



# Green Wedge Assessment

## Monmouthshire County Council

### **Final report**

Prepared by LUC

March 2024

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# Contents

<b>Chapter 1</b>	<b>4</b>
Introduction	
Scope	4
Planning policy context	5
Assessment approach	7
<b>Chapter 2</b>	<b>10</b>
Assessment Findings	
<b>Chapter 3</b>	<b>154</b>
Conclusions and Next Steps	
Settlement conclusions	157
<b>References</b>	<b>167</b>
<b>Appendix A</b>	<b>A-1</b>
Green Wedge Assessment Method	

# Chapter 1

## Introduction

### Scope

**1.1** Monmouthshire County Council (MCC) commissioned LUC to carry out an assessment to help inform the review of green wedges in Monmouthshire, including the potential alteration of the boundaries of existing green wedges, and the potential designation of new ones.

**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. There are five green wedges currently defined in the Monmouthshire County Council Adopted Local Development Plan (2011-2021), all of which have been considered in this study:

- Between Undy, Llanfihangel Rogiet and Rogiet;
- Between Rogiet and Caldicot;
- Between Portskewett and Sudbrook;
- Between Shirenewton and Mynyddbach;
- Between Chepstow, Pwllmeyric and Mathern.

**1.3** Additionally, MCC has identified the need to consider the potential for green wedge designation adjacent to Abergavenny, although only in locations between the town and the statutory designation Bannau Brycheiniog National Park. This is in response to:

- text in Planning Policy Wales which references the use of green wedges in relation to statutory designations (quoted at paragraph 1.8 below); and

- land adjacent to Abergavenny being put forward for allocation as a ‘green wedge buffer’ within MCC’s call for ‘Candidate Sites for Protection.’ [\[See reference 1\]](#).

**1.4** The locations of the existing and potential green wedges assessed in this study are shown on Figure 1.1 below.

## Planning policy context

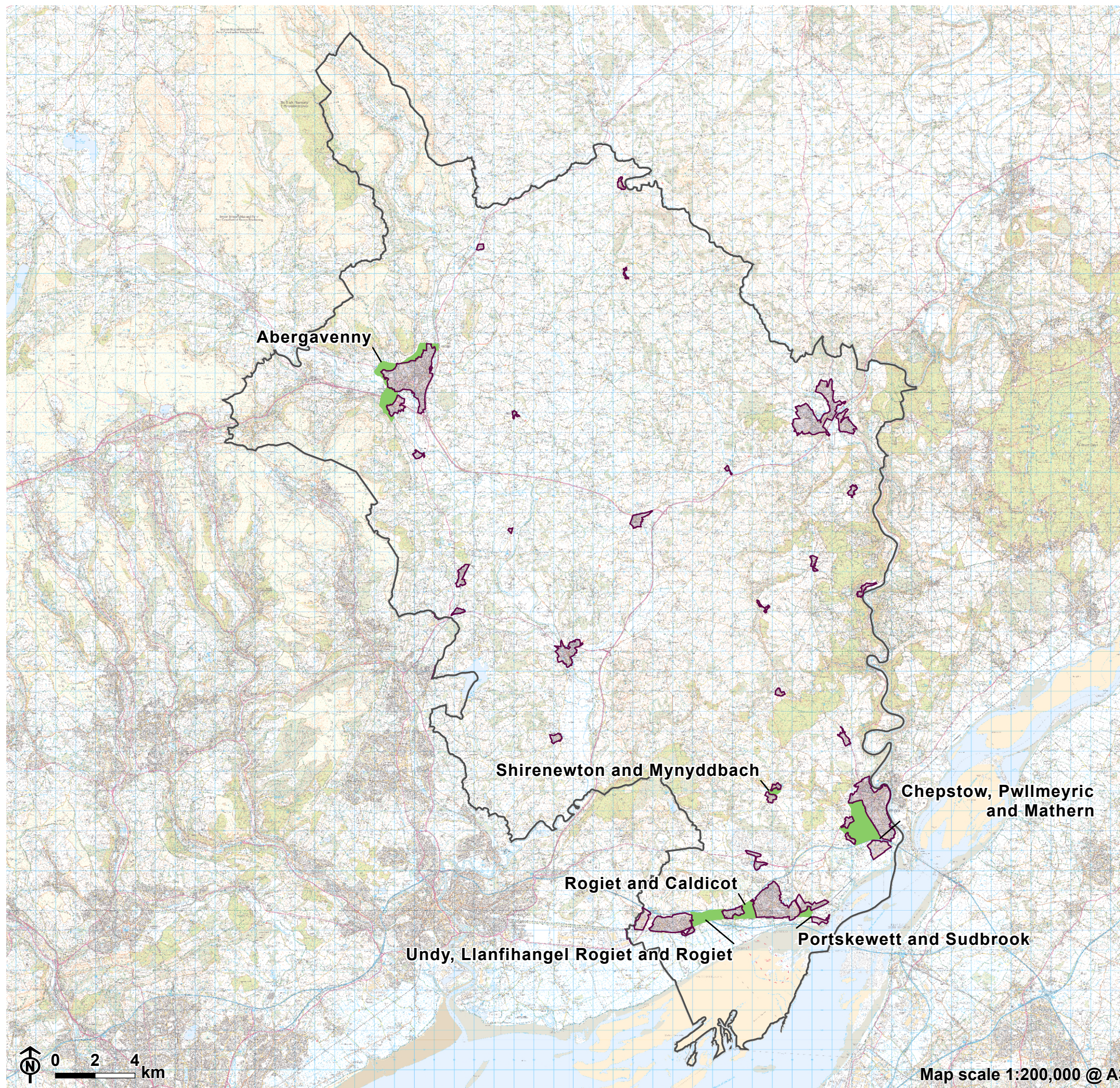
**1.5** Adopted Local Development Plan (LDP) policy LC6 “seeks to prevent the coalescence of settlements by safeguarding the character and identity of settlements in the south of Monmouthshire” and indicates that “proposals within green wedges will only be permitted where they do not prejudice the open characteristics of the land.”

**1.6** 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 1.1: Green Wedge Assessment Areas





**1.7** The purposes of Green Belts and green wedges are set out at PPW 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.

**1.8** 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”.

## Assessment approach

**1.9** 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 potential for designation as green wedge;
- Stage D: conclusion on need and definition of boundaries.

**1.10** 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 fulfilled their function in that no urban development has occurred within them, so there is no detailed analysis needed for Stage A.
- 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 MCC to still exist.
- For Abergavenny, the only location in which new green wedge definition is being considered, MCC have identified sufficient development pressure to warrant further analysis.
- Final conclusions on whether existing green wedges should remain in their current form, and whether new green wedge(s) should be created (Stage D of the process), will be made by MCC informed by this report.

**1.11** The Stage C analysis set out in Chapter 2 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.

- 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).

**1.12** With regard to the assessment of land around Abergavenny, the potential role of a green wedge in forming a buffer to a statutory designation is not listed as a distinct purpose in paragraph 3.67 of PPW. The word ‘area’ in paragraph 3.68 – which 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” – is taken to refer to the urban area rather than to a statutory designation, and the paragraph refers to the safeguarding of important views.

**1.13** Therefore, this role as a buffer is considered in this assessment as an aspect of Green Belt/wedge Purpose 4, protecting the setting of an urban area, rather than as a separate purpose of green wedges. It is not considered to be a function associated with protection of National Park land beyond consideration of its contribution to settlement setting, so there is no assessment of landscape quality or condition, or of its ecological value. The requirement to have regard to the impact of development on a National Park is enshrined in national planning policy regardless of green wedge designations; as stated in PPW at paragraph 6.35 “Planning authorities have a statutory duty to have regard to National Parks and AONB purposes. This duty applies in relation to all activities affecting National Parks and AONBs, whether those activities lie within, or in the setting of, the designated areas.”

**1.14** The results of the analysis of existing and potential new green wedges are set out in Chapter 2.

# Chapter 2

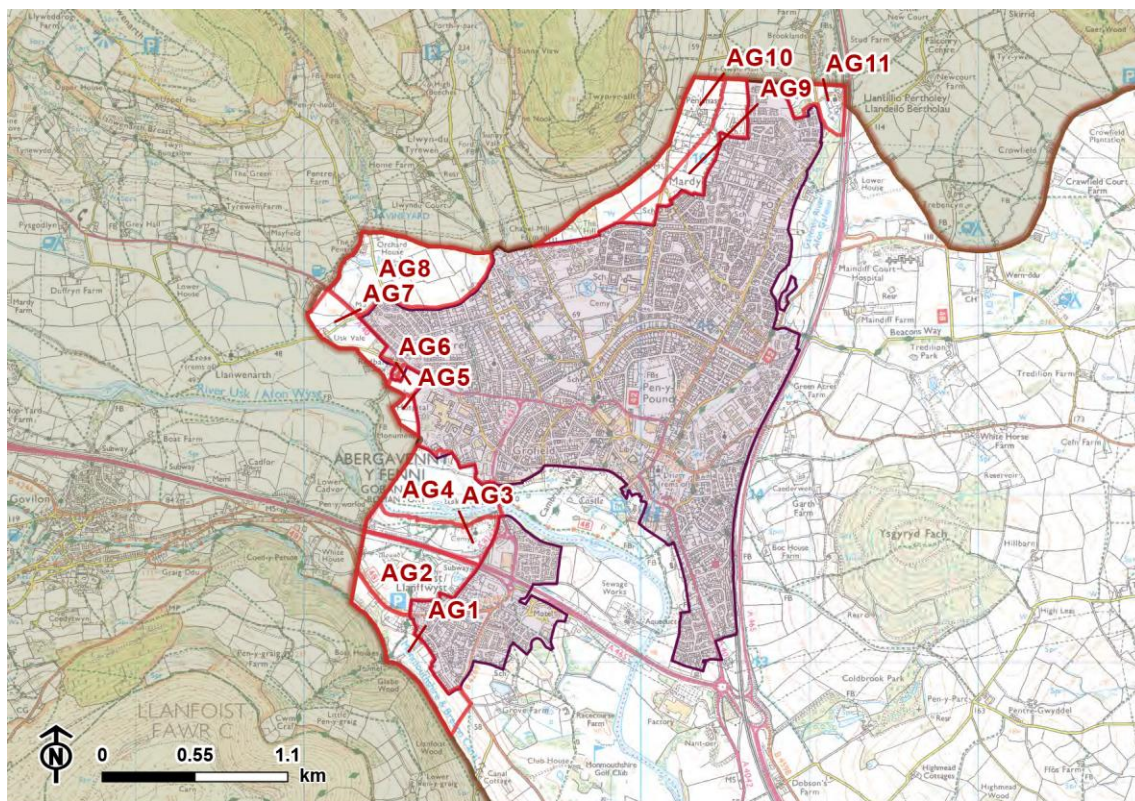
## Assessment Findings

**2.1** This chapter sets out the findings of the assessment of the five existing green wedges, and the assessment of the potential for green wedge designations around Abergavenny.

**2.2** The findings are set out gap-by-gap, with subdivisions (parcels) identified where necessary to reflect variations in the strength of gap role. Land located between Abergavenny and the Bannau Brycheiniog National Park is also split into separate parcels to reflect variations in performance. For each existing gap, and for Abergavenny, 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.

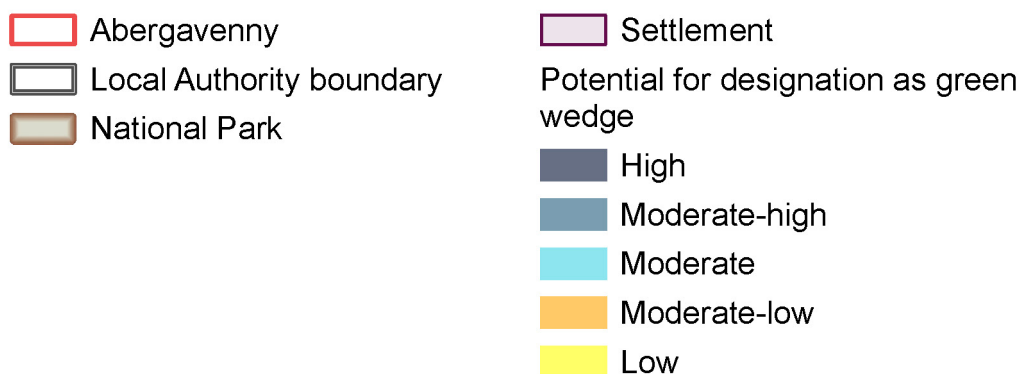
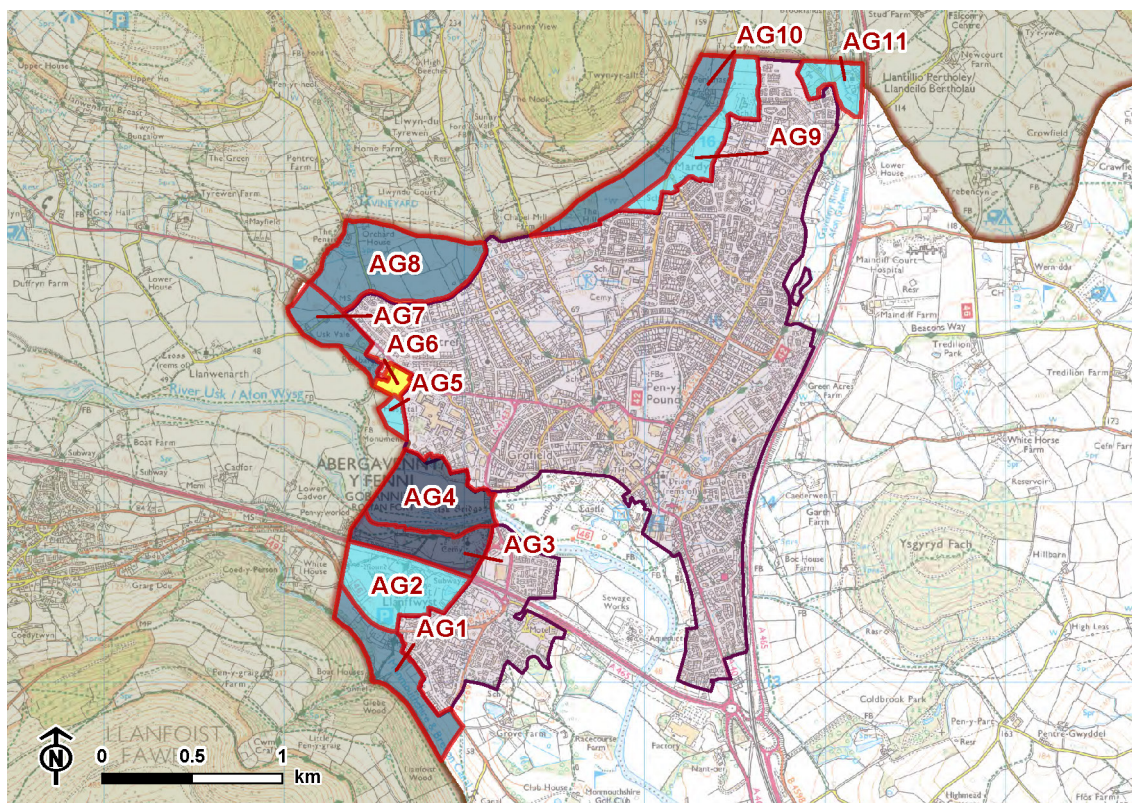


# Abergavenny



- Abergavenny
- Settlement
- Local Authority boundary
- National Park

# Abergavenny

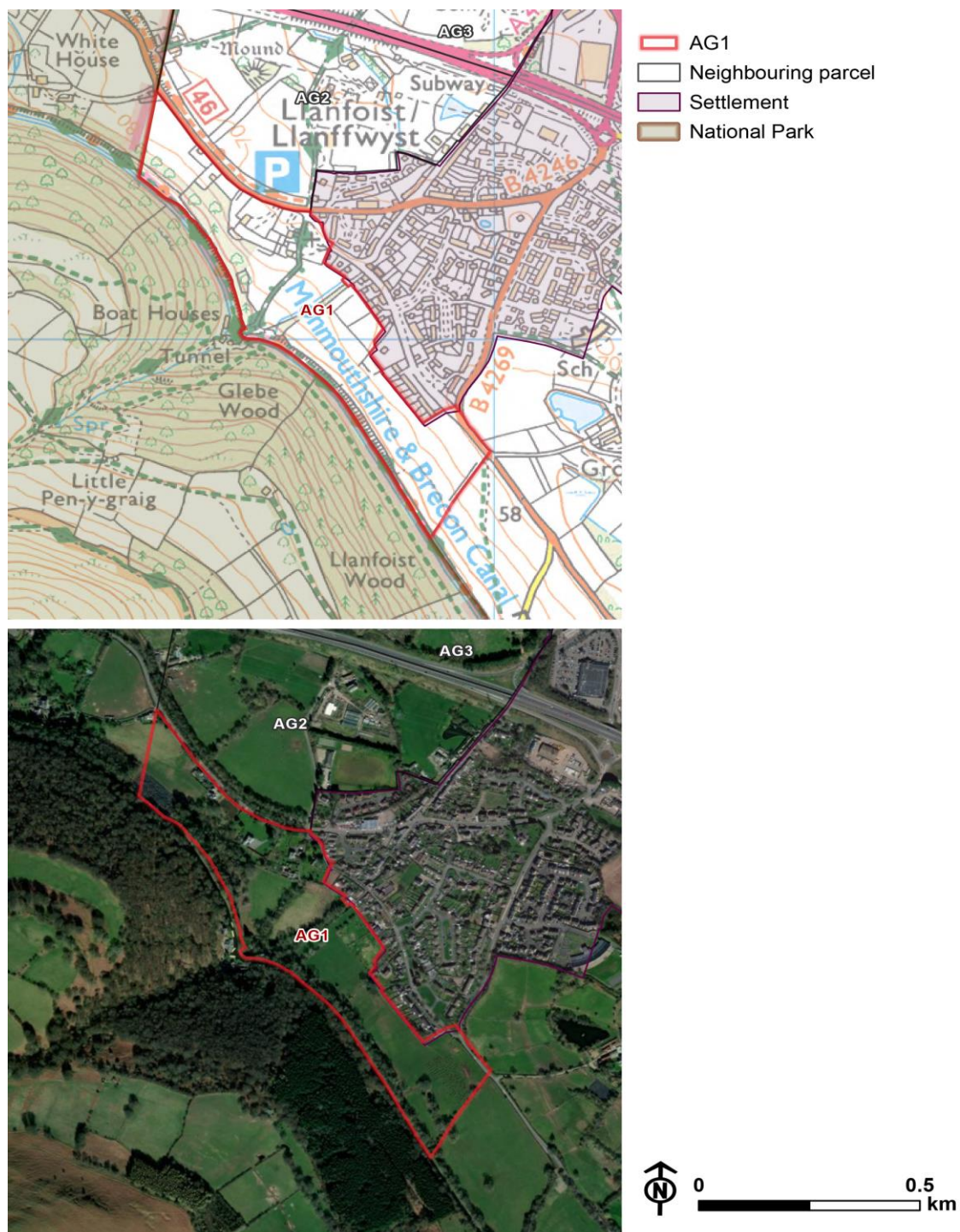


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# Potential for green wedge designation in AG1



# Potential for green wedge designation in AG1

## Description

- Pastoral fields lying adjacent to the western edge of Llanfoist.
- There are a few residential dwellings, and St Faith's Church, along Church Lane and the B4246 but this development is too small in scale to have a significant impact on green wedge openness.
- Back garden boundaries provide weak separation from the parcel but the landform slopes very steeply uphill westwards towards Bloreng.
- Although there is strong intervisibility with the settlement the parcel's slope creates distinction and so limits urbanising influence.
- The Monmouthshire and Brecon Canal and steep wooded slopes above it form a strong boundary to the Bannau Brycheiniog National Park to the west, but there is no significant boundary separation from the continuing valley side slope to the south.

## Contribution to the green wedge purposes

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Weak/no	Strong	Strong	Strong	Equal

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

- There are no nearby settlements to the west of Llanfoist so the parcel makes no contribution to this purpose.

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

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

## Potential for green wedge designation in AG1

### **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**

- Abergavenny is a historic town set within a distinctive landscape at the confluence of the Gavenny River and the River Usk and surrounded by high hills, most of which lie within the National Park. The more historic parts of the town are designated in a Conservation Area.
- The steep slopes above Llanfoist form part of Abergavenny's hill-framed setting as well as forming a very distinctive immediate setting for Llanfoist.

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

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

## Role of parcel in relation to adjacent open land

Moderate

The parcel's steep slopes create a strong association with the adjacent National Park, so any expansion of Llanfoist into the parcel would detract from the role that Blorengel plays in the setting of the settlement. It would also weaken the distinction of adjacent open land to the south.

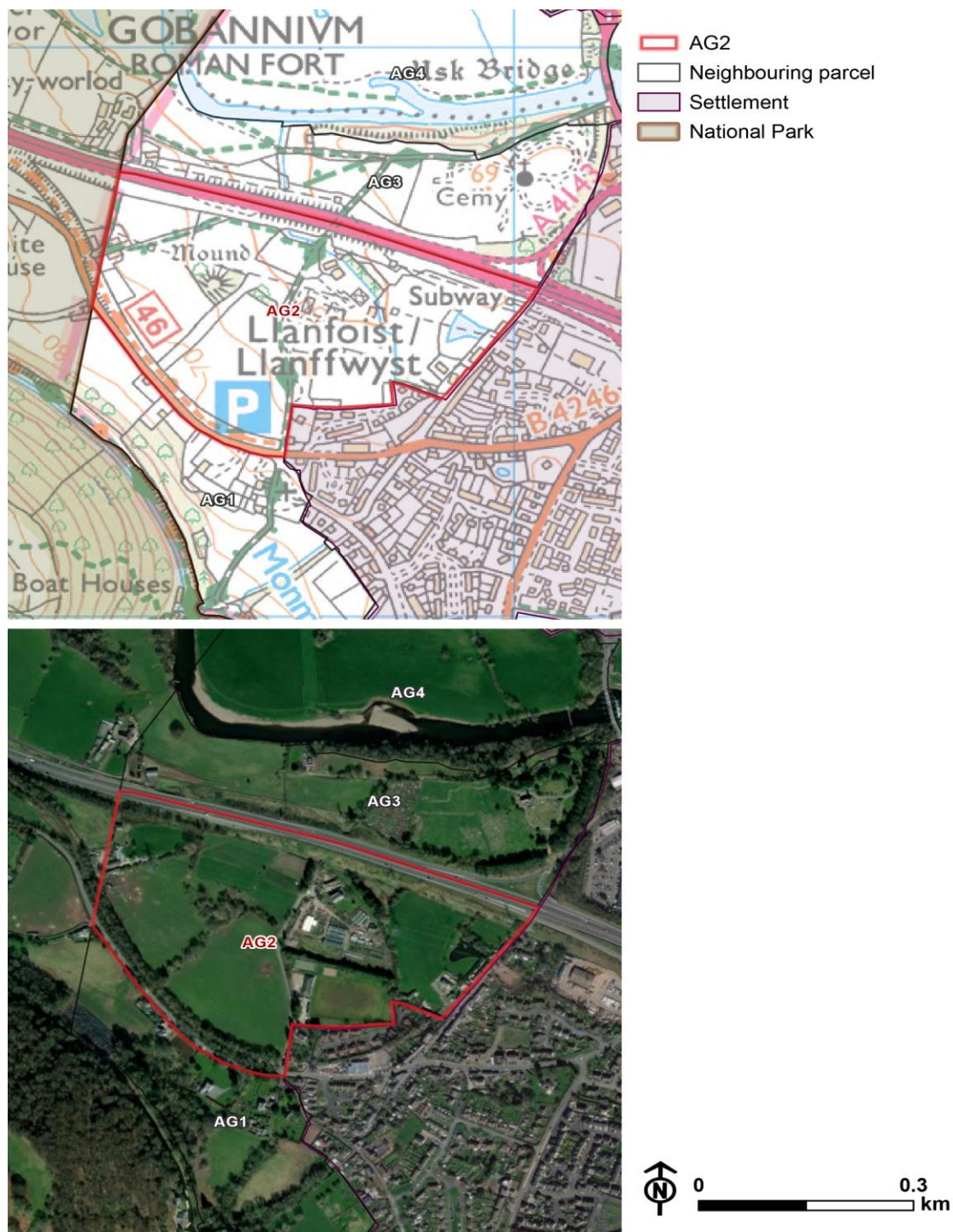
## Potential for designation as a green wedge

Moderate-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 moderate buffer role. Therefore, potential for green wedge designation is moderate-high.



