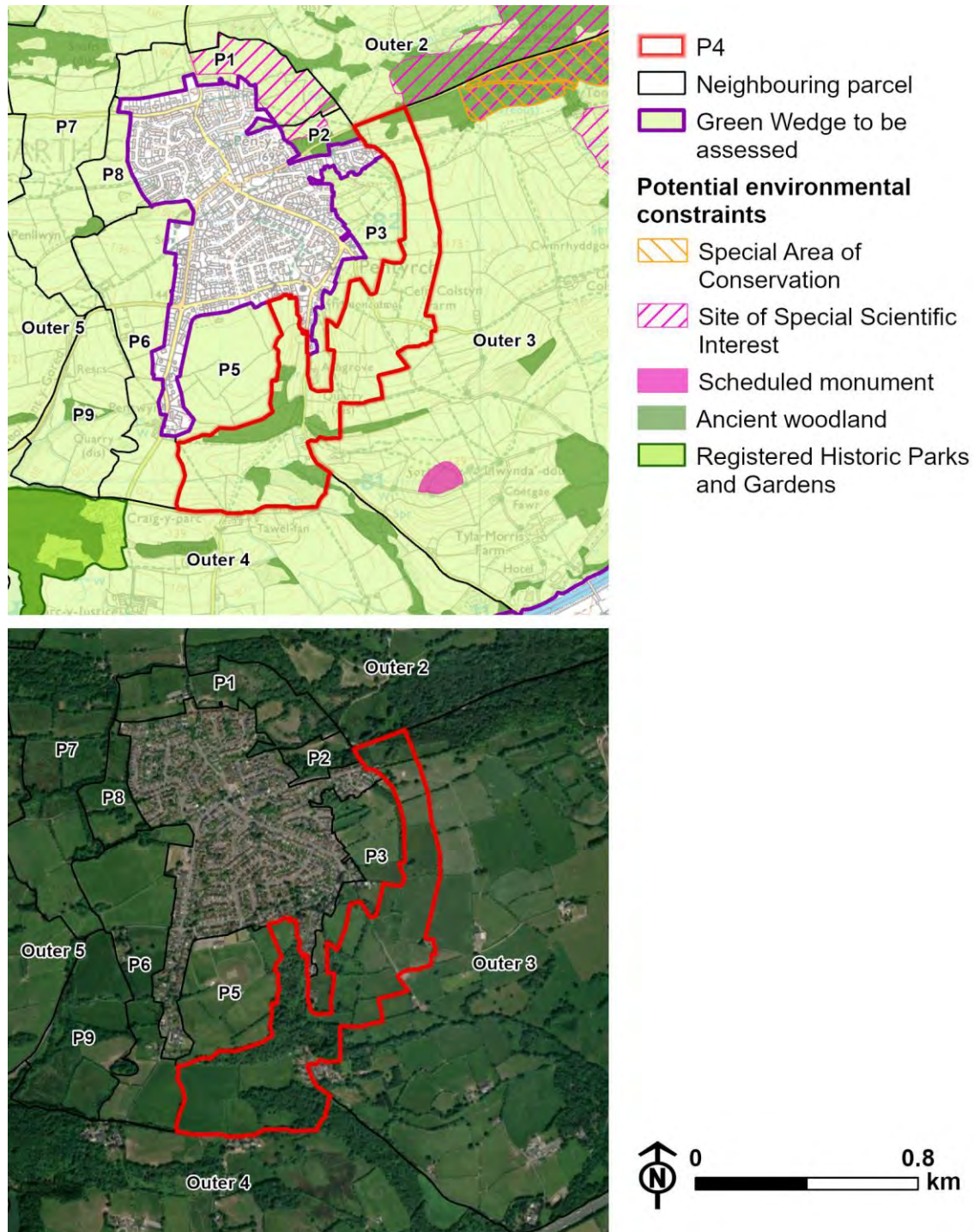
5.30 The parcel plays a buffer role: its development would reduce the distinction of the land to the east.

Potential for designation as a green wedge

Moderate high

5.31 The parcel makes a strong contribution to protecting the setting of an urban area. It plays a moderate buffer role. Therefore, potential for green wedge designation is moderate-high.

Potential for green wedge designation in P4



Description

- Agricultural land close to the eastern edge of Pentyrch.
- The south of the parcel contains a row of residential properties, but they are too small in scale to have a significant impact on Green Wedge openness.
- The parcel is separated from dwellings on the eastern and southern edges of Pentyrch by enclosed agricultural land.
- Dense, enclosed field boundaries in combination with the gap between the parcel and the urban area boundary minimises any visual impact of development on the parcel.
- Land has strong association with the wider countryside with views towards Garth Hill to the north-east, supplemented by designated footpaths leading to both Garth Wood and Garth Hill.

Contribution to the green wedge purposes

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

Purpose 1 – Preventing the coalescence of a large town or city with another settlement

5.32 Parcel lies in a relatively wide gap between Pentyrch and Morganstown and so contributes to preventing their merger. Intervening landform increases the perceived settlement gap.

5.33 Land has strong distinction from the urban area, which increases the extent to which development would be considered to reduce the perceived gap between settlements.

Purpose 2 – Managing urban form through controlled expansion of urban areas

5.34 The parcel lies close to the urban area of Pentyrch and so contributes to managing its form.

5.35 Land has strong distinction from the urban area, but does not abut the urban area boundary often, and so does not play a primary role in managing urban form.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

5.36 The parcel is part of the countryside and so contributes to preventing encroachment on it.

5.37 Land has strong distinction from the urban area, which increases the extent to which development would be considered encroachment on the countryside.

Purpose 4 – Protecting the setting of an urban area

5.38 The south-east (old village) of Pentyrch is a historic Christian settlement with associations to agriculture and mining. The 'old village' has retained its linear form within a narrow valley bottom, with homesteads following Church Road, and lies within a Conservation Area.

5.39 The parcel forms part of the Pentyrch (St. Catwg's) Conservation Area, reflecting its contribution to the settlement's setting, although situated on the shallower southern slopes of Garth Hill where landform is less distinctive than the steep wooded western slopes of Garth Hill, the preservation of ancient field boundaries within the parcel provide a distinctive setting. The parcel includes

the east facing slopes that are key in defining the historic linear settlement pattern.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

5.40 All green wedge land makes an equal contribution to this purpose.

Role of parcel in relation to adjacent open land

Moderate

5.41 The parcel plays a buffer role: its development would significantly reduce the distinction of the land to the east.

Potential for designation as a green wedge

Moderate high

5.42 The parcel makes a strong contribution to safeguarding the countryside from encroachment and protecting the setting of an urban area. It plays a moderate buffer role. Therefore, potential for green wedge designation is moderate-high.

Potential for green wedge designation in P5



Description

- Agricultural land and sports pitches adjacent to the southern edge of Pentyrch.
- The parcel contains large areas of sports pitches associated with Pentyrch Rugby Football Club, Pentyrch Bowling Club and Pentyrch Cricket Club. These are an appropriate Green Belt land use and therefore do not affect its openness.
- The parcel abuts residential dwellings on the southern edges of Pentyrch and lacks any consistent or strong urban edge boundary feature.
- As a result, there is some urbanising influence on the parcel.
- Land has some association with some views south available across the rolling agricultural landscape, although views and access are limited due to strong parcel boundary features.

Contribution to the green wedge purposes

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

Purpose 1 – Preventing the coalescence of a large town or city with another settlement

5.43 Parcel lies in a relatively wide gap between Pentyrch and Morganstown and a relatively wide gap between Pentyrch and Rhydlafar so contributes to preventing their merger. Intervening landform and woodland increase the perceived settlement gap.

5.44 Land has weak distinction from the urban area, which decreases the extent to which development would be considered to reduce the perceived gap between settlements.

Purpose 2 – Managing urban form through controlled expansion of urban areas

5.45 The parcel lies adjacent to the urban area of Pentyrch and so contributes to managing its form.

5.46 Land has weak distinction from the urban area, which decreases the extent to which development would be considered to expand the urban form.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

5.47 The parcel's use limits the extent to which it contributes to preventing encroachment on the countryside.

5.48 Land has weak distinction from the urban area, which decreases the extent to which development would be considered encroachment on the countryside.

Purpose 4 – Protecting the setting of an urban area

5.49 The south-east (old village) of Pentyrch is a historic Christian settlement with associations to agriculture and mining. The 'old village' has retained its linear form within a narrow valley bottom, with homesteads following Church Road, and lies within a Conservation Area. The south-west of Pentyrch is also historic and has strong associations with its agricultural past.

5.50 The north-east of the parcel forms part of the Pentyrch (St. Catwg's) Conservation Area, reflecting its contribution to the settlement's setting. The parcel includes the northernmost east facing slopes that are key in defining the historic linear settlement pattern. The south-west of the parcel forms part of Pentyrch (Craig-y-Parc) Conservation Area. Agriculture is still present in the

parcel which reflects its historic setting, although there is evidence of modification of the historic field boundaries.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

5.51 All green wedge land makes an equal contribution to this purpose.

Role of parcel in relation to adjacent open land

Minor

5.52 The parcel does not play a significant buffer role. Woodland forms a strong boundary to the parcel, limiting the impact that development here would have on adjacent land to the south.

Potential for designation as a green wedge

Moderate low

5.53 The parcel makes a moderate contribution to protecting the setting of an urban area. It plays a minor buffer role. Therefore, potential for green wedge designation is moderate-low.

Potential for green wedge designation in P6



Description

- The parcel comprises small and medium open arable and pastoral fields to the west of Pentyrch.
- The parcel contains three residential properties that branch off Heol Pant-y-Gored that are disparate from the settlement, and in the south, there are some farm buildings associated with Pentwyn. These are too small in scale to have any significant impact on green wedge openness.
- The parcel's eastern boundary abuts the residential edge of the settlement of Pentyrch and abuts rear gardens of properties that face onto Heol y Parc and Bronllwyn. The landform slopes away from the settlement edge throughout the parcel to the west.
- Although there is strong intervisibility with the settlement the parcel's slope creates distinction and so limits urbanising influence.
- Land has a strong association with the wider countryside, with elevated views to the west over surrounding agricultural fields.

Contribution to the green wedge purposes

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

Purpose 1 – Preventing the coalescence of a large town or city with another settlement

5.54 Parcel lies in relatively wide gap between Pentyrch and Creigiau + Capel Llanilltern. Intervening landform and land cover increase perceived separation but there is a connecting road with some isolated development along it which reduces perceived separation.

5.55 Land has a degree of distinction from the urban area.

Purpose 2 – Managing urban form through controlled expansion of urban areas

5.56 The parcel lies adjacent to the urban area of Pentyrch and so contributes to managing its form.

5.57 Land has a degree of distinction from the urban area.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

5.58 The parcel is part of the countryside and so contributes to preventing encroachment on it.

5.59 Land has a degree of distinction from the urban area.

Purpose 4 – Protecting the setting of an urban area

5.60 The south of the parcel makes up part of the Pentyrch (Craig-y-Parc) Conservation Area. Agriculture is still present in the parcel which reflects its historic setting, although there is evidence of modification of the historic field boundaries. The Craig-y-Parc school sits immediately south of the parcel and has been identified as the only landmark building within the CA. The parcel includes the sloping agricultural land that leads to the Craig-y-Parc school and so contributes to its setting as a landmark building of the CA.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict land and other urban land

5.61 All green wedge land makes an equal contribution to this purpose.

Role of parcel in relation to adjacent open land

Moderate

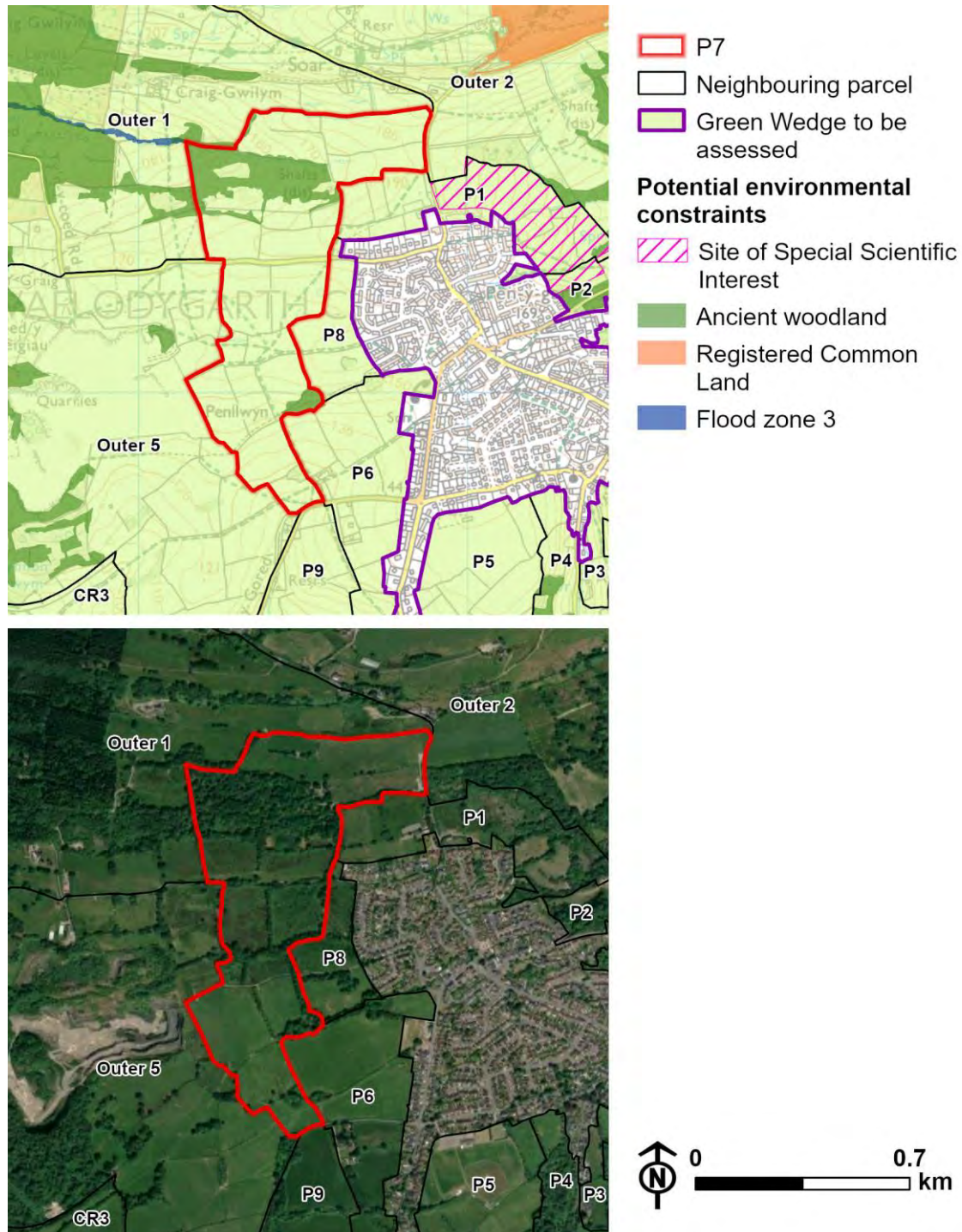
5.62 The development of land in this parcel would still leave a fairly robust settlement gap, but any development would in turn weaken the contribution to the green wedge purposes of adjacent open land.