## Potential for green wedge designation in AG2



# Potential for green wedge designation in AG2

## Description

- Hedges, pastures, a playing field and garden centre adjacent to the western edge of Llanfoist, south of the A465.
- The parcel includes some residential dwellings along The Cutting, immediately adjoining the urban area. These affect green wedge openness locally but not within the wider parcel. Llanfoist Village Hall is located within the parcel but likewise does not significantly affect the wider parcel. The buildings of Abergavenny Garden Centre occupy the north-central part of the parcel but can mostly, as horticultural development, be considered an appropriate green wedge use.
- Tree cover softens the urban edge in places, particularly in the north of the parcel, but there is no clear boundary separation from the urban area. between the parcel and the urban edge to the east. The eastern part of the parcel is intervisible with and close to the urban edge, so there is urbanising influence, although falling slopes to the north-west create some distinction.
- The western half of the parcel slopes uphill south-westwards towards the wooded slopes of Blorengre. This area only abuts two dwellings within the defined urban area, set in well-treed gardens, so there is little urbanising influence here.
- The A465 forms a strong boundary to the north and mature tree cover on rising slopes contains it to the south and west.

## Contribution to the green wedge purposes

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Weak/no	Strong	Strong	Moderate	Equal

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

- The parcel is too peripheral to the gap between Abergavenny and Llanfoist to make any significant contribution to preventing their merger.

## Potential for green wedge designation in AG2

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

- The parcel lies adjacent to the village of Llanfoist and so contributes to managing its form.
- The western half of the parcel 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**

- The parcel is part of the countryside and so contributes to preventing encroachment on it.
- The western half 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**

- Abergavenny is a historic town set within a distinctive landscape at the confluence of the Gavenny River and the River Usk and surrounded by high hills, most of which lie within the Bannau Brycheiniog National Park. The more historic parts of the town are designated in a Conservation Area.
- Higher ground to the north, and the A465, separate the eastern half of the parcel from Abergavenny and from the core of the river valley so its relationship is more with Llanfoist, a mostly modern settlement. The western half of the parcel forms a stronger part of the general valley setting of Abergavenny but tree cover precludes any visual relationship with directly adjoining National Park land in the Usk Valley.

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

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



## Potential for green wedge designation in AG2

### Role of parcel in relation to adjacent open land

Minor

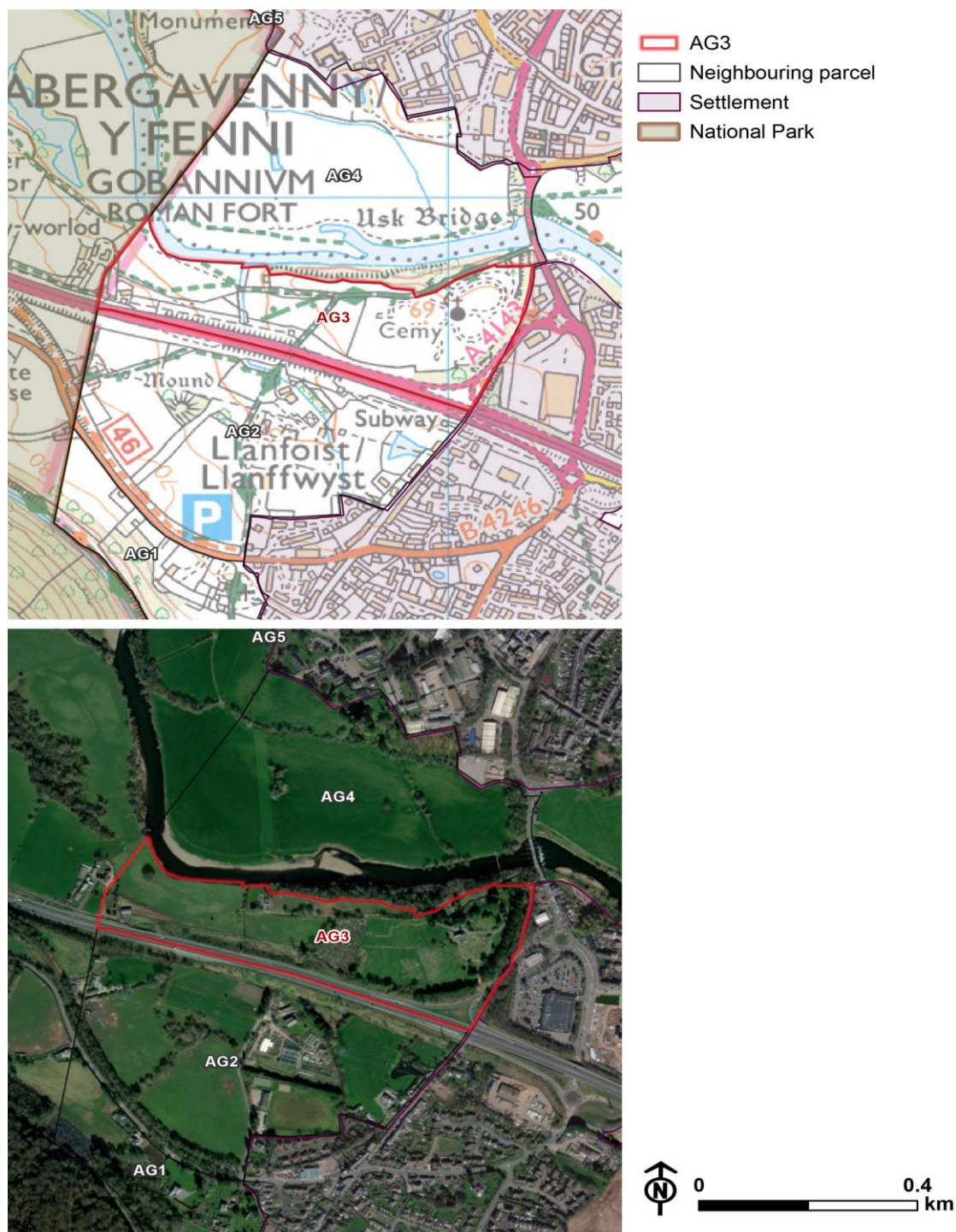
The parcel as a whole has strong containment between rising woodland and the tree-lined A465, so its release would have little impact on the wider countryside. It would not detract from the contribution that National Park land makes to the setting of Abergavenny. Any expansion of Llanfoist part way into the parcel would in turn weaken distinction of the remainder of it.

### Potential for designation as a green wedge

Moderate

The western part of the parcel makes a strong contribution to managing urban form and safeguarding the countryside from encroachment but plays a minor buffer role. Therefore, potential for green wedge designation is moderate. The eastern half makes a weaker contribution to the green wedge purposes but plays a stronger buffer role, so potential for green wedge designation is the same.

# Potential for green wedge designation in AG3



# Potential for green wedge designation in AG3

## Description

- Riverside pastures, a cemetery and allotments lying adjacent to the north-western edge of Llanfoist, north of the A465.
- The parcel contains a cemetery to the east and a few isolated buildings which do not significantly affect its openness.
- Mature tree cover along the A4143, including planting along the edge of the New Cemetery (a landscaped Victorian cemetery that is on CADW's Register of Historic Parks and Gardens), forms a strong urban edge boundary. The landform also rises from the urban edge to a plateau on which the cemetery is located.
- As a result there is little urbanising influence in the eastern half of the parcel and even less to the west of the allotments where the land drops down to the Usk floodplain.
- Land has a strong visual association with the broad Usk Valley to the west and the high ground that frames it. The river forms a strong parcel boundary to the north and the A465 does likewise to the south but there are no boundary features to the west.

## Contribution to the green wedge 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 in a relatively narrow gap between Abergavenny and Llanfoist, and so contributes 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.

## Potential for green wedge designation in AG3

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

- The parcel lies adjacent to the village of Llanfoist and so contributes to managing its form.
- 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**

- 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**

- Abergavenny is a historic town set within a distinctive landscape at the confluence of the Gavenny River and the River Usk and surrounded by high hills, most of which lie within the Bannau Brycheiniog National Park. The more historic parts of the town are designated in a Conservation Area.
- The parcel includes a registered parkland (the cemetery) and riverside meadows with views to surrounding hills and along the Usk Valley that are key features of Abergavenny's setting.

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

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

## Role of parcel in relation to adjacent open land

Major
-------

Any development in this parcel would in turn weaken the contribution to the

## Potential for green wedge designation in AG3

green wedge purposes of adjacent open land along the valley to the west. It would not diminish the narrowest part of the settlement gap between Abergavenny and Llanfoist but would, by increasing the frontage of Llanfoist adjacent to the river, still have a significant impact. Development would also reduce the extent to which open riverside land contributes to Abergavenny's setting, as viewed from the National Park.

### Potential for designation as a green wedge

High

The parcel makes a strong contribution to preventing the coalescence of settlement, 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 high.



## Potential for green wedge designation in AG4



# Potential for green wedge designation in AG4

## Description

- Meadow grassland on the floodplain of the River Usk to the south-west of Abergavenny and west of Usk Bridge.
- There is no built development in the parcel.
- Tree cover on the valley-side slope forms a relatively strong boundary between the parcel and the town.
- The large Nevill Hall Hospital buildings on the western side of the town are visible but the parcel's strong association with the river limits urbanising influence.
- The parcel is bounded by River Usk but has a strong association with the continuation of the valley floor to the west.

## Contribution to the green wedge 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 in a narrow gap between Abergavenny and Llanfoist. The river separates the settlements, but land in the parcel nonetheless prevents closer association between the two settlements.
- 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 Abergavenny and so contributes to managing its form.

## Potential for green wedge designation in AG4

- 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**

- 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**

- Abergavenny is a historic town set within a distinctive landscape at the confluence of the Gavenny River and the River Usk and surrounded by high hills, most of which lie within the Bannau Brycheiniog National Park. The more historic parts of the town are designated in a Conservation Area.
- Although outside of the Conservation Area the parcel's riverside open space is one of the key elements in the town's setting.

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

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

## Role of parcel in relation to adjacent open land

Major
-------

Any development in the parcel would increase urbanising influence on adjacent valley floor land, weakening its contribution to the green wedge purposes, and would weaken the narrow settlement gap between Abergavenny and Llanfoist. Development would also reduce the extent to which open riverside land contributes to Abergavenny's setting, as viewed from the National Park.

## Potential for designation as a green wedge



## Potential for green wedge designation in AG4

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 wedge designation is high.

## Potential for green wedge designation in AG5



# Potential for green wedge designation in AG5

## Description

- Grassland adjacent to Nevill Hall Hospital on the south-western edge of Abergavenny.
- There is no built development within the parcel and therefore it is open in green wedge terms.
- Mature vegetation to the west softens the urban edge, but there is no strong boundary feature to create separation between the parcel and urban edge, where the large hospital buildings and adjacent car park have an urbanising influence.
- Land in the parcel rises up to a low hillock, which creates some distinction from the urban area but also a degree of separation from the river valley to the west.
- There are no boundary features to create distinction between this parcel and adjacent land sloping down towards the River Usk.

## Contribution to the green wedge purposes

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Weak/no	Moderate	Moderate	Moderate	Equal

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

- There is a relatively narrow gap between the south-western edge of Abergavenny and the settlement of Govilon but the intervening valley floor and associated floodplain form a strong separating feature.

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

- The parcel lies adjacent to the urban area of Abergavenny and so contributes to managing its form.
- Land has a degree of distinction from the urban area.

## Potential for green wedge designation in AG5

### **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 a degree of distinction from the urban area.

### **Purpose 4 – Protecting the setting of an urban area**

- Abergavenny is a historic town set within a distinctive landscape at the confluence of the Gavenny River and the River Usk and surrounded by high hills, most of which lie within the Bannau Brycheiniog National Park. The more historic parts of the town are designated in a Conservation Area.
- The adjacent hospital, towards which the parcel is orientated, limits contribution to this purpose, but proximity to the River Usk gives it some role in settlement setting. The parcel's location on an east-facing slope means that, despite being contained on three sides by the National Park, it has little direct relationship with the designated landscape.

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

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

## Role of parcel in relation to adjacent open land

Moderate

Any development in the parcel would increase urbanising influence on the more distinct western slopes of the hillock and on the riverside meadows to the south but would not significantly detract from the contribution that National Park land makes to the setting of Abergavenny.

## Potential for designation as a green wedge

Moderate

The parcel makes a moderate contribution to managing urban form,

## Potential for green wedge designation in AG5

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 AG6



# Potential for green wedge designation in AG6

## Description

- A field lying adjacent to the western edge of Abergavenny, south of the A40.
- There is no built development within the parcel and therefore it is considered open.
- The A40 forms a strong boundary to the urban edge to the north, but the parcel is also contained by land within the defined settlement to the east and west. Redbarn, to the west, is a former farmstead that retains a rural character but to the east the Nevill Hall Hospital has a stronger urbanising influence. The parcel sits above the floodplain.
- As a result, there is urbanising influence within the parcel.
- A belt of conifers contains the parcel from the valley floor to the south.

## Contribution to the green wedge purposes

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Weak/no	Weak/no	Weak/no	Weak/no	Equal

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

- There is a relatively narrow gap between the south-western edge of Abergavenny and the settlement of Govilon but the intervening valley floor and associated floodplain form a strong separating feature.

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

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



## Potential for green wedge designation in AG6

### 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 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

- Abergavenny is a historic town set within a distinctive landscape at the confluence of the Gavenny River and the River Usk and surrounded by high hills, most of which lie within the Bannau Brycheiniog National Park. The more historic parts of the town are designated in a Conservation Area.
- The adjacent hospital is a prominent building and the extent to which the parcel is associated with the urban edge limits its contribution to the settlement's setting. Its association with the urban edge limits the extent to which it can be viewed as forming a transition to the National Park landscape to the west.

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

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

## Role of parcel in relation to adjacent open land

Minor

The parcel is largely contained by the defined urban area, and a belt of conifers forms a clear boundary to the south. This limits the extent to which development would weaken the contribution of adjacent open land to the green wedge purposes or detract from the contribution that National Park land makes to the setting of Abergavenny.

## Potential for designation as a green wedge

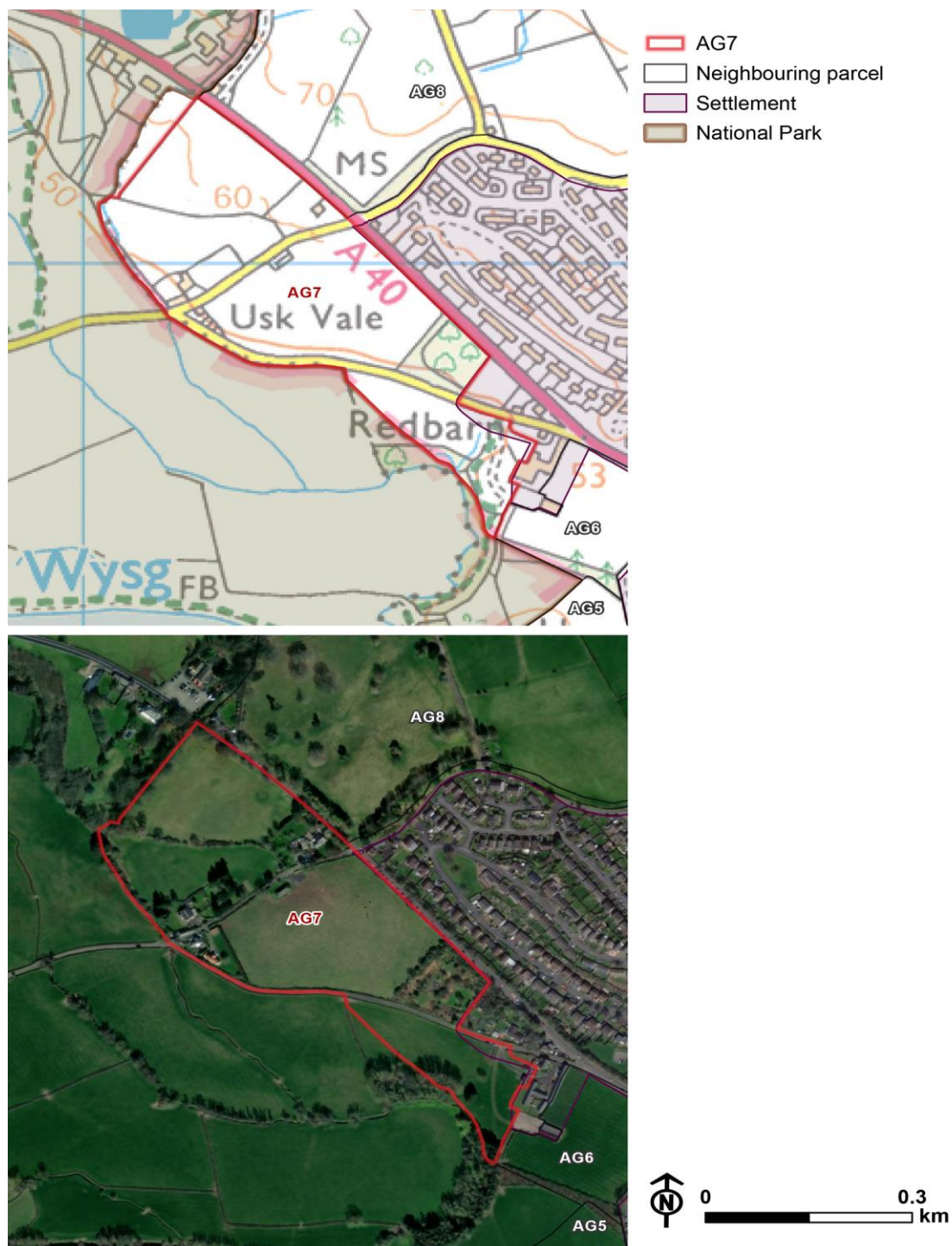
Low



## Potential for green wedge designation in AG6

The parcel makes a weak contribution to all green wedge purposes. It plays a minor buffer role. Therefore, potential for green wedge designation is low.

## Potential for green wedge designation in AG7



# Potential for green wedge designation in AG7

## Description

- Pasture fields on the lower valley slopes lying adjacent to the western edge of Abergavenny, south of the A40.
- The parcel contains several isolated residential dwellings and other buildings but they do not have a significant impact on green wedge openness.
- The A40 with associated tree cover forms a strong boundary to the urban edge to the north. The falling landform limits intervisibility with urban area.
- Part of the defined settlement area adjoins the eastern edge of the parcel, but there are only a few buildings here. Most form part of Redbarn, a former farmstead centred around a listed building which retains its rural character and so has little urbanising influence. The eastern end of the parcel is part of the Usk Valley floodplain, which adds to its distinction from the settlement.
- The parcel shares a strong visual relationship with adjacent land in the valley of the River Usk. There are no strong boundary features to create distinction from adjacent land on the valley floor.

## Contribution to the green wedge purposes

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Weak/no	Strong	Strong	Moderate	Equal

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

- There is a relatively narrow gap between the south-western edge of Abergavenny and the settlement of Govilon but the intervening valley floor and associated floodplain form a strong separating feature.

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

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

## Potential for green wedge designation in AG7

- 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**

- 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**

- Abergavenny is a historic town set within a distinctive landscape at the confluence of the Gavenny River and the River Usk and surrounded by high hills, most of which lie within the Bannau Brycheiniog National Park. The more historic parts of the town are designated in a Conservation Area.
- This edge of Abergavenny is characterised by modern development. The parcel forms part of the distinctive Usk Valley but in itself has no characteristics that make it of particular importance to settlement setting.

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

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

## Role of parcel in relation to adjacent open land

Moderate
----------

Any development in the parcel would increase urbanising influence on the adjacent valley floor in an area where urban development is largely screened from view by intervening tree cover. This would affect the perceived extent of the town on approach along the Usk Valley from the National Park.

## Potential for designation as a green wedge

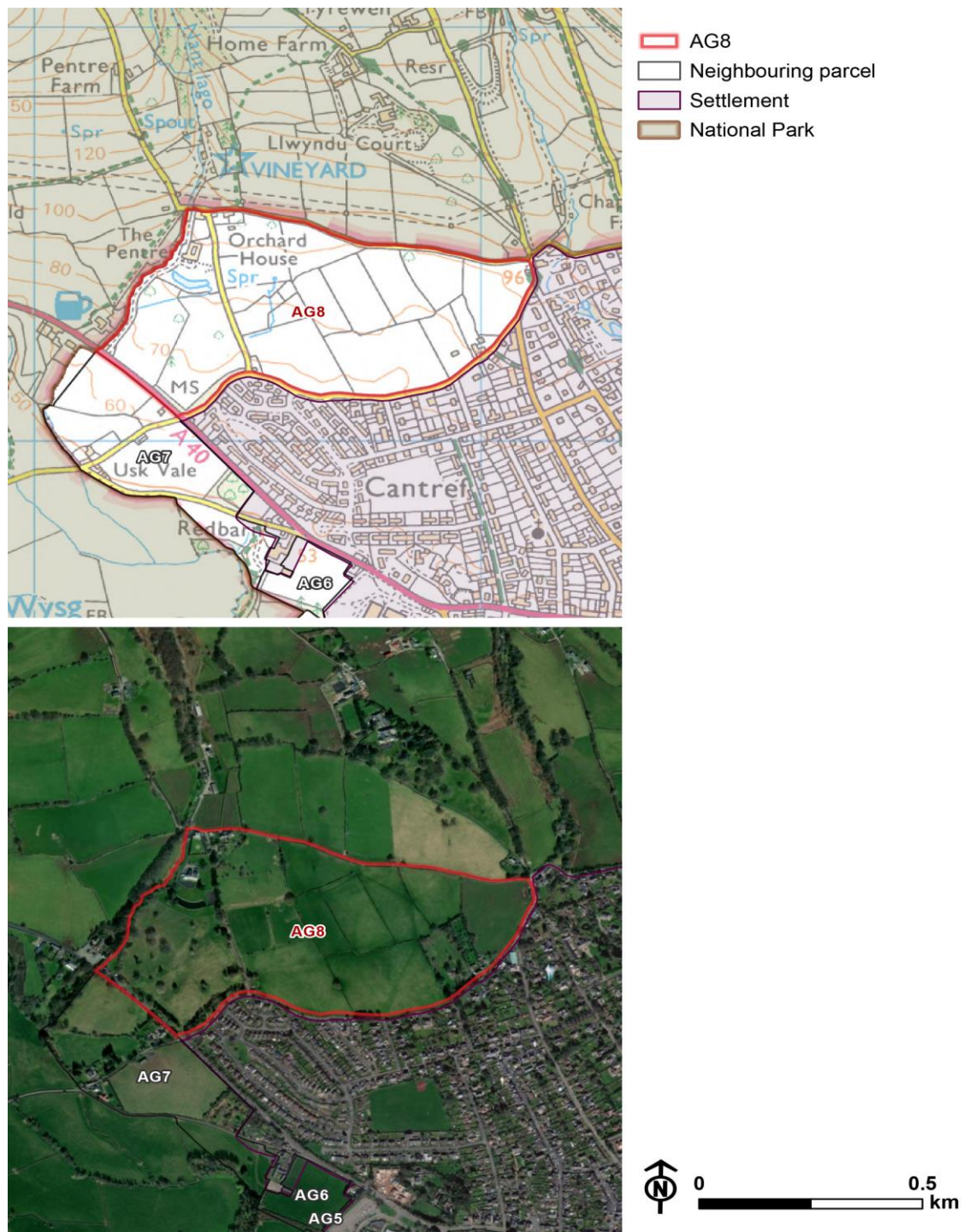
## Potential for green wedge designation in AG7

Moderate-high

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 AG8



# Potential for green wedge designation in AG8

## Description

- Predominantly pastoral fields lying adjacent to the north-western edge of Abergavenny, and parkland associated with The Pentre, a large country house at the north-western corner of the parcel.
- The parcel contains a few isolated residential dwellings. These are not urban in character and do not have a significant impact on green wedge openness.
- Mature tree cover along Pentre Road forms a relatively strong boundary to the parkland of The Pentre adjacent to the urban edge. The rising slopes and parkland character of this area add to distinction from the settlement.
- Further east in the parcel, rising slopes create some distinction from the urban edge. There is development on higher ground within the urban area to the east, but Pentre Road is mostly narrow, well hedged and rural in character, creating a clear distinction between urban and rural. There is intervisibility between the parcel and houses south of Pentre Road, but the prominent high ground within the National Park strengthens distinction from the town. The urbanising influence of the visible settlement area diminishes with increased elevation.
- North of Pentre Lane the steeper slope angle creates some distinction from the parcel, and to the west Nant Lago and associated vegetation form a strong boundary. The A40 is a strong boundary to the south.

## Contribution to the green wedge purposes

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Weak/no	Strong	Strong	Strong	Equal

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

- There are no nearby settlements to the north of Abergavenny so the parcel makes no contribution to this purpose.

# Potential for green wedge designation in AG8

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

- The parcel lies adjacent to the urban area of Abergavenny and so contributes to managing its form.
- 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**

- 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**

- Abergavenny is a historic town set within a distinctive landscape at the confluence of the Gavenny River and the River Usk and surrounded by high hills, most of which lie within the Bannau Brycheiniog National Park. The more historic parts of the town are designated in a Conservation Area.
- The eastern part of the parcel provides an open foreground to panoramic views towards the peaks of Mynydd Llanwenarth, Rholben and Deri from the small section of the Conservation Area that extends to the northern edge of the town. The western part of the parcel provides a distinctive parkland approach to the town along the A40, with views through to high hills both to the north and south. Thus the parcel is serving as a buffer to protect the contribution of National Park land to the setting of Abergavenny.

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

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

## Potential for green wedge designation in AG8

### Role of parcel in relation to adjacent open land

Moderate

The area as a whole has strong boundary features, so development would not significantly weaken the distinction of the surrounding countryside. However, development would detract from the role that land within the National Park plays as a visual setting to Abergavenny, in particular its role as a setting to the north-western edge of the Abergavenny Conservation Area. Any partial development in this parcel would in turn weaken the contribution to the green wedge purposes of adjacent open land.

### Potential for designation as a green wedge

Moderate-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 moderate buffer role. Therefore, potential for green wedge designation is moderate-high.



## Potential for green wedge designation in AG9





# Potential for green wedge designation in AG9

## Description

- Fields lying adjacent to the northern edge of Abergavenny. There is a school towards the northern edge of the parcel at Llantilio Pertholey, and a car park and sports pitch on the settlement edge adjacent to Deri View Primary School (which is within the defined settlement area).
- Llantilio Pertholey School, and to a lesser extent the car park next to Deri View School, have an impact on openness but only in a localised areas.
- The landform rises fairly steeply uphill westwards towards Deri, creating some distinction from the settlement, but there are no significant urban edge boundary features. The alignment of the urban edge to field boundary hedgerows means that there is a degree of containment by the settlement edge for some locations.
- Further westwards elevation limits the urbanising visual impact of the town but closer to the settlement edge there is more urbanising influence.
- A belt of trees contains the field to the north of the school but there are no significant boundary features to separate the parcel from the rising slopes to the west.

## Contribution to the green wedge purposes

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Weak/no	Moderate	Moderate	Moderate	Equal

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

- There are no nearby settlements to the north of Abergavenny so the parcel makes no contribution to this purpose.

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

- The parcel lies adjacent to the town of Abergavenny and so contributes to managing its form.

## Potential for green wedge designation in AG9

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

### **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 a degree of distinction from the urban area.

### **Purpose 4 – Protecting the setting of an urban area**

- Abergavenny is a historic town set within a distinctive landscape at the confluence of the Gavenny River and the River Usk and surrounded by high hills, most of which lie within the Bannau Brycheiniog National Park. The more historic parts of the town are designated in a Conservation Area.
- The parcel has no association with the Conservation Area, so views from the urban edge here are not of high significance. Deri is a key feature in the views from the town but the lower slopes above the settlement edge make less contribution to general views than higher ground within the National Park.

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

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

## Role of parcel in relation to adjacent open land

Moderate

Any development in this parcel would in turn weaken the contribution to the Green Belt purposes of adjacent open land further upslope.

## Potential for designation as a green wedge

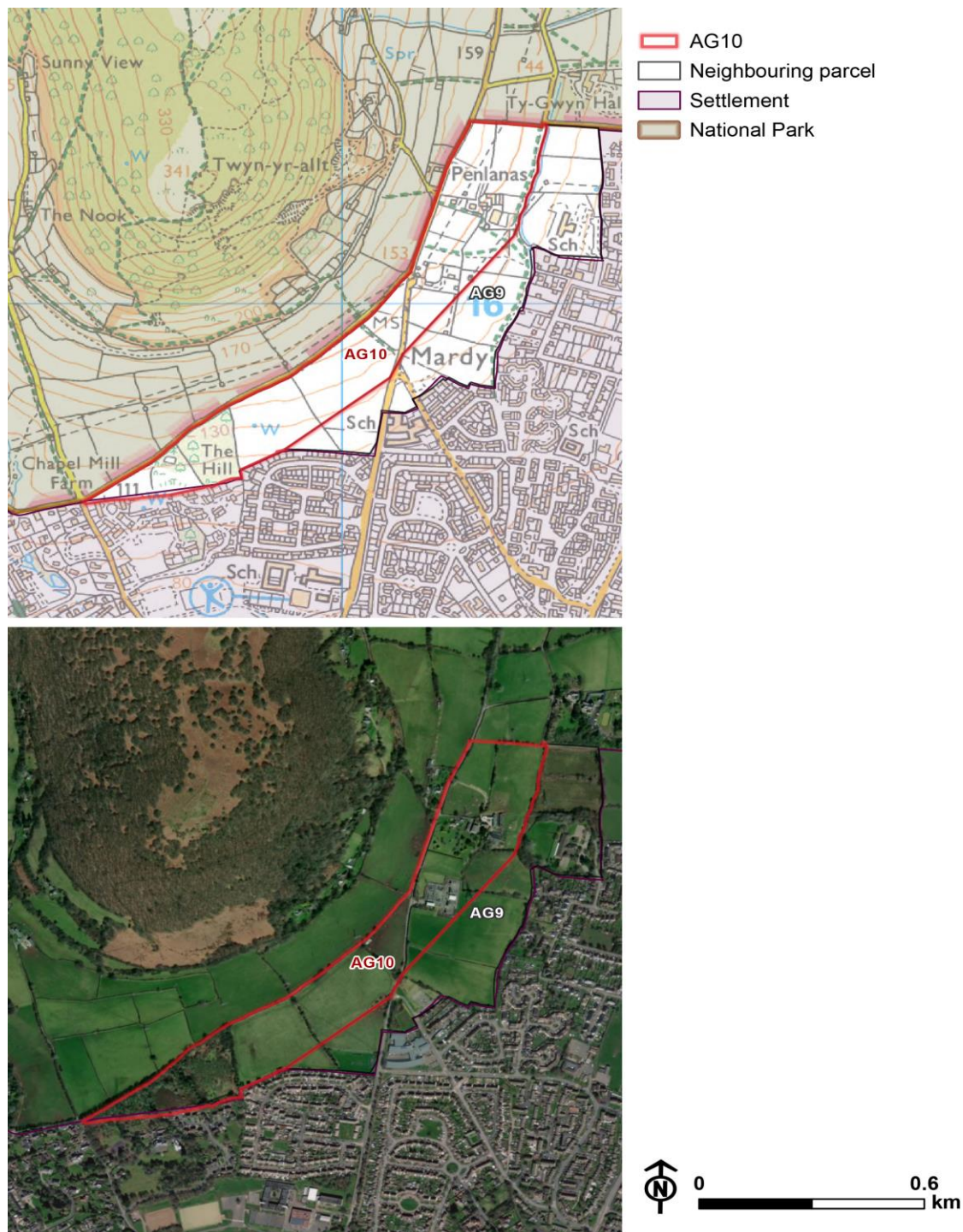
Moderate

The parcel makes a moderate contribution to managing urban form, safeguarding the countryside from encroachment and protecting the setting of

## Potential for green wedge designation in AG9

an urban area. It plays a moderate buffer role. Therefore, potential for green wedge designation is moderate.

# Potential for green wedge designation in AG10



# Potential for green wedge designation in AG10

## Description

- Pastoral fields and woodland to the north of Abergavenny.
- The parcel contains some agricultural-use buildings, which are appropriate in a green wedge and do not affect openness, and an electricity substation. The latter is too small to have a significant impact on green wedge openness.
- The parcel slopes significantly uphill towards Deri. The western end of the parcel is woodland, which forms a strong urban edge boundary. Further east there are no strong urban edge boundary features but intervening open land means that the parcel's elevation above the town creates significant distinction, despite strong views of the urban area.
- As a result, there is little urbanising influence within the parcel.
- Deri Road and Old Hereford Road mark the outer edge of the parcel along the National Park boundary.

## Contribution to the green wedge purposes

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Weak/no	Strong	Strong	Strong	Equal

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

- There are no nearby settlements to the north of Abergavenny so the parcel makes no contribution to this purpose.

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

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



## Potential for green wedge designation in AG10

### **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**

- Abergavenny is a historic town set within a distinctive landscape at the confluence of the Gavenny River and the River Usk and surrounded by high hills, most of which lie within the Bannau Brycheiniog National Park. The more historic parts of the town are designated in a Conservation Area.
- The western tip of the parcel forms part of the Conservation Area, although tree cover in this area precludes local views. However, Deri is a key feature in the views from the town and with increased elevation land can be considered to play an increasing role in protecting the contribution of National Park land to the setting of Abergavenny.

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

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

## Role of parcel in relation to adjacent open land

Moderate
----------

Slope angles above Deri Road are such that development in the parcel would not significantly weaken the distinction of higher ground from the urban area. However, development this close to the prominent wooded slopes of Deri, and beyond the woodland at The Hill which marks the current urban boundary, would still detract from the extent to which Abergavenny is viewed as lying in a bowl formed by hills.

## Potential for designation as a green wedge

## Potential for green wedge designation in AG10

Moderate-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 moderate buffer role. Therefore, potential for green wedge designation is moderate-high.

## Potential for green wedge designation in AG11



# Potential for green wedge designation in AG11

## Description

- Pasture and woodland lying adjacent to the north-eastern edge of Abergavenny, around St Teilo's house and church.
- There is only isolated development in the parcel, including historic non-urban buildings at St Teilo's (a large house to the west of Hereford Road) and the church and adjacent buildings to the east of the road. These do not significantly affect openness.
- The tree-fringed Gavenny River, accompanied by a slope down from the settlement edge west of Hereford Road, provides strong boundary separation for the southern/eastern part of the parcel. As a result, there is little urbanising influence here.
- St Teilo's is contained to the south and west by recent residential development but surrounding tree cover limits the urbanising impact of this.
- The parcel has strong containment to the east by the railway line, A465 and associated tree lines. At the northern end of the parcel, the presence of urbanising development along Hereford Road and Coed y Brenin limits the extent to which development in the parcel would weaken the distinction of adjacent open land.

## Contribution to the green wedge purposes

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Weak/no	Strong	Strong	Strong	Equal

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

- There are no nearby settlements to the north or east of Abergavenny so the parcel makes no contribution to this purpose.

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

- The parcel lies adjacent to the town of Abergavenny and so contributes to

## Potential for green wedge designation in AG11

managing its form.

- 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**

- 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**

- Abergavenny is a historic town set within a distinctive landscape at the confluence of the Gavenny River and the River Usk and surrounded by high hills, most of which lie within the Bannau Brycheiniog National Park. The more historic parts of the town are designated in a Conservation Area.
- The parcel has no association with the Conservation Area but the wooded course of the Gavenny River is a distinctive feature viewed from Hereford Road or the railway line, or from high points in the surrounding hills. St Teilo's house and church, and some neighbouring structures, are Listed Buildings. The National Park boundary crosses Hereford Road slightly north of the tree belt that borders the northern side of the house at St Teilo's, but there are no distinctive features at or near it to play a role in the setting of the urban area.

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

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

## Role of parcel in relation to adjacent open land

Minor
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The parcel has strong physical features to contain it from open land to the east



## Potential for green wedge designation in AG11

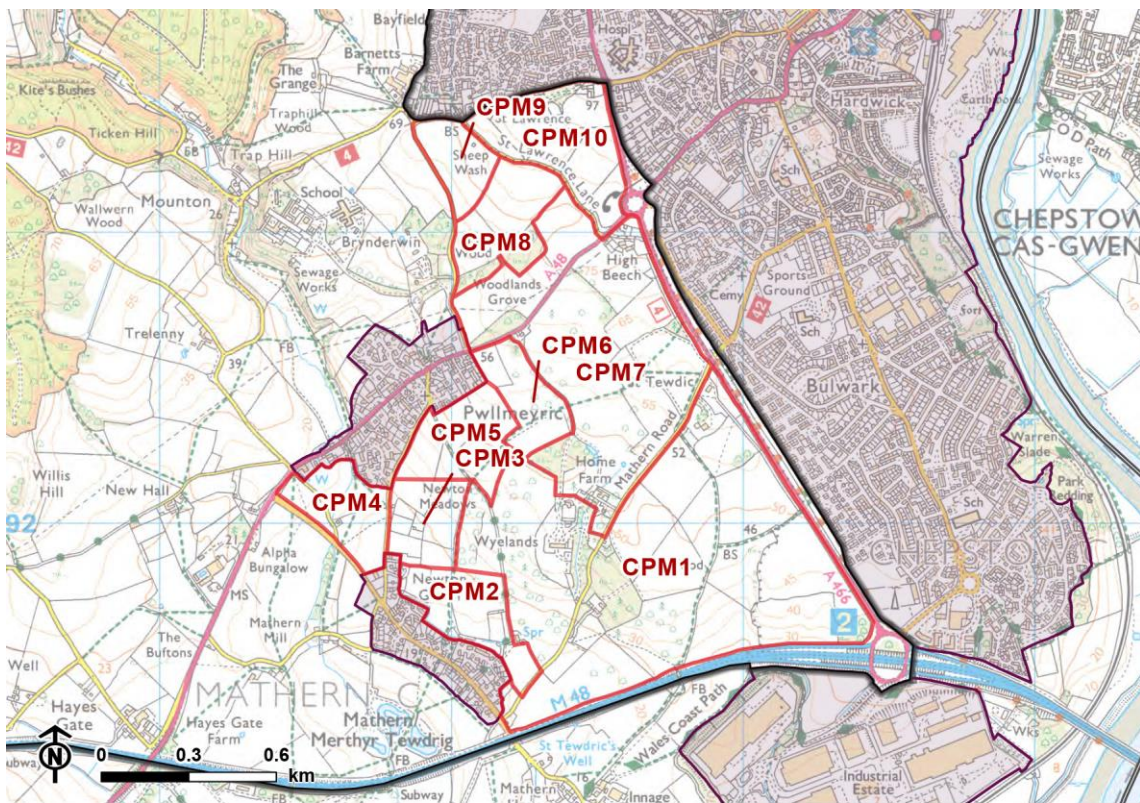
and to the north of St Teilo's house, and existing development off Hereford Road has an impact to the north. The role of the National Park in the setting of Abergavenny would not be diminished by development here. Development in this area would not, therefore, weaken the green wedge contribution of any adjacent land.

### Potential for designation as a green wedge

Moderate

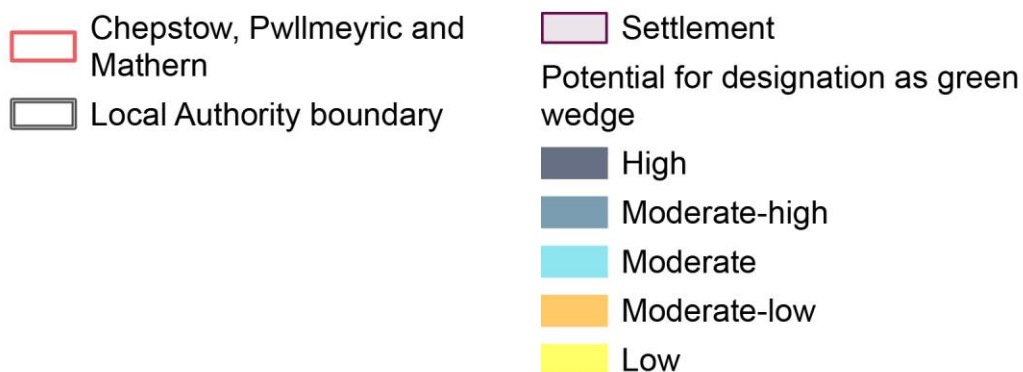
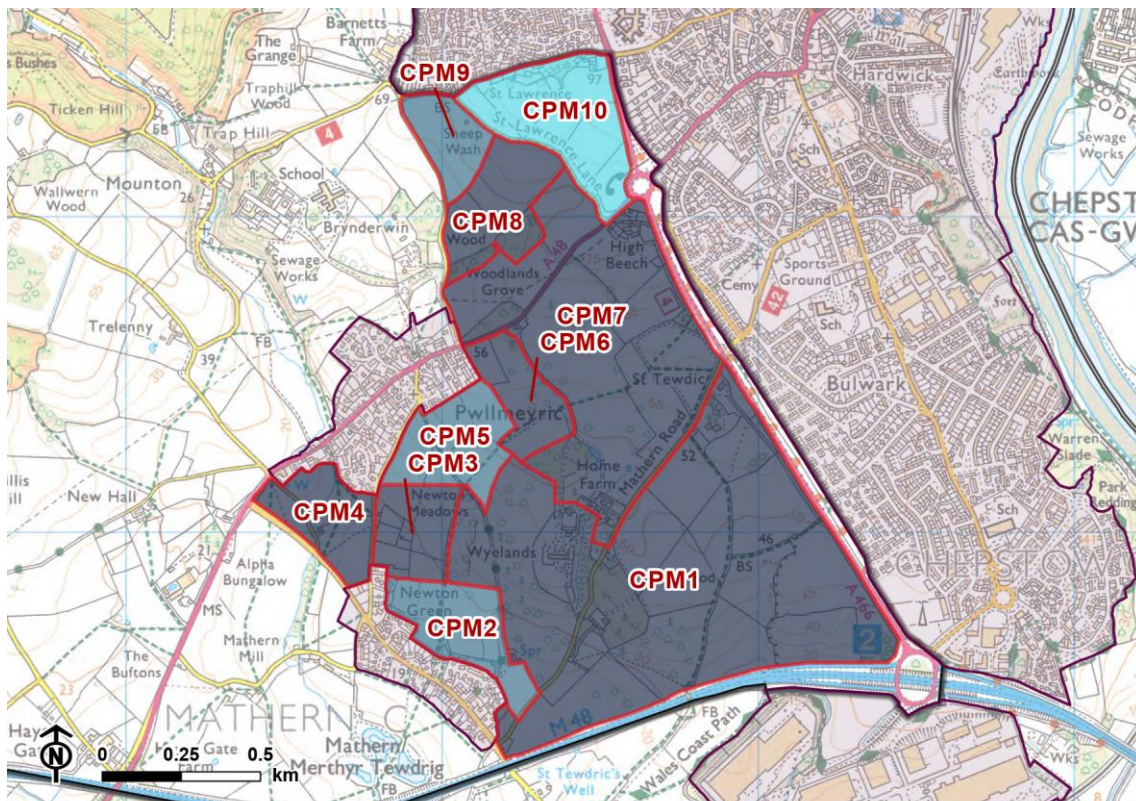
The parcel makes a strong contribution to managing urban form, safeguarding the countryside from encroachment and protecting the setting of an urban area. It plays a minor buffer role. Therefore, potential for green wedge designation is moderate.

# Chepstow, Pwllmeyric and Mathern



- Chepstow, Pwllmeyric and Mathern
- Settlement
- Local Authority boundary

# Chepstow, Pwllmeyric and Mathern

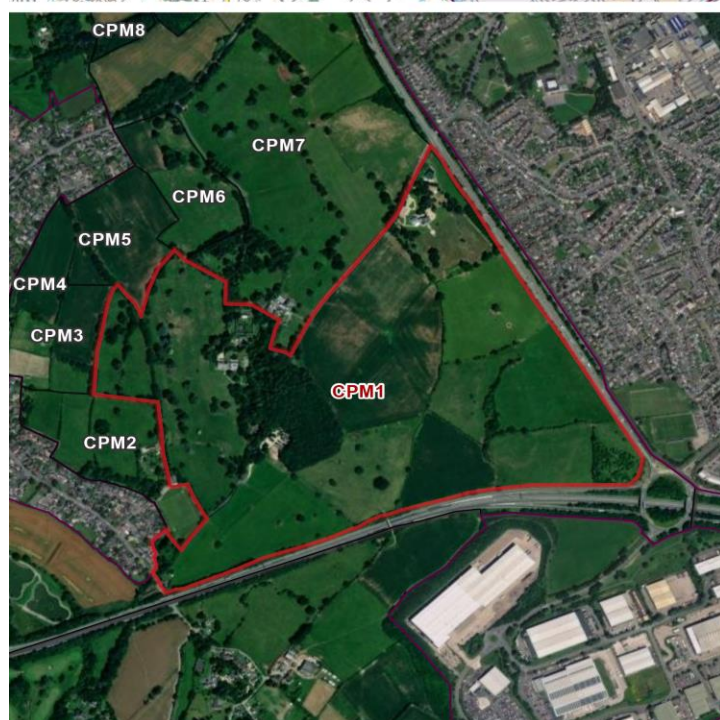
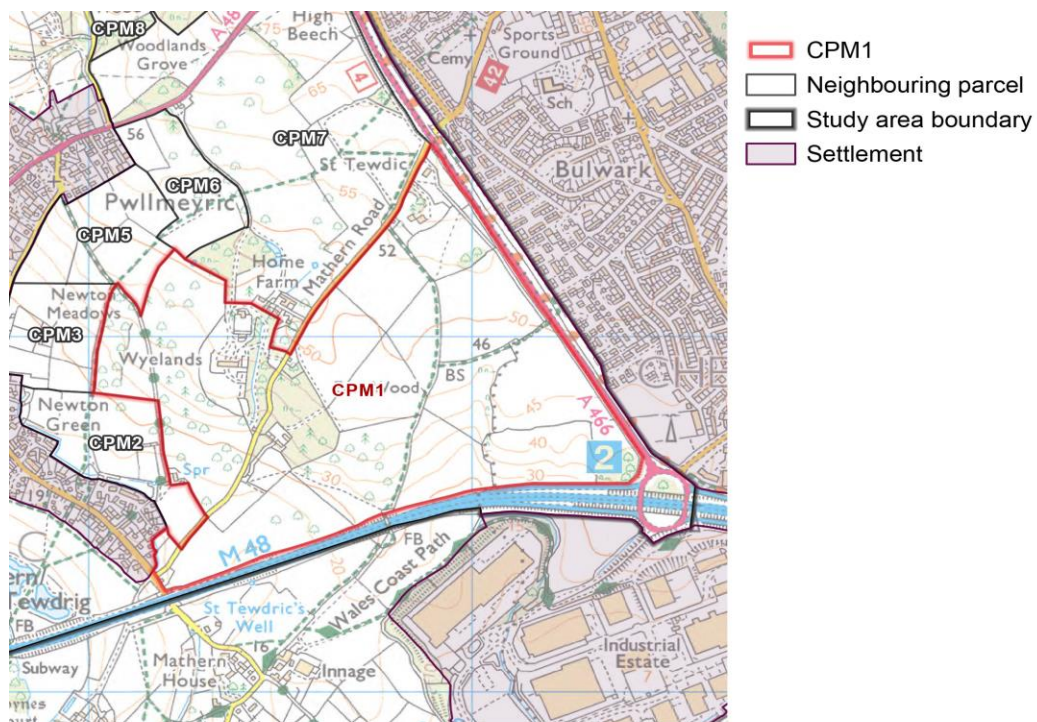


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# Potential for green wedge designation in CPM1



# Potential for green wedge designation in CPM1

## Description

- Farmland and parkland to the west of Chepstow, to the southeast of Pwllmeyric, and to the east of Newton Green.
- Parcel contains only isolated buildings associated with the Wyelands estate, including the main house, and another large house and associated grounds, St Tewdric. These do not have any significant impact on green wedge openness.
- The A466 Wye Valley Link Road forms a consistent boundary to the western side of Chepstow. It aligns with the edge of the Wye Valley.
- Tree cover to either side of A466, combined with the sloping landform within the urban area, minimise any visual impact of development on the parcel.
- Land has a strong association with the wider countryside, with views to wooded high ground to the north and the Severn Estuary to the south.

## Contribution to the green wedge 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 in a relatively narrow gap between Chepstow and the village of Newton Green, and so contributes 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.