Potential for designation as a green wedge

Moderate high

5.63 The parcel makes a strong contribution to protecting the setting of an urban area. It plays a moderate buffer role. Therefore, potential for green wedge designation is moderate-high.

Potential for green wedge designation in P7



Description

- Agricultural land close to the western edge of Pentyrch.
- No development in the parcel, so land is open in green wedge terms.
- The parcel is separated from the urban edge of Pentyrch by enclosed agricultural land.
- Dense, enclosed field boundaries in combination with the gap between the parcel and the urban area boundary minimises any visual impact of development on the parcel.
- Land has strong association with the wider countryside with views towards Garth Hill to the north-east, supplemented by designated footpaths leading to both Garth Wood and Garth Hill.

Contribution to the green wedge purposes

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

Purpose 1 – Preventing the coalescence of a large town or city with another settlement

5.64 Parcel lies in a relatively wide gap between Pentyrch and Creigiau and so contributes to preventing their merger. Intervening landform increases the perceived settlement gap.

5.65 Land has strong distinction from the urban area, which increases the extent to which development would be considered to reduce the perceived gap between settlements.

Purpose 2 – Managing urban form through controlled expansion of urban areas

5.66 The parcel lies close to the urban area of Pentyrch and so contributes to managing its form.

5.67 Land has strong distinction from the urban area, but does not abut the urban area boundary often, and so does not play a primary role in managing urban form.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

5.68 The parcel is part of the countryside and so contributes to preventing encroachment on it.

5.69 Land has strong distinction from the urban area, which increases the extent to which development would be considered encroachment on the countryside.

Purpose 4 – Protecting the setting of an urban area

5.70 The parcel does not have a relationship with the historic core of Pentyrch, though the agricultural setting of the parcel contributes to the historic land use surrounding Pentyrch. The parcel contributes to the wider rural, wooded agricultural setting of Pentyrch.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

5.71 All green wedge land makes an equal contribution to this purpose.

Role of parcel in relation to adjacent open land

Moderate

5.72 The parcel plays a buffer role: its development would significantly reduce the distinction of the land to the west.

Potential for designation as a green wedge

Moderate high

5.73 The parcel makes a strong contribution to safeguarding the countryside from encroachment. It plays a moderate buffer role. Therefore, potential for green wedge designation is moderate-high.

Potential for green wedge designation in P8



Description

- A series of small wet pasture fields comprising robust vegetated boundaries abutting the western edge of Pentyrch.
- No built development in the parcel, so land is open in Green Wedge terms.
- Mature vegetation to the east softens the urban edge, but there is no strong boundary feature to create separation between the parcel and urban edge.
- As a result, there is some urbanising influence on the parcel.
- There are no strong boundaries to separate the parcel from land to the west. Land has a strong association with the wider countryside.

Contribution to the green wedge purposes

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

Purpose 1 – Preventing the coalescence of a large town or city with another settlement

5.74 Parcel lies in a relatively wide gap between Pentyrch and Creigiau and so contributes to preventing their merger. Intervening landform increases the perceived settlement gap.

5.75 Land has a degree of distinction from the urban area.

Purpose 2 – Managing urban form through controlled expansion of urban areas

5.76 The parcel lies adjacent to the urban area of Pentyrch and so contributes to managing its form.

5.77 Land has a degree of distinction from the urban area.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

5.78 The parcel is part of the countryside and so contributes to preventing encroachment on it.

5.79 Land has a degree of distinction from the urban area.

Purpose 4 – Protecting the setting of an urban area

5.80 The west of Pentyrch is characterised by modern development and is a product of late 20th century expansion. The parcel does not form a distinctive setting, though there is some visual relationship between them. The parcel makes a weak contribution to protect the setting of an urban area.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict land and other urban land

5.81 All green wedge land makes an equal contribution to this purpose.

Role of parcel in relation to adjacent open land

Moderate

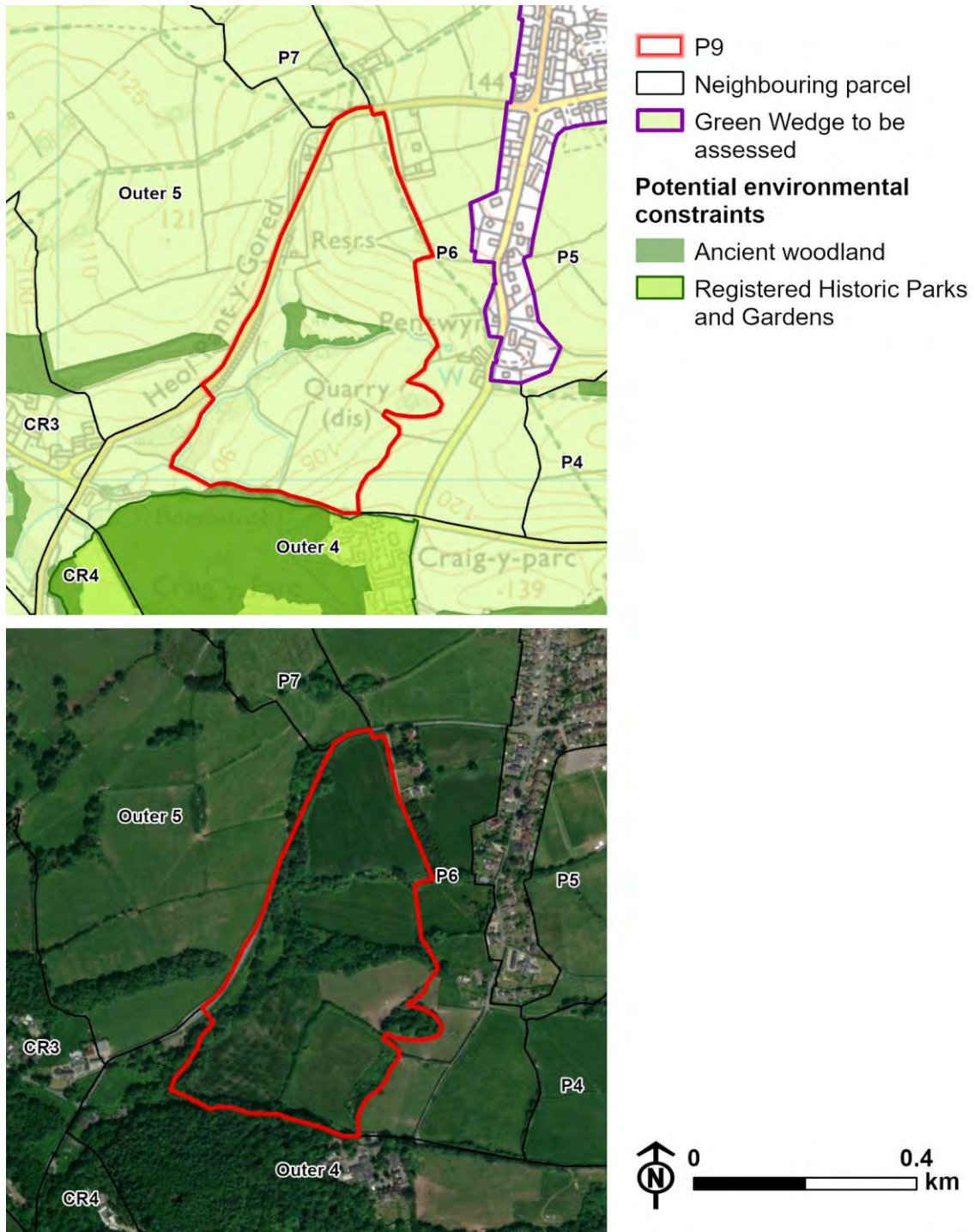
5.82 The development of land in this parcel would still leave a fairly robust settlement gap, but any development would in turn weaken the contribution to the green wedge purposes of adjacent open land.

Potential for designation as a green wedge

Moderate

5.83 The parcel makes a moderate contribution to managing urban form and safeguarding the countryside from encroachment. It plays a moderate buffer role. Therefore, potential for green wedge designation is moderate.

Potential for green wedge designation in P9



Description

- Agricultural land close to the south-western edge of Pentyrch.
- No development in the parcel, so land is open in green wedge terms.
- The parcel abuts three residential dwellings isolated from the western edge of Pentyrch. Otherwise, the parcel is separated from the urban edge of Pentyrch by enclosed agricultural land.
- Dense, enclosed field boundaries in combination with the gap between the parcel and the urban area boundary minimises any visual impact of development on the parcel.
- Land has strong association with the wider countryside with views towards Garth Hill to the north-east, supplemented by designated footpaths leading to both Garth Wood and Garth Hill.

Contribution to the green wedge purposes

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

Purpose 1 – Preventing the coalescence of a large town or city with another settlement

5.84 Parcel lies in a relatively narrow gap between Pentyrch and Creigiau and so contributes to preventing their merger. Intervening landform increases the perceived settlement gap.

5.85 Land has strong distinction from the urban area, which increases the extent to which development would be considered to reduce the perceived gap between settlements.

Purpose 2 – Managing urban form through controlled expansion of urban areas

5.86 The parcel lies close to the urban area of Pentyrch and so contributes to managing its form.

5.87 Land has strong distinction from the urban area, but does not abut the urban area boundary often, and so does not play a primary role in managing urban form.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

5.88 The parcel is part of the countryside and so contributes to preventing encroachment on it.

5.89 Land has strong distinction from the urban area, which increases the extent to which development would be considered encroachment on the countryside.

Purpose 4 – Protecting the setting of an urban area

5.90 The east of the parcel makes up part of the Pentyrch (Craig-y-Parc) Conservation Area. Agriculture is still present in the parcel which reflects its historic setting, with the historic field pattern intact.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict land and other urban land

5.91 All green wedge land makes an equal contribution to this purpose.

Role of parcel in relation to adjacent open land

Moderate

5.92 The parcel plays a buffer role: its development would reduce the distinction of the land to the west.

Potential for designation as a green wedge

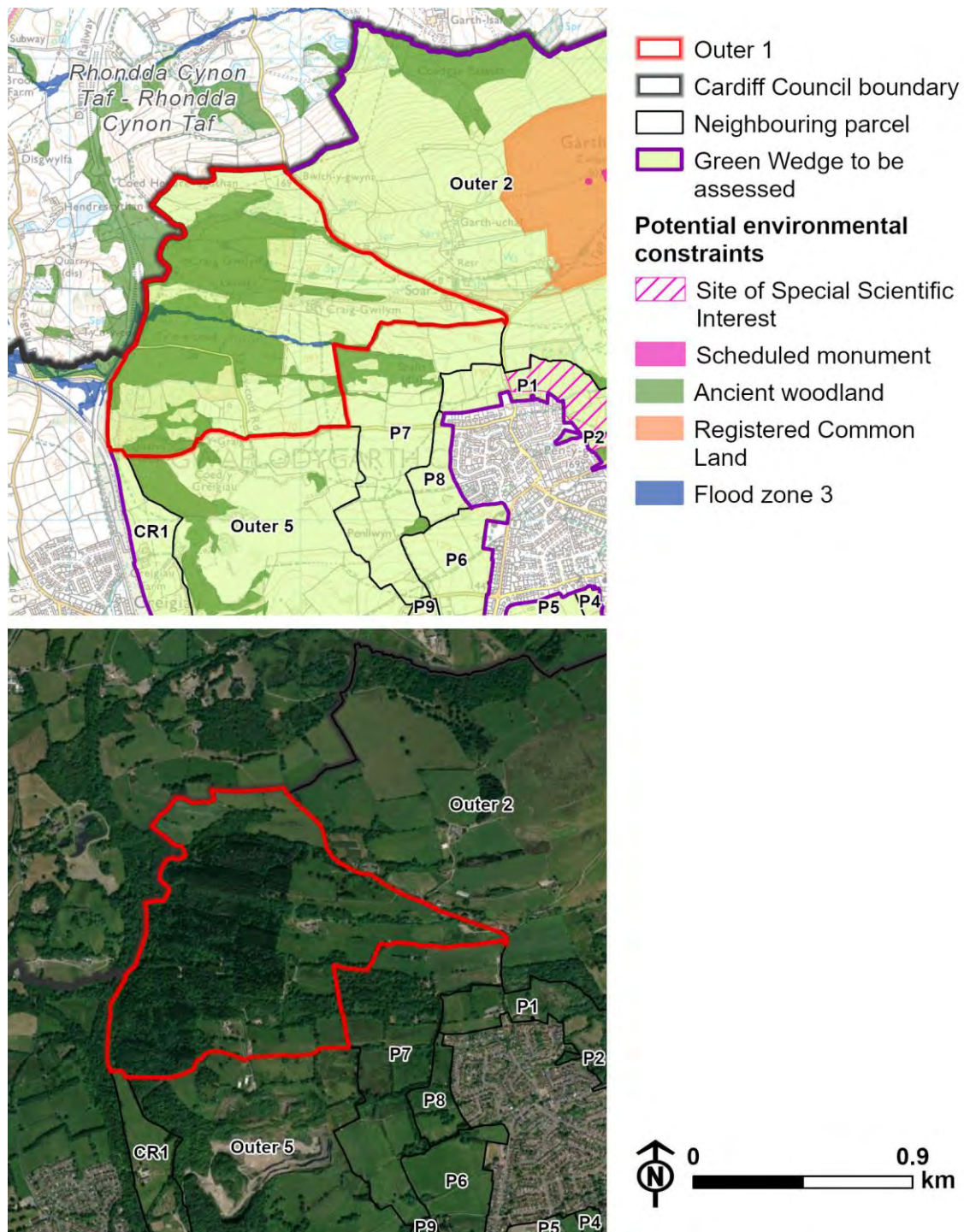
Moderate high

5.93 The parcel makes a strong contribution to protecting the setting of an urban area. It plays a moderate buffer role. Therefore, potential for green wedge designation is moderate-high.

Chapter 6

Assessment for Outer Parcels

Potential for green wedge designation in OA1



Description

- Pasture fields and woodland close to the north-west of Pentyrch and north-east of Creigiau.
- The parcel contains one farmstead and Pentyrch Boarding Kennels, but they are too small in scale to have a significant impact on green wedge openness.
- The parcel does not abut any residential dwellings associated with an urban area, Landform, woodland and dense field boundaries form a consistent boundary.
- As a result, there is no urbanising influence on the parcel.
- Land has strong association with the wider countryside, expansive views south over the agricultural landscape towards the Bristol Channel are available from the parcel.

Contribution to the green wedge purposes

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

Purpose 1 – Preventing the coalescence of a large town or city with another settlement

6.1 Parcel does not lie in a gap between a large town and another settlement that is small enough for land to be making a significant contribution to preventing their merger.

6.2 Land has very strong distinction from the urban area.

Purpose 2 – Managing urban form through controlled expansion of urban areas

6.3 The parcel has very strong distinction from any urban area. Intervening land plays the principal role in preventing the expansion of Pentyrch and Creigiau.

6.4 Land has very strong distinction from the urban areas of Pentyrch and Creigiau.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

6.5 The parcel is part of the countryside and so contributes to preventing encroachment on it.

6.6 Land has very strong distinction from the urban areas, which increases the extent to which development would be considered encroachment on the countryside.