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

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



## Potential for green wedge designation in CPM1

- 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**

- 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 includes part of the Wyelands estate (a Grade 2 listed historic park and garden). Surrounding farmland has a strong relationship with the parkland, and the listed buildings at St Tewdric contribute distinctive character to the area between Chepstow and Wyelands. The whole parcel forms part of the Mathern Conservation Area.
- The A466 and associated tree cover form a strong visual and physical boundary to the urban area of Chepstow, south of the A48. So, although the parcel doesn't have a direct 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**

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

## Role of parcel in relation to adjacent open land

Major
-------

Any development in this parcel would in turn weaken the contribution to the green wedge purposes of adjacent land, and would also have a significant impact on the gap between Chepstow and Newton Green and/or Pwllmeyric.

## Potential for designation as a green wedge

## Potential for green wedge designation in CPM1

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 wedge designation is high.

# Potential for green wedge designation in CPM2



# Potential for green wedge designation in CPM2

## Description

- Farmland adjacent to the southeastern edge of Newton Green. There is a football pitch in the south-western corner of the parcel.
- There are two residential dwellings (Rose Cottages) near the urban edge in the south-western part of the parcel but these do not have a significant impact on openess.
- The parcel abuts residential dwellings on the northern edge of Newton Green and lacks any strong urban edge boundary feature.
- As a result, there is some urbanising influence within the parcel.
- There are no strong boundaries to separate the parcel from land to the north and east, much of which is parkland associated with the Wyelands estate.

## 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

- The parcel lies in a relatively narrow gap between Newton Green and Chepstow, and so contributes to preventing their merger. It is also peripheral to the narrow gap between Newton Green and Pwllmeyric.
- Land has a degree of distinction from the urban area.

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

- The parcel is adjacent to the urban area of Newton Green and so contributes to managing its form.
- Land has a degree of distinction from the urban area.

## Potential for green wedge designation in CPM2

### **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 a degree of distinction from the urban area.

### **Purpose 4 – Protecting the setting of an urban area**

- Fields in the parcel have been included in the Mathern Conservation Area, reflecting their location in between Newton Green/Pwllmeyric and the Wyelands estate (a Grade 2 listed historic park and garden) to the east.
- The eastern part of Newton Green lies within Mathern Conservation Area and contains a distinctive core of 19th century estate buildings (Grade II listed). 20th century expansion has somewhat eroded the original scale and cohesiveness of the settlement but the parcel provides an open rural setting.

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

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

## Role of parcel in relation to adjacent open land

Moderate

In the absence of any strong boundary features, any development in this parcel would in turn weaken the green wedge contribution of adjacent open land. It would not significantly weaken the gap between Newton Green and either Chepstow or Pwllmeyric.

## Potential for designation as a green wedge

Moderate-high

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 CPM3



# Potential for green wedge designation in CPM3

## Description

- Farmland adjacent to the southeastern edge of Pwllmeyric and northeastern edge of Newton Green.
- There is no built development in the parcel so it is open in green wedge terms.
- The parcel abuts residential dwellings on the southeastern edge of Pwllmeyric and eastern edge of Newton Green, and lacks any strong urban edge boundary feature.
- As a result, there is some urbanising influence within the parcel.
- There are no strong boundaries to separate the parcel from land to the east, much of which is parkland associated with the Wyelands estate.

## Contribution to the green wedge purposes

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

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

- The parcel lies in a narrow gap between Newton Green and Chepstow, and so contributes to preventing their merger.
- Land has a degree of distinction from the urban area.

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

- The parcel lies between the urban areas of Pwllmeyric and Newton Green and so contributes to managing their form.
- Land has a degree of distinction from the urban area.

### **Purpose 3 – Assisting in safeguarding the countryside from encroachment**

## Potential for green wedge designation in CPM3

- The parcel is part of the countryside and so contributes to preventing encroachment on it.
- Land has a degree of distinction from both urban areas.

### Purpose 4 – Protecting the setting of an urban area

- Fields in the parcel have been included in the Mathern Conservation Area, reflecting their location in between Newton Green/Pwllmeyric and the Wyelands estate (a Grade 2 listed historic park and garden) to the east.
- The eastern part of Newton Green lies within Mathern Conservation Area and contains a distinctive core of 19th century estate buildings (Grade II listed). 20th century expansion has somewhat eroded the original scale and cohesiveness of both Newton Green and Pwllmeyric, but the parcel provides an open rural setting to the villages.

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

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

## Role of parcel in relation to adjacent open land

Major

In the absence of any strong boundary features, any development in this parcel would in turn weaken the green wedge contribution of adjacent open land. It would significantly weaken the gap between Pwllmeyric and Newton Green.

## Potential for designation as a green wedge

High

The parcel makes a strong contribution to preventing settlement coalescence 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 CPM4



# Potential for green wedge designation in CPM4

## Description

- Open farmland lying between Pwllmeyric and Newton Green adjoining the southern edge of the former and the north-western edge of the latter. The parcel is bisected in the middle by Mounton Brook.
- There is no built development in the parcel and is therefore considered open.
- Tree cover softens the urban edge of Pwllmeyric in places, but there are no strong boundary features to create separation between the parcel and the settlement. To the south-east the parcel has little separation from the northern edge of Newton Green, on Chapel Lane, although only a few dwellings abut the parcel here. Bailey's Hay road and associated hedgerow create slightly more boundary distinction to the south.
- As a result, there is some urbanising influence within the parcel.
- A48 forms a strong boundary to the west, but elsewhere minor road offers less separation between the parcel and the wider countryside.

## Contribution to the green wedge purposes

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

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

- The parcel lies in a narrow gap between the villages of Pwllmeyric and Newton Green (a more recent development to Mathern) and so contributes to preventing their merger.

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

- The parcel is adjacent to the urban areas of Pwllmeyric and Newton Green, and so contributes to managing their form.
- Land has a degree of distinction from the urban area.



## Potential for green wedge designation in CPM4

### **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 a degree of distinction from the urban area.

### **Purpose 4 – Protecting the setting of an urban area**

- The southern part of Newton Green is contained within Mathern Conservation Area and has a distinctive core of 19th century estate buildings (Grade II listed) but 20th century expansion has somewhat eroded the original scale and cohesiveness of both Newton Green and Pwllmeyric.
- However, the parcel provides an open rural setting between the settlements with some views available across the landscape from the settlement edges. Land also makes some contribution to maintaining the separate identity of both settlements as distinct from each other, particularly when travelling between the two along Chapel Lane.

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

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

## Role of parcel in relation to adjacent open land

Major

In the absence of any strong boundary features to the west or south, any development in this parcel would in turn weaken the green wedge contribution of adjacent open land, and would have a significant impact on the narrow gap between Pwllmeyric and Newton Green.

## Potential for designation as a green wedge

High

The parcel makes a strong contribution to preventing the coalescence of

## Potential for green wedge designation in CPM4

settlements. It plays a major buffer role. Therefore, potential for green wedge designation is high.

## Potential for green wedge designation in CPM5



# Potential for green wedge designation in CPM5

## Description

- Farmland adjacent to the eastern edge of Pwllmeyric.
- There is no built development in the parcel and therefore it is considered open.
- The parcel abuts residential dwellings on the eastern edge of Pwllmeyric and lacks any strong urban edge boundary feature.
- As a result, there is some urbanising influence within the parcel.
- There are no strong boundaries to separate the parcel from land to the east, much of which is parkland associated with the Wyelands estate.

## 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**

- The parcel is peripheral to the narrow gap between Pwllmeyric and Chepstow and so makes some contribution to preventing their merger.
- Land has a degree of distinction from the urban area.

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

- The parcel lies adjacent to the urban areas of Pwllmeyric and so contributes to managing its form.
- Land has a degree of distinction from the urban area.

### **Purpose 3 – Assisting in safeguarding the countryside from encroachment**

- The parcel is part of the countryside and so contributes to preventing

## Potential for green wedge designation in CPM5

encroachment on it.

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

### **Purpose 4 – Protecting the setting of an urban area**

- Fields in the parcel have been included in the Mathern Conservation Area, reflecting their location in between Newton Green/Pwllmeyric and the Wyelands estate (a Grade 2 listed historic park and garden) to the east.
- 20th century expansion has somewhat eroded the original scale and cohesiveness of Pwllmeyric, but the parcel provides an open rural setting to the village.

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

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

## Role of parcel in relation to adjacent open land

Moderate

In the absence of any strong boundary features, any development in this parcel would in turn weaken the green wedge contribution of adjacent open land to the east. It would not significantly weaken the gap between Pwllmeyric/Newton Green and Chepstow.

## Potential for designation as a green wedge

Moderate-high

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 CPM6



# Potential for green wedge designation in CPM6

## Description

- Open farmland adjacent to the eastern edge of Pwllmeyric.
- There is no built development in the parcel and therefore it is considered open.
- The parcel abuts residential dwellings and lacks strong urban edge boundary features.
- As a result, there is some urbanising influence, but parkland trees within the parcel, most of which form a part of the Wyelands estate (a Grade 2 listed historic park and garden) add to its distinction from the settlement.
- Although contained to the north and south by designated Ancient Woodland, the parcel has a strong relationship with the wider parkland area to the east.

## Contribution to the green wedge purposes

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

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

- The parcel lies in a narrow gap between Pwllmeyric and Chepstow, and so contributes to preventing their merger.
- Land has a degree of distinction from the urban area.

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

- The parcel is adjacent to the urban area of Pwllmeyric and so contributes to managing its form.
- Land has a degree of distinction from the urban area.

### Purpose 3 – Assisting in safeguarding the countryside from encroachment

## Potential for green wedge designation in CPM6

- The parcel is part of the countryside and so contributes to preventing encroachment on it.
- Land has a degree of distinction from the urban area.

### Purpose 4 – Protecting the setting of an urban area

- The parcel lies wholly within Mathern Conservation Area, and most of it is within the Wyelands registered historic park and garden. This contributes to giving the parcel a distinctive character.
- 20th century expansion has somewhat eroded the original scale and cohesiveness of Pwllmeyric, but the parcel provides an open rural setting immediately adjacent to the settlement with some views available from the settlement edge. Its importance is reflected in the area inclusion in the conservation area designation.

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

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

## Role of parcel in relation to adjacent open land

Major

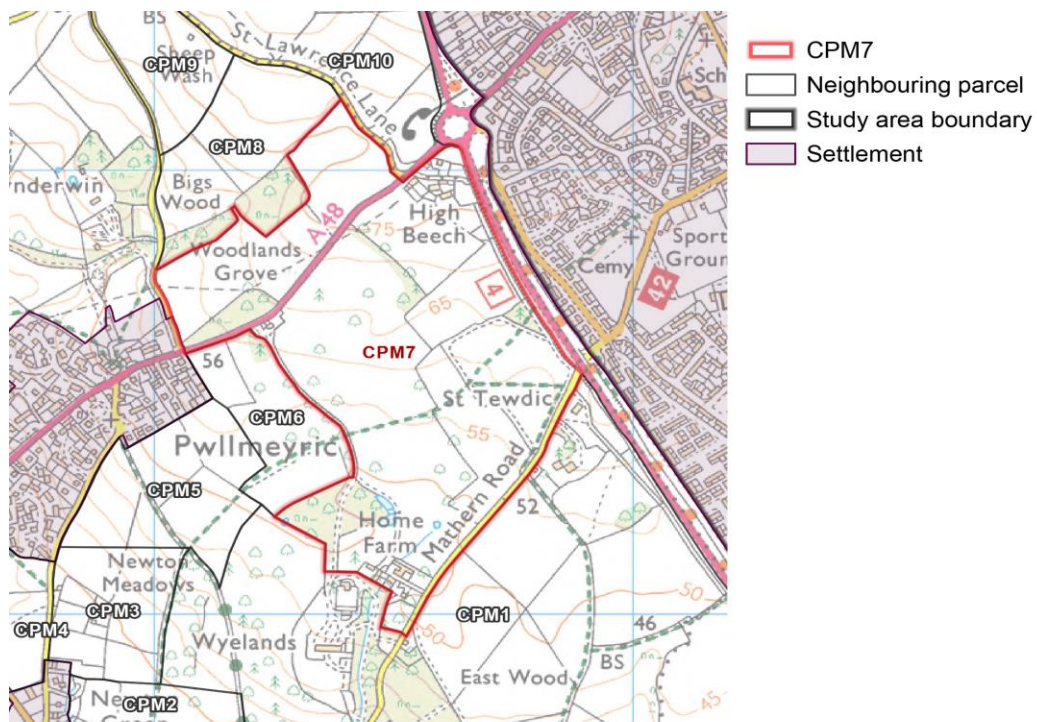
In the absence of any strong boundary features, any development in this parcel would in turn weaken the green wedge contribution of adjacent open land to the east. It would also significantly weaken the narrow gap between Pwllmeyric and Chepstow.

## Potential for designation as a green wedge

High

The parcel makes a strong contribution to preventing settlement coalescence 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 CPM7





# Potential for green wedge designation in CPM7

## Description

- Parcel lies to the west of Chepstow, to the east of Pwllmeyric and to the north-east of Newton Green.
- Parcel contains only isolated buildings associated with the Wyelands estate and former farm buildings on High Beech Lane. These do not have any significant impact on green wedge openness.
- The A466 Wye Valley Link Road forms a consistent boundary to the western side of Chepstow, aligned with the edge of the Wye Valley. Tree cover to either side of A466, combined with the sloping landform within the urban area, minimise any visual impact of development in Chepstow.
- The parcel also adjoins Pwllmeyric but only along a short frontage. A woodland block alongside the A48 is a strong urban edge boundary feature and the slope of the land uphill towards Chepstow adds further distinction.
- Land has a strong association with the wider countryside, with views to wooded high ground to the north and the Severn Estuary to the south.

## Contribution to the green wedge 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 in a narrow gap between Chepstow and the village of Pwllmeyric, through which the A48 provides a strong link, and so contributes to preventing their merger.
- Land has strong distinction from urban areas, 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

## Potential for green wedge designation in CPM7

- The parcel lies adjacent to the urban areas of Chepstow and Pwllmeyric and so contributes to managing their form.
- Land has strong distinction from urban areas, which increases the extent to which development would be considered to expand the 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 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**

- The parcel includes part of the Wyelands estate (a Grade 2 listed historic park and garden). Surrounding farmland has a strong relationship with the parkland, and the High Beech farm buildings contribute distinctive character to the area between Chepstow and Wyelands. The whole parcel forms part of the Mathern Conservation Area.
- The A466 and associated tree cover form a strong visual and physical boundary to the urban area of Chepstow, south of the A48. So, although the parcel doesn't have a direct 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**

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

## Role of parcel in relation to adjacent open land

Major
-------

No adjacent land makes a stronger contribution to any of the green wedge purposes but any development in this parcel would significantly weaken the

## Potential for green wedge designation in CPM7

remaining gap between Chepstow and Pwllmeyric.

### Potential for designation as a green wedge

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 wedge designation is high.

## Potential for green wedge designation in CPM8





# Potential for green wedge designation in CPM8

## Description

- Agricultural fields and woodland to the west of Chepstow and to the north-east of Pwllmeyric.
- There is no built development in the parcel and therefore it is considered open.
- The sloping landform downhill to the south and west, combined with intervening agricultural fields, creates strong landform and boundary separation from Chepstow.
- Woodland, and open fields to the south, create strong separation from Pwllmeyric.
- Woodland contains the parcel to the south and west but there is no boundary to separate it from the field to the east, adjacent to St Lawrence Lane.

## Contribution to the green wedge 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 in a narrow gap between Chepstow and the village of Pwllmeyric, and so contributes 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.

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

- The parcel lies between the urban area of Chepstow and Pwllmeyric and so contributes to managing their form.

## Potential for green wedge designation in CPM8

- 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

- 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

- Farmland on visually open slopes that form a distinctive setting to the central-western edge of Chepstow.
- The slopes lack association with the historic core of Chepstow but the woodlands are a distinctive feature, with views over them to the Severn Estuary.

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

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

## Role of parcel in relation to adjacent open land

Major

Development of land in the parcel would weaken the contribution of adjacent land to the east and would weaken the remaining gap between Chepstow and Pwllmeyric.

## Potential for designation as a green wedge

High

The parcel makes a strong contribution to preventing settlement coalescence, managing urban form, safeguarding the countryside from encroachment and

## Potential for green wedge designation in CPM8

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 CPM9





# Potential for green wedge designation in CPM9

## Description

- Parcel is adjacent to the western edge of Chepstow.
- Parcel contains only a single agricultural building. This is an appropriate green wedge land use and therefore does not affect its openness.
- The parcel abuts the urban edge along Moun-ton Road along a section bordered only by a low hedgerow. The landform in the parcel is similar to that within the urban area.
- The parcel is visually exposed only to a fairly short stretch of the urban edge.
- Although the parcel itself is relatively flat the landform slopes away to the south-west and west, so there is a strong visual association with the wider countryside.

## 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

- The parcel lies in a narrow gap between Chepstow and the village of Pwllmeyric, and so contributes to preventing their merger, but intervening woodland increases the perceived settlement gap. The land, therefore, contributes to preventing the merger between a large town and a smaller settlement.
- Land has a degree of distinction from the urban area.

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

- The parcel lies adjacent to the urban area of Chepstow and so contributes to managing its form.
- Land has a degree of distinction from the urban area.

## Potential for green wedge designation in CPM9

### 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 a degree of distinction from the urban area.

### Purpose 4 – Protecting the setting of an urban area

- The parcel is an open field with no distinctive characteristics, but it forms part of the rural setting between the parkland and gardens around the Grade II\* listed Mounton House (Grade II\* on the Cadw Register of Parks and Gardens of Special Historic Interest) and the edge of Chepstow.
- The parcel forms part of the urban visual setting but lacks association with the historic core of Chepstow.

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

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

## Role of parcel in relation to adjacent open land

Major

Any development in the parcel would in turn weaken the distinction of adjacent land to the west and south and would significantly affect the settlement gap between Chepstow and Pwllmeyric.

## Potential for designation as a green wedge

Moderate-high

The parcel makes a moderate 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 wedge designation is moderate-high.

## Potential for green wedge designation in CPM10



# Potential for green wedge designation in CPM10

## Description

- Parcel is adjacent to the western edge of Chepstow.
- Parcel contains several dwellings along Mounon Road but these are too small in scale to have any significant impact on green wedge openness.
- The A466 Wye Valley Link Road forms a clear boundary feature to the east of the parcel. Mounon Road, along the northern edge of the parcel, is a minor road but has a high wall and associated tree cover which strengthen its boundary role. The landform slopes downhill south-westwards from both urban edges.
- The parcel is visually exposed to the urban edge to the east. Tree cover limits urbanising influence from the north but there are some visible houses within the parcel.
- St Lawrence Lane forms a well-treed boundary to the parcel, although the sloping landform means that there is still a visual association with the countryside to the west and south.

## 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

- There is a narrow gap between Chepstow and the village of Pwllmeyric, with the A48 providing a strong link just to the south of the parcel. However, the parcels contribution to preventing their merger is limited as it lies at the periphery of the gap, with intervening woodland creating visual separation.
- Land has a degree of distinction from the urban area.

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

- The parcel lies adjacent to the urban area of Chepstow and so contributes to

## Potential for green wedge designation in CPM10

managing its form.

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

### **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 a degree of distinction from the urban area

### **Purpose 4 – Protecting the setting of an urban area**

- The parcel includes a Grade 2 listed property, St Lawrence House, and has a historic stone wall, in places over 4m high, along the length of Mounton Road. This contributes to giving the parcel some distinctive character.
- The parcel lacks association with the historic core of Chepstow, and the A466 does not form as strong a visual boundary to Chepstow as it does to the south of the A48. However, the walled Mounton Road forms a distinctive and consistent boundary to the north.

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

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

## Role of parcel in relation to adjacent open land

Moderate
----------

The existing settlement edge is well defined, by the A466 Wye Valley Link Road and the walled Mounton Road, so expansion into this area would have some impact on green wedge strength. However, the tree belt along St Lawrence Lane forms a strong boundary to land to the south-west, and the A48 forms a boundary to the south-east, limiting the impact that development here would have on adjacent land and on the remaining gap between Chepstow and Pwllmeyric.



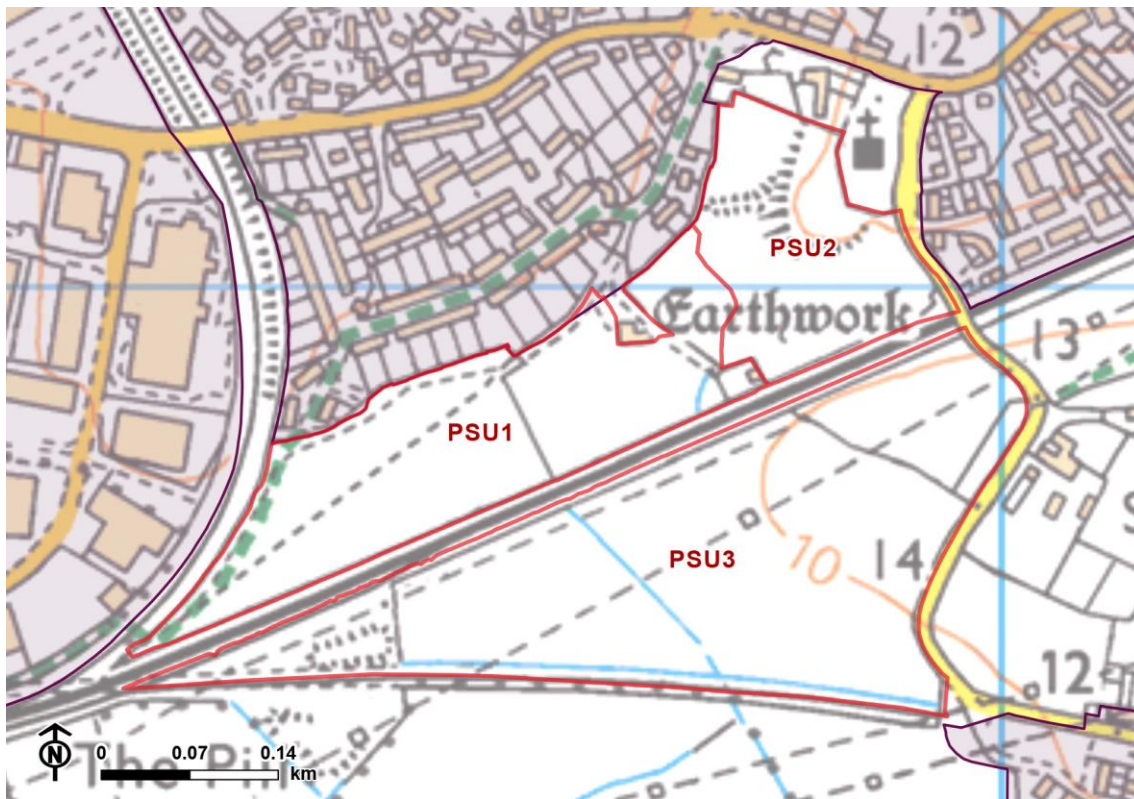
# Potential for green wedge designation in CPM10

## Potential for designation as a green wedge

Moderate

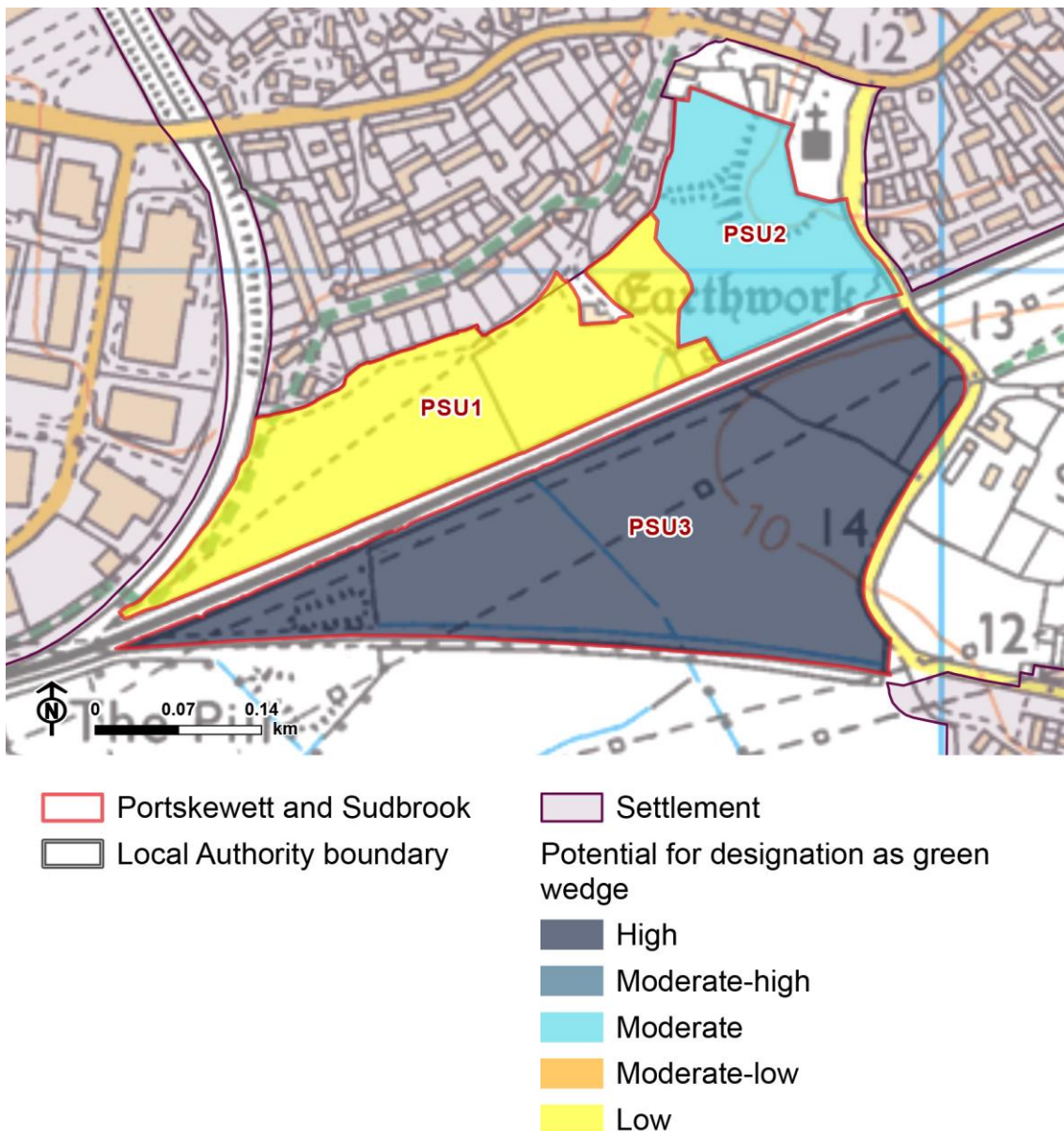
The parcel makes a moderate contribution to preventing settlement coalescence, managing urban form, safeguarding the countryside from encroachment and protecting the setting of an urban area. It plays a moderate buffer role. Therefore, potential for green wedge designation is moderate.