Purpose 4 – Protecting the setting of an urban area

6.7 Neither the northern part of Pentyrch or Creigiau form distinctive settlements, though the wooded landform makes the parcel a distinctive assessment area, forming the wider rural, wooded setting of Creigiau and Pentyrch. There is some visual relationship with the rising wooded slopes of the parcel with Creigiau.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

6.8 All green wedge land makes an equal contribution to this purpose.

Role of parcel in relation to adjacent open land

Major

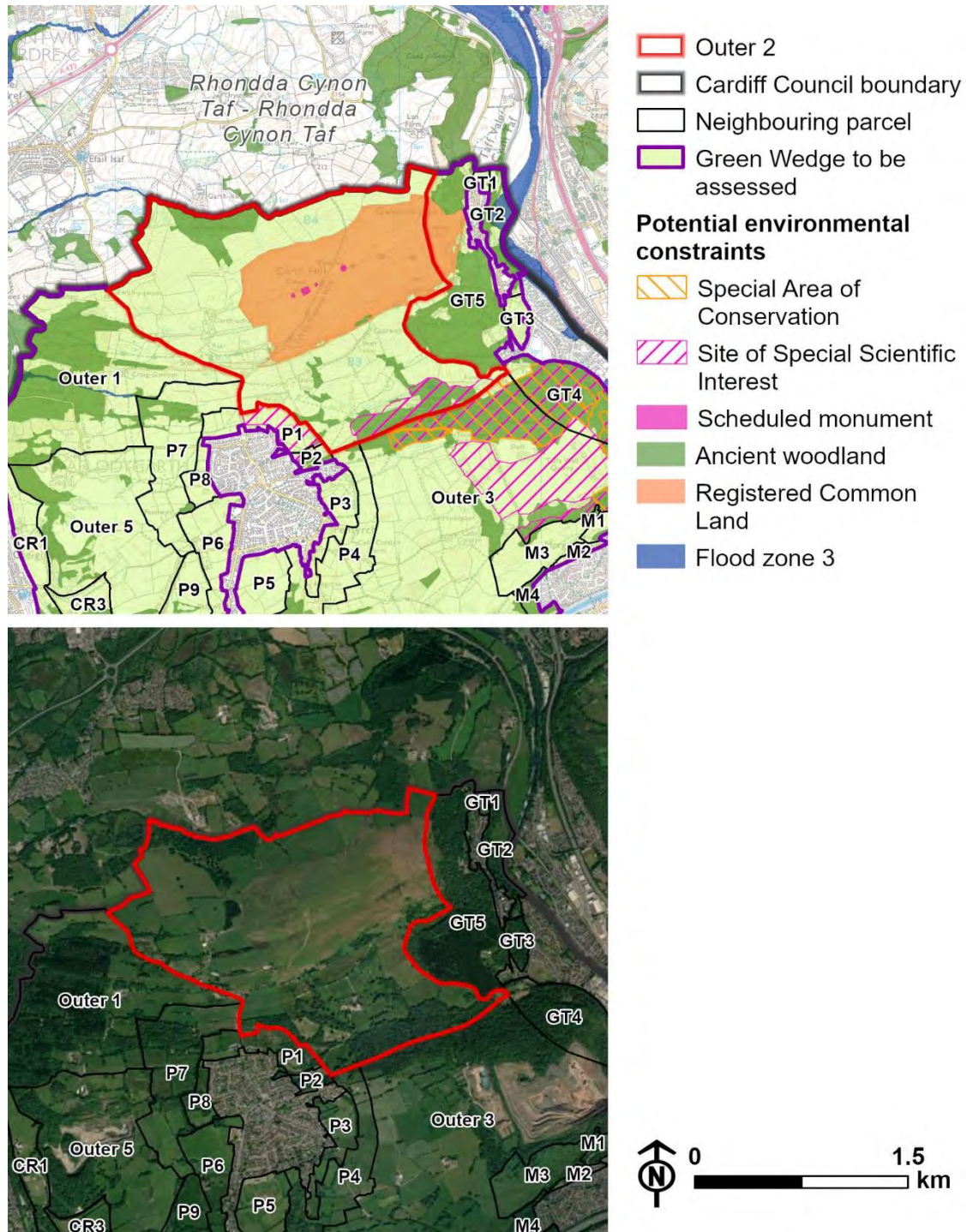
6.9 The parcel plays a buffer role: expansion of any urban settlement into this parcel would represent a significant expansion of an urban area, to the detriment of the Green Belt purpose.

Potential for designation as a green wedge

High

6.10 The parcel makes a very strong contribution to assisting in safeguarding the countryside from encroachment. It plays a major buffer role. Therefore, potential for green wedge designation is high.

Potential for green wedge designation in OA2



Description

- Woodland, enclosed pasture and rising open pasture fields close to the north-east of Pentyrch and west of Gwaelod-y-garth.
- The parcel contains few scattered farmsteads, but they are too small in scale to have a significant impact on green wedge openness.
- The parcel does not abut any residential dwellings associated with an urban area, Landform, woodland and dense field boundaries form a consistent boundary.
- As a result, there is no urbanising influence on the parcel.
- Land has strong association with the wider countryside, expansive views over much of the surrounding countryside in all directions from garth hill, the highest point within the parcel and the surrounding landscape.

Contribution to the green wedge purposes

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

Purpose 1 – Preventing the coalescence of a large town or city with another settlement

6.11 Parcel lies in a gap between a Pentyrch and Gwaelod-y-garth, Intervening land plays the principal role in preventing the coalescence of Pentyrch and Gwaelod-y-garth.

6.12 Land has very strong distinction from the urban area.

Purpose 2 – Managing urban form through controlled expansion of urban areas

6.13 The parcel has very strong distinction from any urban area. Intervening land plays the principal role in preventing the expansion of Pentyrch and Gwaelod-y-garth.

6.14 Land has very strong distinction from the urban areas of Pentyrch and Gwaelod-y-garth.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

6.15 The parcel is part of the countryside and so contributes to preventing encroachment on it.

6.16 Land has very strong distinction from the urban areas, which increases the extent to which development would be considered encroachment on the countryside.

Purpose 4 – Protecting the setting of an urban area

6.17 The northern part of Pentyrch is characterised by modern development.

6.18 Garth hill, a prominent landform that sits within the parcel forms a distinctive setting to the urban area of Pentyrch and forms a strong visual relationship. The Parcel also contributes to the wider rural setting of Pentyrch.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

6.19 All green wedge land makes an equal contribution to this purpose.

Role of parcel in relation to adjacent open land

Major

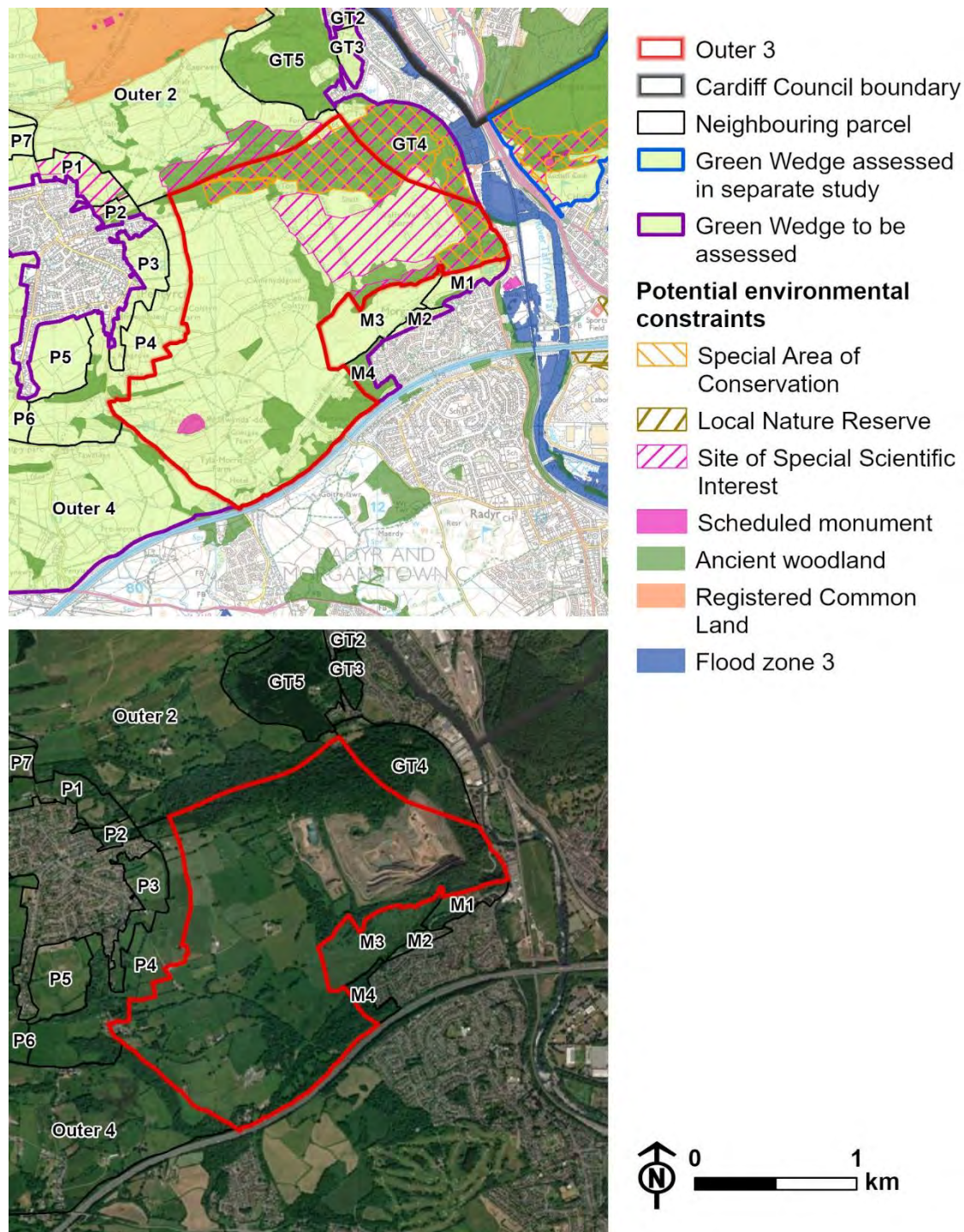
6.20 The parcel plays a buffer role: expansion of any urban settlement into this parcel would represent a significant expansion of an urban area, to the detriment of the Green Belt purpose.

Potential for designation as a green wedge

High

6.21 The parcel makes a strong contribution to assisting in safeguarding the countryside from encroachment and protecting the setting of an urban area. It plays a major buffer role. Therefore, potential for green wedge designation is high.

Potential for green wedge designation in OA3



Description

- Agricultural land, woodland and a disused quarry close to the north and west of Morganstown, south-west of Gwaelod-y-garth and south-east of Pentyrch.
- The parcel contains a hotel, some scattered farmsteads, but they are too small in scale to have a significant impact on green wedge openness. There are remnant structures associated with Taffs Well Quarry however these are an appropriate green wedge use.
- The parcel abuts a small area of Morganstown to the south-east of the parcel. Landform, woodland and dense field boundaries form a consistent boundary to the north, east and west and the M4 forms a consistent boundary to the south.
- As a result, urbanising influence on the parcel is minimised.
- Land has strong association with the wider countryside, expansive views over much of the surrounding countryside in all directions from the higher elevations within the parcel, and views across rolling pasture fields from lower elevations. A notable view looking north from the parcel is to Garth Hill.

Contribution to the green wedge purposes

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

Purpose 1 – Preventing the coalescence of a large town or city with another settlement

6.22 Parcel lies in a gap between Morganstown, Gwaelod-y-garth and Pentyrch, Intervening land plays the principal role in preventing the coalescence of the urban areas.

6.23 Land has very strong distinction from the urban area.

Purpose 2 – Managing urban form through controlled expansion of urban areas

6.24 The parcel has very strong distinction from any urban area. Intervening land plays the principal role in preventing the expansion of Morganstown, Gwaelod-y-garth and Pentyrch.

6.25 Land has very strong distinction from the urban areas of Morgantown, Gwaelod-y-garth and Pentyrch.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

6.26 The parcel is part of the countryside and so contributes to preventing encroachment on it.

6.27 Land has very strong distinction from the urban areas, which increases the extent to which development would be considered encroachment on the countryside.

Purpose 4 – Protecting the setting of an urban area

6.28 Although the parcel has some geographical relationship with the Pentyrch (St. Catwg's) Conservation area, intervening land reduces their visual relationship. The south of Gwaelod-y-garth and the north of Morganstown are a product of 20th and 21st century expansion and development.

6.29 However, the steep sided slopes of the remnant landform and the associated Garth Wood form a strong visual and physical boundary to the urban areas of Gwaelod-y-garth and Morganstown. So, although the parcel doesn't have a direct geographical relationship with the historic core of the urban areas, it forms a distinctive and consistent setting to Gwaelod-garth's south-western

edge and Morgantown's northern edge. The parcel also contributes to the wider rural setting of Pentyrch, Morganstown and Gwaelod-y-garth

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

6.30 All green wedge land makes an equal contribution to this purpose.

Role of parcel in relation to adjacent open land

Major

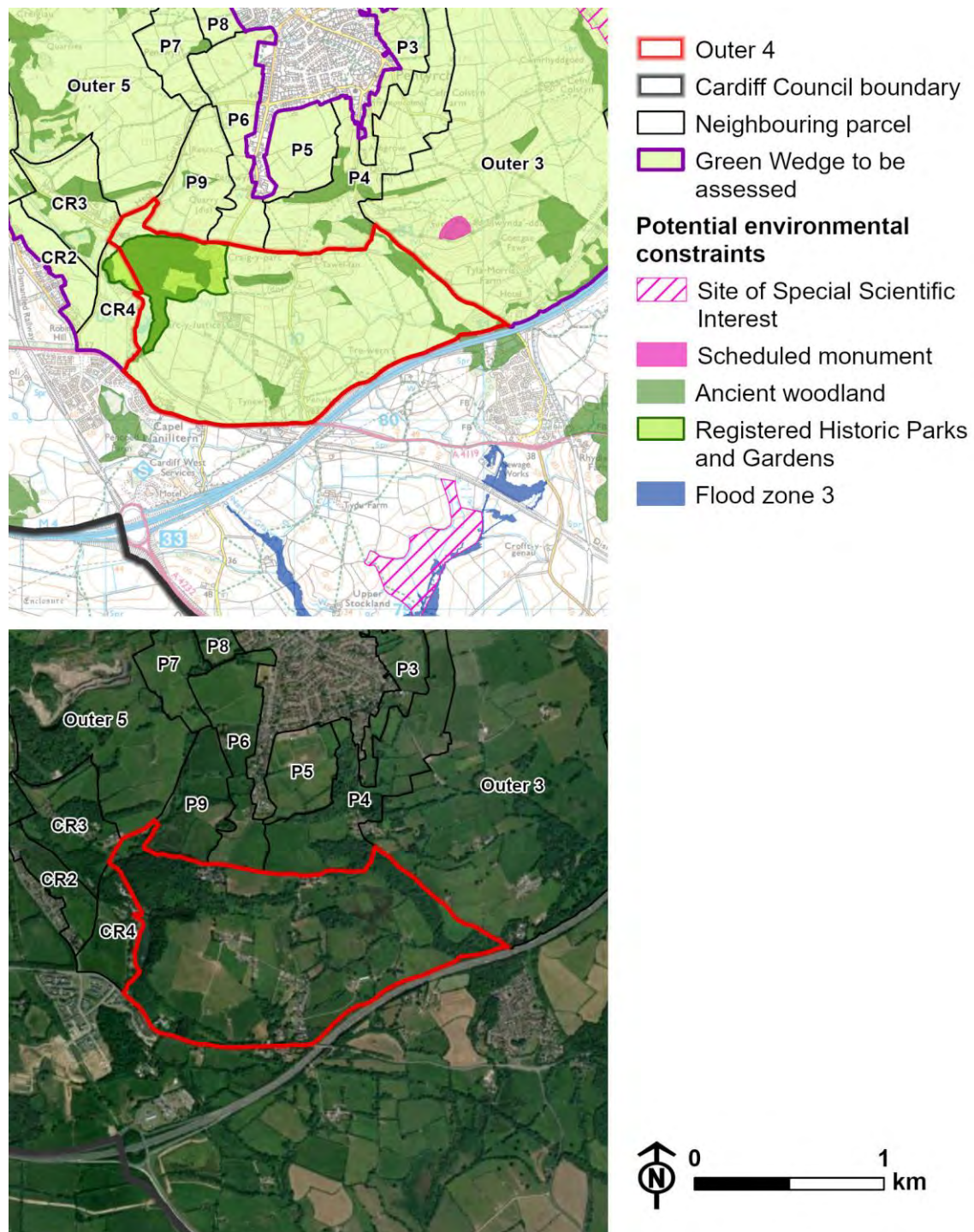
6.31 The parcel plays a buffer role: expansion of any urban settlement into this parcel would represent a significant expansion of an urban area, to the detriment of the Green Belt purpose.