# Portskewett and Sudbrook



- Portskewett and Sudbrook
- Settlement
- Local Authority boundary

# Portskewett and Sudbrook



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## Potential for green wedge designation in PSU1



# Potential for green wedge designation in PSU1

## Description

- Grassland, recreation ground and rough grassland lying adjacent to the south-western edge of Portskewett.
- The parcel contains development related to playgrounds, a shed and Portskewett and Sudbrook recreational hall, but they are too small in scale to have a significant impact on the green wedge's openness.
- Garden boundaries provide weak boundary separation from the urban edge of Portskewett to the north, but stronger tree cover provides visual screening from the commercial and industrial area to the west.
- The landform slopes gently downhill from the urban edge, adding a little extra distinction from the urban area, but the proximity of the settlement edge means that there is still relatively strong urban influence.
- The railway line and associated mature vegetation form a strong boundary to the south, and tree cover provides a relatively strong boundary between the parcel and open land to the east, at Harold's Park.

## Contribution to the green wedge purposes

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Weak/no	Weak/no	Weak/no	Weak/no	Equal

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

- Land to the north of the railway line is peripheral to the narrow gap between Portskewett and Sudbrook. Portskewett already adjoins Caldicot, so land here is not playing a significant role in maintaining their separation.
- 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



## Potential for green wedge designation in PSU1

- The parcel is adjacent to the urban area of Portskewett and so contributes to managing its form.
- 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**

- Its formal recreational use gives this area some association with the settlement, and the screening provided by trees along the railway line also reduces the extent to which it is associated with the wider countryside.
- 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**

- The settlement is composed primarily of late 20th-century development with limited distinctiveness.
- The parcel's recreational usage, associated with the settlement, limits the extent to which it can be considered to contribute to the setting of the urban area

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

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

## Role of parcel in relation to adjacent open land

Minor
-------

There is a strong boundary to separate the parcel from open land to the south. Boundary tree cover to the east is also relatively strong, and the area beyond is already largely contained by urban development. Development here would, therefore, have only a minor impact on adjacent open land.

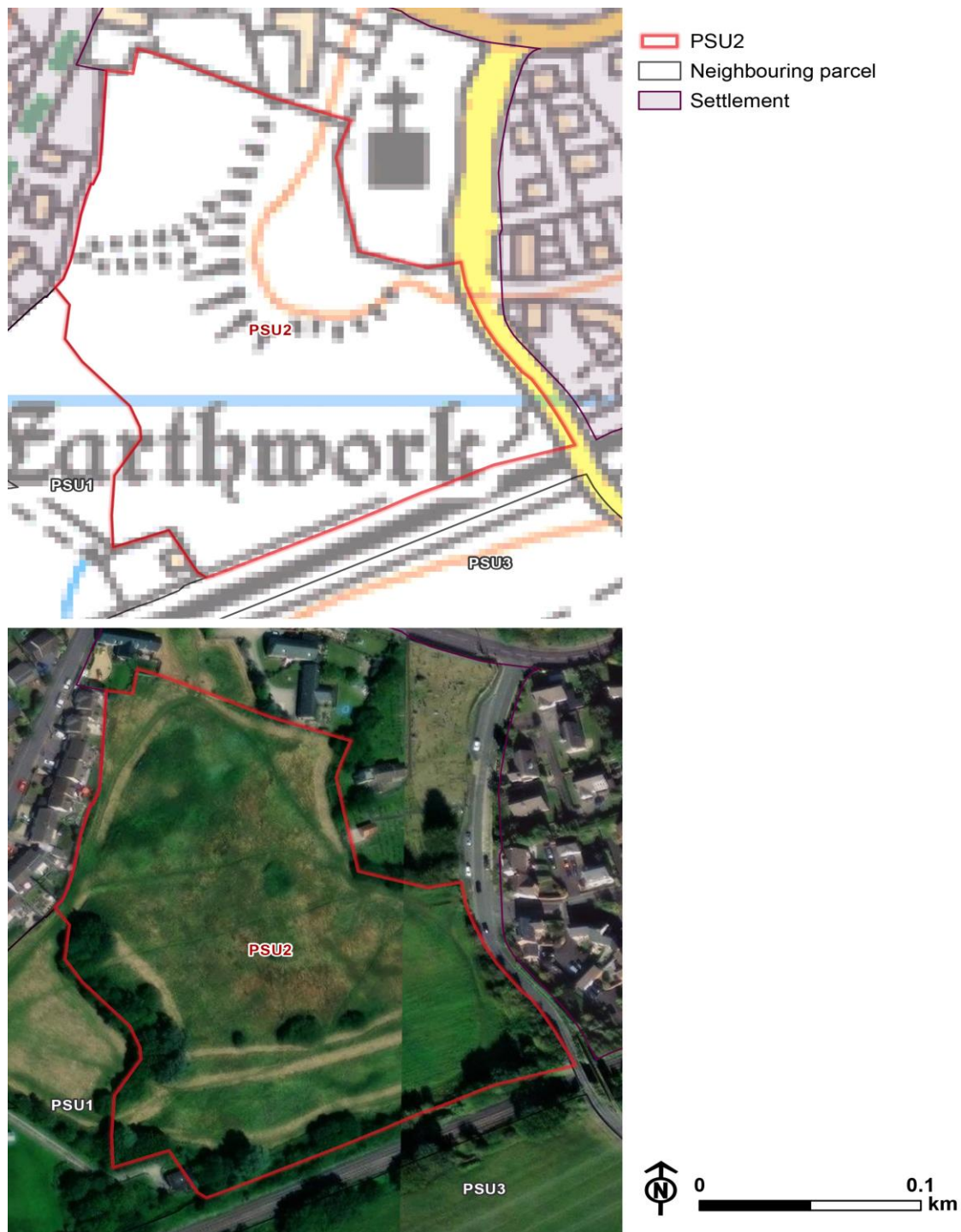
## Potential for green wedge designation in PSU1

### Potential for designation as a green wedge

Low

The parcel makes a weak contribution to all of the green wedge purposes. It plays a minor buffer role. Therefore, potential for green wedge designation is low.

## Potential for green wedge designation in PSU2



# Potential for green wedge designation in PSU2

## Description

- Harold's Park, and area of rough grassland with cut paths on the southern edge of Portskewett.
- There is no built development in the parcel, so it is open in green wedge terms.
- Garden boundaries provide weak boundary separation from the urban edges of Portskewett, which largely contain the parcel to the north, east and west.
- The landform slopes gently downhill from the urban edge, adding a little extra distinction from the urban area, but the proximity of the settlement edge means that there is still relatively strong urban influence.
- The railway line and associated mature vegetation form a strong boundary to the south.

## Contribution to the green wedge purposes

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Weak/no	Weak/no	Weak/no	Moderate	Equal

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

- Land to the north of the railway line is peripheral to the narrow gap between Portskewett and Sudbrook. Portskewett already adjoins Caldicot, so land here is not playing a significant role in maintaining their separation.
- 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

- The parcel is adjacent to the urban area of Portskewett and so contributes to managing its form.

## Potential for green wedge designation in PSU2

- 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**

- Although its recreational use gives it some association with the urban area this usage is largely informal in character. The parcel is still largely considered to be part of the countryside.
- However, 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**

- The settlement is composed primarily of late 20th century development with limited distinctiveness.
- However, the parcel is largely designated as a scheduled monument, the site of the Medieval 'Harold's House', and lies adjacent to the parish church of St Mary, a Grade 1 listed building of either 12th or early 13th century origin. This gives it some distinctive character.

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

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

## Role of parcel in relation to adjacent open land

Moderate
----------

The parcel has strong boundaries, which would limit the impact of development on open land to the south, but the narrowness of the settlement gap between Portskewett and Sudbrook means that any increase in development alongside Subbrook Road could be perceived as having some impact on the green wedge's settlement gap function.



## Potential for green wedge designation in PSU2

### Potential for designation as a green wedge

Moderate

The parcel makes a moderate contribution to 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 PSU3



# Potential for green wedge designation in PSU3

## Description

- Agricultural land lying to the north-west of Sudbrook and south of Portskewett.
- There is no development in the parcel other than a pylon and associated overhead line. Whilst this may have an impact on landscape character it is not considered to affect the green wedge's openness.
- There is only a narrow frontage, on Sudbrook Road, between the parcel and the defined urban area of Sudbrook. Land towards the western end of the parcel, which slopes downhill away from Sudbrook, has strong distinction from the urban area.
- In the eastern part of the parcel the landform is more consistent with the urban area, and development at Portskewett together with some houses on the eastern side of Sudbrook Road (outside of the green wedge) have some urbanising influence, so distinction isn't as strong..
- A railway line contains the parcel to the north, and tree lines marking the course of a former railway line form a strong boundary to the south. Woodland provides an additional buffer between the parcel and the commercial and industrial area in the western part of Portskewett.

## Contribution to the green wedge purposes

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

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

- The parcel lies in a narrow gap between Portskewett and Sudbrook, with Sudbrook Road providing a strong link between the settlements, and so contributes to preventing their merger.

## Potential for green wedge designation in PSU3

- Land in the western part of the parcel has strong distinction from the urban area, increasing the extent to which development would be considered to reduce the perceived gap between settlements. Distinction is weaker in the eastern part of the parcel, but the narrowness of the settlement gap here means that contribution to this purpose is still strong.

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

- The parcel is close to the urban areas of Portskewett and Sudbrook and so contributes to managing their form.
- The eastern part of the parcel has a degree of distinction from urban areas. Distinction is stronger in the western part of the parcel.

### **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 eastern part of the parcel has a degree of distinction from urban areas. Distinction is stronger in the western part of the parcel.

### **Purpose 4 – Protecting the setting of an urban area**

- The settlements of Portskewett and Sudbrook are composed primarily of late 20th-century development with limited distinctiveness.
- However, there are fairly strong views down across the parcel from the urban edges of Sudbrook and Portskewett, forming a rural settlement setting.

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

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

## Role of parcel in relation to adjacent open land

## Potential for green wedge designation in PSU3

Major

The parcel has strong boundaries, but this area forms the core of the settlement gap between Portskewett and Sudbrook. The narrowness of the gap means that any expansion out from either settlement would have a significant impact on the size of the remaining gap and would increase urbanising containment on remaining open land in that gap.

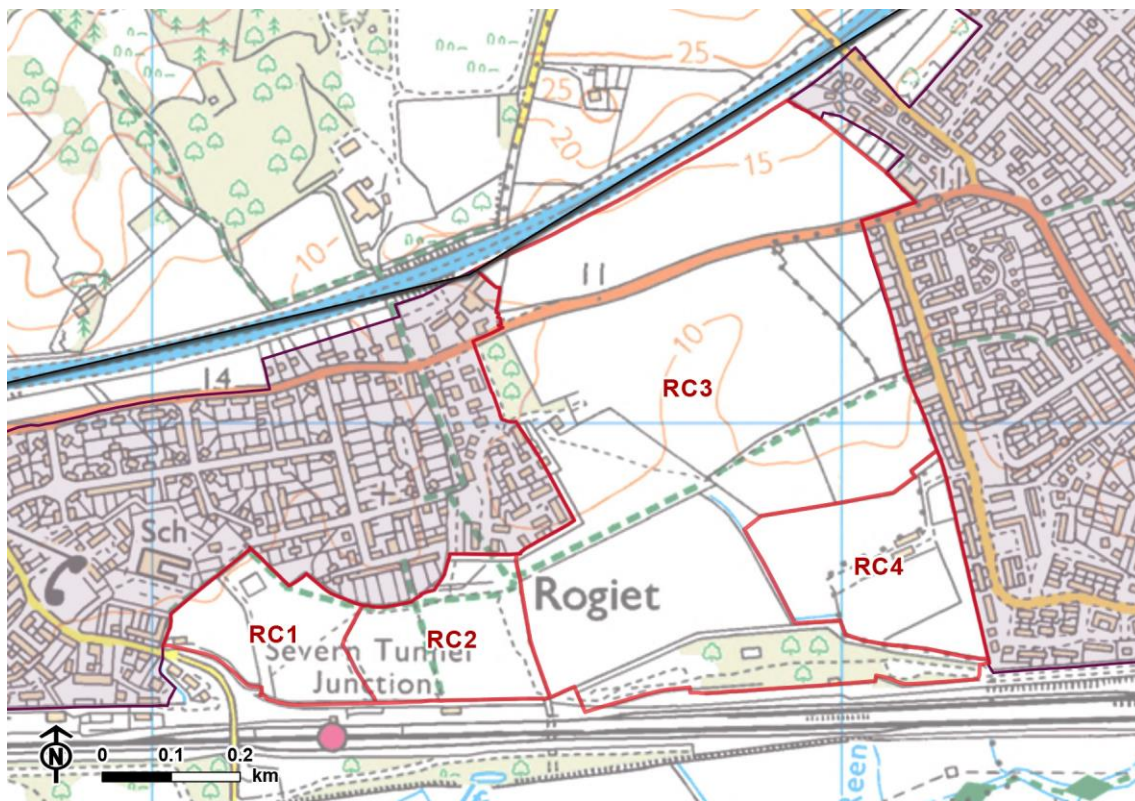
## Potential for designation as a green wedge

High

The parcel makes a strong contribution to preventing the coalescence of settlements. It plays a major buffer role. Therefore, potential for green wedge designation is high.

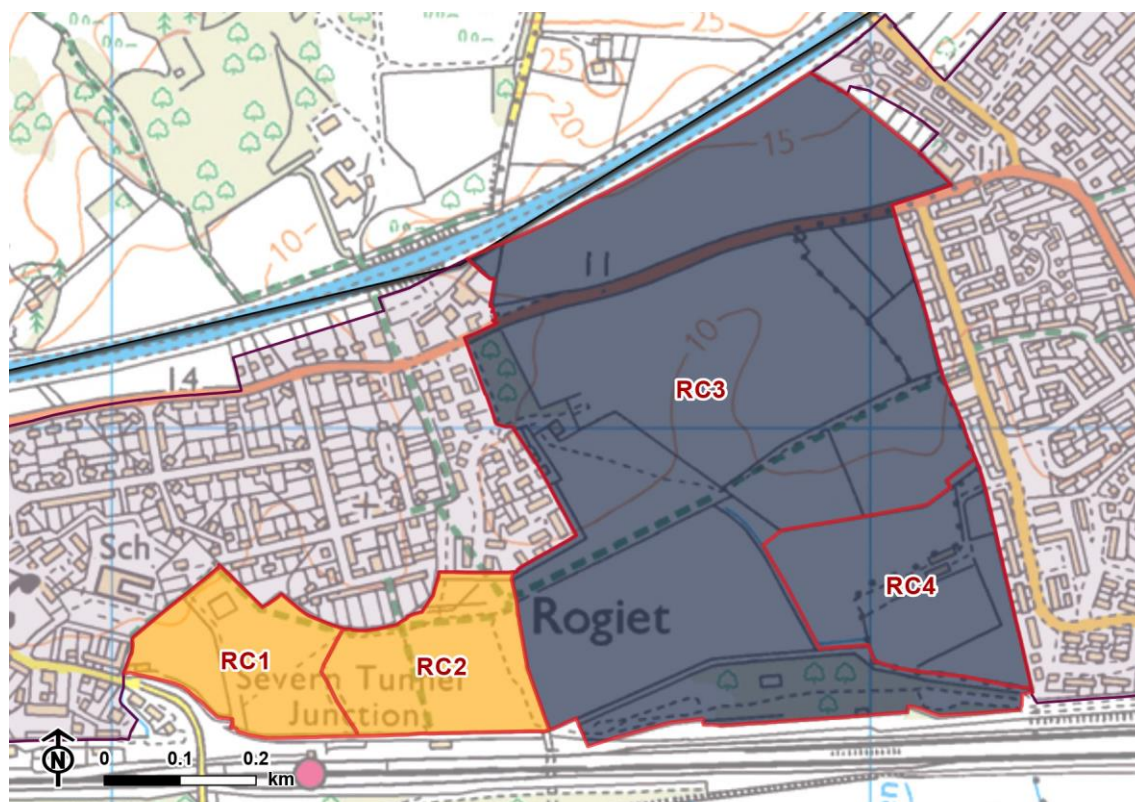


# Rogiet and Caldicot



- Rogiet and Caldicot
- Settlement
- Local Authority boundary

# Rogiet and Caldicot



- Rogiet and Caldicot
- Local Authority boundary

- Settlement
- Potential for designation as green wedge
- High
- Moderate-high
- Moderate
- Moderate-low
- Low

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## Potential for green wedge designation in RC1



# Potential for green wedge designation in RC1

## Description

- Allotments, car park, recreation grounds and playing fields adjacent to the southern edge of Rogiet.
- Allotments and development related to outdoor sports and recreation ground in the parcel do not impact openness as they are considered appropriate development. The car park is an inappropriate development but it is too small in scale to have a significant impact on the green wedge's openness.
- Hedgerows and back garden boundaries provide weak boundary separation from the urban area, although there is some fall in landform between the settlement edges and the parcel.
- The parcel is contained by the defined settlement to the north and to the west, and there are urbanising influences to south as well, in the form of houses and the Severn Tunnel Junction Car Park. This means that there is a relatively strong urbanising influence on the parcel.
- The railway line and associated mature vegetation contain the parcel to the south but there are no strong boundary features to the east.

## Contribution to the green wedge purposes

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Weak/no	Weak/no	Weak/no	Weak/no	Equal

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

- The parcel does not lie in a gap between settlements and therefore does not contribute to this purpose.

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

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

## Potential for green wedge designation in RC1

- 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**

- The parcel's uses associate it with the urban area, limiting the extent to which it can be considered part of the countryside.
- 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**

- Rogiet is composed primarily of late 20th-century residential development with limited distinctiveness.
- Land forms an open setting immediately adjacent to the settlement edge but its land use means it is closely associated with the urban area.

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

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

## Role of parcel in relation to adjacent open land

Moderate

In the absence of any strong boundary feature the development of land in this parcel would in turn weaken the contribution to the green wedge purposes of the adjacent open land to the east.

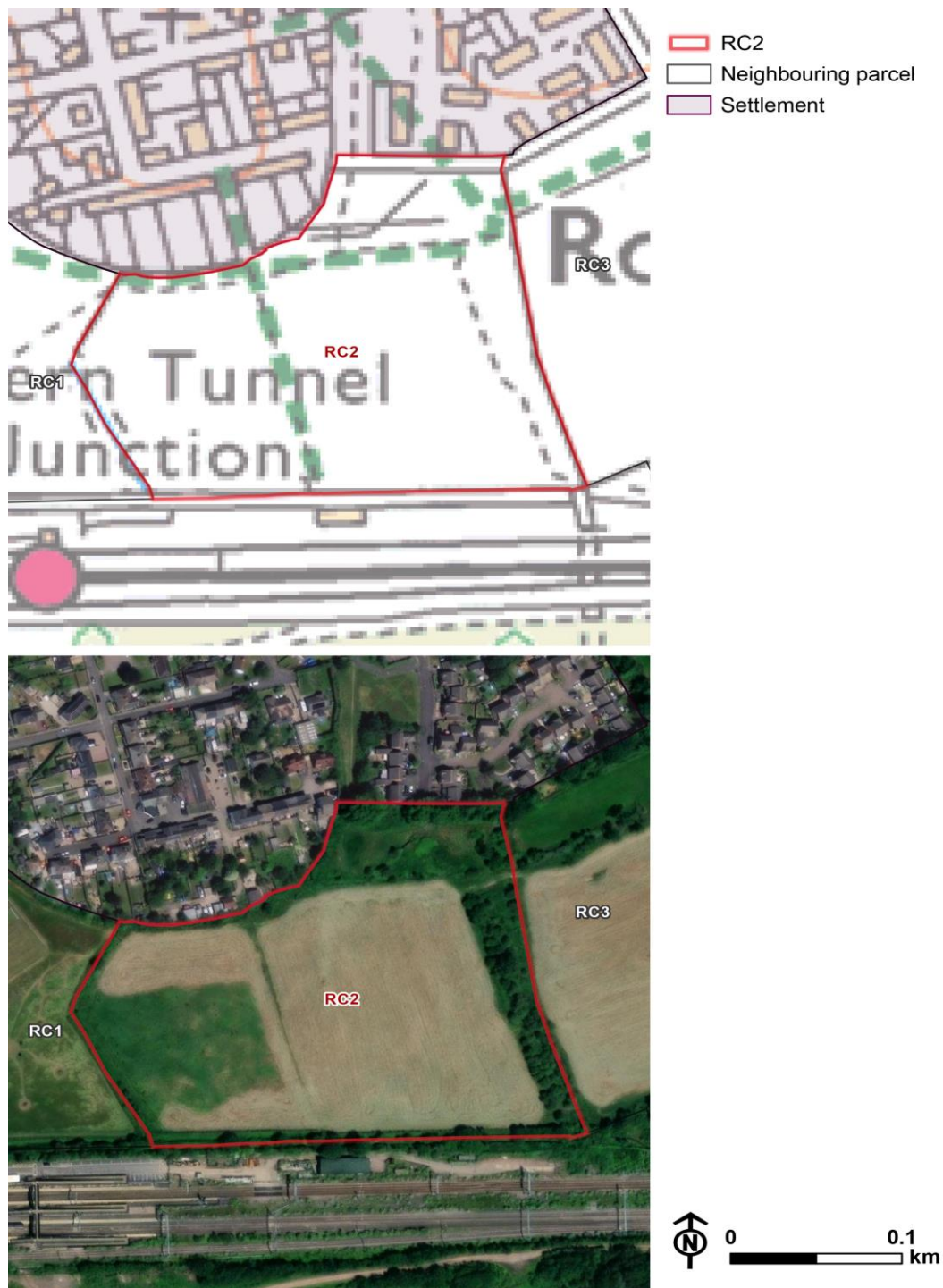
## Potential for designation as a green wedge

Low-moderate

The parcel makes a weak contribution to all of the green wedge purposes. It plays a moderate buffer role. Therefore, potential for green wedge designation is low-moderate.



## Potential for green wedge designation in RC2



# Potential for green wedge designation in RC2

## Description

- Agricultural land adjacent to the south-eastern edge of Rogiet.
- There is no built development in the parcel and therefore it is considered open in green wedge terms.
- Hedgerow, mature trees and a slope down from the main urban area combine to create a degree of distinction from the urban edge to the north.
- Although the urban edge boundary is not strong, tree cover limits the urbanising visual influence of the settlement.
- The railway line and associated mature vegetation form a strong boundary to the south and a belt of mature trees also forms a relatively strong boundary between the parcel and the rest of the green wedge to the east.

## Contribution to the green wedge purposes

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Weak/no	Moderate	Moderate	Weak/no	Equal

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

- The parcel is peripheral to the narrow gap between Rogiet and Caldicot, and its well-treed eastern boundary limits its association with the gap.
- Land has a degree of distinction from the urban area.

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

- The parcel lies adjacent to the urban area of Rogiet and so contributes to managing its form.
- Land has a degree of distinction from the urban area.

### Purpose 3 – Assisting in safeguarding the countryside from encroachment

## Potential for green wedge designation in RC2

- The parcel is part of the countryside and so contributes to preventing encroachment on it.
- Land has a degree of distinction from the urban area.

### **Purpose 4 – Protecting the setting of an urban area**

- Rogiet is composed primarily of late 20th-century residential development with limited distinctiveness.
- The parcel has no distinctive features to make any particular contribution to the settlement's setting.

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

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

## Role of parcel in relation to adjacent open land

Minor

The parcel has a relatively strong boundary tree belt to the east, and open land to the east is already close to the urban edge. Development would not, therefore, significantly affect the contribution of adjacent green wedge land to the green wedge purposes. Development would not reduce the settlement gap between Rogiet and Caldicot.

## Potential for designation as a green wedge

Low-moderate

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

# Potential for green wedge designation in RC3



# Potential for green wedge designation in RC3

## Description

- Open farmland lying between Rogiet and Caldicot adjoining the eastern edge of the former and the western edge of the latter.
- There parcel contains a single agricultural barn, close to the edge of Rogiet. This is an appropriate green wedge land use and therefore does not affect its openness. Several houses on the recent Cherry Close development in Rogiet also cross into the edge of the green wedge.
- Tree cover softens the urban edge of Rogiet in places, but there are no strong boundary features to create separation between the parcel and the settlement. To the east, hedgerows and back garden boundaries provide weaker separation between the parcel and Caldicot.
- The settlement edges of Rogiet and Caldicot are close enough for there to be visibility of both from many locations in the parcel, but the gap is wide enough for the urban areas not to dominate.
- The M48 forms a strong boundary to the north and the railway line does likewise to the south.

## Contribution to the green wedge purposes

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

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

- The parcel lies in a narrow gap between Rogiet and Caldicot, and so contributes to preventing their merger.
- Land has a degree of distinction from the urban area.

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

- The parcel lies adjacent to the urban area of Rogiet and Caldicot and so contributes to managing their form.



## Potential for green wedge designation in RC3

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

### **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 a degree of distinction from the urban area.

### **Purpose 4 – Protecting the setting of an urban area**

- Rogiet and Caldicot are composed primarily of late 20th-century residential development with limited distinctiveness. The latter has a historic core, with a Conservation Area centred on Caldicot Castle, but the parcel has no relationship with this.
- However, the mature tree belt south of the B4245, associated with the former Ifton Manor Farm, is a distinctive settlement edge feature, and the parcel as a whole forms a rural setting that maintains the separate identities of Rogiet and Caldicot.

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

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

## Role of parcel in relation to adjacent open land

Major

Release of the parcel as a whole would remove the separation between Rogiet and Caldicot, and any partial development in this narrow gap would weaken the contribution of adjacent green wedge land to the green wedge purposes, increasing its urban containment.

## Potential for designation as a green wedge

High

## Potential for green wedge designation in RC3

The parcel makes a strong contribution to preventing the coalescence of settlements. It plays a major buffer role. Therefore, potential for green wedge designation is high.

## Potential for green wedge designation in RC4



# Potential for green wedge designation in RC4

## Description

- Recreation ground and rugby club adjacent to the western edge of Caldicot.
- The rugby club buildings are ancillary to an appropriate green wedge use (i.e. outdoor sport) and so do not affect openness.
- The parcel adjoins the urban area to the east. Back garden boundaries provide weak boundary separation between the parcel and the urban edge.
- The visible urban edge means that there is some urbanising influence within the parcel. Lighting associated with the sports pitches also has an urbanising influence.
- The railway line and associated mature vegetation contain the parcel to the south, but hedgerows provide weaker distinction from the wider countryside to the west and north.

## Contribution to the green wedge purposes

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Strong	Moderate	Weak/no	Weak/no	Equal

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

- The parcel lies in a narrow gap between Rogiet and Caldicot, and so contributes to preventing their merger.
- Land has a degree of distinction from the urban area.

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

- The parcel lies adjacent to the urban area of Caldicot and so contributes to managing its form.
- Land has a degree of distinction from the urban area.

## Potential for green wedge designation in RC4

### **Purpose 3 – Assisting in safeguarding the countryside from encroachment**

- Although it extends a reasonable distance into the countryside, the parcel's recreational use associates it with the urban area and limits its contribution to this purpose.
- Land has a degree of distinction from the urban area.

### **Purpose 4 – Protecting the setting of an urban area**

- Caldicot is composed primarily of late 20th-century residential development with limited distinctiveness. It has a historic core, with a Conservation Area centred on Caldicot Castle, but the parcel has no relationship with this.
- The parcel's recreational use associates it with the urban area and so limits its role as part of the settlement's rural setting.

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

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

## Role of parcel in relation to adjacent open land

Major
-------

Release of the parcel as a whole would significantly reduce the separation between Rogiet and Caldicot, and any partial development in this narrow gap would weaken the contribution of adjacent green wedge land to the green wedge purposes, increasing its urban containment.

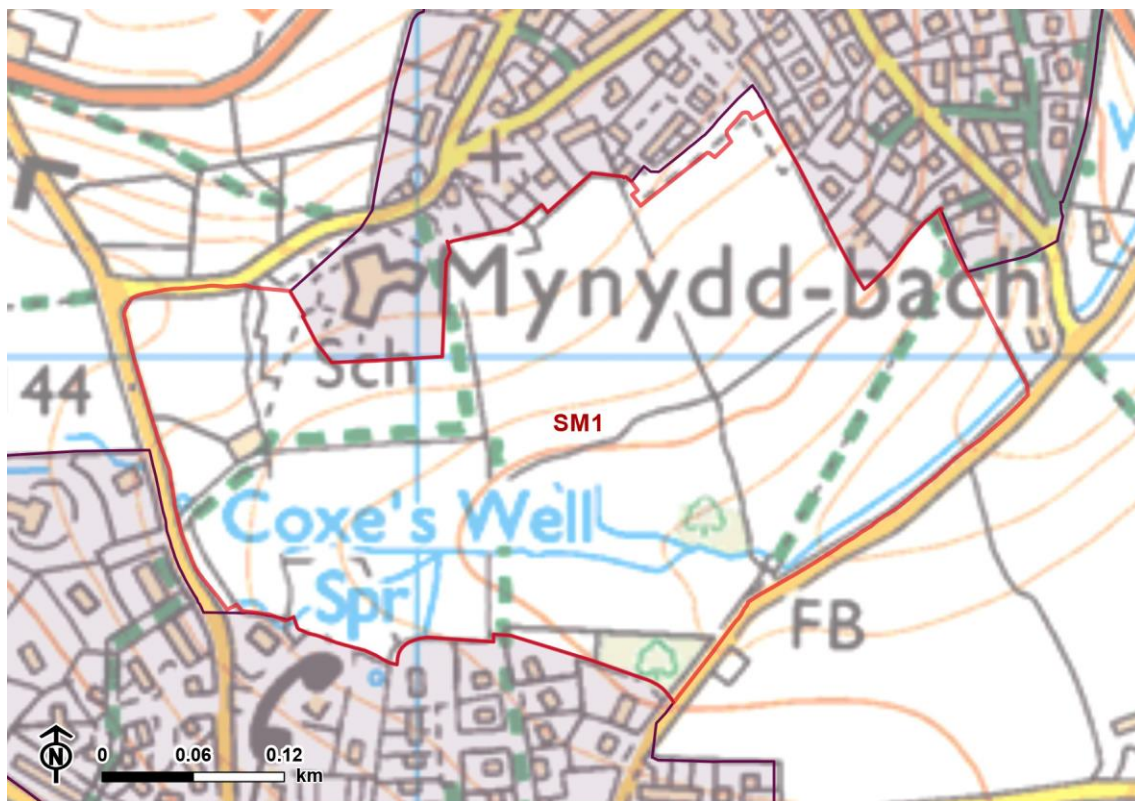
## Potential for designation as a green wedge




High
------

The parcel makes a strong contribution to preventing the coalescence of settlements. It plays a major buffer role. Therefore, potential for green wedge designation is high.

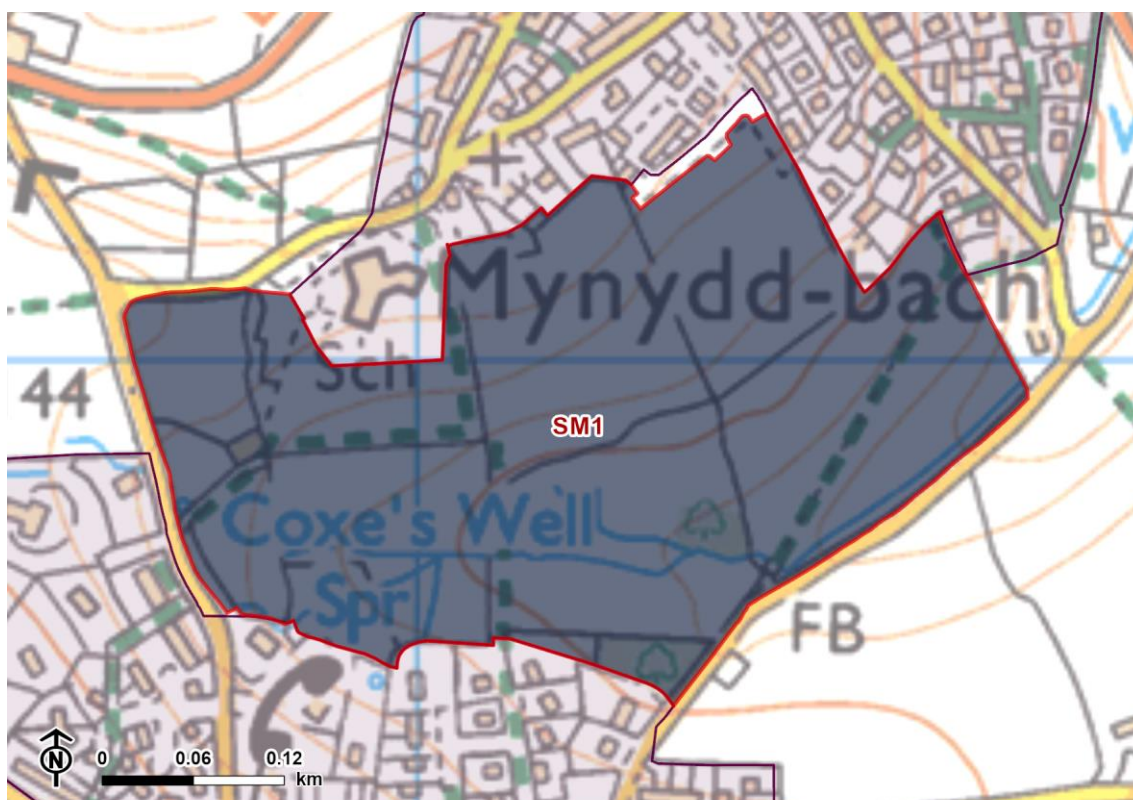


# Shirenewton and Mynydd-bach



-  Shirenewton and Mynydd-bach
-  Settlement
-  Local Authority boundary

## Shirenewton and Mynydd-bach



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## Potential for green wedge designation in SM1





# Potential for green wedge designation in SM1

## Description

- Agricultural fields and tree cover between Shirenewton and Mynydd Bach.
- There is no built development within the parcel other than a storage barn on the edge of Mynydd-bach which is likely to be associated with agricultural use and, therefore, appropriate development in a green wedge.
- Scattered tree cover provides relatively weak boundaries at the urban edges to the north and south of the parcel. However, the parcel forms a valley, the floor of which is marked by a tree-fringes watercourse close to the edge of Shirenewton, so this and a series of well-treed field boundaries create some distinction between the parcel and both settlement edges.
- Notwithstanding the above, the parcel is largely contained between the two villages, with some degree of visibility of one or the other from much of the area, although urbanising influence from some parts is relatively weak.
- Spout Hill follows the course of the stream that arises in the parcel (at Cox's Well Spring), and so forms a strong boundary feature with rising land to the east. The elevated land in the parcel looks over the surrounding countryside to the east. There is also rising land to the west of the parcel, beyond Ditch Hill Lane, and steeply falling ground to the north of the western end of the parcel.

## Contribution to the green wedge purposes

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

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

- The parcel lies in a narrow gap between the settlements of Shirenewton and Mynydd-bach and therefore contributes to preventing their merger.
- Land has a degree of distinction from the urban area.

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

## Potential for green wedge designation in SM1

- The parcel adjacent to the urban areas of Shirenewton and Mynydd-bach and so contributes to managing their form.
- Land has a degree of distinction from the urban area.

### 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 a degree of distinction from the urban area.

### Purpose 4 – Protecting the setting of an urban area

- The parcel's valley landform gives it a distinctive character as part of the rural setting of Shirenewton, and land in the west of the parcel has some visual relationship with the historic parts of the village.
- Land also contributes to maintaining the separate identity of Shirenewton as distinct from Mynydd Bach to the north.

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

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

## Role of parcel in relation to adjacent open land

Major

Release of the parcel as a whole would remove the separation between Shirenewton and Mynydd-bach, and any partial development in this narrow gap would weaken the contribution of adjacent green wedge land to the green wedge purposes, increasing its urban containment.

## Potential for designation as a green wedge

High

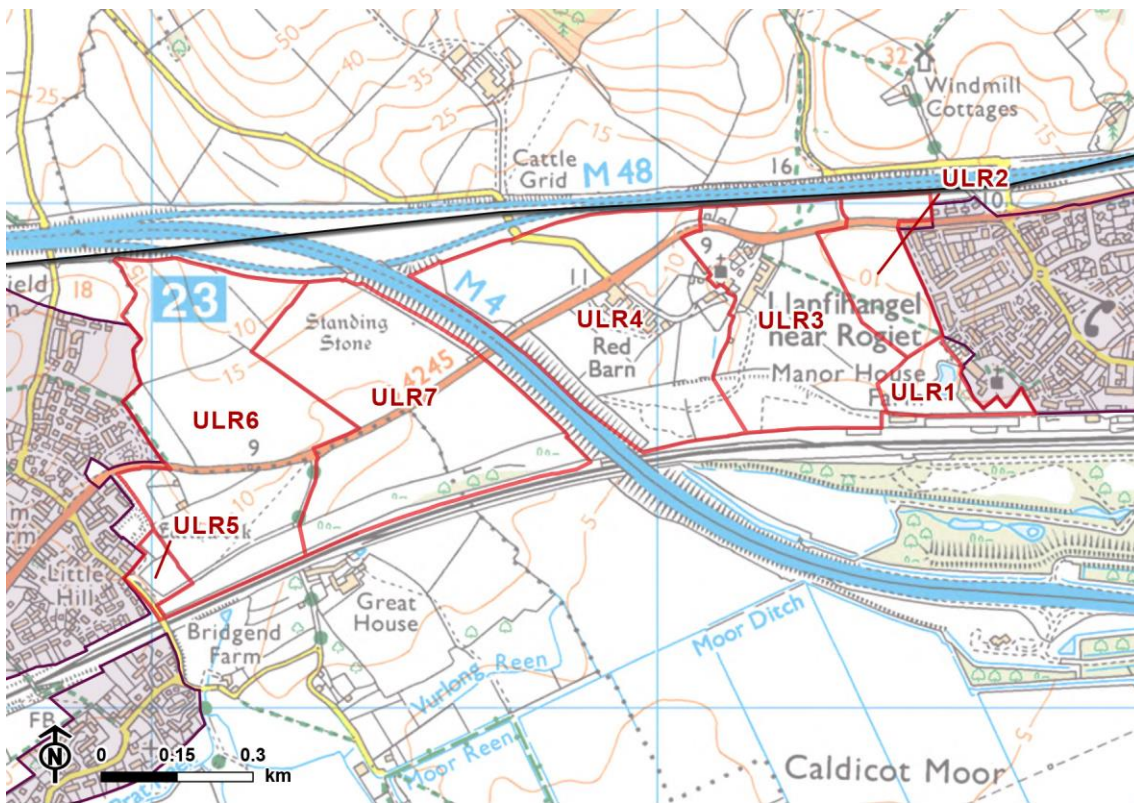
The parcel makes a strong contribution to preventing the coalescence of



## Potential for green wedge designation in SM1

settlements and to protecting the setting of urban areas. It plays a major buffer role. Therefore, potential for green wedge designation is high.

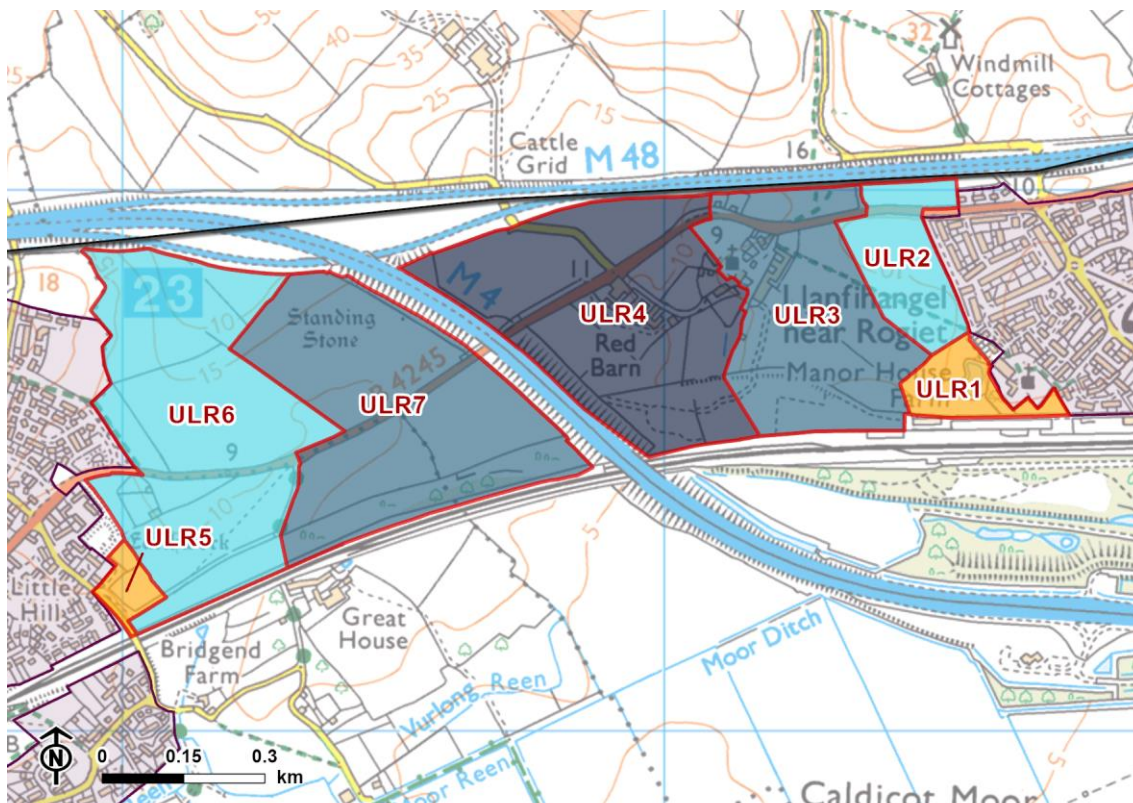
# Undy, Llanfihangel Rogiet and Rogiet



-  Undy, Llanfihangel Rogiet and Rogiet
-  Local Authority boundary

 Settlement

# Undy, Llanfihangel Rogiet and Rogiet



- |   |  |
|---|--|
| <span style="border: 1px solid red; display: inline-block; width: 15px; height: 10px; vertical-align: middle;"></span> Undy, Llanfihangel Rogiet and Rogiet | <span style="border: 1px solid purple; display: inline-block; width: 15px; height: 10px; vertical-align: middle;"></span> Settlement   |
| <span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px; vertical-align: middle;"></span> Local Authority boundary           | Potential for designation as green wedge   |
|   | <span style="display: inline-block; width: 15px; height: 10px; background-color: darkblue; vertical-align: middle;"></span> High       |
|   | <span style="display: inline-block; width: 15px; height: 10px; background-color: blue; vertical-align: middle;"></span> Moderate-high  |
|   | <span style="display: inline-block; width: 15px; height: 10px; background-color: lightblue; vertical-align: middle;"></span> Moderate  |
|   | <span style="display: inline-block; width: 15px; height: 10px; background-color: orange; vertical-align: middle;"></span> Moderate-low |
|   | <span style="display: inline-block; width: 15px; height: 10px; background-color: yellow; vertical-align: middle;"></span> Low          |

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## Potential for green wedge designation in ULR1



# Potential for green wedge designation in ULR1

## Description

- A mix of rough grassland, scrub, trees and recreational use (a rugby pitch) on the south-western edge of Rogiet.
- There is no development in the parcel, so it is open in green wedge terms.
- Hedgerows form a relatively weak urban edge boundary in most places. There are trees in the south-eastern part of the parcel but the extent to which these create a sense of distinction from the urban area is limited by the small size of this area and its containment between urban edges and the Railway Terrace.
- Although outside of the defined settlement, houses on railway terrace at the south-western corner of the parcel have an urbanising, containing influence.
- Railway Terrace and the adjacent railway line form a strong boundary feature to the south. A hedgerow clearly defines the western and northern edges of the parcel but does not constitute a strong boundary feature.

## Contribution to the green wedge purposes

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Weak/no	Weak/no	Weak/no	Weak/no	Equal

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

- The gap between Rogiet and Undy is relatively wide in relation to the size of the settlements, but the M4/M48, B4245 and railway line provide rapid connectivity across the green wedge, reducing the perceived size of the gap.
- 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

- The parcel lies close to the urban area of Rogiet and so contributes to



## Potential for green wedge designation in ULR1

managing its form.

- 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**

- The parcel has some rural elements but also a sports pitch, which increases its association with the urban area.
- 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**

- Rogiet is a largely modern settlement and this parcel does not have any features to provide a distinctive setting. It lies outside of the Llanfihangel Rogiet Conservation Area.

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

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

## Role of parcel in relation to adjacent open land

Moderate

The development of land in this parcel would have little impact on the settlement gap between Rogiet and Undy, but any development would in turn weaken the contribution to the green wedge purposes of adjacent land to the west or north.

## Potential for designation as a green wedge

Low-moderate

The parcel makes a weak contribution to all of the Green Belt purposes. It plays a moderate buffer role. Therefore, potential for green wedge designation is low-moderate.

## Potential for green wedge designation in ULR2



# Potential for green wedge designation in ULR2

## Description

- Farmland to the west of Rogiet and east of Llanfihangel Rogiet.
- There is no development in the parcel, so it is open in green wedge terms.
- Hedgerows form a relatively weak urban edge boundary.
- As a result, there is some urbanising influence within the parcel, but it shares a visual relationship with open land to the west and rising farmland and woodland to the north.
- The M48 to the north and railway line to the south form strong boundary features, but there is open farmland between the parcel and the M4 to the west, with no strong boundary features to create distinction between the two areas.

## Contribution to the green wedge purposes

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	Moderate	Moderate	Weak/no	Equal

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

- The gap between Rogiet and Undy is relatively wide in relation to the size of the settlements, but the M4/M48, B4245 and railway line provide rapid connectivity across the green wedge, reducing the perceived size of the gap.
- The land has a degree of distinction from the urban area.

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

- The parcel lies close to the urban area of Rogiet and so contributes to managing its form.
- The land has a degree of distinction from the urban area.

## Potential for green wedge designation in ULR2

### **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 land has a degree of distinction from the urban area.

### **Purpose 4 – Protecting the setting of an urban area**

- The hamlet of Llanfihangel Rogiet to the west is focused on a church and two historic farmsteads but these, and the Conservation Area of which they form part, lie beyond this parcel.
- Rogiet is a largely modern settlement and this parcel does not have any features to provide a distinctive setting.