Potential for designation as a green wedge

High

6.32 The parcel makes a strong contribution to preventing coalescence, assisting in safeguarding the countryside from encroachment and protecting the setting of an urban area. It plays a major buffer role. Therefore, potential for green wedge designation is high.

Potential for green wedge designation in OA4



Description

- Woodland and agricultural land close to the south of Pentyrch and south-east of Creigiau.
- The parcel contains a row of residential dwellings on Star Lane, a school and some scattered farmsteads. These do have some impact on Green Wedge openness, but there is a significant quantity of open space which has a relationship with the wider Green Wedge and contributes to its openness.
- The M4 forms a consistent boundary to the south of the parcel and intervening landform and thick, wooded field boundaries form strong boundaries from Creigiau and Pentyrch. However, there is development within the parcel.
- As a result, there is urbanising influence on the parcel.
- Land has some association with the wider countryside, long reaching views over the undulating agricultural landscape are available southward. Strong parcel boundaries reduce the level of association with the wider countryside.

Contribution to the green wedge purposes

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

Purpose 1 – Preventing the coalescence of a large town or city with another settlement

6.33 Parcel lies peripheral to a relatively wide gap between Creigiau and Pentyrch.

6.34 Land has strong distinction from Creigiau but has some relationship with Pentyrch.

Purpose 2 – Managing urban form through controlled expansion of urban areas

6.35 Intervening land plays the principal role in preventing the expansion of Creigiau and Pentyrch.

6.36 Land has strong distinction from Creigiau but has some relationship with Pentyrch.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

6.37 The parcel is part of the countryside and so contributes to preventing encroachment on it.

6.38 Land has strong distinction from the urban areas, which increases the extent to which development would be considered encroachment on the countryside.

Purpose 4 – Protecting the setting of an urban area

6.39 The north of the parcel forms part of the Pentyrch (Craig-y-Parc) Conservation Area. Agriculture is still present in the parcel which reflects its historic setting, although there is evidence of modification of the historic field boundaries. The parcel also contains bands of ancient deciduous woodland, which is a key land use within the Conservation Area.

6.40 The Craig-y-parc school sits within the parcel and has been identified as the only landmark building within the CA, the school promotes the character of the CA and has significant historical associations with Pentyrch. The Wooded high ground at Craig y Parc is prominent in broader setting of Creigiau.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

6.41 All green wedge land makes an equal contribution to this purpose.

Role of parcel in relation to adjacent open land

Major

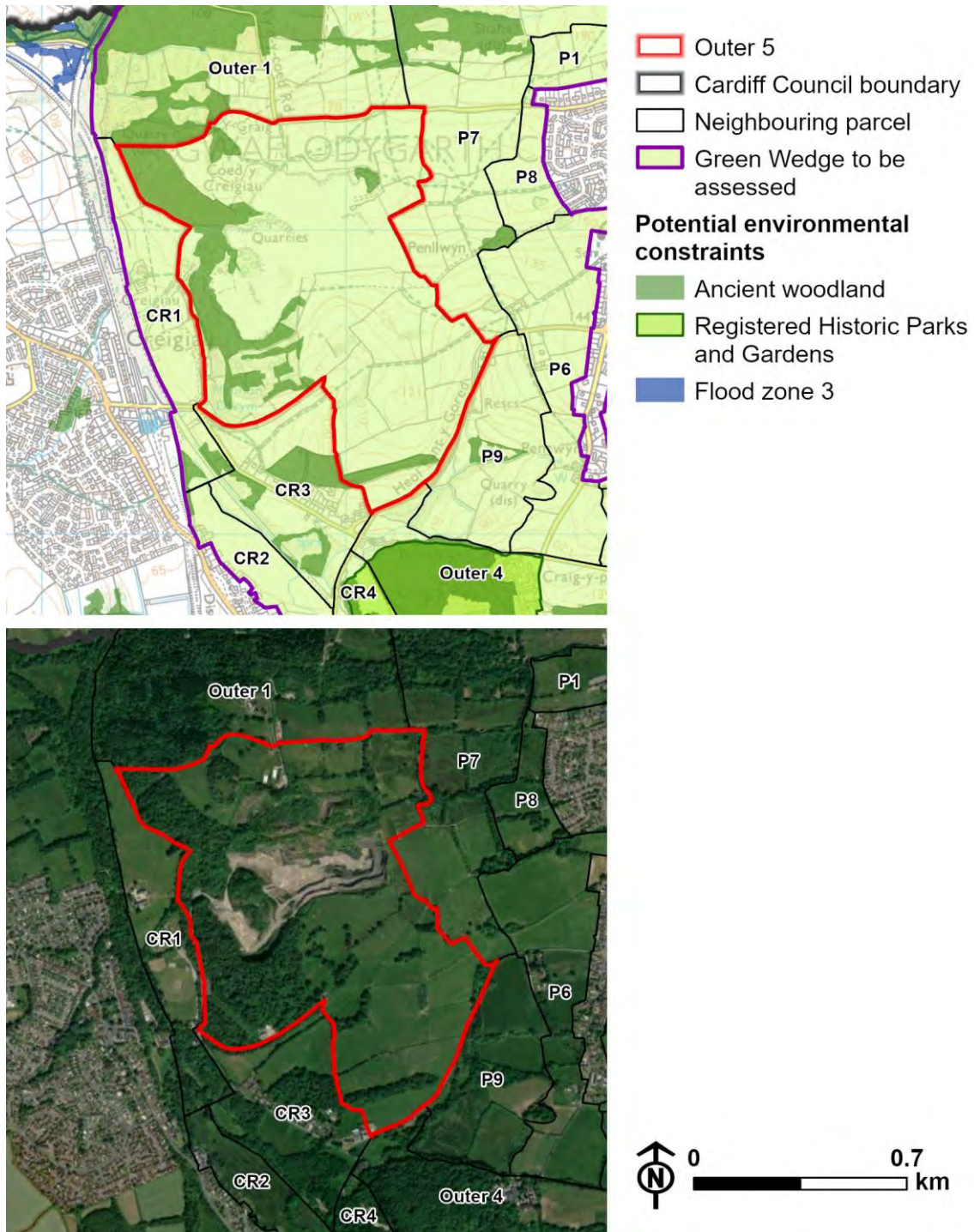
6.42 The parcel plays a buffer role: its development would significantly reduce the distinction of the land to the north and diminish the extent to which ancient woodland contributes to the setting of Pentyrch. expansion of any urban settlement into this parcel would represent a significant expansion of an urban area, to the detriment of the Green Belt purpose.

Potential for designation as a green wedge

High

6.43 The parcel makes a strong contribution to assisting in safeguarding the countryside from encroachment and protecting the setting of an urban area. It plays a major buffer role. Therefore, potential for green wedge designation is high.

Potential for green wedge designation in OA5



Description

- Agricultural land and a quarry between Pentyrch and Creigiau.
- Mineral extraction, subject to appropriate restoration, is not considered to negate green wedge openness.
- The steep wooded ridge to the western edge of the parcel provides a strong boundary separation from Creigiau to the west.
- As a result, there is little urbanising influence on the parcel.
- Mature tree belts and the steep wooded ridge form a strong outer boundary to the quarried area.

Contribution to the green wedge purposes

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

Purpose 1 – Preventing the coalescence of a large town or city with another settlement

6.44 Parcel lies in a relatively wide gap between Creigiau and Pentyrch and so makes a contribution to preventing their merger, but intervening woodland and landform increases the perceived settlement gap.

6.45 Land has very strong distinction from the urban area, which increases the extent to which development would be considered to reduce the perceived gap between settlements

Purpose 2 – Managing urban form through controlled expansion of urban areas

6.46 The parcel has very strong distinction from any urban area. Intervening land plays the principal role in preventing the expansion of Creigiau and Pentyrch.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

6.47 The parcel is part of the countryside and so contributes to preventing encroachment on it.

6.48 Land has very strong distinction from the urban areas, which increases the extent to which development would be considered encroachment on the countryside.

Purpose 4 – Protecting the setting of an urban area

6.49 The majority of Creigiau is characterised by modern development, however the mature tree belts and the steep wooded ridge within the parcel make for a distinctive assessment area. The parcel has a strong visual and physical relationship with Creigiau and so contributes to protecting its setting.

6.50 The Parcel also contributes to the wider rural setting of Pentyrch.

Role of parcel in relation to adjacent open land

Major

6.51 The parcel plays a buffer role: its development would significantly reduce the distinction of the land to the north, east and west. Expansion of any urban settlement into this parcel would represent a significant expansion of an urban area, to the detriment of the Green Belt purpose.

Potential for designation as a green wedge

High

6.52 The parcel makes a strong contribution to assisting in safeguarding the countryside from encroachment and protecting the setting of an urban area. It plays a major buffer role. Therefore, potential for green wedge designation is high.

Chapter 7

Assessment Findings of South East Wales Green Belt Study

7.1 This section summarises the findings of the South East Wales Green Belt Study relating to the existing green wedge east of the Taff. This area is named Cardiff North, with the prefix CN. The parcels were assessed slightly differently for Purpose 1, as an assessment between large settlements rather than just any settlement. The full extract of the assessment findings can be found in Appendix B.

7.2 There are five parcels making up Cardiff North.

- CN1 rated moderate for Purpose 1, strong for Purposes 2 and 3, moderate for Purpose 4 and equal for Purpose 5. It has a minor role as a buffer. CN1 has a moderate potential for green belt designation.
- CN2 rated strong for Purposes 1 to 4 and equal for Purpose 5. It has a major role as a buffer. CN2 has a high potential for green belt designation.
- CN3 rated moderate for Purpose 1, and strong for Purposes 2 to 4, and equal for Purpose 5. It has a moderate role as a buffer. CN3 has a moderate-high potential for green belt designation.
- CN4 rated moderate for Purpose 1, and strong for Purposes 2 to 4, and equal for Purpose 5. It has a major role as a buffer. CN4 has a high potential for green belt designation.
- CN5 rated moderate for Purpose 1, and strong for Purposes 2 and 3, moderate for Purpose 4 and equal for Purpose 5. It has a major role as a buffer. CN5 has a high potential for green belt designation.

Chapter 8

Conclusions and Recommendations

8.1 This chapter summarises the assessment findings. Table 3.1 lists the defined assessment parcels and their ratings for 'potential for designation as green wedge' and is followed by maps showing the locations of those parcels in each gap.

8.2 Concluding comments briefly summarise the role of land in each gap, but judgements on any potential changes to existing green wedge boundaries, or on creation of new green wedges, require Cardiff Council to consider these findings in combination with their own analysis of development demand and consideration of likely future growth strategies.

8.3 A summary table is provided in **Appendix C**.

Settlement conclusions

Creigiau

8.4 The elevated land to the east protects the urban setting (Purpose 4). As a result, many parcels are rated moderate and moderate-high for their green wedge role.

8.5 Two groups of dwellings which form part of the urban area and a single older dwelling on a larger plot on Bryn Briallu (Cardiff Road) make no contribution to the green wedge purposes. It is recommended that these developments within the CR2 parcel are excluded from the boundary.

Gwaelod-y-garth and Taff's Ffynnon/ Taff's Well

8.6 Most land in this existing green wedge is playing a significant role in terms of separating settlements (Purpose 1)

8.7 There are no proposed changes to the green wedge boundary surrounding Gwaelod-y-garth.

Morganstown

8.8 The southern boundary of Morganstown abuts the M4 corridor. The majority of land to the west and north of the settlement make a strong contribution to managing urban form and safeguarding the countryside from encroachment (Purposes 2 and 3). The steep wooded remnant landform associated with Taffs Well Quarry forms a strong visual and physical boundary to the north, protecting the setting of the urban area (Purpose 4). The land to the north and west are rated moderate-high for their green wedge role, with the exception of a small parcel in the centre of the northern boundary which makes a weak contribution.

8.9 A row of houses on Caer Idwen and Garth Isha form part of the urban area and make no contribution to the green wedge purposes. It is recommended that these developments within the M2 parcel are excluded from the boundary.

Penttyrch

8.10 The land around the southern half of Penttyrch makes a strong contribution to protecting the urban setting (Purpose 4). The settlement gap around Penttyrch is large enough that immediate parcels do not make a significant contribution to preventing coalescence (Purpose 1). The land to the east and west of the settlement are rated moderate-high for their green wedge role, and the land to the north and south are rated moderate. The land surrounding

Pentyrch is also within the Garth Hill and Pentyrch Ridges Special Landscape Area.