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

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

## Role of parcel in relation to adjacent open land

Moderate

The development of land in this parcel would have little impact on the settlement gap between Rogiet and Undy, but any development would in turn weaken the contribution to the green wedge purposes of adjacent land to the west.

## Potential for designation as a green wedge

Moderate

The parcel makes a moderate contribution to preventing settlement coalescence, 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 ULR3





# Potential for green wedge designation in ULR3

## Description

- Farmland to the east of the small, rural settlement of Llanfihangel Rogiet, along the B4245 to the west of Rogiet.
- Development at Llanfihangel Rogiet is not urban in character, density or form. Open land within the developed area retains a relationship with the wider countryside and so contributes to green wedge openness.
- Hedgerows and a small, intervening field provide weak separation from the urban edge to the east.
- As a result, there is some urbanising influence within the parcel, but it shares a visual relationship with land to the west and rising farmland and woodland to the north.
- The M48 to the north and railway line to the south form strong boundary features, but there is open farmland between the parcel and the M4 to the west.

## 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

- The gap between Rogiet and Undy is relatively wide in relation to the size of the settlements, but the M4/M48, B4245 and railway line provide rapid connectivity across the green wedge, reducing the perceived size of the gap.
- The land has a degree of distinction from the urban area.

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

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

## Potential for green wedge designation in ULR3

- The land has a degree of distinction from the urban area.

### **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 land has a degree of distinction from the urban area.

### **Purpose 4 – Protecting the setting of an urban area**

- The hamlet of Llanfihangel Rogiet is focused on a church and two historic farmsteads (one of which lies within this parcel). These features and the surrounding farmland which form their setting give the parcel a distinctive, historic character which is reflected in the inclusion of most of it in a Conservation Area.
- Rogiet is composed primarily of late 20th-century residential development with limited distinctiveness, but the Conservation Area provides a strong visual setting to the west of the settlement.

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

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

## Role of parcel in relation to adjacent open land

Moderate
----------

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 the remaining open land between the parcel and the M4. Although the southern edge of the parcel is outside of the Conservation Area development here would have a significant impact on contribution of the rest of the parcel to Rogiet's setting.

## Potential for designation as a green wedge

## Potential for green wedge designation in ULR3

Moderate-high

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 ULR4



# Potential for green wedge designation in ULR4

## Description

- Farmland around the western side of the small, rural settlement of Llanfihangel Rogiet along the B4245 to the west of Rogiet.
- Development at Llanfihangel Rogiet is not urban in character, density or form. Open land within the developed area retains a relationship with the wider countryside and so contributes to the green wedge's openness.
- There is some distance between the parcel and the urban edge to the east, but intervening hedgerows do not create much separation and, in this context, the major transport links that surround the parcel can be considered to have some additional urbanising influence.
- There is some urbanising influence within the parcel, but it shares a visual relationship with rising farmland and woodland to the north.
- The raised M4 and linear tree cover alongside it contain the parcel from open land to the west, and the M48 to the north and railway line to the south similarly form strong boundary features.

## 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

- The gap between Rogiet and Undy is relatively wide in relation to the size of the settlements, but the M4/M48, B4245 and railway line provide rapid connectivity across the green wedge, reducing the perceived size of the gap.
- The land has a degree of distinction from the urban area.

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

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



## Potential for green wedge designation in ULR4

- The land has a degree of distinction from the urban area.

### **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 land has a degree of distinction from the urban area.

### **Purpose 4 – Protecting the setting of an urban area**

- The hamlet of Llanfihangel Rogiet is focused on two historic farmsteads and a church. These features and the surrounding farmland which form their setting give the parcel a distinctive, historic character which is reflected in the inclusion of most of it in a Conservation Area.
- Rogiet is composed primarily of late 20th-century residential development with limited distinctiveness, but the Conservation Area provides a strong visual setting to the west of the settlement.

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

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

## Role of parcel in relation to adjacent open land

Major
-------

Although the parcel is contained by strong boundary features the release of land this distance from Rogiet whole would have a significant impact on the size of the settlement gap between Rogiet and Undy. Any partial development of this parcel would in turn weaken the contribution to the green wedge purposes of the remainder. Although the southern edge of the parcel is outside of the Conservation Area development here would have a significant impact on contribution of the rest of the parcel to Rogiet's setting.

## Potential for green wedge designation in ULR4

### Potential for designation as a green wedge

High

The parcel makes a strong contribution to 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 ULR5



# Potential for green wedge designation in ULR5

## Description

- Open grassland adjacent to the eastern edge of Undy, south of the B4245.
- There is no built development in the parcel, so it is open in green wedge terms.
- Garden boundaries provide weak boundary separation between the parcel and the urban area. A Scheduled Monument – a Medieval moated manor site – lies between the urban and the green wedge adjacent to the northern part of the parcel but does not create much sense of distinction between the parcel and the settlement.
- The shape of the urban edge, including residential development to the north of the B4245, means that this small parcel is partially contained by built development and is subject to relatively strong urbanising influence.
- Hedgerows do not create any significant distinction between the parcel and open fields to the east.

## Contribution to the green wedge purposes

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Weak/no	Weak/no	Weak/no	Weak/no	Equal

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

- The gap between Rogiet and Undy is relatively wide in relation to the size of the settlements, but the M4/M48, B4245 and railway line provide rapid connectivity across the green wedge, reducing the perceived size of the gap.
- 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

- The parcel lies close to the urban area of Rogiet and so contributes to

## Potential for green wedge designation in ULR5

managing its form.

- 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**

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

- Undy is composed primarily of late 20th-century residential development with limited distinctiveness.
- Although the parcel abuts a Scheduled Monument, and may potentially be significant in terms of providing a setting to that feature, it does not have any particularly distinctive qualities that contribute to the setting of the urban area.

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

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

## Role of parcel in relation to adjacent open land

Moderate

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

Low-moderate

The parcel makes a weak contribution to all of the green wedge purposes. It



## Potential for green wedge designation in ULR5

plays a moderate buffer role. Therefore, potential for green wedge designation is low-moderate.

## Potential for green wedge designation in ULR6



# Potential for green wedge designation in ULR6

## Description

- Open farmland adjacent to the eastern edge of Undy.
- The parcel contains only a single agriculture-associated dwelling and outbuildings. This is an appropriate green wedge use which has no impact on openness.
- Garden boundaries and hedges provide weak boundary separation between the parcel and the urban area. There are no strong boundary features to define the urban edge, and the transport links that surround and run through the parcel – the M4, B4246 and railway line, can be considered to have some additional urbanising influence.
- There is some urbanising influence within the parcel, but it shares some visual relationship with rising farmland and woodland to the north.
- The M4 to the north and railway line to the south form strong boundary features, but there is open farmland between the parcel and the M4 to the east.

## Contribution to the green wedge purposes

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	Moderate	Moderate	Weak/no	Equal

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

- The gap between Rogiet and Undy is relatively wide in relation to the size of the settlements, but the M4/M48, B4245 and railway line provide rapid connectivity across the green wedge, reducing the perceived size of the gap.
- The land has a degree of distinction from the urban area.

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

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

## Potential for green wedge designation in ULR6

- The land has a degree of distinction from the urban area.

### **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 land has a degree of distinction from the urban area.

### **Purpose 4 – Protecting the setting of an urban area**

- Undy is composed primarily of late 20th-century residential development with limited distinctiveness.
- Land forms an open, rural setting adjacent to the settlement edge but does not have any particularly distinctive qualities.

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

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

## Role of parcel in relation to adjacent open land

Moderate

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 the remaining open land between the parcel and the M4.

## Potential for designation as a green wedge

Moderate

The parcel makes a moderate contribution to preventing settlement coalescence, 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 ULR7





# Potential for green wedge designation in ULR7

## Description

- Open farmland close to the eastern edge of Undy.
- There is no built development in the parcel, so it is open in green wedge terms.
- Garden boundaries and hedges provide weak boundary separation between the parcel and the urban area. The parcel extends some distance from the urban edge to the west, but intervening field boundaries do not add much visual separation and, in this context, the transport links that surround and run through the parcel – the M4, B4246 and railway line, can be considered to have some additional urbanising influence.
- There is some urbanising influence within the parcel, but it shares some visual relationship with rising farmland and woodland to the north.
- The raised M4 and linear tree cover alongside it contain the parcel from open land to the east, and the M4 to the north and railway line to the south similarly form strong boundary features.

## Contribution to the green wedge purposes

Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5
Moderate	Moderate	Moderate	Weak/no	Equal

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

- The gap between Rogiet and Undy is relatively wide in relation to the size of the settlements, but the M4/M48, B4245 and railway line provide rapid connectivity across the green wedge, reducing the perceived size of the gap.
- The land has a degree of distinction from the urban area.

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

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

## Potential for green wedge designation in ULR7

- The land has a degree of distinction from the urban area.

### **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 land has a degree of distinction from the urban area.

### **Purpose 4 – Protecting the setting of an urban area**

- Undy is composed primarily of late 20th-century residential development with limited distinctiveness.
- Land forms an open, rural setting close to the settlement edge but does not have any particularly distinctive qualities.

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

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

## Role of parcel in relation to adjacent open land

Major

Although the parcel is contained by strong boundary features the release of land this distance from Undy would have a significant impact on the size of the settlement gap between Rogiet and Undy. Any partial development of this parcel would in turn weaken the contribution to the green wedge purposes of the remainder.

## Potential for designation as a green wedge

Moderate-high

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

# Chapter 3

## Conclusions and Next Steps

**3.1** 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, and adjacent to Abergavenny.

**3.2** 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 MCC to consider these findings in combination with their own analysis of development demand and consideration of likely future growth strategies.

**Table 3.1: Potential for designation as green wedge**

Settlement	Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5	Potential for green wedge designation
Abergavenny	AG1	Weak/no	Strong	Strong	Strong	Equal	Moderate-high
Abergavenny	AG2	Weak/no	Strong	Strong	Moderate	Equal	Moderate
Abergavenny	AG3	Strong	Strong	Strong	Strong	Equal	High
Abergavenny	AG4	Strong	Strong	Strong	Strong	Equal	High
Abergavenny	AG5	Weak/no	Moderate	Moderate	Moderate	Equal	Moderate
Abergavenny	AG6	Weak/no	Weak/no	Weak/no	Weak/no	Equal	Low
Abergavenny	AG7	Weak/no	Strong	Strong	Moderate	Equal	Moderate-high
Abergavenny	AG8	Weak/no	Strong	Strong	Strong	Equal	Moderate-high
Abergavenny	AG9	Weak/no	Moderate	Moderate	Moderate	Equal	Moderate
Abergavenny	AG10	Weak/no	Strong	Strong	Strong	Equal	Moderate-high
Abergavenny	AG11	Weak/no	Strong	Strong	Strong	Equal	Moderate
Chepstow, Pwllmeyric and Mathern	CPM1	Strong	Strong	Strong	Strong	Equal	High
Chepstow, Pwllmeyric and Mathern	CPM2	Moderate	Moderate	Moderate	Strong	Equal	Moderate-high
Chepstow, Pwllmeyric and Mathern	CPM3	Strong	Moderate	Moderate	Strong	Equal	High
Chepstow, Pwllmeyric and Mathern	CPM4	Strong	Moderate	Moderate	Moderate	Equal	High
Chepstow, Pwllmeyric and Mathern	CPM5	Moderate	Moderate	Moderate	Strong	Equal	Moderate-high
Chepstow, Pwllmeyric and Mathern	CPM6	Strong	Moderate	Moderate	Strong	Equal	High
Chepstow, Pwllmeyric and Mathern	CPM7	Strong	Strong	Strong	Strong	Equal	High
Chepstow, Pwllmeyric and Mathern	CPM8	Strong	Strong	Strong	Strong	Equal	High
Chepstow, Pwllmeyric and Mathern	CPM9	Moderate	Moderate	Moderate	Moderate	Equal	Moderate-high
Chepstow, Pwllmeyric and Mathern	CPM10	Moderate	Moderate	Moderate	Moderate	Equal	Moderate
Portskewett and Sudbrook	PSU1	Weak/no	Weak/no	Weak/no	Weak/no	Equal	Low
Portskewett and Sudbrook	PSU2	Weak/no	Weak/no	Weak/no	Moderate	Equal	Moderate
Portskewett and Sudbrook	PSU3	Strong	Moderate	Moderate	Moderate	Equal	High
Rogiet and Caldicot	RC1	Weak/no	Weak/no	Weak/no	Weak/no	Equal	Low-moderate
Rogiet and Caldicot	RC2	Weak/no	Moderate	Moderate	Weak/no	Equal	Low-moderate

Settlement	Parcel	Purpose 1	Purpose 2	Purpose 3	Purpose 4	Purpose 5	Potential for green wedge designation
Rogiet and Caldicot	RC3	Strong	Moderate	Moderate	Moderate	Equal	High
Rogiet and Caldicot	RC4	Strong	Moderate	Weak/no	Weak/no	Equal	High
Shirenewton and Mynydd-bach	SM1	Strong	Moderate	Moderate	Strong	Equal	High
Undy, Llanfihangel Rogiet and Rogiet	ULR1	Weak/no	Weak/no	Weak/no	Weak/no	Equal	Low-moderate
Undy, Llanfihangel Rogiet and Rogiet	ULR2	Moderate	Moderate	Moderate	Weak/no	Equal	Moderate
Undy, Llanfihangel Rogiet and Rogiet	ULR3	Moderate	Moderate	Moderate	Strong	Equal	Moderate-high
Undy, Llanfihangel Rogiet and Rogiet	ULR4	Moderate	Moderate	Moderate	Strong	Equal	High
Undy, Llanfihangel Rogiet and Rogiet	ULR5	Weak/no	Weak/no	Weak/no	Weak/no	Equal	Low-moderate
Undy, Llanfihangel Rogiet and Rogiet	ULR6	Moderate	Moderate	Moderate	Weak/no	Equal	Moderate
Undy, Llanfihangel Rogiet and Rogiet	ULR7	Moderate	Moderate	Moderate	Weak/no	Equal	Moderate-high



# Settlement conclusions

## Abergavenny

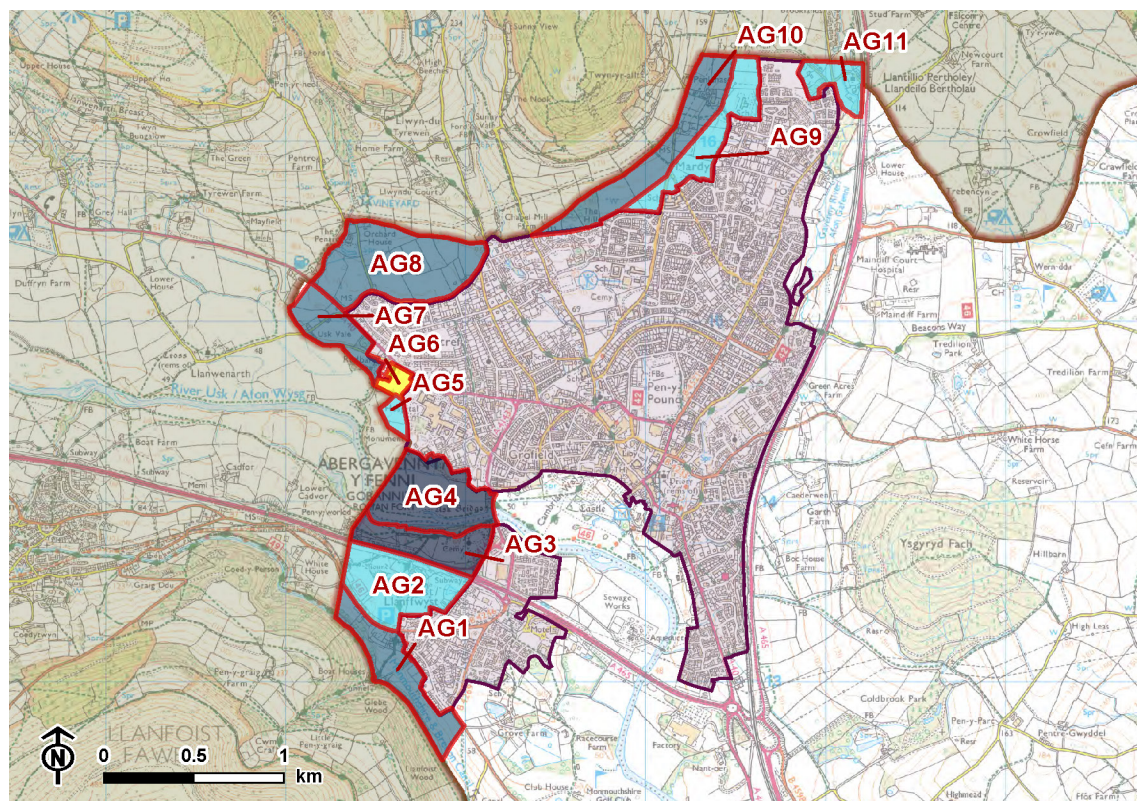
**3.3** To reiterate the Introduction chapter, the potential role of a green wedge in providing a buffer between a settlement and a statutory designation, and in safeguarding important views (a function stated in PPW), is considered in this assessment as an aspect of green wedge purpose 4. It is not considered to be a function associated with protection of National Park land beyond consideration of its contribution to settlement setting, so there is no assessment of landscape quality or condition, or of its ecological value.

**3.4** Much of the land between Abergavenny and the Bannau Brycheiniog National Park makes a strong contribution to protecting the town's setting, and typically development in these areas would also detract from the role that National Park land plays in the setting of the urban area. Set against this is the fact that the protection afforded to National Park land serves as a constraint to development, preventing the knock-on weakening of open land that can result from the spread of urban development in other locations.

**3.5** The highest harm rating is reserved for the riverside areas in which development would affect the town's setting but also reduce separation between Abergavenny and Llanfoist (green wedge purpose 1). It should also be noted that contribution to green wedge purposes 2 and 3 – managing urban form through controlled expansion of urban areas and assisting in safeguarding the countryside from encroachment – is generally strong, so green wedge designation could be justified on these grounds as well as contribution to purpose 4 if there was felt to be sufficient development pressure to warrant it.

**3.6** Only one relatively small area, land to the west of Nevill Hall Hospital which is partially contained by development, is rated as having less than 'moderate' potential to form part of a green wedge.

Figure 3.1: Abergavenny green wedge ratings



- Abergavenny
- Local Authority boundary
- National Park

- Settlement
- Potential for designation as green wedge
- High
- Moderate-high
- Moderate
- Moderate-low
- Low

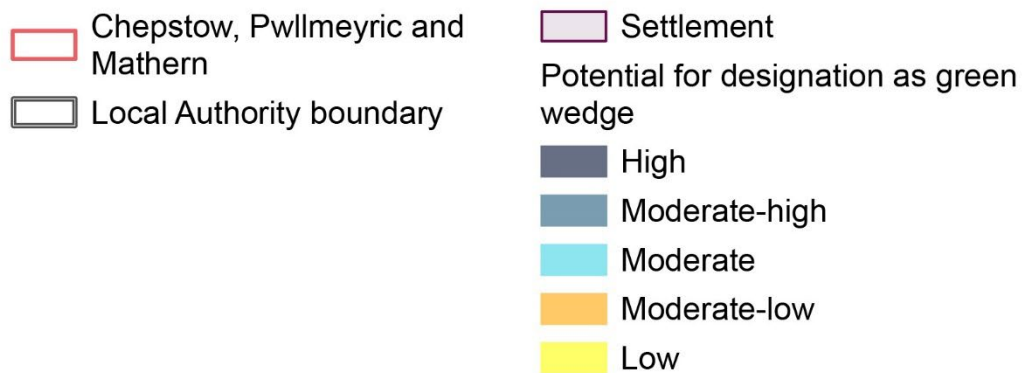
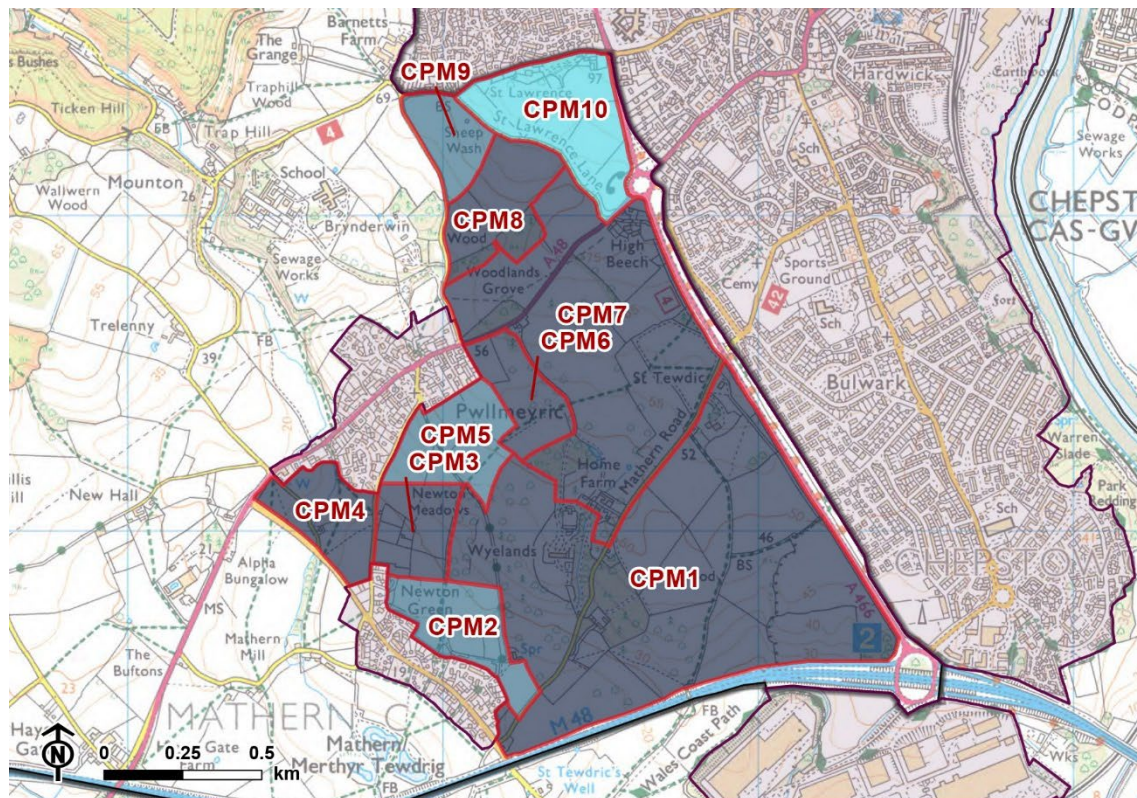
## Chepstow, Pwllmeyric and Mathern

**3.7** Most land in this existing green wedge is playing a significant role in terms of separating settlements (purpose 1) and protecting urban setting (purpose 4), and potential reduction in settlement separation as well as knock-on weakening of adjacent open land means that the impact of development on adjacent land would often be substantial. As a result, many parcels are rated 'high' for their green wedge role.

**3.8** Only one parcel rates 'moderate' for its green wedge role: land on the edge of Chepstow between the A466, Moun-ton Road and St Lawrence Lane has greater containment by urban edges and by a well-defined outer boundary than other parts of the wedge, and is only peripheral to the gap to Pwllmeyric.