8.11 There are no proposed changes to the green wedge boundary surrounding Pentyrch.

Figure 3: Purpose 1 contribution rating

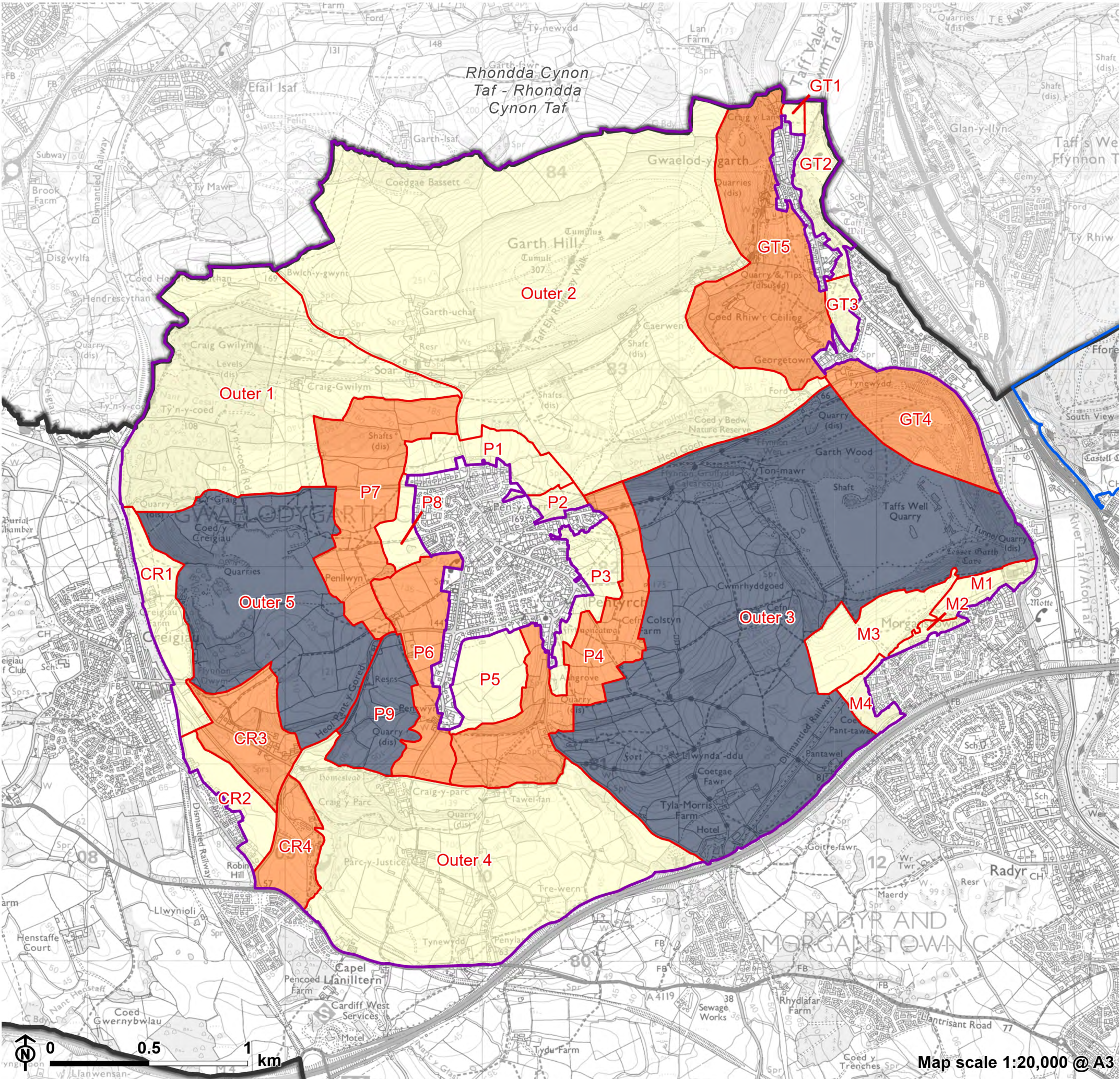


Figure 4: Purpose 2 contribution rating

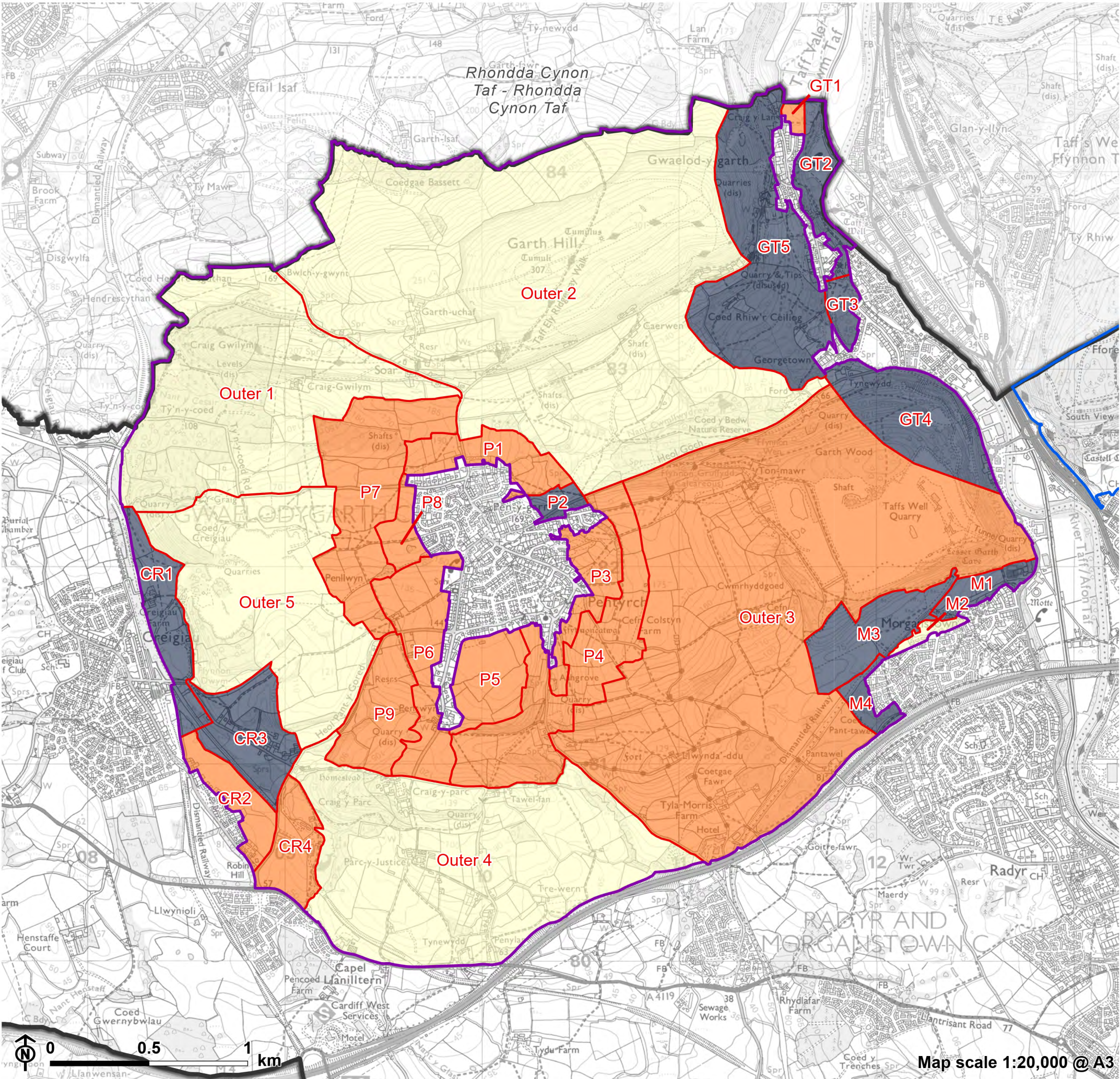


Figure 5: Purpose 3 contribution rating

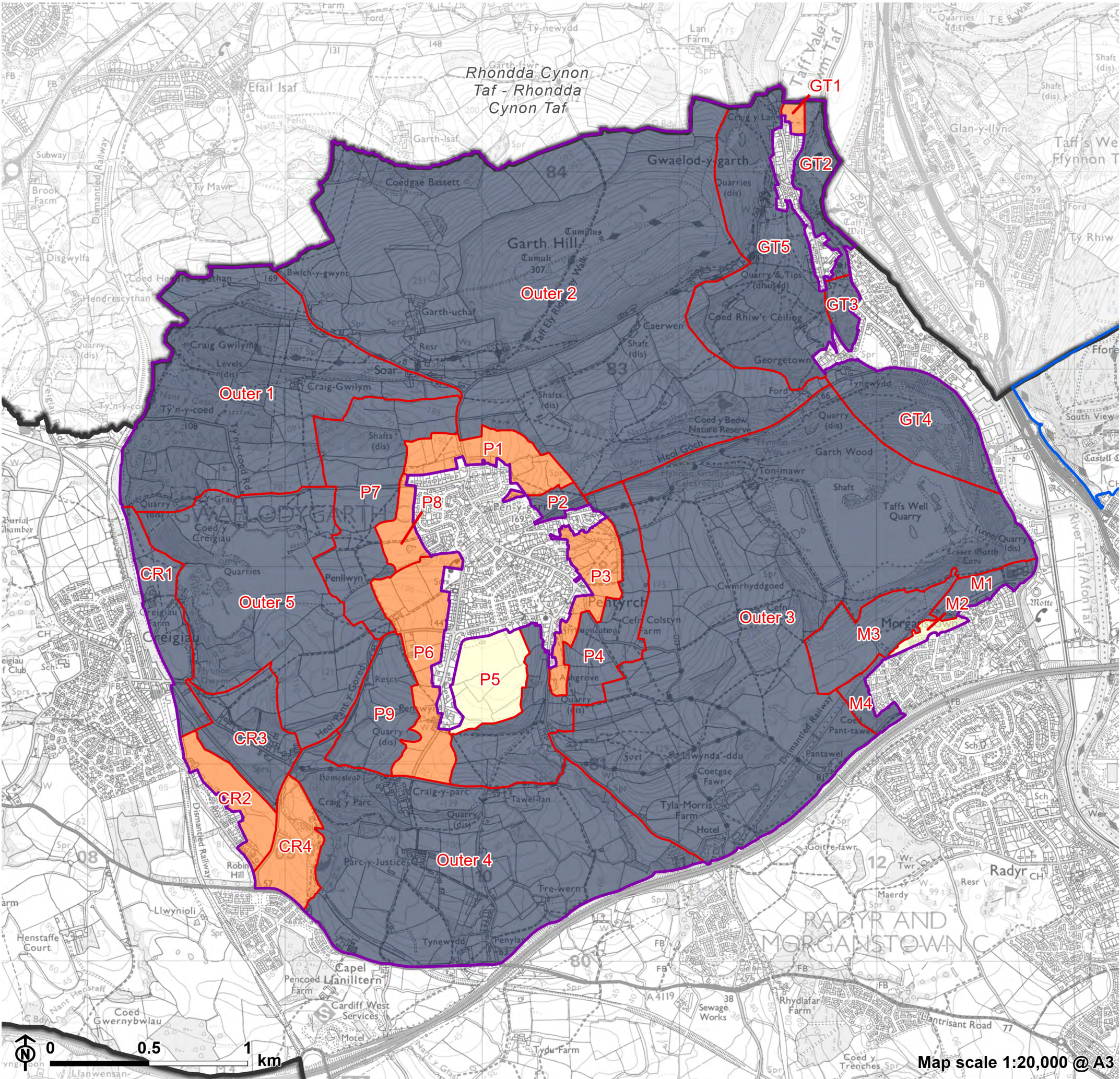


Figure 6: Purpose 4 contribution rating

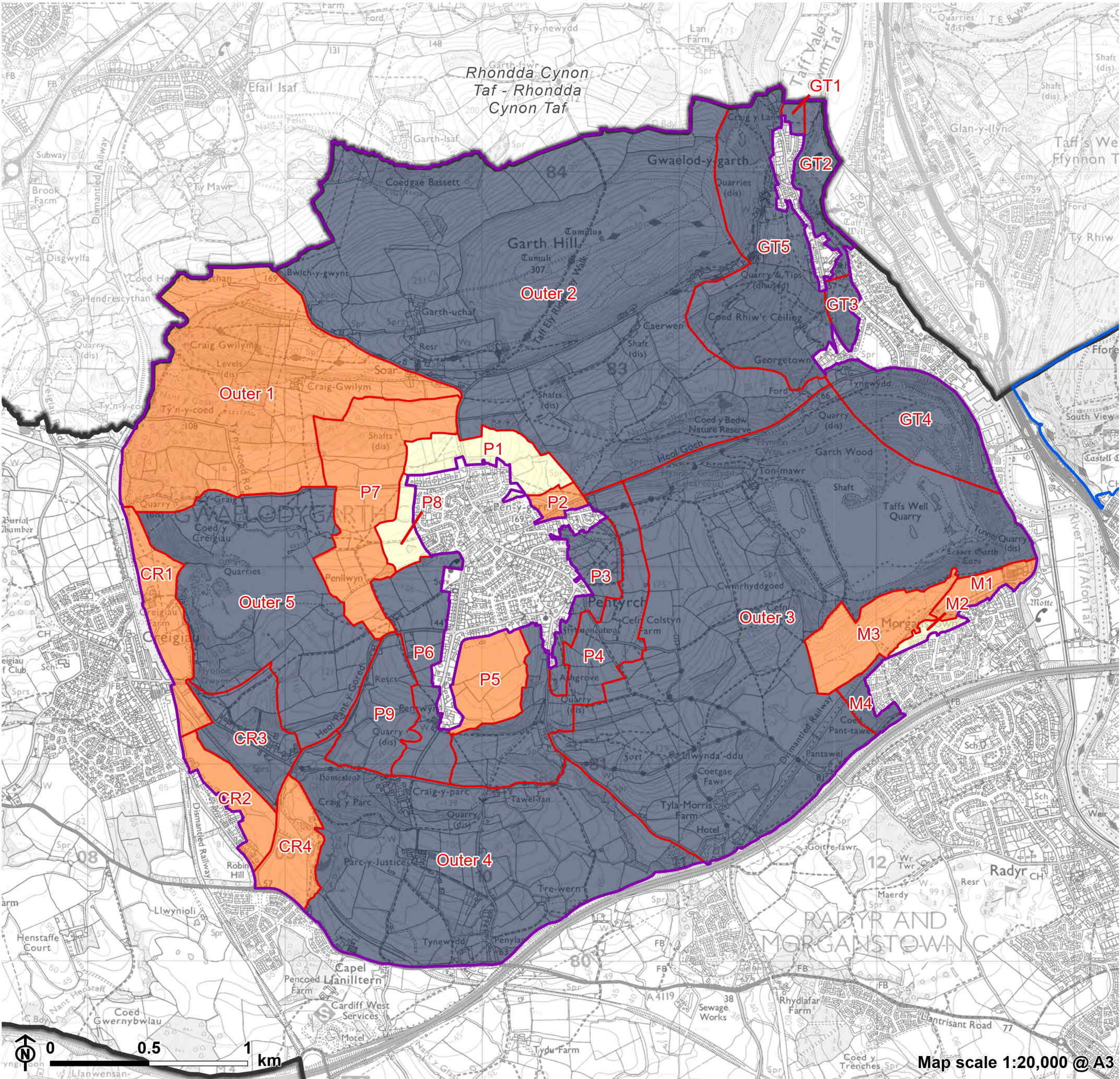


Figure 7: Potential for designation

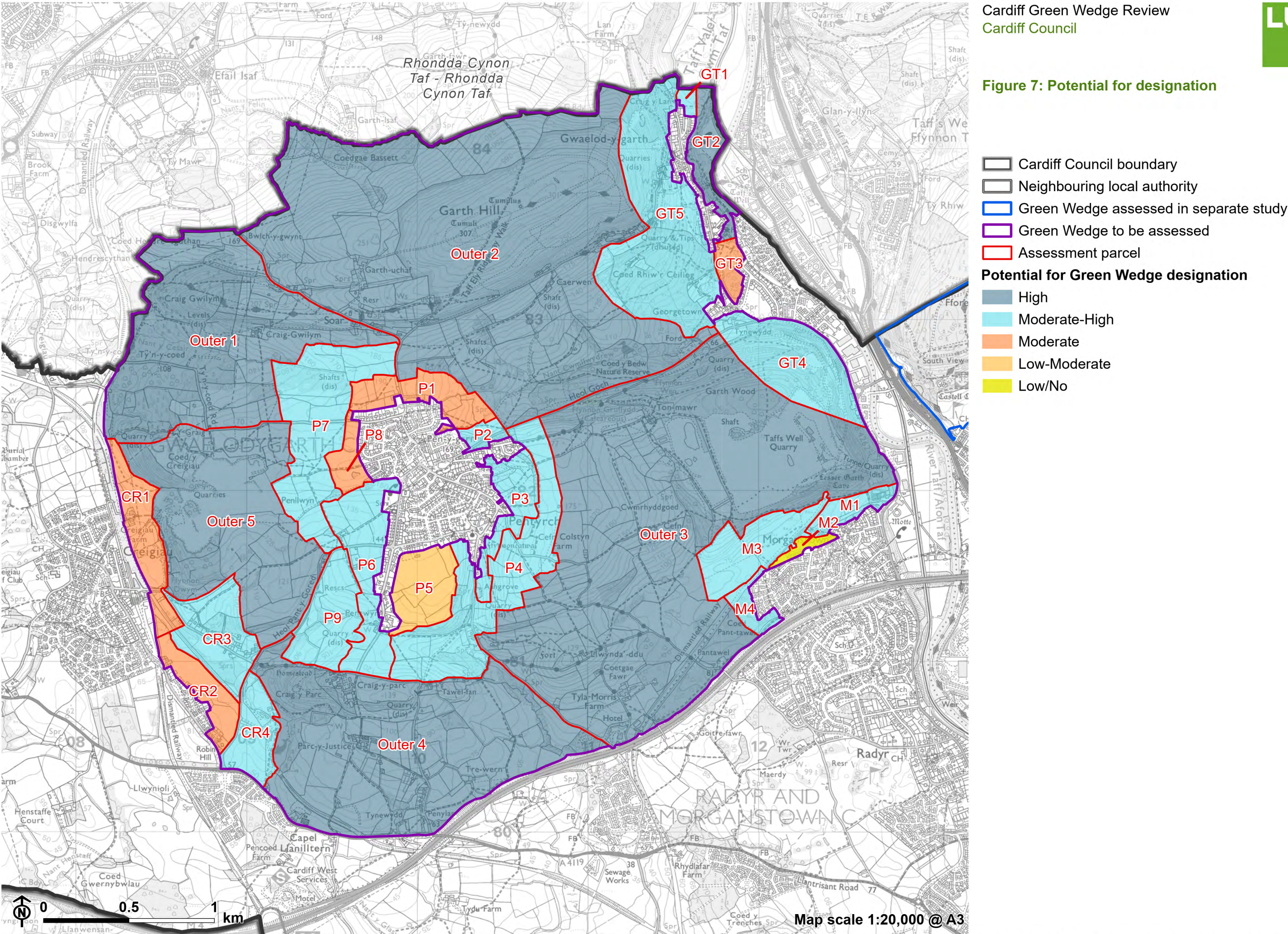
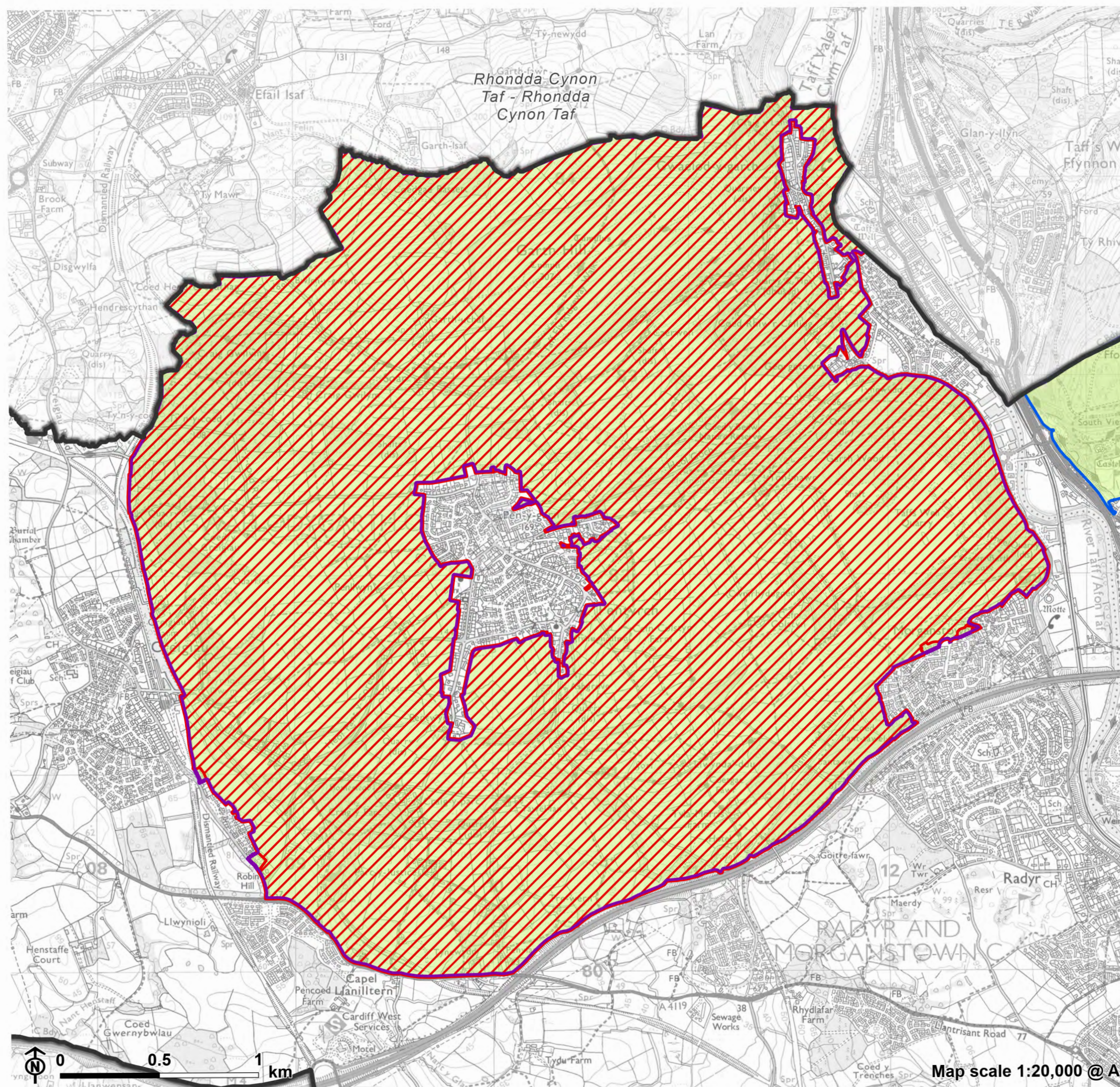


Figure 8: Green Wedge Boundary Recommendations



- Cardiff Council boundary
- Neighbouring local authority
- Green Wedge assessed in separate study
- Green Wedge to be assessed
- Boundary recommendation

Appendix A

Green Wedge Assessment Method

A.1 Chapter 3 from LUC's 'South East Wales Green Wedge Definition Criteria – Method Statement' (March 2024) is reproduced below.

**Lead Authority: Monmouthshire
County Council**

South East Wales Green Wedge Definition Criteria Method Statement

Final report

Prepared by LUC

March 2024



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
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Chapter 1

Introduction

1.1 LUC has been commissioned by the ten South East Wales planning authorities¹ 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)² 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 Wales³: 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.

¹ 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

² Planning Policy Wales – Edition 12, Welsh Government, February 2024

³ 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 12) set 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.

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*'. This is not listed as a distinct purpose in the preceding paragraph of PPW, and the wording in paragraph 3.68 does not suggest that this is an additional purpose for green wedges. The word 'area' in paragraph 3.68 is taken to refer to the urban area rather than to a statutory designation, and the paragraph refers to the safeguarding of

important views, so this role as a buffer is taken to be an aspect of Purpose 4 – protecting the setting of an urban area. This reflects the important role that a statutory designation, such as a National Park, can play in the setting of a settlement. It could also apply to a Green Belt designation and the role that a green wedge could play in association with it.

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;
- 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>Adopted Local Development Plan 2006-2021: 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"> 1. Beaufort and Brynmawr 2. Tredegar and Ebbw Vale’ <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> <p>An Environment Background Paper (2012) prepared in support of the Deposit LDF contained a desk-based study of the four green wedges in the adopted Unitary Development Plan.</p>
Bridgend County Borough Council	<p>Adopted Bridgend Local Development Plan 2006-2021: Policy ENV2 – Development in Green Wedges states:</p> <p>‘Development which causes, or contributes to, the coalescence of settlements or reduces the openness of land between settlements will not be permitted.</p> <p>The following areas of land have been specifically designated as Green Wedges:</p> <p>ENV2(1) Coity and Bridgend</p> <p>ENV2(2) Tondy and Coytrahen</p> <p>ENV2(3) Coychurch and Pencoed</p> <p>ENV2(4) Bridgend and Laleston</p> <p>ENV2(5) Bridgend and Sarn</p> <p>ENV2(6) Kenfig Hill and Cefn Cribwr</p> <p>ENV2(7) Cwmfelin, Llangynwyd and Pontrhydydyff</p> <p>ENV2(8) Penyfael and Aberkenfig</p> <p>ENV2(9) Penyfael and Bridgend</p> <p>ENV2(10) Aberkenfig and Sarn</p> <p>ENV2(11) Bridgend and Ewenny</p> <p>ENV2(12) Kenfig and Mawdlam</p> <p>ENV2(13) Blackmill and Pantyrawel</p> <p>ENV2(14) Nantymoel and Ogmore Vale’</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> <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 emerging Replacement Local Development Plan 2018-2033. 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>Caerphilly County Borough Local Development Plan up to 2021: Policy SI1 – Green Wedges states: <i>'Green Wedges are identified and will be protected at the following locations:</i></p> <p><i>SI1.1 Llechryd and Rhymney</i></p> <p><i>SI1.2 Fochriw and Pontlottyn</i></p> <p><i>SI1.3 Rhymney and Abertysswg</i></p> <p><i>SI1.4 Brithdir and Tirphil</i></p> <p><i>SI1.5 Argoed and Markham</i></p> <p><i>SI1.6 Aberbargoed, Cefn Fforest and Pengam</i></p> <p><i>SI1.7 Penpedairheol, Gilfach and Tir y Berth</i></p> <p><i>SI1.8 Blackwood, Cwm Gelli and Cefn Fforest</i></p> <p><i>SI1.9 Blackwood, Oakdale and Penmaen</i></p> <p><i>SI1.10 Croespenmaen and Treowen</i></p> <p><i>SI1.11 West of Nelson</i></p> <p><i>SI1.12 Gelligaer, Penybryn and Penpedairheol</i></p> <p><i>SI1.13 Pengam, Blackwood and Pontllanfraith</i></p> <p><i>SI1.14 Newbridge and Abercarn</i></p> <p><i>SI1.15 Cefn Hengoed, Hengoed, Ystrad Mynach and Fleur de Lys</i></p> <p><i>SI1.16 Maesycwmmmer, Pontllanfraith and Fleur de Lys</i></p> <p><i>SI1.17 Maesycwmmmer and Ystrad Mynach</i></p> <p><i>SI1.14 Newbridge and Abercarn</i></p> <p><i>SI1.18 Cwmcarn and Pontywaun</i></p> <p><i>SI1.19 Cwmfelinfach and Ynysddu</i></p> <p><i>SI1.20 Penyrheol, Hendredenny and Abertridwr</i></p> <p><i>SI1.21 Llanbradach and Pwll-y-Pant</i></p> <p><i>SI1.22 Bedwas and Caerphilly</i></p> <p><i>SI1.23 Machen, Graig-y-Rhacca and Waterloo</i></p> <p><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>Cardiff Local Development Plan 2006-2026: 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>The supporting text to the policy also states: <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>Merthyr Tydfil Replacement Local Development Plan 2016 – 2031: 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>Monmouthshire County Council Adopted Local Development Plan (2011-2021): 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"> <i>a) Undy, Llanfihangel Rogiet and Rogiet;</i> <i>b) Rogiet and Caldicot;</i> <i>c) Portskewett and Sudbrook; and</i> <i>d) Shirenewton and Mynyddbach;</i> <i>e) Chepstow, Pwllmeyric and Mathern.’</i> <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>Newport Local Development Plan 2011-2026: 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"> <i>7) Newport and Cardiff;</i> <i>ii) Rogerstone and Risca;</i> <i>iii) Bettws, Malpas and Cwmbran;</i> <i>iv) Caerleon and Cwmbran.</i> <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 identity of separate communities.’</i></p>

Local authority	Plan and policies
Rhondda Cynon Taf County Borough Council	<p>Rhondda Cynon Taf Local Development Plan up to 2021: 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"> <i>1. Land north of Tonyrefail (Trane Farm, Cae'r-lan Farm) and Penrhiwfer (Mynydd y Gilfach) (part);</i> <i>2. Land between Penrhys (including Penrhys Cemetery) and Tylorstown;</i> <i>3. Land between Penrhys and Llwynypia;</i> <i>4. Land between Abernant (including Abernant Golf Course) and Cwmbach;</i> <i>5. Land between Fernhill and Mountain Ash, including Victoria Pleasure Park;</i> <i>6. Land north-east of Coed y Cwm and Grover's Field (Abercynon);</i> <i>7. Land between Penywaun and Cwmdare / Trecynon.</i> <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"> <i>1. Land north of Tonyrefail (Trane Farm, Cae'r-lan Farm) and Penrhiwfer (Mynydd y Gilfach) (part);</i> <i>2. Land between Gilfach Goch / Hendreforgan and Parc Eirin (Tonyrefail);</i> <i>3. Land between Parc Eirin (Tonyrefail) and Ty'n y Bryn / Gelli Seren (Tonyrefail);</i> <i>4. Land between Llanharan, Llanharri and Pontyclun;</i> <i>5. Land between Llantrisant and Beddau (Brynteg);</i> <i>6. Land between Beddau / Tyn-y-Nant and Llantwit Fardre (Crown Hill) / Church Village;</i> <i>7. Land between Efail Isaf and Llantwit Fardre;</i> <i>8. Land between Glyncoch and Ynysybwll.</i> <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>

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 & 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>Vale of Glamorgan Local Development Plan 2011- 2026: Policy MG18 – Green Wedges states '<i>Green wedges have been identified to prevent the coalescence of settlements and to retain the openness of land at the following locations:</i></p> <ol style="list-style-type: none"> <i>1. Between Dinas Powys, Penarth and Llandough;</i> <i>2. North West of Sully;</i> <i>3. North of Wenvoe;</i> <i>4. South of Bridgend;</i> <i>5. Between Barry and Rhoose;</i> <i>6. South Penarth to Sully; and</i> <i>7. Between Rhoose and Aberthaw.</i> <p><i>Within these areas development which prejudices the open nature of the land will not be permitted.'</i></p> <p><i>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.'</i></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 12), 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 12 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 examination⁴.

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).