**Figure 3.2: Chepstow, Pwllmeyric and Mathern green wedge ratings**



## Portskewett and Sudbrook

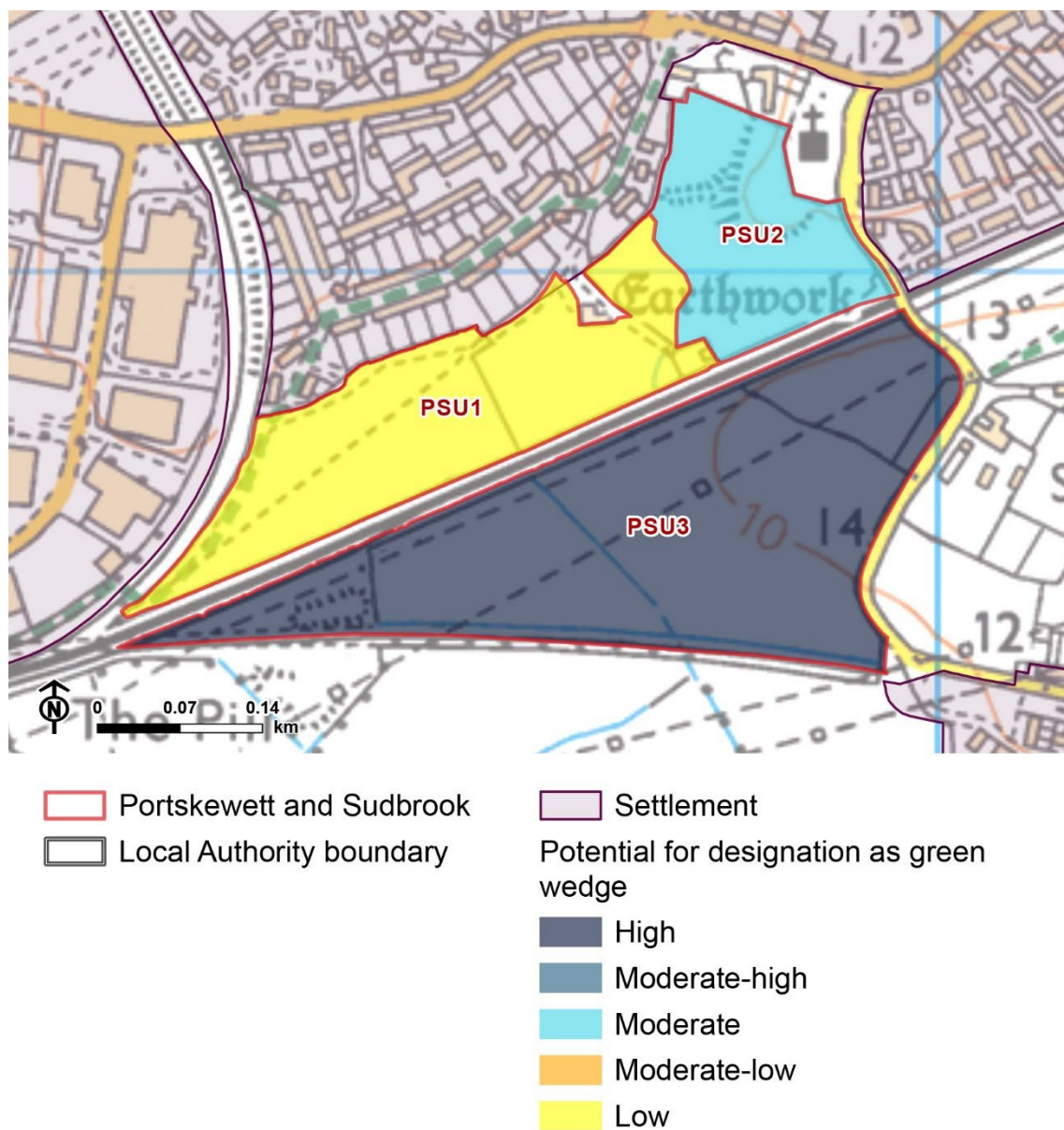
**3.9** There are significant variations in strength of green wedge role in the land between Portskewett and Sudbrook. Land to the north of the Maesteg to Cheltenham rail line can be considered peripheral to the Portskewett – Sudbrook gap, given that development further east in Portskewett, closer to Sudbrook, already abuts the railway. Land in this area has a stronger relationship with Caldicot, but as Portskewett and Caldicot are already contiguous to the north its role in separating them is negligible. Land to the south of the railway line is less contained by existing development and plays a stronger role in settlement separation.

**3.10** Much of the gap area is subject to flood risk from the sea, and some of it also to flooding from watercourses linked to Nedern Brook, which may in practice constrain development.

**3.11** It is noted that land to the east of the defined green wedge is more central to the gap between Portskewett and Sudbrook. There do not appear to be any absolute constraints that would preclude development in this area.



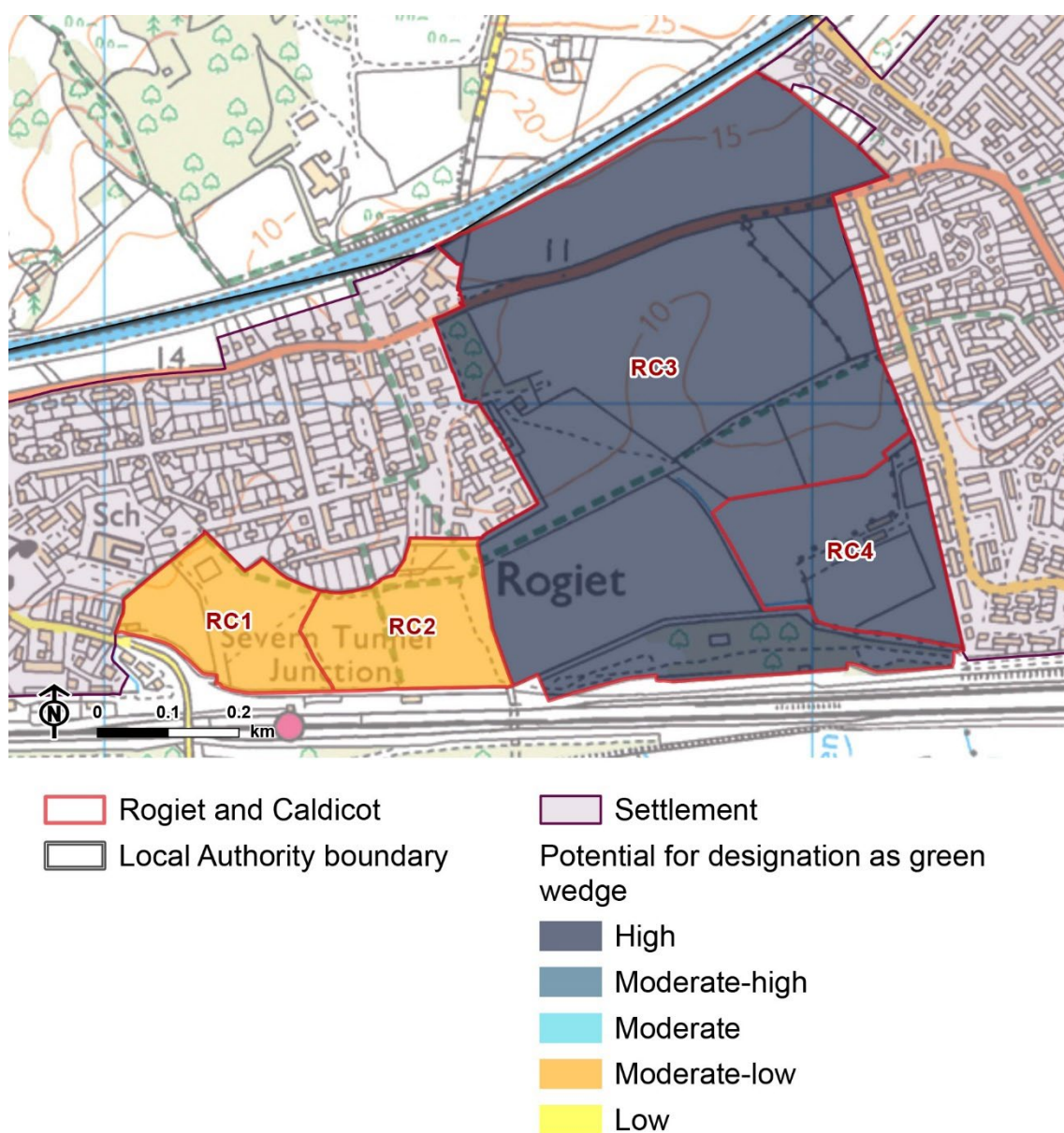
**Figure 3.3: Portskewett and Sudbrook green wedge ratings**



# Rogiet and Caldicot

**3.12** The green wedge between Rogiet and Caldicot comprises a core area which rates highly in terms of its gap role and an area to the south of the eastern part of Rogiet that is more peripheral to the gap.

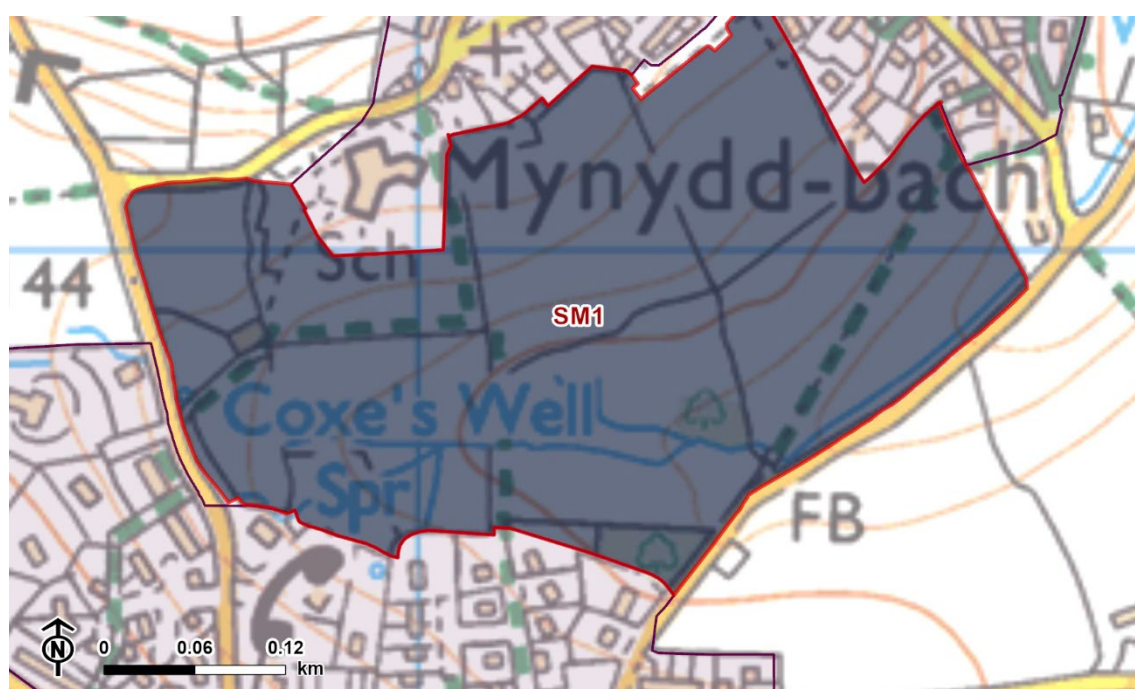
**Figure 3.4: Rogiet and Caldicot green wedge ratings**





## Shirenewton and Mynydd-bach

**3.13** Shirenewton and Mynydd-bach are close together but distinct from each other, with land in between contributing distinctive character to their settings, so the green wedge here rates 'high' for its role.

**Figure 3.5: Shirenewton and Mynydd-bach green wedge rating**



-  Shirenewton and Mynydd-bach
-  Local Authority boundary

-  Settlement
- Potential for designation as green wedge
  -  High
  -  Moderate-high
  -  Moderate
  -  Moderate-low
  -  Low

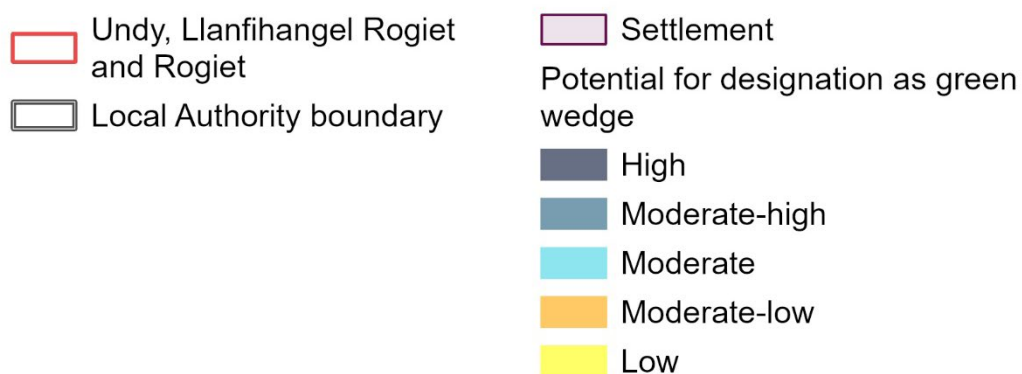
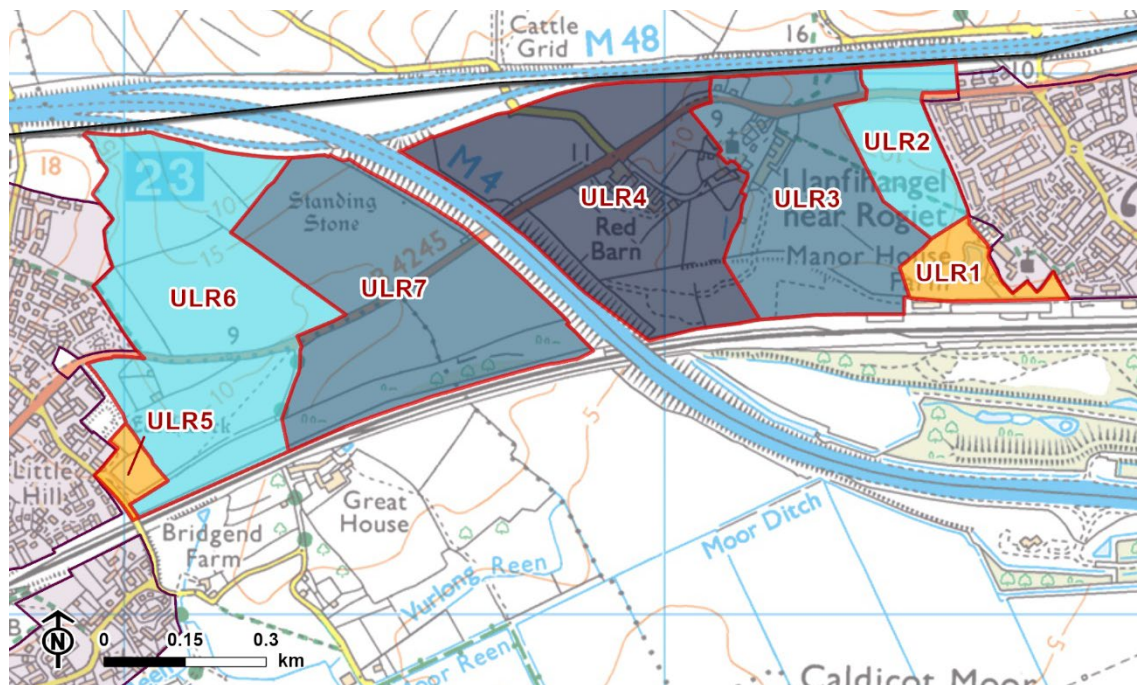
## Undy, Llanfihangel Rogiet and Rogiet

**3.14** The gap between Undy and Rogiet is wide enough for a range of ratings to be identified. There are relatively small areas adjacent to each settlement where development would result in quite limited harm, then increasing harm with distance from those urban edges.

**3.15** The highest level of harm relates to the area around at west of the church at Llanfihangel Rogiet, where contribution to protecting the setting of an urban area (purpose 4) combines with impact of development on the settlement gap between Undy and Rogiet (purpose 1) to give a 'high' rating for green wedge role.



**Figure 3.6: Undy, Llanfihangel Rogiet and Rogiet green wedge ratings**





## References

- 1 As part of the replacement plan preparation process, the Council invited land-owners, developers and the public to put forward 'candidate sites' to be considered for development, redevelopment or protection in the Monmouthshire Replacement Local Development Plan. The most recent call for sites was from July to August 2021.

# Appendix A

## Green Wedge Assessment Method

**A.1** Chapter 3 from LUC's 'South East Wales Green Wedge Definition Criteria – Method Statement' (May 2023) is reproduced below.

## 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

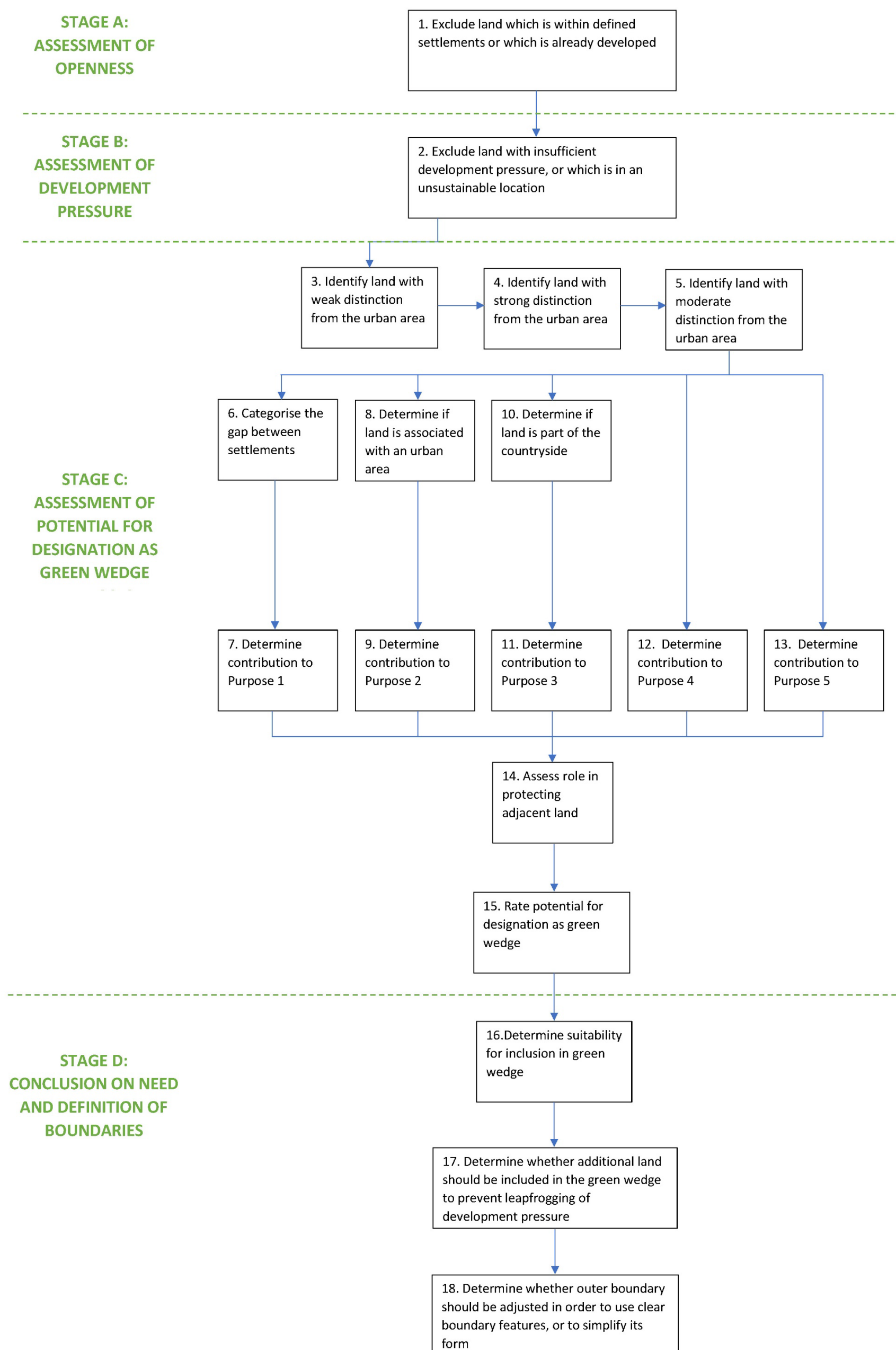
**3.16** The principal difference from existing Council methodologies is in Stage C. The assessment of performance includes a more detailed analysis of the variations in the performance of land in relation to the green wedge purposes (referred to as 'contribution' to the purposes). There is also a separate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

<b>NAME:</b> [(candidate) green wedge name]
<b>LOCATION PLAN:</b> [showing location of (candidate) green wedge, defined settlement boundaries and any development constraints or other relevant policy designations in the vicinity]

<b>STAGE A – ASSESSMENT OF OPENNESS</b>
<b>Step 1 – Exclude land which is within defined settlements or which is already developed</b>
<i>Record and map areas outside of settlement boundaries that are considered to be already developed, unless isolated from the settlement edge and too small to consider excluding from a green wedge designation.</i>
<b>STAGE B – ASSESSMENT OF DEVELOPMENT PRESSURE</b>
<b>Step 2 – Exclude land with insufficient development pressure, or which is in an unsustainable location</b>
<i>Record and map (with provisional boundary) areas with ‘insufficient pressure for sustainable development to necessitate green wedge designation’. Where there is sufficient development pressure, in a sustainable location, to warrant consideration as a green wedge then the nature of that pressure (whether existing or anticipated) should be noted.</i>
<b>STAGE C – ASSESSMENT OF PERFORMANCE IN RELATION TO THE GREEN WEDGE PURPOSES</b>
<b>ASSESS DISTINCTION FROM THE URBAN AREA</b>
<b>Step 3 – Identify land with weak distinction from the urban area</b>
<i>Working outwards from the urban edge, identify and record any areas with weak distinction. Note reasons. Map the boundary beyond which distinction increases.</i>
<b>Step 4 – Identify land with strong distinction from the urban area</b>
<i>Working outwards from the urban edge, or from identified areas of weak distinction, identify and record 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>
<b>Step 5 – Identify land with moderate distinction from the urban area</b>
<i>Record areas with moderate distinction. Note reasons. The identification of areas with weak or strong distinction will have defined the boundaries for area of moderate distinction.</i>

Steps 6-15 to be completed for each area of differing distinction:
<b>PURPOSE 1 – PREVENTING THE COALESCENCE OF A LARGE TOWN OR CITY WITH ANOTHER SETTLEMENT</b>
<b>Step 6 – Categorise the gap between settlements</b>
<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 <b>no significant</b> 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 <b>no significant</b> contribution to Purpose 1. For any other gaps, subdivide land as appropriate and record whether gap is relatively wide, relatively narrow or narrow.</i>
<b>Step 7 – Determine level of contribution to Purpose 1</b>
<i>Use <b>Table 3.1</b> to determine Purpose 1 contribution ratings. Record contribution to Purpose 1 as either <b>strong</b>, <b>moderate</b> or <b>weak</b>.</i>
<b>PURPOSE 2 – MANAGING URBAN FORM THROUGH CONTROLLED EXPANSION OF URBAN AREAS</b>
<b>Step 8 – Determine if land is associated with an urban area</b>
<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 <b>no significant</b> contribution to Purpose 2.</i>
<b>Step 9 – Determine level of contribution to Purpose 2</b>
<i>If distinction is strong, record contribution to Purpose 2 as <b>strong</b>. If distinction is moderate, record contribution to Purpose 2 as <b>moderate</b>. If distinction is weak, record contribution to Purpose 2 as <b>weak</b>.</i>
<b>PURPOSE 3 – ASSISTING IN SAFEGUARDING THE COUNTRYSIDE FROM ENCROACHMENT</b>
<b>Step 10 – Determine if land can be considered part of the countryside</b>
<i>Record whether land is 'countryside', 'partial countryside' or 'not countryside'. If the latter, record and map as making <b>no significant</b> contribution to Purpose 3.</i>

<b>Step 11 – Determine level of contribution to Purpose 3</b>
<i>If distinction is strong and land is ‘countryside’ then record contribution to Purpose 3 as <b>strong</b>. If land is ‘partial countryside’ then record contribution to Purpose 3 as <b>moderate</b>. If distinction is moderate and land is ‘countryside’ then record contribution to Purpose 3 as <b>moderate</b>. If land is ‘partial countryside’ then record contribution to Purpose 3 as <b>weak</b>. If distinction is weak, record and map land as making a <b>weak</b> contribution to Purpose 3.</i>
<b>PURPOSE 4 – PROTECTING THE SETTING OF AN URBAN AREA</b>
<b>Step 12 – Determine level of contribution to Purpose 3</b>
<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 <b>strong</b>. 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 <b>moderate</b>. 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 <b>weak</b>. Note the reason for the lack of contribution.</i>
<b>PURPOSE 5 – ASSISTING IN URBAN REGENERATION BY ENCOURAGING THE RECYCLING OF DERELICT AND OTHER URBAN LAND</b>
<b>Step 13 – Determine contribution to Purpose 5</b>
<i>Contribution to Purpose 5 is <b>equal</b> for all areas of open land.</i>
<b>Step 14 – Assess strength of protective role</b>
<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 <b>minor</b>. 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 <b>major</b>. 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 <b>moderate</b>. If land does not play a significant protective role then record as <b>minor</b>.</i>
<b>Step 15 – Rate potential for green wedge designation</b>
<i>Record and map potential for green wedge designation in accordance with <b>Table 3.2</b>.</i>



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

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