⁴ 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

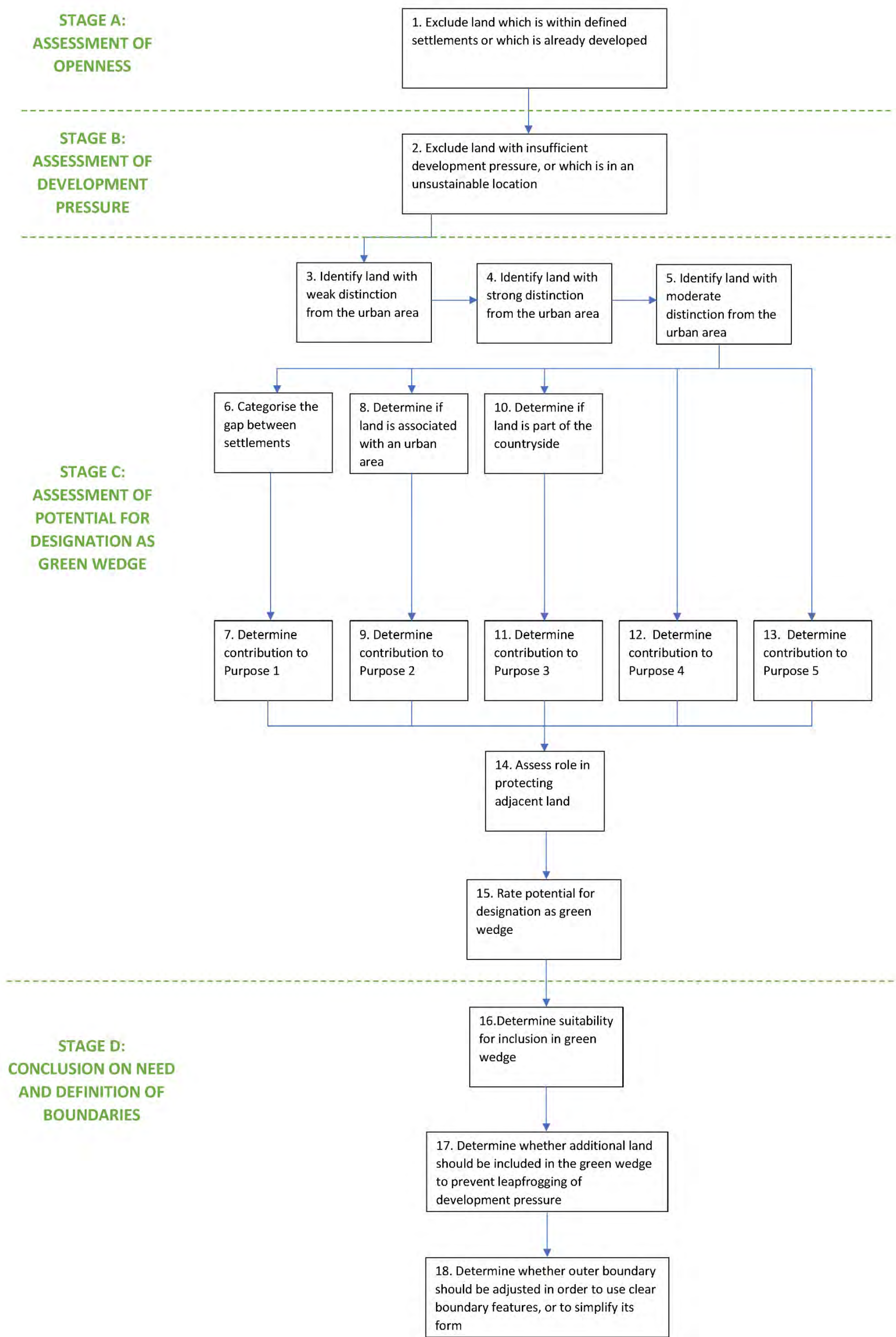
3.16 The principal difference from existing Council methodologies is in Stage C. The assessment of performance includes a more detailed analysis of the variations in the performance of land in relation to the green wedge purposes (referred to as 'contribution' to the purposes). There is also a separate 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 protective 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 role in protecting adjacent land

3.48 The second element in the assessment process determines whether land is performing a **minor, moderate** or **major** role in preserving the contribution to the green wedge purposes of 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 Tydfil
- 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, Bedwellty 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.

3.89 Where land with a statutory designation, such as a National Park, forms part of a settlement's setting, land between the settlement and the designated land may to some extent be considered to perform a buffer role that contributes to the character of the urban area's 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

3.90 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.

3.91 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 role in protecting adjacent land

3.92 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.

3.93 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 role in protecting the contribution of that adjacent land. However, there also needs to be a likelihood that such development would result in a knock-on demand for development on that adjacent land.

3.94 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.

3.95 Land can also be considered to be performing a protective role if its development, even if not weakening the distinction of adjacent land, would either:

- significantly reduce the size of the gap between settlements (with reference to the categories noted at Step 6); or
- diminish the extent to which land with a statutory designation contributes to the setting of an urban area.

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 its protective role as **minor**.

If development of land would weaken the role of adjacent open land in two or more of the three ways listed in 3.93-3.95 then record its protective role as **major**.

If development of land would weaken the role of adjacent open land in one of the three ways listed in 3.93-3.95 then record its protective role as **moderate**.

If land does not play a significant protective role then record as **minor**.

Step 15 – Rate potential for green wedge designation

3.96 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 its protective role. Use **Table 3.2** to determine the rating.

3.97 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

3.98 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

3.99 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.

3.100 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.

3.101 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.

3.102 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).

3.103 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.

3.104 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

3.105 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.

3.106 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

3.107 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’*.

3.108 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.

3.109 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.

3.110 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.

3.111 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.

3.112 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'.

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]

STAGE A – ASSESSMENT OF OPENNESS
Step 1 – Exclude land which is within defined settlements or which is already developed
<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>
STAGE B – ASSESSMENT OF DEVELOPMENT PRESSURE
Step 2 – Exclude land with insufficient development pressure, or which is in an unsustainable location
<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>
STAGE C – ASSESSMENT OF PERFORMANCE IN RELATION TO THE GREEN WEDGE PURPOSES
ASSESS DISTINCTION FROM THE URBAN AREA
Step 3 – Identify land with weak distinction from the urban area
<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>
Step 4 – Identify land with strong distinction from the urban area
<i>Working outwards from the urban edge, or from identified areas of weak distinction, identify and record and map 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>
Step 5 – Identify land with moderate distinction from the urban area
<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
<i>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.</i>
Step 7 – Determine level of contribution to Purpose 1
<i>Use Table 3.1 to determine Purpose 1 contribution ratings. Record contribution to Purpose 1 as either strong, moderate or weak.</i>
PURPOSE 2 – MANAGING URBAN FORM THROUGH CONTROLLED EXPANSION OF URBAN AREAS
Step 8 – Determine if land is associated with an urban area
<i>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.</i>
Step 9 – Determine level of contribution to Purpose 2
<i>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.</i>
PURPOSE 3 – ASSISTING IN SAFEGUARDING THE COUNTRYSIDE FROM ENCROACHMENT
Step 10 – Determine if land can be considered part of the countryside
<i>Record whether land is 'countryside', 'partial countryside' or 'not countryside'. If the latter, record and map as making no significant contribution to Purpose 3.</i>

Step 11 – Determine level of contribution to Purpose 3
<i>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.</i>
PURPOSE 4 – PROTECTING THE SETTING OF AN URBAN AREA
Step 12 – Determine level of contribution to Purpose 3
<i>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.</i>
<i>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.</i>
PURPOSE 5 – ASSISTING IN URBAN REGENERATION BY ENCOURAGING THE RECYCLING OF DERELICT AND OTHER URBAN LAND
Step 13 – Determine contribution to Purpose 5
<i>Contribution to Purpose 5 is equal for all areas of open land.</i>
Step 14 – Assess strength of protective role
<i>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 protective role as minor. If development of land would weaken the role of adjacent open land in two or more of the three ways listed in 3.93-3.95 then record its protective role as major. If development of land would weaken the role of adjacent open land in one of the three ways listed in 3.93-3.95 then record its protective role as moderate. If land does not play a significant protective role then record as minor.</i>
Step 15 – Rate potential for green wedge designation
<i>Record and map potential for green wedge designation in accordance with Table 3.2.</i>

STAGE D – CONCLUSION ON NEED AND DEFINITION OF BOUNDARIES
Step 16 – Determine suitability for inclusion in green wedge
<p><i>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.</i></p>
Step 17 – Determine if additional land should be included in the green wedge in order to prevent leapfrogging of development pressure
<p><i>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.</i></p>
Step 19 – Determine whether outer boundary should be adjusted in order to use clear boundary features, or to simplify its form
<p><i>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).</i></p>

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

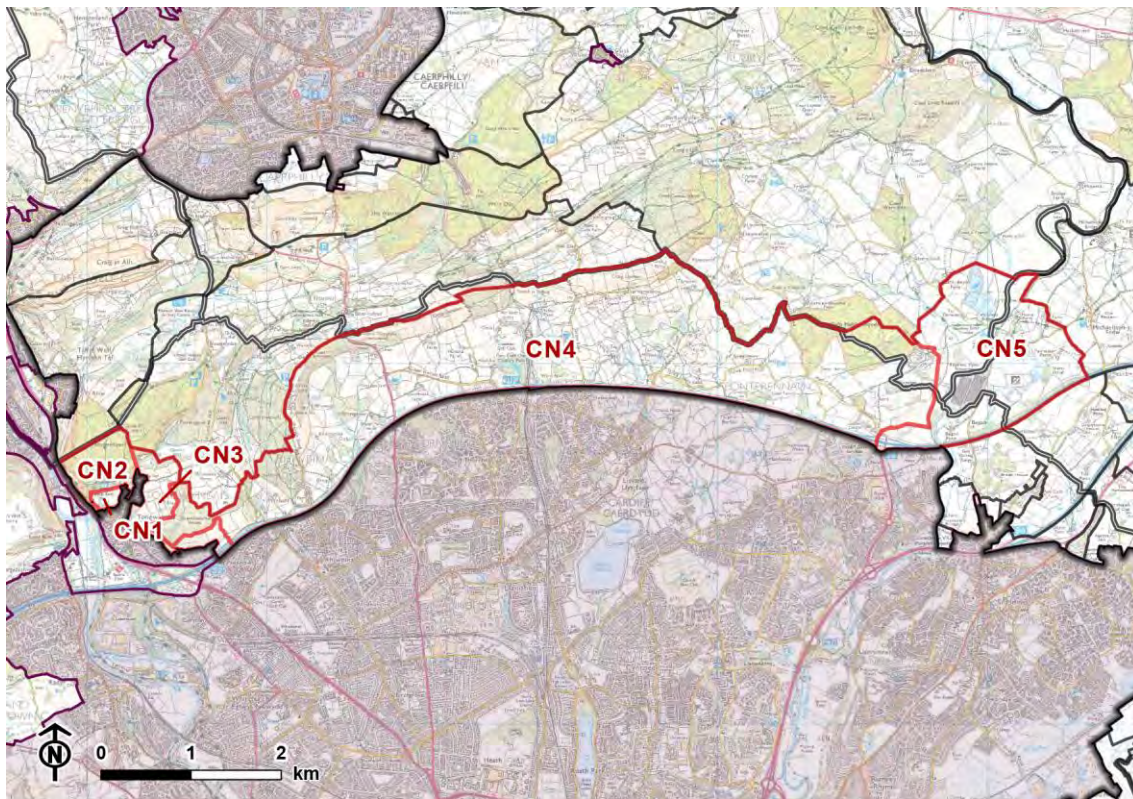
4.3 Developing consistent policy wording is important for the successful implementation of green wedge policies across the South East. Following any amendments to the draft method statement, recommendations will be made regarding green wedge policy wording.

Appendix B

Cardiff North extract from South East Wales Green Belt Study

B.1 The following is an extract from Appendix A pages 315 to 337, covering the assessment for Cardiff North areas CN1 to CN5.

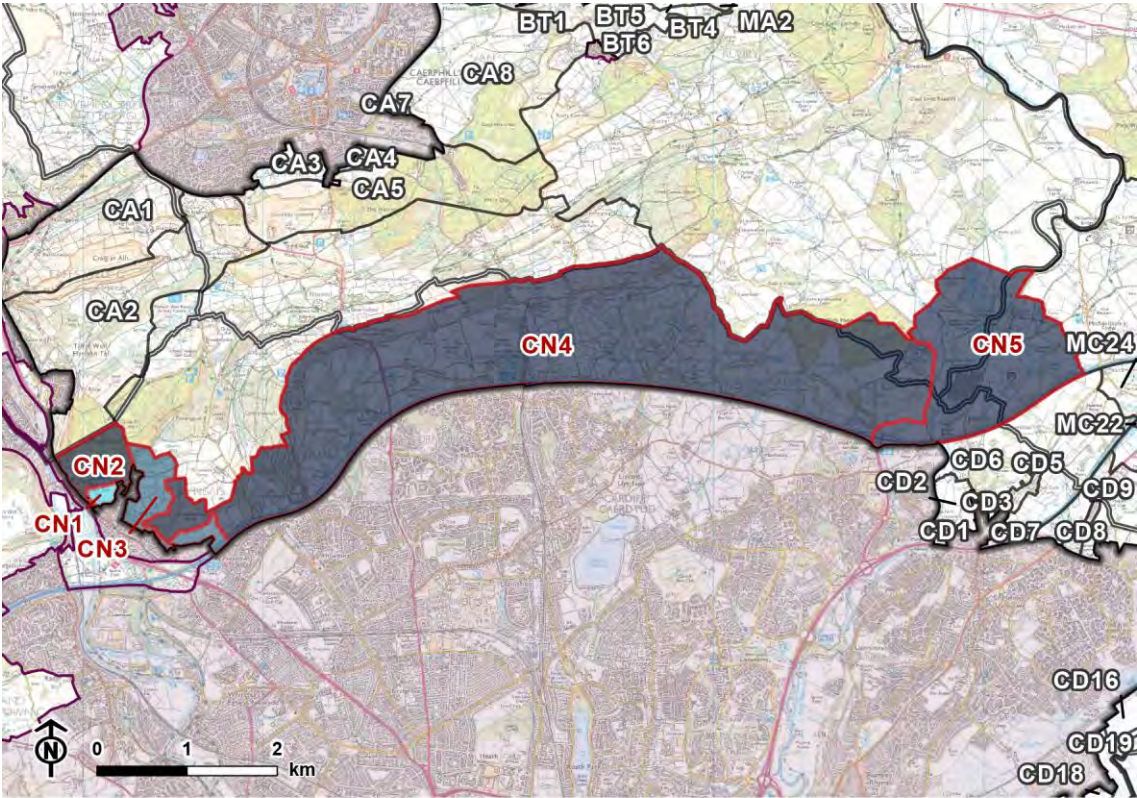
Cardiff North



- Cardiff North
- Settlement
- Neighbouring parcel
- Study area boundary
- Local Authority boundary



Cardiff North



- Cardiff North
- Neighbouring parcel
- Study area boundary
- Local Authority boundary

- Settlement
- Potential for designation as Green Belt
 - High
 - Moderate-high
 - Moderate
 - Moderate-low
 - Low



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and the GIS User Community.

Contribution of land in CN1



Contribution of land in CN1

Description

- Castell Coch Golf course, adjacent to the north-western edge of Tongwynlais.
- The parcel includes the golf clubhouse, which is ancillary to an appropriate Green Belt use (outdoor sport) but also several residential dwellings which have no significant separation from the defined settlement area.
- Trees with and bordering the golf course, and to the east Castle Road, create some distinction between the parcel and the settlement. The lower southern and eastern part of the golf course is more contained by the urban edges than is the case on the higher, western and northern part of the course.
- As a result, there is some urbanising influence within the parcel, but less so on the higher slopes.
- There are no clear boundaries features within the golf course and as a whole it is strongly contained by woodland.

Contribution to the Green Belt purposes

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

Purpose 1 – Preventing the coalescence of a large town or city with another settlement

- The parcel lies on the periphery of valley floor development which creates a near-contiguous urban belt between Cardiff and Taff's Well, with only narrow gaps to Treforest (which forms the southern part of Pontypridd) and to Caerphilly. Development in this parcel would not reduce the size of any gaps but open land in the vicinity of the gaps is still helping to prevent the strengthening of urban connectivity.
- The upper part of the parcel has strong distinction from the urban area, which increases the extent to which development would be considered to reduce the perceived gap between settlements.

Contribution of land in CN1

Purpose 2 – Managing urban form through controlled expansion of urban areas

- The parcel lies adjacent to the village of Tongwynlais and so contributes to managing its form.
- The upper part of the parcel has strong distinction from the urban area, which increases the extent to which development would be considered to expand urban form.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

- The parcel is part of the countryside and so contributes to preventing encroachment on it.
- The upper part of the parcel has strong distinction from the urban area, which increases the extent to which development would be considered encroachment on the countryside.

Purpose 4 – Protecting the setting of an urban area

- Tongwynlais has a distinctive setting within the valley of the River Taff, although it is composed primarily of late 20th century residential development with limited distinctiveness.
- The parcel provides a partially tree-covered setting to the north from the village, but its use as a golf course means it has limited distinctiveness. The setting of Castell Coch as a cultural heritage feature in its own right is not taken into consideration here.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

- All Green Belt land makes an equal contribution to this purpose.

Role of parcel in relation to adjacent Green Belt land

Minor

Contribution of land in CN1

The release of the parcel as a whole have little wider impact, due to its contained by Ancient Woodland (also part of a SSSI). Any partial development of this parcel would in turn weaken the distinction of the remainder of the golf course. Separation between Tongwynlais and Taff's Well would not be significantly weakened, due to the containing effect of the woodland.

Potential for designation as Green Belt

Moderate

The parcel as a whole makes a strong contribution to managing urban form and safeguarding the countryside from encroachment but plays only a minor buffer role. Therefore, potential for Green Belt designation is moderate. The lower slopes of the parcel make a weaker contribution but any release would in turn weaken the remainder of the area so their potential for designation is also moderate.

Contribution of land in CN2



Contribution of land in CN2

Description

- Woodland abutting the eastern edge of Taff's Well and close to the northern end of Tongwynlais.
- Castell Coch is set within the southern part of the woodland, close to the golf course.
- The A470 dual carriageway combined with dense woodland and steep slopes form a very strong eastern boundary to Taff's Well. Likewise, trees form a boundary to Tongwynlais and the rising slopes and further distinction from the settlement.
- As a result, there is little urbanising influence in the parcel.
- There is no distinction between the woodlands defined as part of this parcel and the broader expanse of woodland to the north and east.

Contribution to the Green Belt purposes

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

Purpose 1 – Preventing the coalescence of a large town or city with another settlement

- The parcel lies on the periphery of valley floor development which creates a near-contiguous urban belt between Cardiff and Taff's Well, with only narrow gaps to Treforest (which forms the southern part of Pontypridd) and to Caerphilly. Development in this parcel may not reduce the size of any gaps but open land in the vicinity of the gaps is still helping to prevent the strengthening of urban connectivity.
- Land has strong distinction from the urban area, which increases the extent to which development would be considered to reduce the perceived gap between settlements.

Purpose 2 – Managing urban form through controlled expansion of urban areas

Contribution of land in CN2

- The parcel lies adjacent to Taff's Well and close to Tongwynlais and so contributes to managing their form.
- Land has strong distinction from the urban area, which increases the extent to which development would be considered to expand urban form.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

- The parcel is part of the countryside and so contributes to preventing encroachment on it.
- Land has strong distinction from the urban area, which increases the extent to which development would be considered encroachment on the countryside.

Purpose 4 – Protecting the setting of an urban area

- The parcel comprises a distinctive area of higher ground that is predominantly covered by Ancient Woodland and contains Castell Coch, built in the Gothic Revival style in the 19th century on the site of a Medieval castle.
- Tongwynlais is composed primarily of late-20th-century residential development but it has a distinctive setting within the valley of the River Taff. The parcel forms a significant backdrop to views from the valley floor.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

- All Green Belt land makes an equal contribution to this purpose.

Role of parcel in relation to adjacent Green Belt land

Major

Any expansion upslope into the woodlands of Fforest-fawr would mark a significant expansion of Taff's Well, reducing perceived separation between Tongwynlais and Taff's Well.

Potential for designation as Green Belt

Contribution of land in CN2

High

The parcel makes a strong contribution to preventing settlement coalescence, managing urban form, safeguarding the countryside from encroachment and protecting the setting of an urban area. It plays a major buffer role. Therefore, potential for Green Belt designation is high.

Contribution of land in CN3



Contribution of land in CN3

Description

- The parcel lies north of the M4 near Cardiff and adjacent to the village of Tongwynlais. It is largely covered by Ancient Woodland with few scattered agricultural fields.
- The parcel contains only a few isolated buildings, which have no significant impact on Green Belt openness.
- Tree cover and steeply rising slopes create strong distinction between the parcel and development in Tongwynlais, and the M4 acts as a significant separating feature between the parcel and Cardiff.
- As a result there is little urbanising influence within the parcel.
- The parcel forms part of a much wider landscape of wooded high ground extending up from the valley of the River Taff to the west and from Cardiff to the south.

Contribution to the Green Belt purposes

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

Purpose 1 – Preventing the coalescence of a large town or city with another settlement

- The gap between Cardiff and Caerphilly is relatively narrow in relation to the size of the settlements, so land in the parcel makes some contribution to preventing their merger, but the wooded high ground that occupies most of the intervening land acts as a strong separating feature.
- Land has strong distinction from the urban area, which increases the extent to which development would be considered to reduce the perceived gap between settlements.

Purpose 2 – Managing urban form through controlled expansion of urban areas

- The parcel lies adjacent to the village of Tongwynlais and close to the urban

Contribution of land in CN3

area of Cardiff and so contributes to managing their form.

- Land has strong distinction from the urban area, which increases the extent to which development would be considered to expand urban form.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

- The parcel is part of the countryside and so contributes to preventing encroachment on it.
- Land has strong distinction from the urban area, which increases the extent to which development would be considered encroachment on the countryside.

Purpose 4 – Protecting the setting of an urban area

- The parcel comprises a distinctive area of higher ground, fringed by woodland.
- Tongwynlais, although it is composed primarily of late 20th century residential development, has a distinctive setting within the valley of the River Taff. The parcel provides a distinctive valley side setting and forms a wooded backcloth to views east and north-east from the village.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

- All Green Belt land makes an equal contribution to this purpose.

Role of parcel in relation to adjacent Green Belt land

Moderate

Any expansion of Tongwynlais upslope would in turn weaken the distinction of adjacent open land, but the strong separation between Cardiff and Caerphilly would not be significantly weakened.

Potential for designation as Green Belt

Moderate-high

Contribution of land in CN3

The parcel makes a strong contribution to managing urban form, safeguarding the countryside from encroachment and protecting the setting of an urban area. It plays a moderate buffer role. Therefore, potential for Green Belt designation is moderate-high.

Contribution of land in CN4



Contribution of land in CN4

Description

- Agricultural fields with blocks of scattered woodland lying adjacent to the northwestern edge of Cardiff.
- Aside from agricultural-use buildings, which are an appropriate use in the Green Belt and therefore do not impact openness, the parcel includes some isolated linear development along the roads extending out from Cardiff such as Thornhill Road, Wenallt Road and Rhiwbina Hill. There is also a scattering of large residential dwellings centres around Rudry Road, to the north of the Lisvane suburb of Cardiff. Typically set in well-treed landscapes, none of these developments has a significant impact on the general openness of the parcel.
- The M4 acts as a significant separating feature between the parcel and Cardiff. The uphill northwards slope of the land and the extensive woodlands provide further distinction from the urban area.
- Elevation provides some expansive views of the city but only at a distance, and with a strong sense of separation. There is little urbanising influence in the parcel.
- The parcel's landform and tree cover give it a strong association with hills and woodlands to the north.

Contribution to the Green Belt purposes

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

Purpose 1 – Preventing the coalescence of a large town or city with another settlement

- The gap between Cardiff and Caerphilly is relatively narrow in relation to the size of the settlements, so land in the parcel makes some contribution to preventing their merger, but the wooded high ground that occupies most of the intervening land acts as a strong separating feature.

Contribution of land in CN4

- Land has strong distinction from the urban area, which increases the extent to which development would be considered to reduce the perceived gap between settlements.

Purpose 2 – Managing urban form through controlled expansion of urban areas

- The parcel lies adjacent to the urban area of Cardiff and so contributes to managing its form.
- Land has strong distinction from the urban area, which increases the extent to which development would be considered to expand urban form.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

- The parcel is part of the countryside and so contributes to preventing encroachment on it.
- Land has strong distinction from the urban area, which increases the extent to which development would be considered encroachment on the countryside.

Purpose 4 – Protecting the setting of an urban area

- The parcel forms a distinct and consistent wooded ridge setting to the north of Cardiff, particularly high and prominent in the western half of the parcel but also performing this role further east, where the Cefn Mably parklands (CADW registered) are prominent on the west side of the Rhymney Valley. Much of the woodland in this parcel is designated as Ancient Woodland.
- It provides a prominent backcloth in views north from the settlement, including distant views from some of the more distinct parts of the city such as the historic core (views from Cardiff Castle), Roath Park Lake and Gardens Conservation Area and Rhiwbina Garden Village Conservation Area. Higher ground also affords elevated views across the city.

Contribution of land in CN4

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

- All Green Belt land makes an equal contribution to this purpose.

Role of parcel in relation to adjacent Green Belt land

Major

The M4 is a significant and consistent boundary feature to the north of Cardiff, beyond which any expansion would in turn weaken the distinction of adjacent open land.

Potential for designation as Green Belt

High

The parcel makes a strong contribution to managing urban form, safeguarding the countryside from encroachment and protecting the setting of an urban area. It plays a major buffer role. Therefore, potential for Green Belt designation is high.

Contribution of land in CN5



Contribution of land in CN5

Description

- Agricultural fields occupying the shallow valley of Rhymney River lying adjacent to the northern edge of Cardiff.
- The parcel contains some agricultural-use buildings, most notably the large glasshouses at Rhymney Valley Nurseries in Began, but they are an acceptable use in the Green Belt and therefore do not impact openness. There is also a solar farm which, although not an appropriate Green Belt use, does not have a significant urbanising impact on adjacent open land.
- The M4 and associated linear tree cover acts as a significant separating feature between the parcel and Cardiff. The shallow valley landform of Rhymney River provides additional distinction from the nearest urban edge, on higher ground at Cardiff Gate, and a ridge and woodland to the south of the motorway create additional separation from the urban edge at Old St Mellons.
- The valley landform and screening by woodland resulting in a weak relationship with the urban area south of the motorway, and consequently very limited urbanising influence in the parcel.
- The parcel contains areas of ancient woodland and has a strong association with the wider countryside due to its land use.

Contribution to the Green Belt purposes

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

Purpose 1 – Preventing the coalescence of a large town or city with another settlement

- The parcel lies in a relatively wide gap between Cardiff, Caerphilly and Newport and so makes some contribution to preventing their merger.
- Land has strong distinction from the urban area, which increases the extent to which development would be considered to reduce the perceived gap between settlements.

Contribution of land in CN5

Purpose 2 – Managing urban form through controlled expansion of urban areas

- The parcel lies close to the urban area of Cardiff and so contributes to managing its form.
- Land has strong distinction from the urban area, which increases the extent to which development would be considered to expand urban form.

Purpose 3 – Assisting in safeguarding the countryside from encroachment

- The parcel is part of the countryside and so contributes to preventing encroachment on it.
- Land has strong distinction from the urban area, which increases the extent to which development would be considered encroachment on the countryside.

Purpose 4 – Protecting the setting of an urban area

- The parcel comprises an area of farmland that occupies the shallow valley of the Rhymney River. It contains several blocks of woodland, including Ancient Woodland.
- The valley landform and woodlands form a distinctive landscape to the north of Cardiff.
- There is little visual relationship with Cardiff but as a rural landscape adjacent to the city the area is providing a valued setting to the urban area.

Purpose 5 – Assisting in urban regeneration, by encouraging the recycling of derelict and other urban land

- All Green Belt land makes an equal contribution to this purpose.

Role of parcel in relation to adjacent Green Belt land

Major

The M4 is a significant and consistent boundary feature to the north of Cardiff,

Contribution of land in CN5

beyond which any expansion would in turn weaken the distinction of adjacent open land.

Potential for designation as Green Belt

High

The parcel makes a strong contribution to managing urban form and safeguarding the countryside from encroachment. It plays a major buffer role. Therefore, potential for Green Belt designation is high.

Appendix C

Potential for designation as green wedge table

Parcel Number	Overall rating	Purpose 1 Contribution	Purpose 2 Contribution	Purpose 3 Contribution	Purpose 4 Contribution
CR1	Moderate	Weak	Strong	Strong	Moderate
CR2	Moderate	Weak	Moderate	Moderate	Moderate
CR3	Moderate-high	Moderate	Strong	Strong	Strong
CR4	Moderate-high	Moderate	Moderate	Moderate	Moderate
GT1	Moderate-high	Weak	Moderate	Moderate	Strong
GT2	High	Weak	Strong	Strong	Strong
GT3	Moderate	Weak	Strong	Strong	Strong
GT4	Moderate-high	Moderate	Strong	Strong	Strong
GT5	Moderate-high	Moderate	Strong	Strong	Strong
M1	Moderate-high	Weak	Strong	Strong	Moderate
M2	Low/No	Weak	Weak	Weak	Weak
M3	Moderate-high	Weak	Strong	Strong	Moderate
M4	Moderate-high	Weak	Strong	Strong	Strong
Outer 1	High	Weak	Weak	Strong	Moderate
Outer 2	High	Weak	Weak	Strong	Strong
Outer 3	High	Strong	Moderate	Strong	Strong
Outer 4	High	Weak	Weak	Strong	Strong
Outer 5	High	Strong	Weak	Strong	Strong
P1	Moderate	Weak	Moderate	Moderate	Weak
P10	Moderate-high	Strong	Moderate	Strong	Strong
P2	Moderate-high	Weak	Strong	Strong	Moderate
P3	Moderate-high	Weak	Moderate	Moderate	Strong
P4	Moderate-high	Moderate	Moderate	Strong	Strong
P5	Low-moderate	Weak	Moderate	Weak	Moderate
P6	Moderate-high	Moderate	Moderate	Moderate	Strong
P7	Moderate-high	Moderate	Moderate	Strong	Moderate
P8	Moderate	Weak	Moderate	Moderate	Weak
P9	Moderate-high	Strong	Moderate	Strong	Strong

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